CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AGENDA - FINAL AMENDED*

THURSDAY, AUGUST 19, 2021 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) Draft minutes from June 17, 2021 HARB meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items*

a)	PL2021-0103*	Cathedral Parish School - Applicant Diocese of St. Augustine, Inc. - Owner 259 St. George Street To construct a free-standing canopy over the existing concrete playground court on the northeast corner of the property.
b)	PL2021-0106*	Open City Architecture, LLC - Applicant Trinity Episcopal Church of St. Augustine - Owner 215 St. George Street To add a new sidewalk along the ADA parking spaces adjacent to Artillery Lane and curbing to match the existing curb, to restripe existing parking lot and paint curbs to match, and to convert 3 sets of exterior steps, located under covered walkways around Hindry Hall, to ADA ramps.

6. Continued Items from the previous HARB meetings

a)	PL2021-0061 Certificate of Appropriateness Continuing from June 17, 2021	Natural Beauty, Inc. - Applicant Daniel Pingel and Robert Geibeig Jr – Owner 112 St. George Street To add an awning across the storefront window and door of front façade / east elevation.

b) PL2021-0074
Certificate of Demolition
Continuing from June 17, 2021

Kolsen and Associates LLC - Applicant
112 Moore Street Extra Lot Land Trust (J. Russell Collins, Trustee) – Owner
112 Moore Street
To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

c) PL2021-0091*
Certificate of Demolition
Continuing from July 15, 2021

Synergy Construction & Maintenance - Applicant
H&H Real Estate Investing, LLC – Owner
144 Martin Luther King Avenue
To partially demolish a residential building, constructed c. 1904 - 1910, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District, including the front and rear porches.
(Applicant requested application be withdrawn)*

7. Certificate of Appropriateness

a) PL2021-0102*

Network Installation Specialists, LLC - Applicant
Kasam Hospitality, Inc. - Owner
24 Cathedral Place
To install new antennas on cupola of the building's tower and mechanical equipment to platform on the flat roof, as part of a wireless antenna upgrade.
(Building owner's signature was not received on application at the time of this amended agenda.)*

8. Certificate of Demolition and Partial Demolition

a) PL2021-0104

Trinity Independent Methodist Church, Inc. - Applicant and Owner
84 Bridge Street
To partially demolish a church building, limited to the bell-tower, constructed in 1913, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

9. Planning and Building Staff Communications

a) Planning and Building Staff Approved Permits Report

10. Other Business

a) Presentation and discussion regarding the drafted "Flood Guidance for Historic Properties" and "Flooding Adaptation for Coquina Structures" being prepared in accordance with two grants awarded to the City of St. Augustine from the Florida Division of Historical Resources and National Park Service.

b) Discussion and recommendation regarding revised HARB Rules of Procedure.

11. 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 17, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 17, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:	Catherine Duncan, Chairperson Barbara Wingo, Vice-Chairperson Jon Benoit Paul Weaver, III Gaere MacDonald
Absent:	Jon Benoit, excused
City Staff:	Jenny Wolfe, Historic Preservation Officer Julie Courtney, Historic Preservation Planner Isabelle Lopez, City Attorney Elyse Anderson, Recording Secretary

2. General Public Comments for Items not on the Agenda[1]

Due to technical difficulties the meeting began at 1:30 p.m.

- BJ Kalaidi
- Charles Pappas

Ms. Duncan expressed appreciation for the letter Mr. Pappas wrote to the Board. She stated the Board would like to discuss the procedures for the HARB applications.

Ms. Duncan stated she spoke with Mr. Marquis about materials being turned in late and extended his apologies to the Board.

Mr. Weaver agreed with Ms. Duncan and Mr. Pappas. He said he thought there were some procedural flaws.

3. Approval of Minutes

Ms. Wolfe asked for her title to be changed to, Vice President, Florida Trust Board of Trustees, as she was speaking during public comment, and not as a staff member.

MOTION

Mr. Weaver MOVED to APPROVE the May 20, 2021, minutes and the AGHP workshop minutes with the above corrections. The motion was SECONDED by Dr. Wingo.

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

4. Modification and approval of Agenda

Ms. Wolfe noted that the applicant for item 9. (a) PL2021-0074, 112 Moore Street, requested a continuance to the July 15, 2021, meeting.

Ms. Wolfe asked the Board's consideration in modifying the agenda by moving the demolition applications items 9. (b), (c), and (d) to Expedited Hearings for Certificate of

[1] technical difficulties 1:02p.m-1:28 p.m.

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Demolition for 160 Blanco St., 63 Oneida St, and 251 San Marco Ave be moved to items 5 (c), (d) and (e) respectively, as they were not local landmarks and not contributing to a district.

MOTION

Mr. Weaver MOVED to APPROVE the Modifications to the Agenda to CONTINUE item 9. (a) to the July 15, 2021, meeting, and then to move items 9. (b), (c), and (d) to follow item 5 (a) and (b) of the agenda. The motion was SECONDED by Dr. Wingo.

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

5. Public Comments related to Expedited Hearing items:

Applicants for the expedited items were all sworn. All applicants waived their rights to a presentation.

Ms. Duncan reviewed each item.

Public Hearing was opened.

BJ Kalaidi commented on several of the expedited items. She said she hoped what they were agreeing to at 75 King Street was in accordance with the Secretary of the Interior Standards for Rehabilitation. She advised that the 160 Blanco Street property was purchased January 25,2021 for $168,800 and the transaction was handled by an attorney because it was not a contributing structure in Lincolnville, she considered this a problem. She stated that 63 Oneida was purchased by another attorney January 2016 for $125,000 and a quit claim deed and now was being demolished. She said 251 San Marco Ave was purchased in November 2020. She said she was unsure of what was more important, money or preservation.

Charles Pappas spoke regarding the 251 San Marco Ave property. He stated he understood this would have no bearing on the decision but was concerned about what would be recreated in the space and hoped it would fit.

Mark McConnell represented 251 San Marco Street and addressed the previous public comment. He stated the owner of the building spent lots of money on the interior and exterior of the building. He said the owner noticed the building was low-lying and subject to flooding and structurally unsalvageable. He continued the intent was to put the building back as it was and to keep the character of the area.

5. (a) PL2021-0078– Les Thomas & Associates– Applicant
Sisters of St. Joseph– Owner
34 Aviles Street (241 St. George Street)

To replace the existing single doors with a double door on the west elevation of a building constructed c. 1940s and to construct a covered entry between the subject building and an adjacent campus building to the west (Lourdes Hall).

Ms. Courtney read the staff report recommendation 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 34 Aviles Street (241 St. George Street) to alter the existing single door openings with one set of double French doors as detailed in Alternative #1 and add the proposed portico because the work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

MOTION

Mr. Weaver MOVED to APPROVE item 5. (a) PL2021-0078, 34 Aviles Street with alternative number one as listed in the staff report and without any further conditions. The motion was SECONDED by Mr. MacDonald.

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

5. (b) PL2021-0047– Marquis, Latimer + Halback, Inc.– Applicant
Lightner Museum of Hobbies Inc.– Owner
75 King Street

To modify the south garden with a revised plan for modifications to the existing fountain.

Ms. Courtney read the staff report recommendation and said based on previous HARB discussion, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the HARB can APPROVE a CERTIFICATE OF APPROPRIATENESS at 75 King Street, because the proposed revised modifications to the fountain meet the applicable Secretary of the Interior's Standards for Rehabilitation 9, & 10.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to APPROVE item 5. (b) PL2021-0047, 75 King Street to modify the South Garden with the revised plan for the modifications to the existing fountain again without conditions. The motion was SECONDED by Dr. Wingo

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

5. (c) PL2021-0075– Kolsen and Associates, LLC– Applicant
J Russell Collins, Trustee– Owner
160 Blanco Street

To demolish a residential building constructed c.1917-1924 that is recorded in the Florida Master Site File and located within the Lincolnville National Register Historic District.

Ms. Wolfe read the staff report recommendation and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 160 Blanco Street because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. In accordance with Sec. 28-89(2)d6 the 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 to include pine paneling and other salvageable wood materials

Ex Parte Communication:

(None)

19 certified notices were sent; however, none were returned.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition 5. (c) PL2021-0075 at 160 Blanco Street with one condition: if feasible to salvage any architectural materials that might be repurposed into another building. The motion was SECONDED by Mr. MacDonald.

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

5. (d) PL2021-0076– Kolsen and Associates, LLC – Applicant

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63 Oneida St. Land Trust and J. Russell Collins, Trustee – Owner
63 Oneida Street

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

Ms. Wolfe read the staff report recommendation and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 63 Oneida Street because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:

(None)

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

MOTION

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

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

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

Ms. Wolfe read the staff report recommendation and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 251 San Marco Avenue because it is not a local landmark or otherwise designated as a historic building with the following condition:

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

Ex Parte Communication:

(None)

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

MOTION

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

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

6. Continued Items from Previous Meetings

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

To construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an

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in-ground pool, patio, driveway, and retaining wall.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE an OPINION OF APPROPRIATENESS at 308 St. George Street with the following modifications to the plans for an approvable Certificate of Appropriateness:

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

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

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

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

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

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

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

Ex Parte Communication:

(none)

Public hearing was opened; however, there was none.

The Board discussed:

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

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

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

The discussion continued:

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

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- Delineation should be complementary to design
- Looked institutional and plain
- Make balcony look more like a bungalow on detached addition at rear of home

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

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

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

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

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

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

MOTION

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

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

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

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

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

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

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

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

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

Ex Parte Communication:

(None)
Public hearing was opened; however, there was none.

The Board discussed:

- Scope was diminished
- Pergola looked more like the Manucy model
- 2x4 joist across top was too small for being on top of a 6x8
- Acrylic not a historic material
- Standard joist would help give lattice effect

Mr. Marquis responded that a 1x4 was being added on top of the 2x4, and that mass together felt more appropriate. He stated the acrylic was to be used for shelter for school groups and outdoor dining. He understood that it was a more contemporary material but was trying to conceal with historic form.

The board continued:

- Pergola was reduced in one direction by 15 inches
- Pergola did not apply to the time period
- Grape Arbor would be acceptable for time period
- Structure should be similar to Manucy's drawings
- Handicap ramps required for ADA accessibility, although not historic or First Colonial
- Project was more of a rehabilitation than reconstruction
- Open to covering acrylic with honeysuckle as proposed
- Plants unable to grow with acrylic
- Should be practical, safe, and compatible
- Concrete should be made of coquina shell or tabby to fit time period
- Differentiate between requirements of accessibility and the choices of the owner/renter of property
- Pergola too large for garden feature
- Pergola covering would be a modern material
- Acrylic unable to be left out in UV light as it would deteriorate and fog
- Not waterproof for shelter
- Plants could serve as an educational tool

Mr. Marquis referred to what had been done at the Colonial Quarter with the use of acrylic. He said it was held down by lattice. He confirmed the usage of acrylic was not a watertight situation but was effective with providing some protection. He wanted to keep the look light and airy similar to Manucy's drawing.

- Consider a retractable awing for coverage
- Could have full effect of an arbor and deployed during a rainstorm
- Pergola not attached to a structure allowing for air circulation
- Should not raise the top elevation above the Spanish Bakery
- Nine-foot pergola
- Should look structurally sound
- Acrylic would make pergola more like a greenhouse
- For air circulation would need to be kept completely open
- Light would be diminished with vines growing on top even with acrylic
- Acrylic could be inconspicuous if covered by grape vines or honeysuckle
- Present detailed design to show the incorporation of the acrylic
- Even if acrylic could not be seen still should fall within guideline of the AGHP
- Plan should be provided in greater detail

Mr. Marquis stated the plants would be in planters on the corners of the pergola. He

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said the AGHP approved plants selected was the trumpet honeysuckle which would grow underneath the acrylic. He confirmed that the material under the pergola would be coquina concrete.

MOTION

Mr. Weaver MOVED to CONTIUNE PL2021-0057 Certificate of Appropriateness for 42 ½ St. George Street to July 15,2021. The motion was SECONDED by Ms. Wingo.

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

Bruce McGuire expressed his dissatisfaction with the Board continuing the application. He asked for the Board to approve the structure and omit the acrylic until the Board could come to a resolution.

Ms. Duncan responded for the next HARB meeting if the acrylic was an optional piece to leave it off the next application. She stated the application could become less controversial.

Ms. Lopez interjected that the Board had taken its vote and unless there was a motion to reconsider per Robert's Rules the item had been heard.

6. (c) PL2021-0059 – CD + Urban– Applicant 44 Avenida Menendez, LLC– Owner
44 Avenida Menendez[3]

To construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Mr. Weaver recused himself from the application.

Ms. Wolfe read the staff report and said based on a review of the AGHP, the previous discussion of the HARB and without the support of evidence to the contrary, staff finds that the board can CONTINUE an OPINION OF APPROPRIATENESS at 44 Avenida Menendez because the revised submittal does not sufficiently address the HARB concerns from the previous meeting.

Clifford Duch, John Arbizzani and Jeremy Marquis presented the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi agreed with Staff that the application should be continued. She indicated the revised submittal did not address the HARB concerns from the previous meeting.

Public hearing was closed.

Mr. Duch stated the building showed the growth over time of the First and Second British period influences. He stated they were trying to be consistent with the differences over time. He determined through interpretation as an architect, this would be an appropriate solution for the site.

The Board, Mr. Duch and Mr. Marquis discussed:

- Unsure how design fit into AGHP
- Building should reflect Manucy's drawings
- Walls too strong of a presence on the street
- Building should maintain the integrity of St. Augustine

[3] Form attached to original minutes

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Mr. Marquis informed the Board they had studied the recent addition of the Hilton Bay Front. He pointed out the different solutions for the balconies and setbacks. He said they favored the tall sight wall on the corner and thought there was enough evidence over time to support the difference.

The discussion continued:

- Buildings from other time period had fences not walls
- Balcony unable to be built due to DOT easement
- Questioned balcony over wall line or back off the wall
- Recreation should work within the first and second Spanish periods

Mr. Duch replied there were two different balconies, the bracketed balcony provided more space, and the other balcony had the main façade which was about six feet away from the street. He said the bracketed balcony above it was right on the line, and the building was moved within the guidelines of DOT. He indicated Harry's Seafood had a balcony, although it was a different era with different rules. He confirmed that the building would be pedestrian friendly, and it was brought as close to the edge as possible.

Ms. Duncan confirmed that the wall was five to six feet from the property line.

Mr. Duch pointed out the building had been dormant, and they would be able to revitalize the area with a historical courtyard and the components for the building from Manucy's book. He said this was the solution they had developed and asked for solutions specific to the front street.

The discussion continued:

- Show what was referenced in Manucy's drawings
- Wall height could be six or seven feet and include cut outs
- Entrance normally in Spanish Colonial was on the North side of the perimeter but did not have to be
- Suggested to keep wall on the very edge of the road, then the balcony on front of the building could be recessed under the roof
- Project well designed just not within scope of Manucy's drawings
- Would not be as welcoming or modern but needed to fit within AGHP and time frame

Mr. Duch stated he thought the evolution of the building was more interpretive as to what had occurred in the space previously in history. He said they were telling a story by adding a 21st century building into the site with respect to history. He added that the wall height and moving the building forward could be done if the Board were more inclined to approve the design.

Ms. Duncan said it was based more on the era.

Mr. MacDonald said by moving the building forward, it would fit within the time period but would lose the large doors. He stated with what was presented, they were able to have a better flow in the front and perhaps the building should not move. He said normally large doors were not seen in a Colonial style building, but he did not want to restrict the applicant from having an engaging environment.
Mr. Duch stated the team had considered the following: building staying in current location or moved back a little, build the wall straight across, or move the building forward and engage the wall but lose the seating out front.

Ms. Duncan suggested examining the plans from the time period because they provided different configurations, and to reference Manucy's book. She asked them to demonstrate the usage of the guidelines.

Mr. Duch stated the larger openings would be relevant to the property as that was where

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mercantile and goods from the river would have entered the site.

In response to Mr. Duch, Ms. Duncan stated that even though this had taken place in other Spanish Colonial, towns it needed to be relevant to St. Augustine.

Dr. Wingo agreed the applicant needed to come back to provide information as to where this would fit in with the Manucy drawings. She stated this was a critical part of the Board's job to make sure the reconstruction was appropriate for the site.

Mr. MacDonald suggested that the applicant come back to the next meeting and asked for two options to be presented:

- One, with the wall all the way across with the dining behind it
- Second, with the building toward the street which was classic Colonial

Mr. Duch stated they would explore both the options.

Ms. Wolfe stated that although the wall height would hide the building it would still need to fit within the guidelines.

Mr. Duch stated they had brackets holding up one of the balconies. He said if the wall were to go across it could hold up the balcony. He continued it would add some variety and would be consistent with some of the buildings in the area.

Ms. Duncan confirmed they were looking for the consistency with St. Augustine. She stated the brackets were not appropriate as presented.

MOTION

Mr. MacDonald MOVED to CONTINUE application PL2021-0059 for further work on the front façade, wall, and building engagement to the street. The motion was SECONDED by Dr. Wingo

VOTE ON MOTION:
AYES: MacDonald, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[4]

7. Certificates of Appropriateness

7. (a) PL2021-0061– Natural Beauty Inc.– Applicant
Daniel Pingel and Robert Geibeig– Owner
112 St. George Street

To add an awning across the storefront window and door of front façade / east elevation.

Applicant was not present for application. Item heard after 8 (a).

MOTION

Dr. Wingo MOVED to CONTINUE application PL2021-0061 to the July Meeting. The motion was SECONDED by Mr. Weaver.

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

7. (b) PL2021-0072– Don Crichlow & Associates– Applicant
All Aboard Holdings, LLC– Owner
290 St. George Street

To alter existing windows and doors on the main residential building, to make modifications to the detached rear building constructed c. 2016 including a porch, deck, and openings, to replace existing siding with wood shingles, and other details including a finish color that is not pre-approved on both buildings.

[4] Break from4:53 p.m.- 4:57p.m.

Ms. Courtney read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions on a CERTIFICATE OF APPROPRIATENESS at 290 St. George Street because the project scope as designed does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9:

1.Consider replacing the existing aluminum windows on the historic c. 1910 house with wood windows that maintain the same size openings
2. The existing board and batten siding on the detached studio building should be retained or to select another appropriate siding material that differentiates the newer studio building from the historic house

3. The use of historic architectural details like decorative corner brackets on the detached studio building should be removed from the design, to avoid creating a false historical appearance,

4. New windows on the studio building should have one-over-one wood sashes, to help differentiate from the historic house

5. Materials and finishes of all materials including the siding, windows, doors, decking, railing, and steps should be wood and compatible with the AGHP, with applicable new doors and windows having exterior muntins with a raised profile
Mr. Crichlow reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi stated that after reviewing the materials, the finish color had not been approved and asked if it would fall under the guidelines.

Mr. Crichlow stated they were not asking for approval on the colors. He said they would try and get the colors administratively approved with a pre-approved color.

Public hearing was closed.
The Board discussed along with Mr. Crichlow:

- Design concept good
- Approved of the simpler brackets
- Showed the difference from the cottage
- Board and batten should be kept on the studio to show differentiation
- Indent on South Elevation to open up view from main house of the lake
- Changed out aluminum windows to wooden windows
- Window plan better than previous submitted
- Applicant submitted revised plans late but reacted to staff plan which addressed details
- On South elevation multi-light French door used
- No major last minute changes just changed details
- Decorative bracket created false image
- Simple utilitarian bracket advised
- Clearly defined and addressed issues
- West elevation porch had no brackets, but brackets were shown on the new taller porch
- East elevation revised plans indicated door was still the same at eight feet
- On main house, center window of bathroom to make historically accurate
- Window was centered between vanity and shower but not centered on exterior
- Windows not original to home were added during the 60's
- Four Panel front door and will remove top two panels to install lighting

DRAFT

Mr. MacDonald complemented Mr. Crichlow about changing out the aluminum windows for wooden as he felt that was a move in the right direction.

MOTION
Mr. MacDonald MOVED to APPROVE a Certificate of Appropriateness for application PL2021-0072 at 290 St. George Street to add the paint colors to be pre-approved and done after the fact. Also, with specified board and batten siding on the studio in the back would be maintained. The motion was SECONDED by Dr. Wingo.

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

7. (c) PL2021-0080– Paul J. Thompson– Applicant
The French Connection, LLC– Owner
69 St. George Street
To replace a former window opening on the first-floor east elevation and existing window on the second-floor south elevation with single doors and to lower the front (west) property line wall that is adjacent to the south.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a CERTIFICATE OF APPROPRIATENESS at 69 St. George Street for the proposed project scope including the proposed west wall openings of Option 2, but inset with straight wood slats as found on the existing front gate openings, because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 3 and 9.

Paul Thompson reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi reiterated the option that staff and applicant had chosen. She then questioned the Board on if it was to be wooden slats or wooden spindles trimmed in wood.

Public hearing was closed.

The Board discussed:

- Staff and applicant both agreed with option two from staff report
- No issue with doors as it was a reproduction building
- Using correct materials and doors for space

MOTION

Mr. Weaver MOVED to APPROVE Item 7. (c) Certificate of Appropriateness PL2021-0080 69 St. George Street for the items that were addressed in the agenda and with the condition that option two which maintains existing 76-inch height and added rectangular opens with wood spindles trimmed in wood be the appropriate treatment, and that the openings would be square cut in Spanish Colonial. The motion was SECONDED by Dr. Wingo.

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

8. Opinion of Appropriateness

8. (a) PL2021-0077– Generation Homes, LLC– Applicant
Dale Gallucci– Owner
305 A St. George Street

To construct a new Bungalow style two-story residential building on an empty lot.

DRAFT

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE an OPINION OF APPROPRIATENESS at 305A St. George Street because the overall design of the new residential building is generally compatible with the requirements of the AGHP.
Cora Johnston reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was none.

The Board discussed:

- Seamless bungalow fit the area well
- Homes in area shared similar setbacks
- Material right for the period and seemed appropriate
- Easy to maintain

Ms. Johnston pointed out that she had reviewed the property setbacks, and the home was similar to the neighboring properties. She stated she was going to review this with the Board in the future.

The discussion continued:

- Present street scape
- Windows and doors appropriately used
- Hardie material not able to be used in HP1, as wood was required
- Stem walls good for grading but trying to get items off grade to avoid flooding issue
- Consider building off grade, although not required

Dr. Wingo asked since this was new construction, would it hold the same restrictions as a historic property.

Ms. Lopez referred to Ms. Courtney as it was addressed in the report.

Dr. Wingo confirmed there was information in the report stating, “fibrous cement materials were proposed for the siding, trim and soffits. Substitute wood materials were not commonly approved by the HARB on existing buildings but maybe considered as a compatible alterative for a new building”.

Ms. Wolfe stated that in her experience, the Board had approved a fiber cement or Hardie board siding in numerous cases for new construction on Spanish Colonial type buildings. She referenced the bungalow description in the AGHP. She read “the exterior finishes were normally drop siding or weather boards with corner boards and less frequently stucco, coquina, artificial stone, or rusticated block”. She noted it did not have to be wood. She said Spanish Colonial buildings required the wood shingled roofs, and the Secretary of the Interior’s standards referred to existing historic structures.

Ms. Duncan added as an example, Hardie board tried to simulate the dimension and profiles of historic wood siding. She said if you were going to go in that direction it would need to be that product.

Ms. Johnston stated there were two brands and the most used was the 7.25 profile. She said there was a historical series where the product was not as wide. She stated they also had historical cells, which provided the shadow lines.

Mr. MacDonald encouraged Ms. Johnston to bring the application back before the Board once she had made changes. He stated somethings could not be changed as the Board was bound by the guidelines of the AGHP.

Ms. Johnston confirmed there was no garage as many of the homes in the area did not have a garage because there was not enough width or depth on the property.

DRAFT

MOTION

Mr. MacDonald MOVED to APPROVE an Opinion of Appropriateness for item PL 2021-0077 at 305 A St. George Street. The motion was SECONDED by Mr. Weaver.
VOTE ON MOTION:
AYES: MacDonald, Weaver, Wingo, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

9. Certificate of Demolition and Partial Demolition

9. (a) PL2021-0074– Kolsen and Associates, LLC– Applicant
112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee– Owner
112 Moore Street

To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.
Item continued to the July 15, 2021, meeting. See agenda modifications.

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

11. (a) Report on the status of grant projects, the AGHP update, and building envelope/partial demolition review process.

Ms. Wolfe presented updates to the Board on grant projects and the AGHP.

Ms. Wolfe discussed:

- Two grants focused on Archeology and Digital Heritage
- Four Story Maps with Interactive components
  - Black and African Heritage Culture
  - St. Augustine 18th Century Mission Communities
  - Development and Growth of St. Augustine
  - Mapping and Monitoring
- Water Works Grant
  - Required extension, due to unforeseen circumstances
  - Internal meetings taking place on the usage of building once completed
- Three National Register District resurveyed
  - Updates for districts had been drafted
  - Architect to provide information on flood mitigation
- National Park Service
  - Grant to provide updating of the National Historic Landmarks nomination for town plan
- AGHP Update
  - Survey to be reviewed by Board before being distributed in the Fall
- Community Outreach Plan for Partial Demolition Document
  - Document name need to be transparent
  - HARB authority on design review for partial demolitions
  - Review of partial demolition outside of HP districts
  - Only cover seven percent of landmass and less than 25% of City building inventory

Ms. Wolfe replied to Mr. Weaver stating HARB would be allowed to review the reconstruction for the partial demolitions. She stated for full demolition, the application had to be presented to the Board and if the applicant was not able to present their case, the Board could deny.

DRAFT

Mr. Weaver asked about the archaeological maps and if they were available for viewing.

Ms. Wolfe told Mr. Weaver the maps were still under review by the Division of Historical Resources for content and editing.

Mr. MacDonald asked for an agenda item to be added to the next meeting to discuss the HARB rules and procedures for review to avoid materials being turned in late.

Ms. Wolfe stated the Chair, Ms. Duncan, would not attend next meeting but she would speak to her about the HARB procedures for her feedback and have it on the agenda for the next month's meeting.

12. Adjournment

There being no further business, the meeting was adjourned at 6:20 P.M.[5]

_____

Catherine Duncan, Chairperson

DRAFT

[5] Transcribed by Elyse Anderson

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 19, 2021 Meeting

Application PL2021-0103 Address: 259 St. George Street

Applicant: Cathedral Parish School

Property Owner: Diocese of St. Augustine, Inc.

Project description: To construct a free-standing canopy over the existing concrete playground court on the northeast corner of the property.

Architectural Style:	Playground	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District: Noncontributing	Construction date:	School building: 1960
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1991000000		
Agenda Item:	5(a)	Previous Action(s):	COA F2020-0012

STAFF SUMMARY AND ANALYSIS:

1. Located on the school campus that is bounded by St. George Street to the west, Bridge Street to the north, and Charlotte Street to the east, the proposed project area is within an existing playground on the northeast corner of the property.
2. The currently proposed 60' x 88' x 25' high shade structure is much larger in scale than the 20x24'x8' to 10' high green canopy covering with black painted metal poles located over the smaller playground that is set back from St. George and Bridge Streets, and approved by the HARB at the February 2020 meeting (COA application F2020-0012). Because the proposed design is defined as a canopy that does not attach to another structure, lot coverage requirements in the zoning code do not apply.
3. The 25' height and thicker poles will especially make this canopy more conspicuous from unscreened vantage points than the smaller one approved for the playground fronting St. George Street. Having smaller setbacks from the adjacent Bridge and Charlotte Streets, the proposed shade structure will be immediately visible on the northeast corner location, which is not visually screened by the trees growing to the west. Tall metal fencing with masonry piers encloses the playground, but allows visual access.
4. However, the two-story school building will screen the high canopy to the south and a one-story building further to the west will help screen from St. George Street. The proposed shade structure is a reversible, stand-alone site feature that does not physically alter the existing non-historic buildings, and covers an area that is already paved and surrounded by taller basketball hoops and other green metal playground equipment.
5. The Architectural Guidelines for Historic Preservation (AGHP) states that canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure. However, while this area does not have as thick of a tree canopy as with the location of the previously approved canopy covering, a similar green color canopy may better blend in with the landscaped space and trees on the adjacent properties. Additionally, the space where the shade structure is proposed is not a public space.
6. Any redevelopment plans need to take into consideration the Tree and Landscape Ordinance, and may require additional zoning and archaeological review.

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** to add a canopy covering a portion of the school playground at **259 St. George Street because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Add a 60’ x 88’ x 25’ high free-standing shade structure over the existing concrete basketball court within the northeast school playground using permeable grass green color fabric suspended between eight to ten 12” treated wood utility poles to be driven 8’ below grade

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

The Secretary of the Interior's Standard's for Rehabilitation 2, 8, 9, and 10 apply:
2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Parking, Landscaping and Site Features
Do...
• Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
• Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.

Don't...
• Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.

Post-1821
Canopies and umbrellas must be white, natural canvas or sailcloth, and must be supported on a wooden structure.

Flag poles and similar fixtures may be wood or metal. Metal must be painted white, brown or black.

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

LIST OF ATTACHMENTS:

1. Staff photographs

Received July 13, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. PL2021-0103

Receipt No. 2178531
Advertising Costs $ 62.83 Postage $ -- Paid on 08/16/21

Meeting Date: AUGUST 19, 2021
Receipt No. 2178467

1. NAME OF APPLICANT Cathedral Parish School / Don Crichlow, Architect
   Business (if applicable) _____
   Address 259 St. George St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904824-2861 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Cathedral Parish OWNER: Diocese of St. Augustine, Inc.
   Business (if applicable) _____
   Address 35 Treasury St.
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904 824-2806 Other phone _____
3. PROJECT STREET ADDRESS 259 St. George St. (LOTS 1-8 AND LOTS 22-34)
4. LEGAL DESCRIPTION: Lot ____ Block 32 Subdivision COSA Parcel _____
5. EXISTING USE K thru 8 Elementary Sch. PROPOSED USE K thru 8 Elementary Sch.
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ■ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate
- ☐ New parking/walkways/other site features
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

- ■ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

This request is to construct a 60' x 88' shade structure over an existing concrete court at the N.E. corner of the property which is now the recreational playground for the school. The structure would be approx. 25' high and comprise 8 to 10, 12" dia. telephone poles with a permeabal, fire retardant, fabric suspended between the poles to create a shaded area on the reacational court.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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 project work can begin. If this application is for a Certificate of Appropriateness 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, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Donald Crichlow

SIGNATURE OF APPLICANT Donald A. Crichlow DATE 7/12/21

PRINT OWNER'S NAME MICHAEL J. ELSON, CHANCELLOR, DIOCESE OF ST. AUGUSTINE

SIGNATURE OF OWNER Michael J. Elson DATE 15 JULY 2021

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.

259 St. George Street (PL 2021 - 0103)

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff*

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	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
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☐	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)
☐	☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☒	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☒	☒	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing > Any more specific details on poles & canopy would be helpful to better understand materials. * Details of pole dimensions needed (which diameter? * Hardware details
☐	☐	☒	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review.

- Sample Material of shade covering would be helpful
- How will the covering attach to the poles & the details on the proposed hardware

Project number: PL 2021-0103 Project Address: 259 St. George Street

Reviewed by: Julie Courtney Date: 7.16.2021

Received July 13, 2021
Planning and Building Department

EXISTING PLAYCOURT

EXISTING PLAYCOURT

Received July 13, 2021
Planning and Building Department

EXISTING SHADE COVERING @ CPS

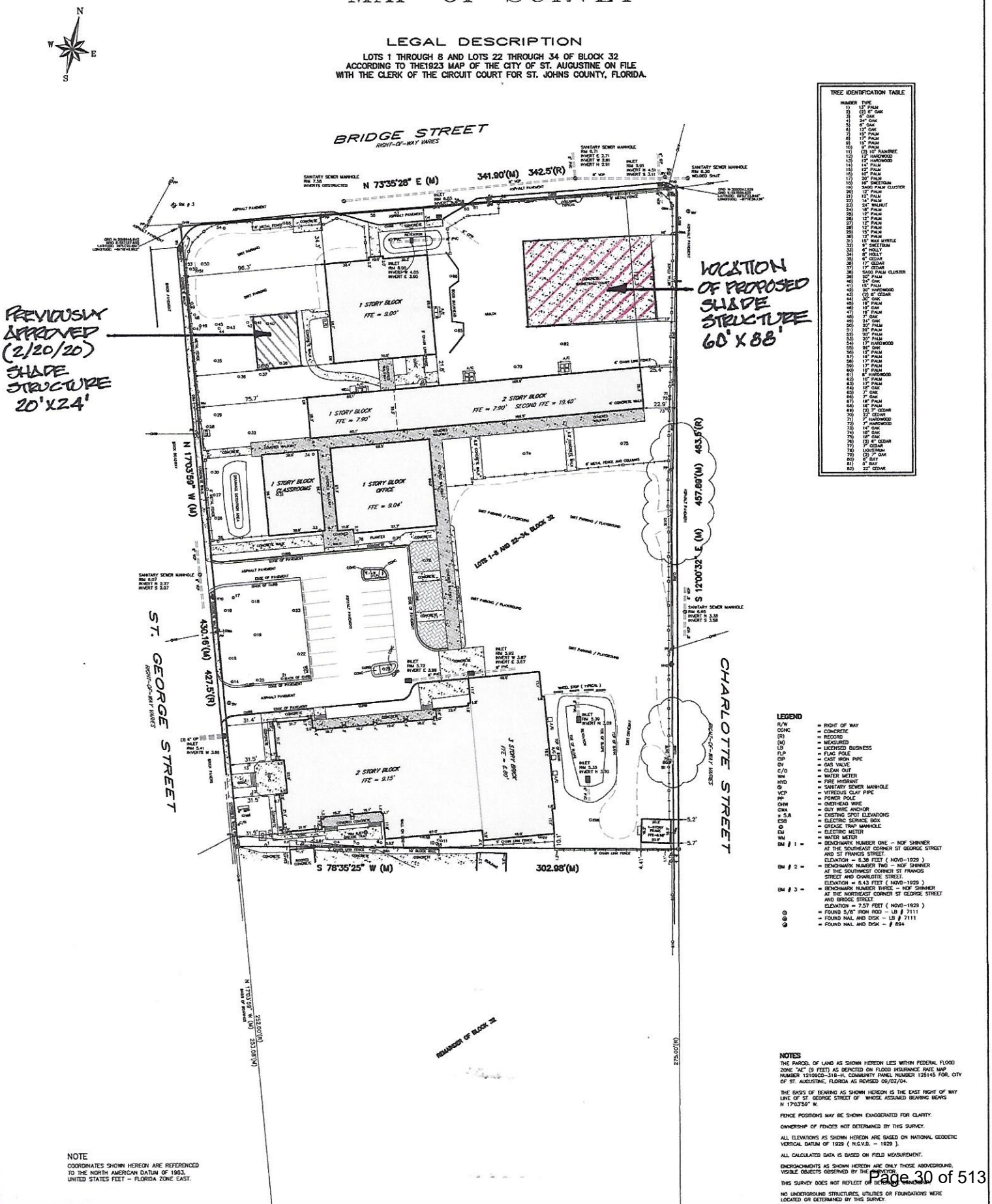
EXISTING SHADE COVERING

Received July 13, 2021
Planning and Building Department

MAP OF SURVEY

LEGAL DESCRIPTION

LOTS 1 THROUGH 8 AND LOTS 22 THROUGH 34 OF BLOCK 32
ACCORDING TO THE1923 MAP OF THE CITY OF ST. AUGUSTINE ON FILE
WITH THE CLERK OF THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA.



TREE IDENTIFICATION TABLE

NUMBER	TYPE
1)	13" PALM
2)	(2) 6" OAK
3)	6" OAK
4)	24" OAK
5)	6" OAK
6)	10" OAK
7)	15" PALM
8)	17" PALM
9)	15" PALM
10)	6" PALM
11)	(3) 10" RAINTREE
12)	12" HARDWOOD
13)	12" HARDWOOD
14)	14" PALM
15)	14" PALM
16)	10" PALM
17)	20" PALM
18)	30" LIVE OAK
19)	20+60 PALM CLUSTER
20)	12" PALM
21)	15" PALM
22)	14" PALM
23)	24" WALNUT
24)	18" PALM
25)	13" PALM
26)	15" PALM
27)	15" PALM
28)	15" PALM
29)	15" PALM
30)	15" PALM
31)	15" MAX MYRTLE
32)	3 SWEETGUM
33)	6" HOLLY
34)	6" HOLLY
35)	6" CEDAR
36)	17" CEDAR
37)	17" CEDAR
38)	14+60 PALM CLUSTER
39)	20" PALM
40)	24" OAK
41)	15" PALM
42)	20" HARDWOOD
43)	(2) 8" CEDAR
44)	30" OAK
45)	18" PALM
46)	10" OAK
47)	15" PALM
48)	7" OAK
49)	36" OAK
50)	20" PALM
51)	20" PALM
52)	20" PALM
53)	20" PALM
54)	17" HARDWOOD
55)	36" OAK
56)	15" PALM
57)	15" PALM
58)	15" PALM
59)	15" PALM
60)	10" OAK
61)	8" HARDWOOD
62)	10" PALM
63)	15" PALM
64)	36" OAK
65)	7" OAK
66)	7" OAK
67)	18" PALM
68)	16" PALM
69)	(2) 7" CEDAR
70)	22" CEDAR
71)	7" HARDWOOD
72)	7" HARDWOOD
73)	14" OAK
74)	18" OAK
75)	18" OAK
76)	(3) 8" CEDAR
77)	7" CEDAR
78)	LIQUIDAMBAR
79)	(3) 7" OAK
80)	8" BAY
81)	8" BAY
82)	22" CEDAR

LEGEND

R/W	= RIGHT OF WAY
CONC	= CONCRETE
(R)	= RECORD
(M)	= MEASURED
LB	= LICENSED BUSINESS
FLP	= FLAG POLE
CIP	= CAST IRON PIPE
GV	= GAS VALVE
C/O	= CLEAN OUT
WM	= WATER METER
WYD	= FIRE HYDRANT
S	= SANITARY SEWER MANHOLE
VCP	= VITREOUS CLAY PIPE
PP	= POWER POLE
OHW	= OVERHEAD WIRE
GWA	= GUY WIRE ANCHOR
x 5.8	= EXISTING SPOT ELEVATIONS
ESB	= ELECTRIC SERVICE BOX
G	= GREASE TRAP MANHOLE
EM	= ELECTRIC METER
WM	= WATER METER
BM # 1 =	BENCHMARK NUMBER ONE – NGF SHINNER AT THE SOUTHEAST CORNER ST GEORGE STREET AND ST FRANCIS STREET. ELEVATION = 6.38 FEET (NGVD–1929)
BM # 2 =	BENCHMARK NUMBER TWO – NGF SHINNER AT THE SOUTHWEST CORNER ST FRANCIS STREET AND CHARLOTTE STREET. ELEVATION = 8.43 FEET (NGVD–1929)
BM # 3 =	BENCHMARK NUMBER THREE – NGF SHINNER AT THE NORTHEAST CORNER ST GEORGE STREET AND BRIDGE STREET. ELEVATION = 7.57 FEET (NGVD–1929)
○	= FOUND 5/8" IRON ROD – LB # 7111
◎	= FOUND NAIL AND DISK – LB # 7111
◉	= FOUND NAIL AND DISK – # 894

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (8 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 12109C0-318-H, COMMUNITY PANEL NUMBER 125145 FOR, CITY OF ST. AUGUSTINE, FLORIDA AS REVISED 09/02/04.

THE BASIS OF BEARING AS SHOWN HEREON IS THE EAST RIGHT OF WAY LINE OF ST. GEORGE STREET OF WHOSE ASSUMED BEARING BEARS N 17°03'59" W.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. – 1929).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

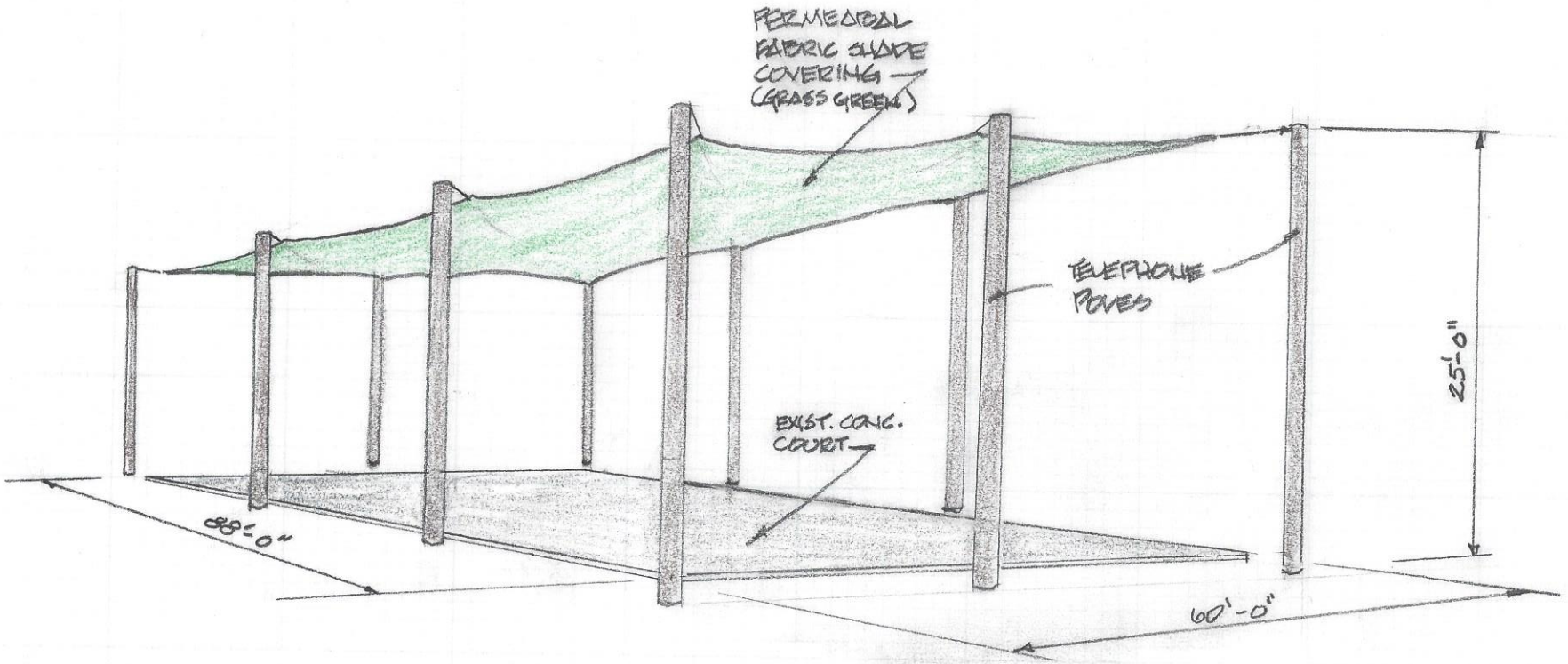
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

NOTE

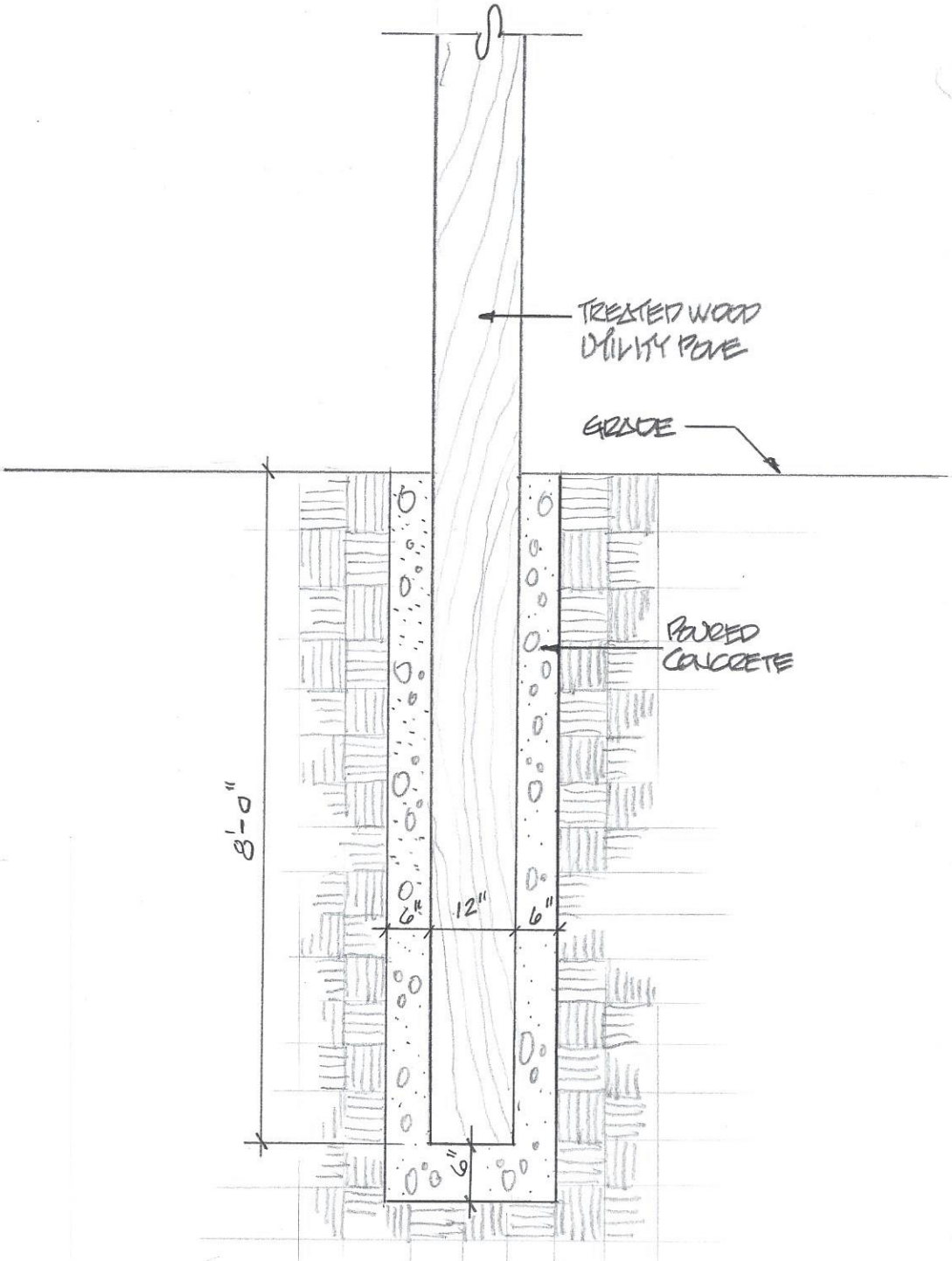
COORDINATES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, UNITED STATES FEET – FLORIDA ZONE EAST.

Received July 13, 2021
Planning and Building Department



CPS SCHOOL - PLAY COURT SHADE COVERING

Received July 13, 2021
Planning and Building Department



SUPPORT POLE DETAIL
SCALE: 1/2" = 1'-0"

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1991000000
Location Address	259 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 2 & 28 29 30 31 32 33 & 34 BLK 32 DB241/173 DB249/643 687 571 572 573 & 577 *The Description above is not to be used on legal documents.
Property Use Code	Private Schools/Colleges (Owner Occupied) (7205)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.930
Homestead	N

Owner Information

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Map

Valuation Information

	2021
Building Value	$2,263,529
Extra Features Value	$45,880
Total Land Value	$364,536
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,673,945**
Total Deferred	$299,815
Assessed Value	**$2,374,130**
Total Exemptions	$2,374,130
Taxable Value	**$0**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$2,328,369	$46,281	$364,536	$0	$0	$2,739,186	$2,158,300	$2,739,186	$0
2019	$2,234,076	$46,683	$364,536	$0	$0	$2,645,295	$1,962,091	$2,645,295	$0
2018	$1,611,008	$40,904	$303,780	$0	$0	$1,955,692	$1,955,692	$1,955,692	$0
2017	$1,650,761	$38,447	$303,780	$0	$0	$1,992,988	$1,992,988	$1,992,988	$0
2016	$1,690,514	$38,447	$303,780	$0	$0	$2,032,741	$2,032,741	$2,032,741	$0
2015	$1,766,561	$40,958	$303,780	$0	$0	$2,111,299	$2,111,299	$2,111,299	$0
2014	$1,701,200	$42,733	$303,780	$0	$0	$2,047,713	$2,047,713	$2,047,713	$0
2013	$1,732,681	$44,509	$303,780	$0	$0	$2,080,970	$2,080,970	$2,080,970	$0
2012	$1,504,793	$46,284	$634,453	$0	$0	$2,185,530	$2,185,530	$2,185,530	$0
2011	$1,538,561	$7,657	$704,948	$0	$0	$2,251,166	$2,251,166	$2,251,166	$0
2010	$1,556,233	$7,657	$783,275	$0	$0	$2,347,165	$2,347,165	$2,347,165	$0

Exemption Information

Exemption Type	Amount
Church/Religious	$2,374,130

Building Information

Building	3
Actual Area	13078
Conditioned Area	10864
Actual Year Built	1960
Use	Public Schools
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Wood Truss

Roof Structure	Wood Truss
Roof Cover	Clay Tile
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	43 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Condition	Good	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1344	1344
CANOPY (COMMERCIAL)	0	432
CANOPY (COMMERCIAL)	0	252
CANOPY (COMMERCIAL)	0	1530
BASE AREA	9520	9520
Total SqFt	10864	13078

Building	6	**Roof Structure**	Rigid Frame
Actual Area	5130	**Roof Cover**	Built Up
Conditioned Area	4402	**Interior Flooring**	Carpet
Actual Year Built	1996	**Interior Wall**	Drywall
Use	Public Schools	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	
Roof Structure	Rigid Frame		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	12 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	2201	2201
CANOPY (COMMERCIAL)	0	728
BASE AREA	2201	2201
Total SqFt	4402	5130

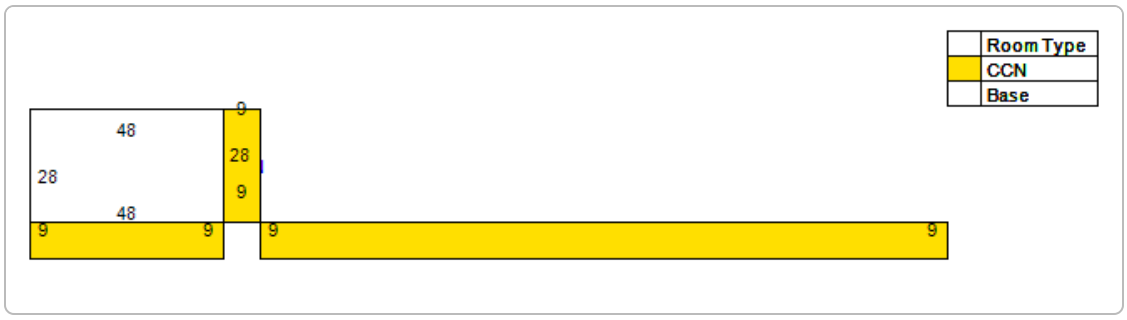
Extra Feature Information

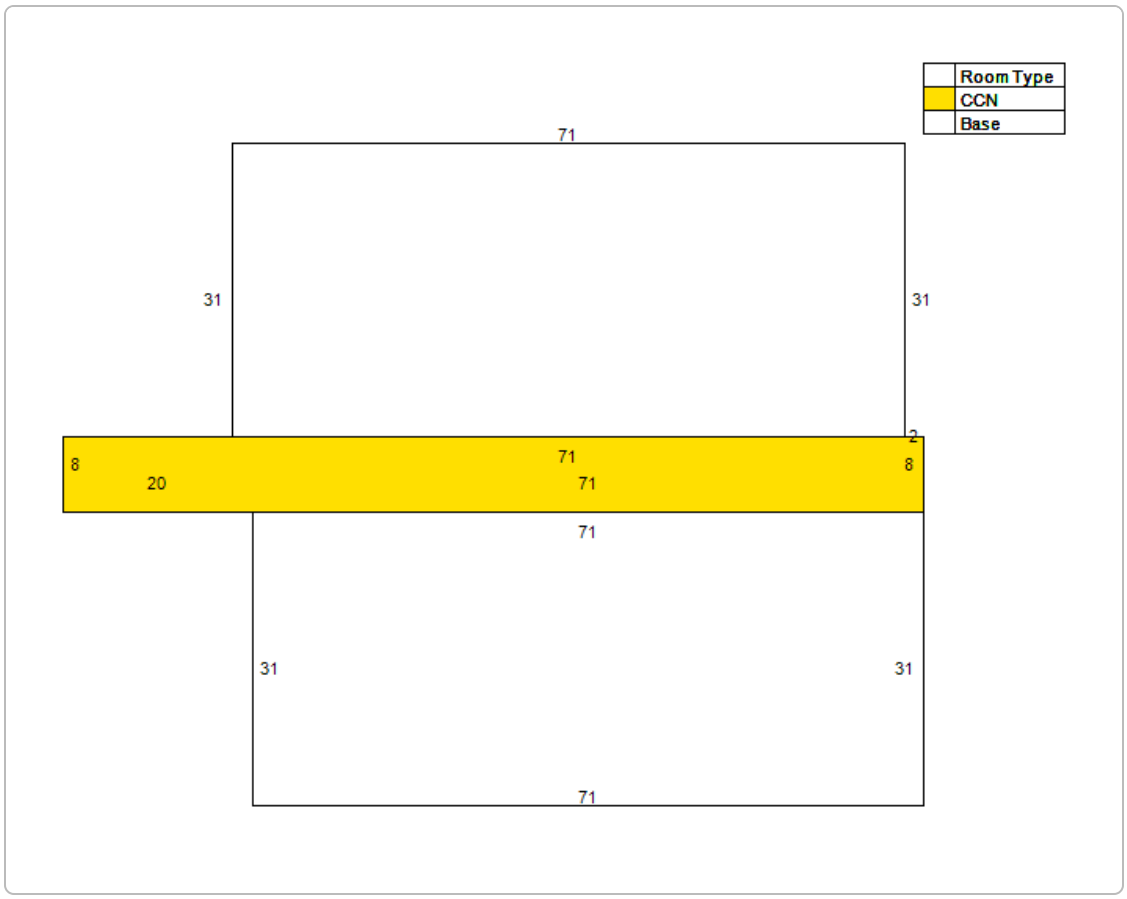
Code Description	BLD	Length	Width	Height	Units
Metal Fence 6'	0	0	0	0	1130
Asphault Paving	0	0	0	0	4500
Metal Fence 6'	0	0	0	0	287

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	218	148	40504	SF	$364,536

Sketch Information





No data available for the following modules: Sale Information.

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Last Data Upload: 7/14/2021, 1:17:58 AM

Version 2.3.130

Detail by Entity Name

Florida Not For Profit Corporation
DIOCESE OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N95000005225
FEI/EIN Number	59-0637829
Date Filed	11/03/1995
Effective Date	06/27/1955
State	FL
Status	ACTIVE

Principal Address

11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Changed: 01/17/1997

Mailing Address

11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Changed: 02/05/2007

Registered Agent Name & Address

GUIDI, DENNIS E
1837 HENDRICKS AVE.
JACKSONVILLE, FL 32207

Officer/Director Detail

Name & Address

Title D

ESTEVEZ, FELIPE J
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Title D

BRENNAN, KEITH R
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Title Deacon

Elison, Mike
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Annual Reports

Report Year	Filed Date
2019	02/08/2019
2020	01/15/2020
2021	01/14/2021

Document Images

01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
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01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
01/17/1997 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Received August 16, 2021
Planning & Building Department

Cathedral Parish School
Padding on Poles for Shade Canopy

Poles will be roughly 31” in circumference (10” diameter) and padding will wrap around poles in the shape of a hexagon.

Padding will be 2” thick and 5’ tall, covering an area beginning 1’ above the ground.

Material will be 15oz. UV outdoor water and mildew resistant vinyl fabric.

Color of the padding will be green to match the majority of the existing playground equipment and to blend in as much as possible with the existing landscape.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 19, 2021 Meeting

Application PL2021-0106 Address: 215 St. George Street

Applicant: Trinity Episcopal Church

Property Owner: Trinity Episcopal Church

Project description: To add a new sidewalk along the ADA parking spaces adjacent to Artillery Lane and curbing to match the existing curb, to restripe existing parking lot and paint curbs to match, and to convert 3 sets of exterior steps, located under covered walkways around Hindry Hall, to ADA ramps.

Architectural Style:	Gothic Revival	Florida Master Site File:	SJ01913
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	c. 1825 – 1831, with later additions and new buildings
Archaeology Zone:	IB	Zoning District:	HP-2
Parcel number:	1992000000		
Agenda Item:	5(b)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. Trinity Episcopal Church's primary building faces the Plaza de la Constitución and was constructed between 1825-1831, with additions to the church in 1850, 1893, and 1902, and new buildings added in 1917 (Parish House) and 1954 (what is labeled on plan as Hindry Hall, the concrete block building along Artillery Lane).
2. This Certificate of Appropriateness application is for the proposed addition of an ADA accessible sidewalk with curb to extend in front of existing ADA designated parking spaces between the Hindry Hall building to the north and Artillery Lane to the south. Because this sidewalk is new to the property and the cost of the proposed project will exceed the $1,000 allowed work for pre-approved landscape features, according to the Architectural Guidelines for Historic Preservation's (AGHP), HARB review is required.
3. For the new sidewalk, the church agreed to use a coquina concrete mix instead of a standard plain concrete mix used on the existing sidewalk that leads to the Hindry Hall and Trinity Hall buildings. This proposed new sidewalk will not be obtrusive because of its placement immediately along the existing parking area, and will not negatively change the appearance of the building or landscape, as recommended by the AGHP.
4. Although parking should not be easily viewed from or adjacent to public rights-of-way according to the AGHP, this small parking area already exists in this location. The parking is paved with the appropriate material of coquina concrete, connecting to the asphalt paved surface of Artillery Lane, and will be restriped to conform to ADA requirements, creating two parking spaces. The existing concrete curbs will be repainted to match the new striping.
5. In order to create an accessible route from the ADA parking spaces to the church sanctuary, other proposed modifications to the site that were shown on the plans include converting 3 sets of exterior steps, located under covered walkways, to ADA ramps using salvaged materials from the steps or matching materials. Since this part of the project should be able to be administratively approved by staff because of the location within the interior areas under the covered walkways and the minimal changes visually to already raised areas, the HARB's review for this part of the project scope of the application should not be required.
6. Any exterior signs for the building must also be reviewed and approved through the sign permit process prior to being installed.
7. Archaeological review may be needed.

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 215 St. George Street because the proposed new sidewalk with curbing and work on the existing parking area meet the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10.**

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Add a new sidewalk* approximately 44” wide x 37.5’ long, which includes a 6’ section of ADA 1:12 slope maximum, to extend along the ADA parking spaces adjacent to Artillery Lane and curbing to match the existing curb
   * The church agreed to use a coquina concrete mix for the new sidewalk instead of a standard plain concrete mix used on the existing sidewalk
2. Restripe existing parking area to accommodate two ADA parking spaces and paint curbs to match
3. Convert 3 sets of exterior steps, located under covered walkways around Hindry Hall, to ADA ramps with new rails

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
8. Protection and Preservation of Significant Archaeological Resources
9. Compatible Contemporary Design for New Alterations and Additions
10. Reversibility of New Alterations and Additions

Parking, Landscaping and Site Features

Do...

- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Destroy the relationship between buildings and their setting by widening historic streets, changing paving material or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the historic area.
- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- 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.

- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821
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.

Parking areas should not be adjacent to or easily viewed from public rights-of-way. Paved areas and curb cuts must be kept to a minimum. Fences, walls, gates, landscaping and buildings must screen parking areas. Whenever possible, parking should occur behind or within a building. Appropriate paving materials include loose coquina, crushed shell, gravel, stone or brick pavers on sand, coquina or tabby concrete, or concrete with a slate appearance. Asphalt and plain concrete are not appropriate.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
215 St. George Street

Trinity Episcopal Church's primary building faces the Plaza de la Constitución from the south side of King Street and was constructed between 1825-1831

STAFF PHOTOGRAPHS
215 St. George Street

Facing north:
Project area for new sidewalk and curbing, for existing parking area to be restriped to accommodate ADA parking, and curbs to be painted to match -
in front of Hindry Hall building (constructed in 1954), which faces Artillery Lane

STAFF PHOTOGRAPHS
215 St. George Street

Facing east:
Project area for new sidewalk and curbing, for existing parking area to be restriped to accommodate ADA parking, and curbs to be painted to match - in front of Hindry Hall building (constructed in 1954), which faces Artillery Lane

STAFF PHOTOGRAPHS
215 St. George Street

Facing west:
Project area for new sidewalk and curbing, for existing parking area to be restriped to accommodate ADA parking, and curbs to be painted to match -
in front of Hindry Hall building (constructed in 1954), which faces Artillery Lane

STAFF PHOTOGRAPHS
215 St. George Street

Coquina concrete of existing parking area that is to remain and be restriped to accommodate ADA parking with adjoining asphalt paving of Artillery Lane;
Existing sidewalk from parking area leading to Hindry Hall and Trinity Hall

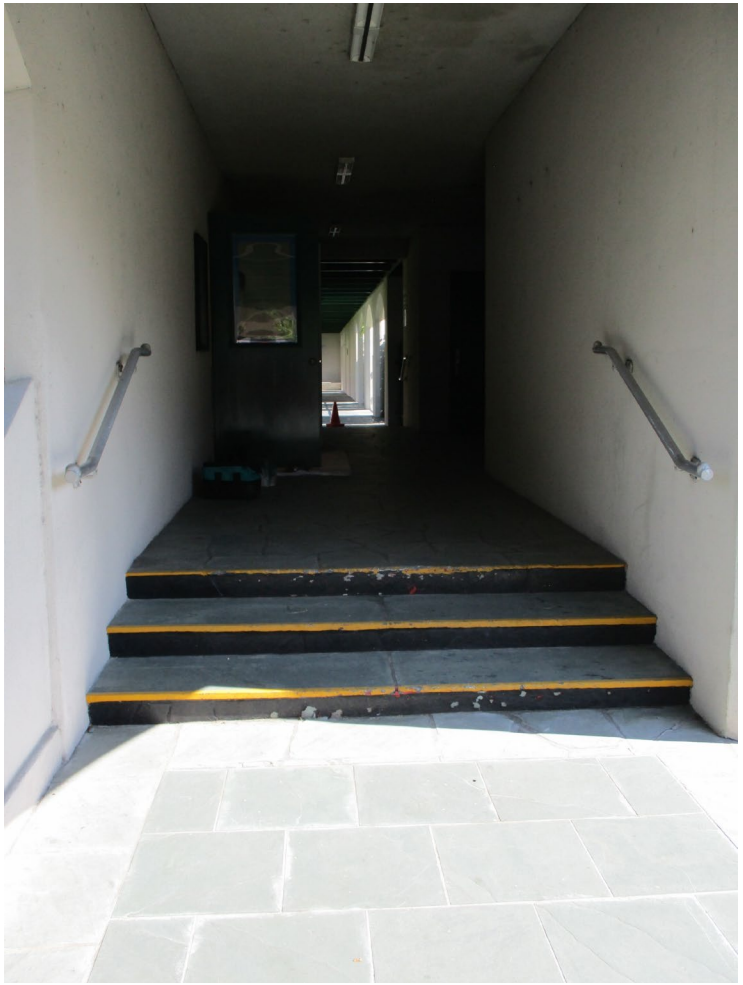
STAFF PHOTOGRAPHS
215 St. George Street

Covered walkway adjacent to west end of Hindry Hall: exterior steps to be converted to ADA ramp

STAFF PHOTOGRAPHS
215 St. George Street

Covered walkway on north end of Hindry Hall: exterior steps with ramp to be converted to full width ADA ramp

STAFF PHOTOGRAPHS
215 St. George Street



Covered walkway adjacent to west end of Hindry Hall: exterior steps to be converted to ADA ramp

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. 8SJ1913 1009==

Site Name: Trinity Episcopal Church 830== Survey Date: 7809 820==

Address: 223 St. George Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 33 (block) 1 & 2 (lot) 868==

868==

Owner of Site: Name: Trinity Episcopal Church of St. Augustine;

Address: 223 St. George Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: HP-2

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

UTM: 17 (zone) 469200 (easting) 3306660 (northing) 890== Location: T07S (T) R30E (R) S18 (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: Religious 838== Present Use: Religious 850==

Date: +1831 844== Period: 19th cent. 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Gothic Revival 964==

Plan Type: Modified U-shape 966==

Exterior Fabrics: Stucco, plain & ashlar scored, wood shingles butt, stone (coquina). 854==

Structural Systems: Masonry, stone (coquina), brick, concrete block 856==

Features of Structure: (942)

Window Type: Fixed multipane, attic louver, casement, (diamond Multipane) 942==

Foundation: Stone (coquina), brick & concrete block wall (different parts of church building. 942==

Roof Type: Gable with parapet, intersecting 942==

Secondary Roof Structures: Steeple 942==

Porches & Balconies: 942==

Chimney Location: Offset, rear slope 942==

Materials: (882)

Chimney: Stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Gothic arched loggia & entry way gothic arche leaded glass windows, buttressed walls. 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed Commercial/Residential 864==

Relationship to Surroundings: Adjacent to Plaza on a corner lot. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Families, Art

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Gothic Church at 223 St. George Street was constructed between 1825 and 1831. A St. Augustine Record article of Sunday, July 4, 1937 states that the original structure was 36 feet wide by 50 feet long. The chancel was expanded around 1850 and a vestry room added at the side. Sanborn Fire Insurance Maps show an addition in 1893 to include a western wing and remodeling of the southeast corner. The Record article also describes a 1902 rebuilding project resulting in the traditional cruciform shape of the existing structure. The extant portions of the original Church include the north porch and tower, and the coquina walls of the north transcept and baptistry. A Tatler article of January 6, 1906 (p. 22) describes the interior of the new building, including a Tiffany window of St. Peters Chapel. A second Tiffany window on the north wall of the western transcept depicts an angel holding a chalice, a memorial to Charlotte S. Vaill.

> "The season opens with a bright outlook for Tinity Church. The Rector, Rev. L. Fitz-James Hindry, has just completed his second year in St. Augustine and celebrated his second anniversary on New Year's day with a service in the morning, and an informal gathering of vestry and friends in the evening. Much valuable work has been accomplished during the past year. The Diocesan Journal shows that the number of permanent communicants has increased from 137 to 195, while the last confirmation class, consisting of 22 members, was the largest in the history of the Parish. By the untiring efforts of the Woman's Guild, and interested friends, the entire remaining debt on the church building has been wiped out. The interior of the church has also been much improved. The sanctuary has been entirely refurnished by several devoted parishioners, and we understand that new choir stalls, chancel rail and pulpit are ordered and will be placed as early as possible. These are the gifts of other and no less devoted parishioners. A beautiful brass memorial lecturn has also been placed in the chancel.

(over

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. 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; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

"The latest gift to be placed in the church is a Tiffany window, which has been placed in the Baptistry by Mr. J. H. Hewson. This window has a striking individuality, and must be seen and studied to be fully appreciated. The best time to see it is the early afternoon. The subject is taken from Acts X, 4, and represents the Angel appearing to the Roman centurion, Cornelius, with the message that his prayers and alms have come up for a memorial before God. The figure of the Angel is especially beautiful and full of delicate coloring. The church is to be congratulated upon the possession of this valuable window."

Gothic elements in the existing structure include the arched loggia and entry way, Gothic arch leaded glass windows, and buttressed walls. Stained glass windows line the aisle leading to the altar and triptych stained glass window. The north and east walls of the original Church form two sides of St. Peters Chapel, which comprises the northern transept. The exterior of the Church consists of plain and ashlar scored stucco, wood shingles, and coquina. The cedar shingle steeple has been a landmark beside the Plaza for over 150 years. The northern door of the sanctuary opens to the north facing the Plaza and commercial buildings.

The entrance to the Nave faces St. George Street. Expansion over the years included construction of Church buildings to the south. By 1917 a three-story Parish House replaced the original brick building. A concrete block building was constructed in 1954. Shortly after, the three-story brick Parish House was razed and an additional wing constructed to match the concrete block hall. The masonry structures are enhanced by an arched arcade and an open courtyard. The exterior is stucco. The southern complex extends to Artillary Lane.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Covernment House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and govern-

mental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This Church at 223 St. George Street begins its formal history during the British Period (1763-1783) when the first Protestant services in Florida were held in a wing of the English Constitution House. The building, called

the Bishop's Palace or Palacio Episcopal, was built during the First Spanish Period (1565-1763) on the site of the present Church and remodeled by the British as a State House.(4) The Reverend John Forkes was the first of several missionaries licensed by the Bishop of London for the new Church. Soon after his arrival in 1764 services were held in the former Spanish hospital-Church, La Soledad, located on the site now occupied by St. Joseph's Academy tennis courts. The Anglican Church was named St. Peter's and a wooden spire, clock and bells were added to the building.(5) After the Spanish return in 1784 the building fell into disrepair. From that time until the arrival of the United States no Protestant services were held. The charter of incorporation, approved in 1823 was for "Trinity Church" and the name of "St. Peter's" was temporarily forgotten. Wardens of the new congregation included prominent residents George W. Gibbs III and Waters Smith, Thomas H. Penn, Edward R. Gibson, James R. Hanham and Abraham Eustis. Other names in the early records include the future confederate general, Edmund Kirby-Smith, Abraham Dupont, Edward S. Vaill, Reginald White, and David L. Dunham. The cornerstone for the new Church House facing the Plaza was laid in 1825. Reuben Loring, father of General William Wing Loring, did the mas onry work and plastering. The first services were held in 1831 although the building still lacked a bell and an organ and required interior work. In 1850 the congregation reorganized under the name of "The Vestry of Trinity Church of St. Augustine".(6) When war plagued the country the Church was under the leadership of the Reverend L. R. Staudenmayer who created a furver either by failure to cooperate with the Union occupants(7) or his compliance with same.(8) In either event he left town and no official services were held until after the war.(9) In 1867 the interior was renovated and funds were raised for expenses incured for street paving. The following articles describe the events.

> "The interior of Trinity Church has been renovated; the woodwork has been very prettily grained; the seats have been re-cushioned and the floors carpeted; the organ which had been sent to Charleston for repair has been returned, and its sweet notes will again be heard next Sunday."

> "The Women's Guild of Trinity Church will hold a fair on the fourteenth day of February in the dining room of the Cordova, when they will offer for sale many beautiful pieces of embroidery, lace work and useful articles. They will also serve refreshments, and may have some entertainment. The proceeds of the fair will be applied to the liquidation of the debt incurred for paving the street around the church property. This amounts to about $700.00. $100.00 of this was earned recently leaving a balance of $600.00. As the pavement is a public benefit, the ladies

feel less hesitancy in asking the assistance of the public. Ladies interested in the church are invited to contribute fancy or useful articles, and everyone is invited to attend."(10)

In 1892 a society of littel girls called St. Monica's Guild presented the Church with a stained glass window commemorating Reverend Elisha Roote, a former rector and grandfather of prominent resident James E. Ingraham. The Munich-made Triptych window was installed over the altar.(11)

The following year, 1893, witnessed the addition of another aisle at right angles to the old one facing east and west. A short time later a cry went out for funds to build a new Church. The Tatler describes the need.

"The vestry and rector of Trinity parish have issued an appeal for contributions to build a new church, stating that the present edifice has become unfit for use. The Bishop of Florida, the rector of the parish and the treasurer of the vestry are empowered to collect funds and have charge of the work. The vestry propose to erect a church of pure Gothic architecture to cost about $50,000, with a seating capactiy for 600, upon the site of the present church. It is also proposed to use as much of the material in the present church as possible. The present church edifice was re-built in 1889; the west wing and chancel are entirely new. The cost of the improvement was over $6,000. At the time the church was re-built a number of the members of the parish thought it best to build an entirely new edifice, and one of the vestry had plans prepared. It was finally decided, with the Bishop's approval to enlarge the church and improve it as it is at present. The money for the improvement was raised by the women of the parish, Mrs. John D. Jones and Mrs. D. Edgar each contributing $1,000. Miss Lowe, who has since bequeathed $5,000 to the parish, gave $500. The ladies of the parish held a fair, earning about twelve hundred and fifty dollars, the Ladies' Aid Society contributed as much more, and other small sums were donated.

"The action of the vestry has developed some opposition among members who were instrumental in securing the present building, and who are willing to contribute to have the present church repaired, while others think the parish much too poor to undertake to raise such a large sum. The vestry do not contemplate immediate action other than securing funds for the purpose, and it will probably be several years before definite steps are taken."(12)

According to the Evening Record, some work was done before the major reconstruction of the Church.

> "Contractor Fishwick is making good progress on the guild room of Trinity Episcopal Church. The partitions and floors of the former rectory have been torn out and one room made of the entire building. A raised gallery will be placed at the west end of the room. Church entertainments will be held in the guild room, which will be spacious enough to accommodate a large gathering."(13)

By 1902 the Church was all but rebuilt leaving only portions of the original structure. A Chapel was fashioned within the old walls and named St. Peter's, commemorating the British Period Church. The north entrance opens into this section of the building. The Church was consecrated by the Rt. Rev. Edwin G. Weed, D. D., Bishop of Florida, on April 7, 1905.(14) Stained glass windows in the nave and transepts were given as memorials to loved ones. The windows in Trinity Church represent almost every style of the art, to include the Munich-made Triptych, the muted tone Austrian glass, the two Tiffany windows, and the round window over the western entrance which is a reproduction of a window typifying middle-ages style. A window from Willitt Studio in Philadelphia represents the finest American stain glass.(15) Around 1917 the need for a new Parish House was realized and Mrs. Samuel Morris offered to advance funds for the erection of a new hall in memory of her sister and brother-in-law. The old brick building was replaced by a three-story structure.(16) Additional buildings have since been constructed on land to the south of the original Church property. The 1884 Sanborn shows a large two-story residence, formerly the Bronson home, which possessed a large garden. In 1888 a three-story building with a four-story frame addition on the south part of the hotel shows on the 1904 map.(17) A portion of the hotel burned in the 1940's after which time the Church purchased the former hotel razing it for construction of new buildings.(18) The new offices, class rooms, and social hall extend to Artillary Lane, all constructed after 1954, the date of the first two-story masonry hall. Contributions from the Vaill family whose Church affiliations date to the inception of the Episcopal congregation, facilitated the construction.(19) Throughout the Church, memorials silently speak of the many members sho helped the Church grow from its early days to the present time.

ARCHAEOLOGY

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

3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; John S. Horton, "View of St. Augustine, East Florida," 1855; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1958; St. Augustine Record, July 4, 1937 and February 5, 1950.
4. El Escribano, Vol. 4, No. 3, pp. 5-6.
5. Michael V. Gannon, The Cross in the Sand (Gainsville, 1965), p. 85.
6. Record, Sunday, March 12, 1950, p. 7.
7. Ibid.
8. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 103.
9. Record, Sunday, March 12, 1950, p. 7.
10. El Escribano, "One Hundred Years Ago", July 1967, Vol. 4, No. e.
11. Tatler, January 16, 1892, p. 9.
12. Record, Sunday, July 30, 1939; Tatler, February 20, 1897, p. 4.
13. St. Augustine Evening Record, August 10, 1901, p. 3.
14. Record, March 12, 1930, p. 10.
15. Interview by Karen Harvey with the Rev. John Bywater, April 19, 1980.
16. Record, March 17, 1950, p. 10.
17. Ibid.; Sanborn, 1884, 1888, 1904.
18. St. Augustine Historical Society Miscellaneous File; Record, Sunday, March 12, 1950, p. 7.
19. Interview with the Rev. John Bywater.

SJ 1913

Page 1

☐ Original
☒ Update

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

Site #8 ~~SJ1918~~
Field Date June 12, 2012
Form Date June 19, 2012
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) Trinity Episcopal Church — Multiple Listing (DHR only) _____
Survey Project Name _____ — 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: 215		St. George	Street	

Cross Streets (nearest / between) Between King Street & Artillery Lane
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1/16/1988 — Plat or Other Map Parcel
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section S18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 452 — Landgrant _____
Subdivision Name St. Augustine Town Plan — Block 33 — Lot 1 & 2
UTM Coordinates: Zone ☐16 ☒17 — Easting 469200 — Northing 330660
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1831 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Church/Cemetery Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address 215 St. George Street
Alterations: ☒yes ☐no ☐unknown — Date: 1902 — Nature Exterior and Interior U-Shape
Additions: ☒yes ☐no ☐unknown — Date: 1954 — Nature Gothic loggia & assembly hall added
Architect (last name first): 1902 Snelling & Potter — Builder (last name first): _____
Ownership History (~~especially original owner, dates, profession, etc.~~) Diocese of Florida

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe St. Augu Historical Reveiw Bd

DESCRIPTION

Style Gothic Revival — Exterior Plan U-shaped — Number of Stories 1
Exterior Fabric(s) 1. Coquina block 2. Stucco 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple 2. _____
Windows (types, materials, etc.) 29 Leaded stained glass windows dating from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Buttressed walls
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, Gothic Entry way, assembly hall, landscaped grounds with fountain

2007 JUN 22 A 9:2

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 SJ1913

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. ____

Structural System(s): 1. Masonry - General 2. Coquina block 3. ____

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

Foundation Material(s): 1. Other 2. Concrete Block

Main Entrance (stylistic details) Gothic Arched

Porch Descriptions (types, locations, roof types, etc.) A small Gothic style porch faces King Sstreet, and opens into the church's left Transept known as St. Peter's Chapel

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

Narrative Description of Resource Trinity Church maintains its historic building and takes action against threats to the structure and architectural features to keep it in good condition

Archaeological Remains N/A ☐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) SJ1913

SJ1913

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) National Register 7-0000847; US Dept. of Interior had listed Trinity on Natl. Reg. Historic Places.

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

1. Religion 3. Tourism 5. ____
2. Architecture 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 Artifact collection-open to public Maintaining organization ____
Document description St. Augustine Historical Society Records File or accession #'s ____

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

RECORDER INFORMATION

Recorder Name Member Trinity Episcopal Parish Affiliation ____

Recorder Contact Information (address / phone / fax / e-mail) c/o Trinity Epsicopal Curch 215 St. George St. St. Augustine FL 32084; 904-824-2876;

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.

☐ Original
☒ Update

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

Site #8 SJ01913
Field Date 5-17-2016
Form Date 5-17-2016
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) TRINITY EPISOPAL CHURCH — 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
215		St George	Street	

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 # 1992000000 — **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: 1831 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Cemetery/Church Complex — From (year): 1831 — To (year): 2012
Current Use Church/Temple/Synagogue — From (year): 2012 — To (year): _____
Other Use Church/Temple/Synagogue — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-1902 — Nature Exterior and Interior U-Shape
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1954 — Nature Gothic loggia & assembly hall
Architect (last name first): 1902 Snelling & Potter — **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) Diocese of Florida

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

DESCRIPTION

Style Gothic Revival — **Exterior Plan** U-shaped — **Number of Stories** 1
Exterior Fabric(s) 1. Coquina block 2. Wood shingles 3. Stucco; plain&ashlar scored
Roof Type(s) 1. Gable 2. _____ 3. parapet; intersecting
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Steeple 2. _____
Windows (types, materials, etc.) Fixed multipane, attic louver, casement, (diamond multipane); 29 stained glass windows from 1859, Louis Comfort Tiffany window
Distinguishing Architectural Features (exterior or interior ornaments) Gothic arched loggia & entryway goth arched leaded glass windows, buttressed walls
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Gothic arched loggia, gothic entryway, assembly hall, landscaped ground with fountain/statuary

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 SJ01913

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. Stucco 2. _____

Structural System(s): 1. Coquina block 2. Masonry - General 3. Brick, Concrete Block

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

Foundation Material(s): 1. Other 2. Concrete Block

Main Entrance (stylistic details) Ogee or three point arch frames entry; paired three panel wood doors with quatrefoil detail above doors in arch

Porch Descriptions (types, locations, roof types, etc.) Gothic style porch faces King Street and open into the Church's left Transept known as St.Peter's Chapel

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

Narrative Description of Resource See original form by David Nolan for additional history

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☒yes ☐no ☐insufficient information

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) retains integrity and 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. Religion 3. Tourism 5. _____
2. Architecture 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

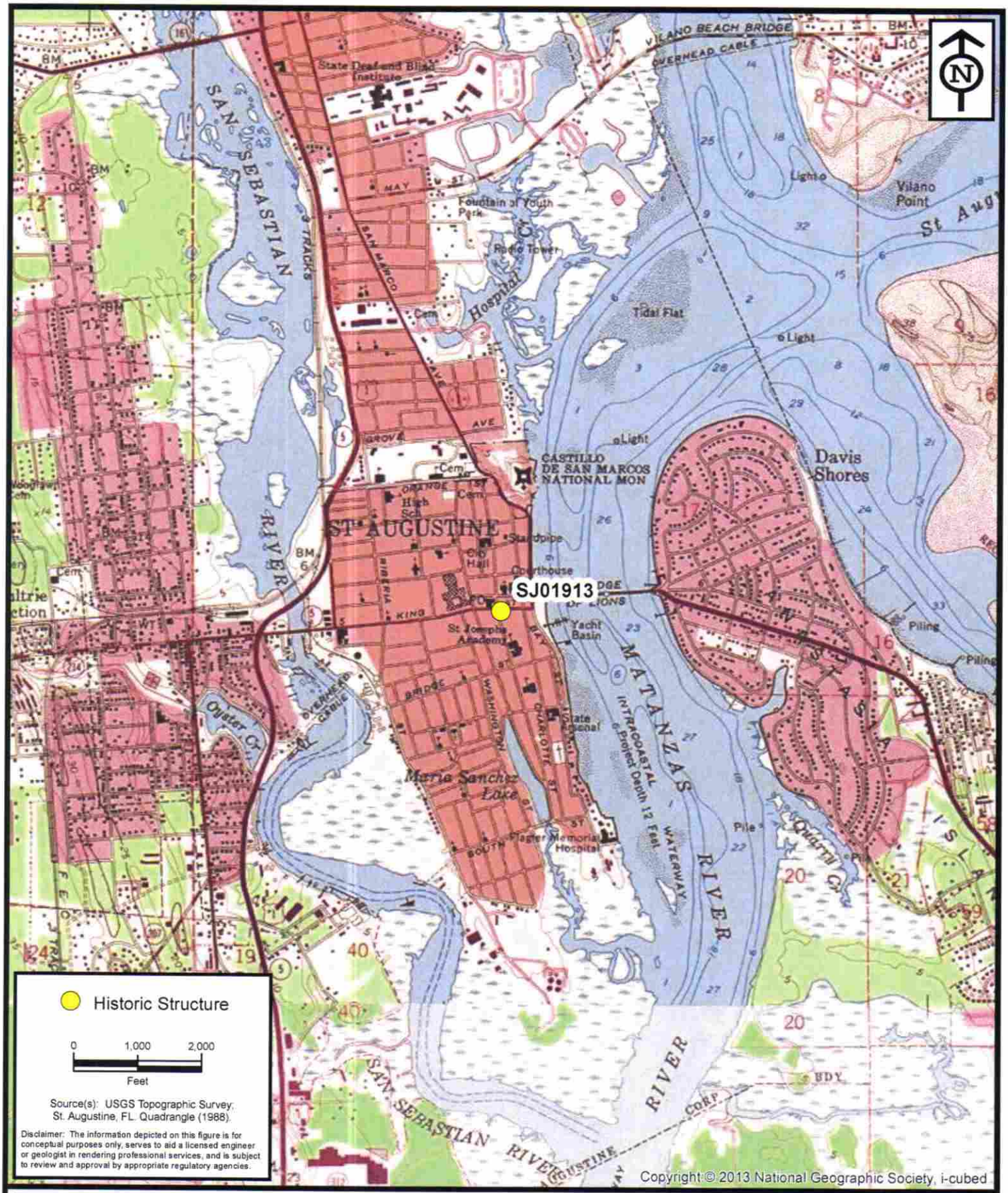
Required Attachments

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 - SJ01913

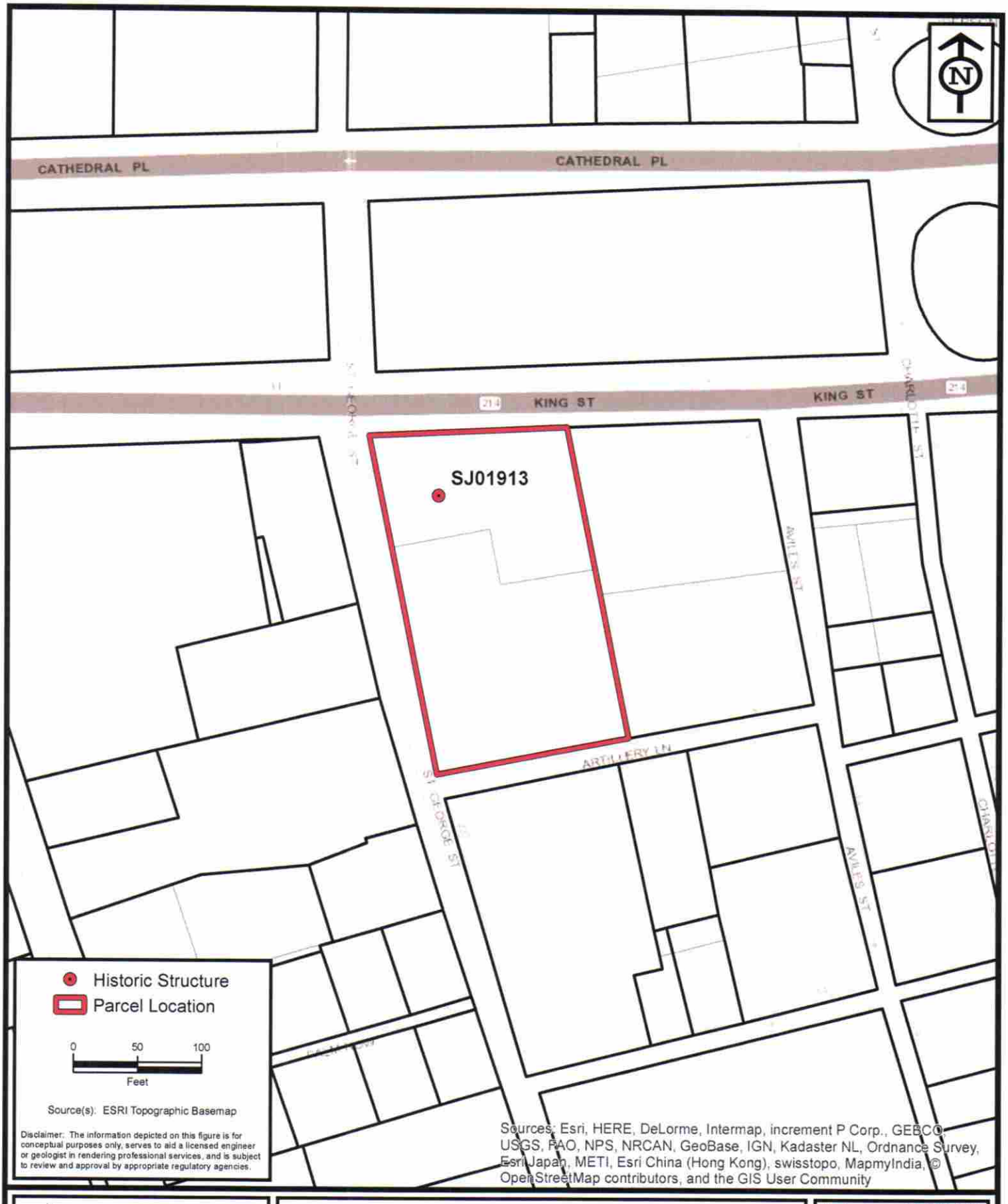
City of St. Augustine Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01913\Location.mxd Date: 1/29/2016 10:58:11 AM

SJ01913



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

Parcel Location - SJ01913

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

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

Path: P:\GIS_Projects\AJ\2015\441\00\fig\FMSF\SJ01913\Parcel.mxd Date: 2/1/2016 11:41:46 AM

SJ01913

SS 1913

Property Record Card

STRAP	1992000000	**Tax District**	452
Mailing Address		**Neighborhood Code**	610.03
215 SAINT GEORGE ST, SAINT AUGUSTINE, FL, 32084-0000		**Use Code/Description**	7100/Churches
		Sec-Town-Range	18 - 7 - 30
Site Address		**Property Map**	Click here for Desktop Click here for Mobile
215 ST GEORGE ST SAINT AUGUSTINE, 32084-0000			
Total Land Value	$561,204.00	**Acreage**	0.98
Total Building Value	$381,126.00	**Total Market(Just) Value**	$954,886.00
Total Extra Features	$12,556.00	**Assessed Value**	$954,886.00
Homestead Exempt	$0.00	**Taxable Value**	$0.00

Owner Name(s)	Legal Description
TRINITY EPISCOPAL CHURCH OF	CITY OF ST AUGUSTINE LOTS 1 &
Exemption(s)	2 BLK 33
02 Church/Religious	

Building Number 1

Site Address:	215 ST GEORGE ST SAINT AUGUSTINE, 32084-0000		
Building Type/Desc:	7100/Churches	**Building Model/Desc:**	04 /COMMERCIAL BLDGS
Year Built:	1917	**Heated/Cooled Area:**	20820
Gross Area:	15252	Building Sketch (Descriptions)	click here to see sketch
Building Value:	$381,126.00		

Structural Elements (Descriptions)

Building Number	Element Code	Element Description	Type Code	Type Description
1	EW	Exterior Wall	15	Concrete Stucco
1	RS	Roofing Structure	13	Wood Truss
1	RC	Roofing Cover	7	Composite Shingle
1	IW	Interior Walls	3	Drywall
1	IF	Interior Flooring	18	Slate
1	IF	Interior Flooring	5	Carpet
1	HT	Heating Type	1	Air Duct
1	AC	Air Conditioning	1	Central
1	FR	Frame	3	Masonry
1	PL	Plumbing	39	39 FIXTURES
1	EL	Electrical	3	Good
1	FN	Foundation	5	Concrete Perimeter Footing
1	FS	Floor System	1	Concrete Slab

Extra Features

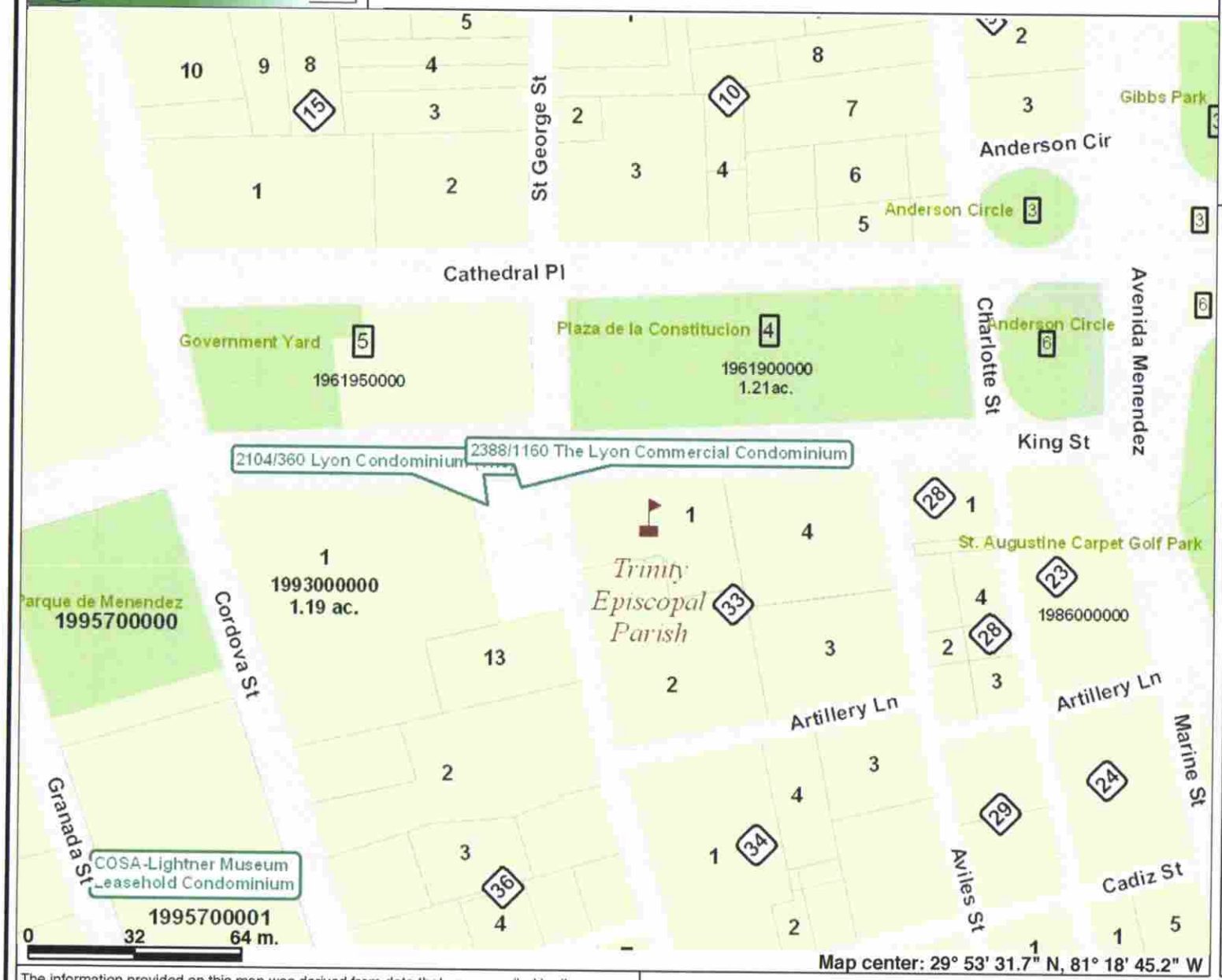
Code	Description	Year Built	Units	Unit Price	Adj Unit Price	Condition %	Depreciated Value
SCWAC	SPRNKL WET	1968	20820.00	1.41	1.41	23.0	$6,752.00
MSWALL	MS/CB WALL	1970	756.00	8.53	8.53	90.0	$5,804.00

Previous Parcel (1991900000) Next Parcel (1992100000)

Site # 8 SJ 1918
1913

Sharon Oneland, C.F.A.
Property Appraiser, St. Johns County
(904) 827-5500 (904) 827-5580 (Fax)

Trinity Church



Map center: 29° 53' 31.7" N, 81° 18' 45.2" W

Legend

- Parcels
- Rights of Way
- Water Bodies
- Condominiums
- Subdivision Boundaries (Name)
- Section-Township-Range (12-3-29)
- Railroad
- Major Road Centerlines
- Minor Road Centerlines

Scale: 1:1,803

The information provided on this map was derived from data that was compiled by the St.Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information is not a survey and should not be relied upon by anyone for a determination of property ownership. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. www.sjcpa.us.

Notes: SJ1913

SS1913

NHL - first to Atlanta Regional Office from Judith Wilmot

let her write NHL Program Dr. Junkin Lowe Th. D.

Late of alteration since 1831

March 19, 2013

Call Jim Abbott on Monday 4/1 not until 4/8

Mr. J. Paul Loether
Chief
National Register of Historic Places &
National Historic Landmarks Program
National Park Service
1849 C Street NW
Washington DC 20240

Dear Mr. Loether:

I am writing to inquire about listing Trinity Parish of St. Augustine for a National Historic Landmark designation. The church held its first service in 1831, and was consecrated in 1834. The church is constructed from local coquina stone in a Vernacular Gothic style. Land developer, frontier speculator, entrepreneur and Vestry member Peter Mitchel, drew the design for the original church. The period of significance for the Vernacular Gothic building begins in 1837, and the building is a rare existing example of using coquina stone for a religious building in Territorial America. In addition to its architectural significance, the church has had among its members and leadership men and women who have held significant roles in the history of the nation.

Trinity Episcopal Church (file#SJ 1913) was added to the National Register in 1977 as a contributor to the St. Augustine Historic District, file # SH 10 for its "architectural significance," and is a Florida Historic Landmark. Trinity sits on a corner site located on King and St. George Streets across from the public square. The church's vaulting, buttresses, and pointed arches were adapted to local materials. The church façade facing north onto the public plaza has existed for more than 182 years in an unaltered state. The wooden steeple erected in 1837, still retains its original form and foundation. Over the years, additional and improvements have been made to the church such as the addition of interior lighting, plumbing and heating without compromising the Gothic exterior.

– not NHL

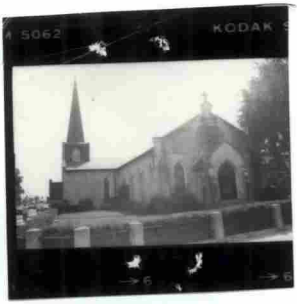
Trinity, Florida's oldest Episcopal Parish, dates to 1821, and the site upon which it stands formerly held the English Constitution House, which was destroyed when St. Augustine was returned to Spain. When Florida became a territorial procession of the United States on February 19, 1821, St. Augustine no longer had a "state religion" as it had under the rule of Spain and England. Trinity's warden and vestry purchased "a lot of ground fronting the public square and bounding on St. George St." An Act of Congress in 1827 secured site the to the church, and 70 years later, a second Act of Congress conveyed the land absolutely to the Diocese of Florida. Trinity has remained on this site in a prominent position on the public square in the oldest section of St. Augustine.

The original church was little changed from June 1831 when the first service was held until 1902, when the church was enlarged. "So endeared were the congregation to the memories surrounding the original structure that the plans were so made that as to permit the Gothic entrance on the Plaza to remain undisturbed." (Directory of St. Augustine, 1904, p. 38.) In 1923, the New York ecclesiastical architecture firm Snelling and Potter oversaw the expansion of the church to its current shape. The enlarged church maintains the Gothic style and is constructed of local coquina stone covered by stucco. In 1955, a two-story education facility and Parish Hall were added. Architecturally, the new facilities and cloistered walkways continue the Gothic features of the historic church building.

The first child baptized at Trinity was Edmund Kirby-Smith, son of the U.S. District Judge and Vestry member, Joseph Smith. Edmund Kirby-Smith became a Brigadier General in the Confederate Army, and surrendered as General of the Trans-Mississippi Department in 1865. Among those accepting his surrender was another Trinity Church member, Edmund Davis, who later became the Reconstruction Governor of Texas, and was nominated as Vice President in the 1890 Republican convention. Kirby-Smith's sister Frances married Lucien Webster a Union Officer she met in St. Augustine. Their letters are published in the book, The Websters: Letters of an American Army Family in Peace and War 1836-1853. Frances remained a Unionist after her husband's death, and after the war provided financial help for a former slave of the Smith Family, Alexander H. Darnes, who after his graduation from Howard University returned to Florida as the State's first African-American physician.

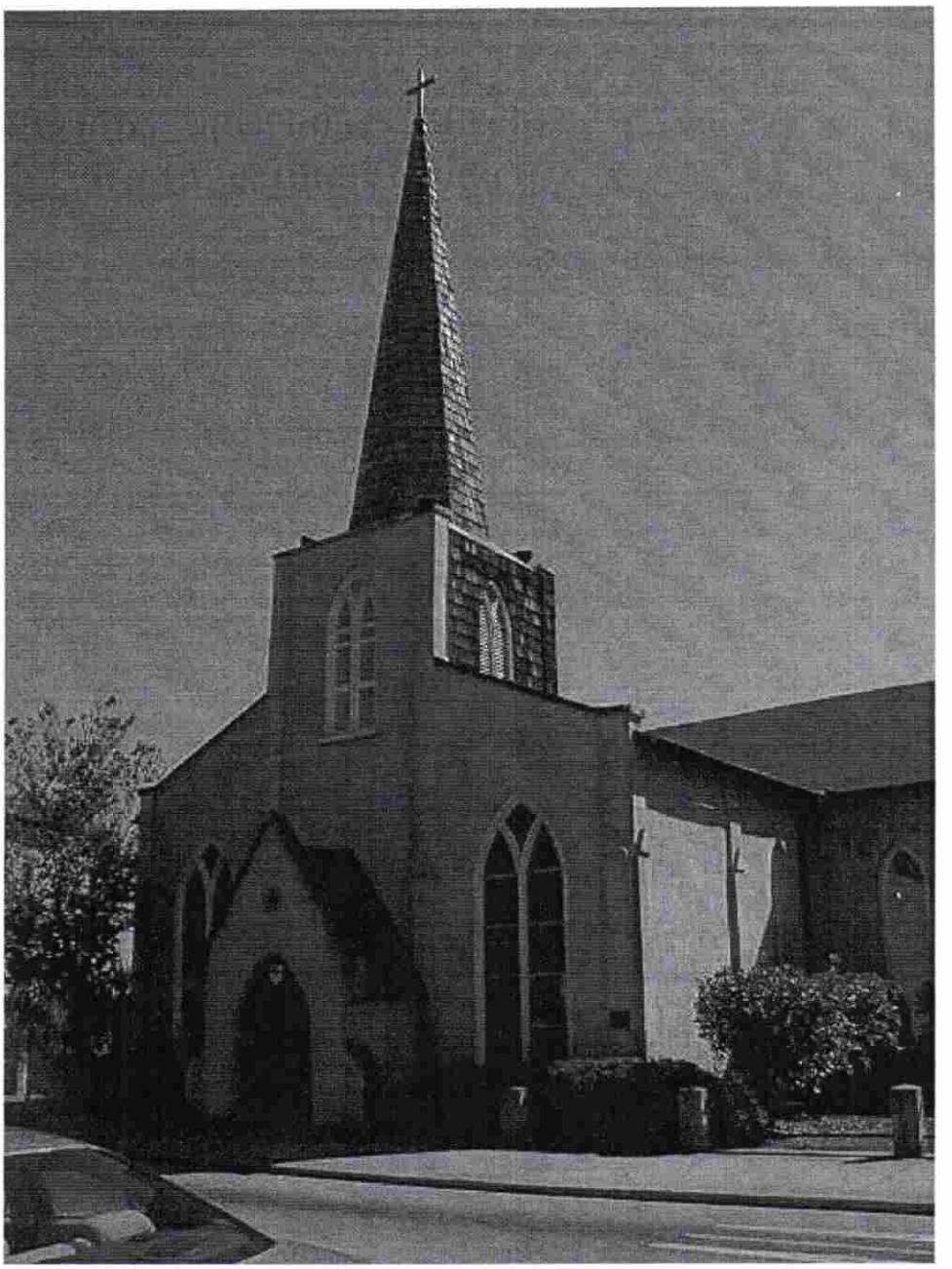
Lay leaders of Trinity with national importance include George Fairbanks a founder of the University of the South and the Historical Society of Florida. He is also author of the first comprehensive history of Florida and the first to draw on original documents. A lifelong Episcopalian, Fairbanks served as a Trinity Vestry member for more than 15 years. He also served as Delegate to every National Episcopal convention until his death.

Clergy connected to Trinity with national importance include John Freeman Young, the second Bishop of Florida, who translated the Christmas Carol "Silent Night." Young also encouraged Richard Upjohn to create the designs that resulted in the building of Carpenter Gothic Churches. The Rev. Henry Whipple, brother-in-law of George Fairbanks, served as rector of Trinity. Whipple known as "Apostle to the Indians" and Bishop of Minnesota, returned to St. Augustine in 1875, when Captain Richard H. Pratt invited him to preach to the prisoners (mostly from the Kiowa, Cheyenne, Comanche, Caddo and Arapaho Nations) at Fort Marion. Pratt attended Trinity, and he encouraged the prisoners' education, and among the prisoners that attended Trinity was David Pendleton Oakerdater, who in 1995 was designated a Saint by the Episcopal Church.

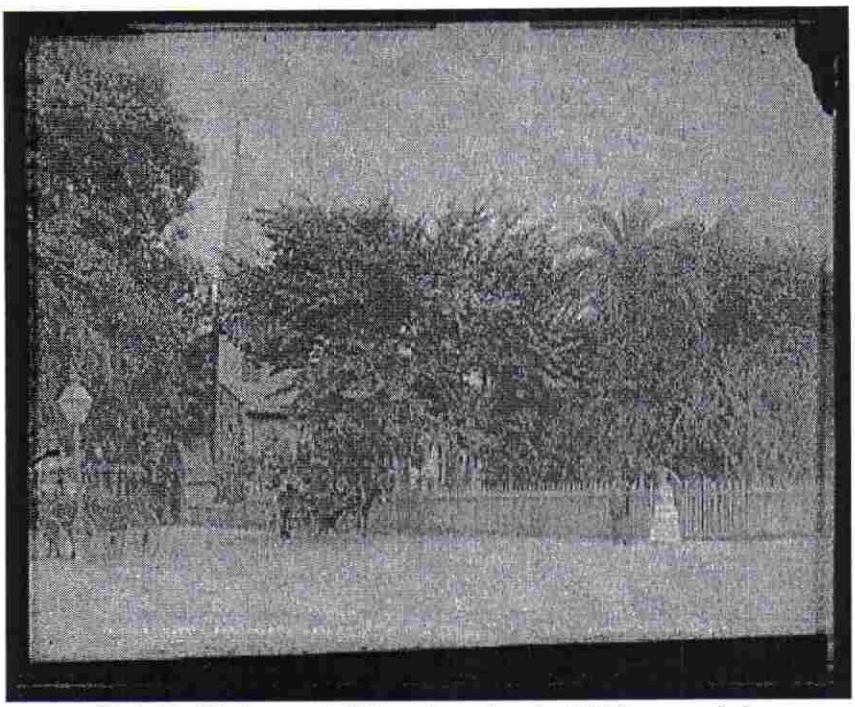

5062
KODAK

Site #8-SJ-1918
1913

Trinity Episcopal Church - St. Augustine Florida



Site #8-SJ 1913 ~~1918~~

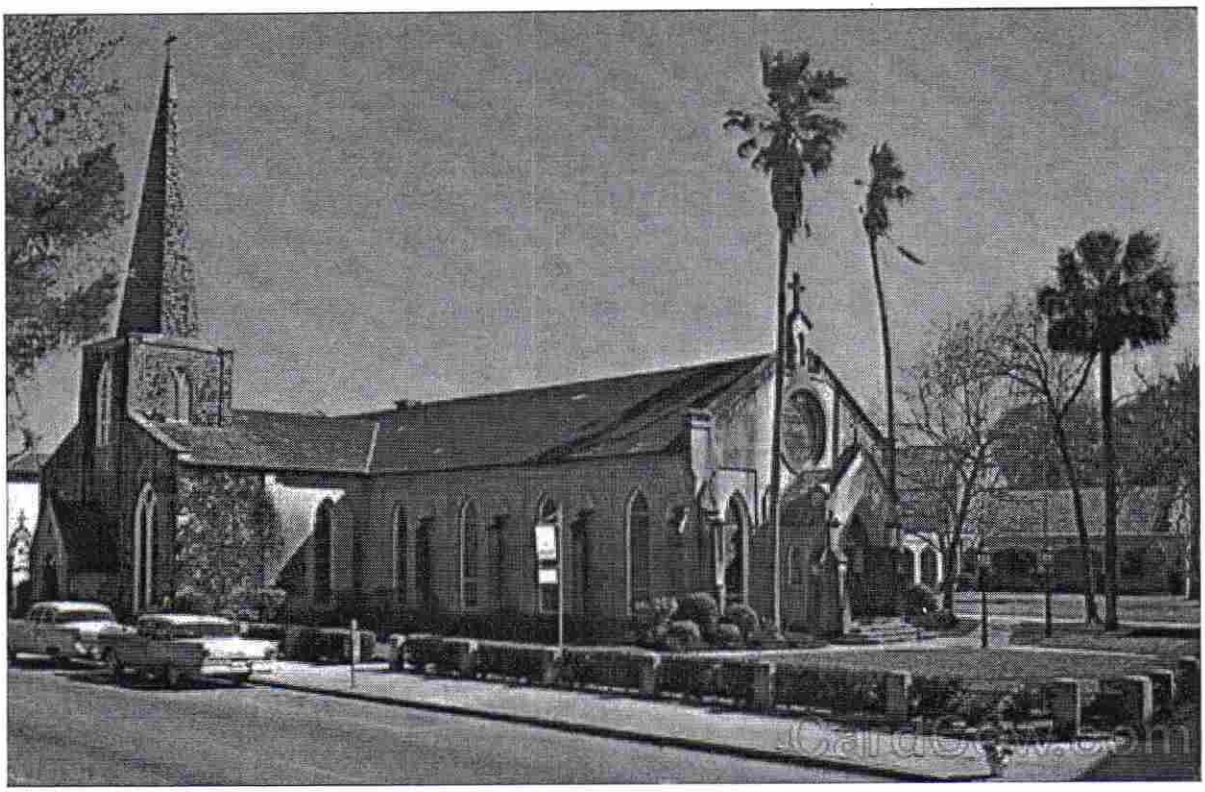


Trinity Episcopal Church prior to 1900 remodel
Library of Congress

St. Augustine FL

Trinity Episcopal Church
St. Augustine FL

Site # 8-SJ ~~1918~~
1913



Trinity Episcopal Parish

Diocese of Florida

Founded 1821

Sunday Services

7:30 am Eucharist
9:00 am Parish Family Eucharist
10:15 am Christian Education
11:15 am Eucharist
Wednesday 10:00 am Holy Eucharist

904-824-2876

PUBLIC PARKING

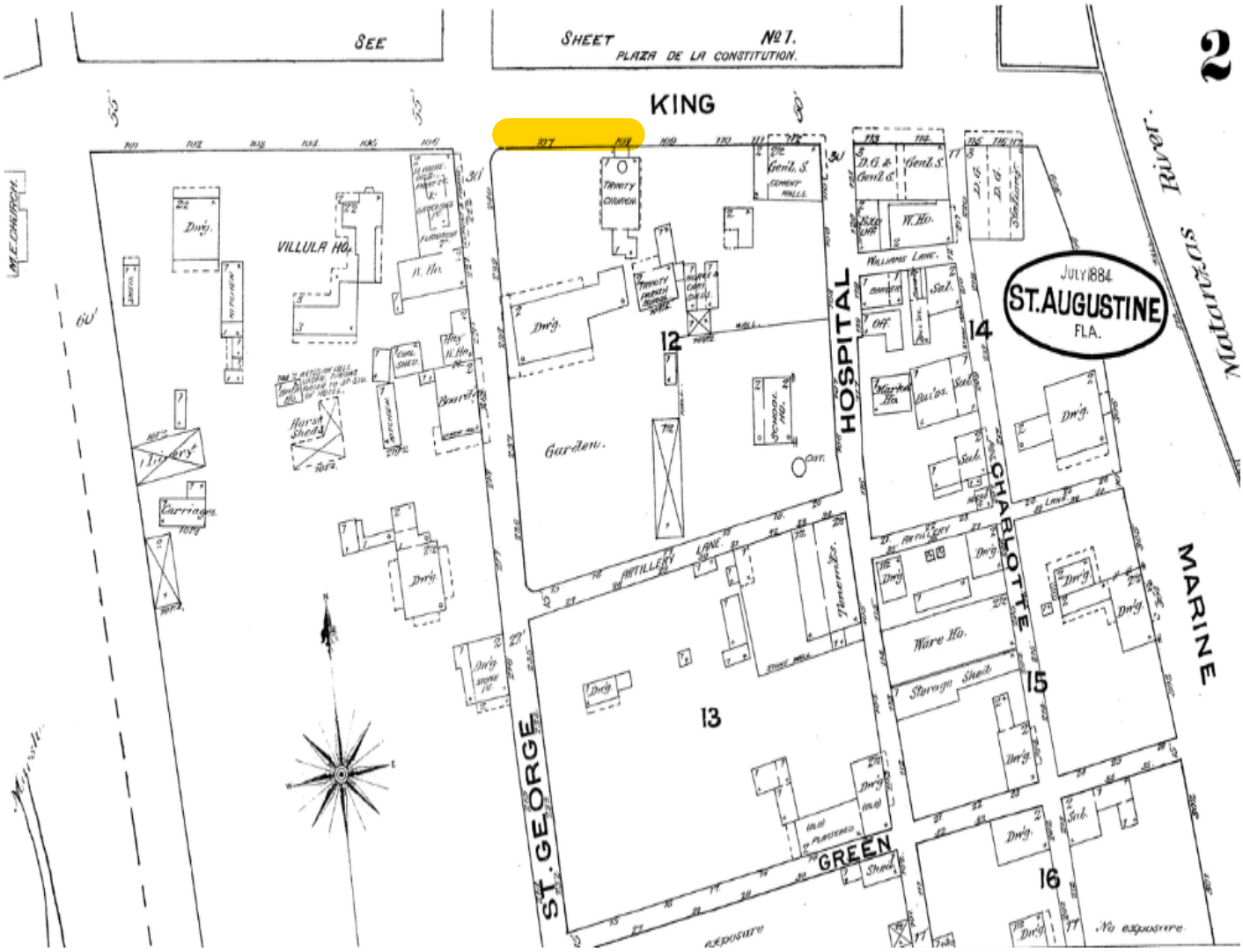
AHEAD

AHEAD
TRINITY
PARISH
CHURCH

CAUTION
AREA UNDER
CONSTRUCTION

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine July 1884, Sheet 2



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ProQuest® Digital Sanborn Maps, 1867–1970 REVISED TO 1947

Saint Augustine Apr. 1930, Sheet 10

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Sanborn Map (1930 revised to 1961)
215 St. George Street

Received July 16, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. PL2021-0106

Receipt No. 2159684

Meeting Date: August 19, 2021

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT R. Conner Dowling
   Business (if applicable) Open City Architecture
   Address P.O. Box 840111
   City St. Augustine State FL Zip Code 32080
   Daytime telephone 904.770.5277 Other phone/email conner@opencityarchitecture.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Trinity Parish
   Business (if applicable) _____
   Address 215 St. George St
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) 904.824.2876 Other phone _____
3. PROJECT STREET ADDRESS 215 St. George St
4. LEGAL DESCRIPTION: Lot 1 & 2 Block 33 Subdivision City of St. Augustine Parcel 1992000000
5. EXISTING USE Church PROPOSED USE Church
6. PROPOSED PROJECT WORK
   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☒ NO
   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
■	■	Existing parking, walkways & other site features ADA accessible ramps

October 2017

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building _____
- ☐ New addition _____
- ☐ New roof structures (dormers, chimneys, etc.) _____
- ☐ New porch/deck/balcony _____
- ☐ New awning/canopy _____
- ☐ New entrances _____
- ☐ New window opening/sashes _____
- ☐ New exterior lighting _____
- ☐ New fence/wall/gate _____
- ■ New parking/walkways/other site features ADA accessible sidewalk, ramps
- ☐ Exterior utility service/mechanical equipment _____

D. PAINT COLORS (check one)

- ■ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

Trinity Episcopal Church proposes creating an exterior ADA accessible route from the ADA parking area to the main sanctuary. The project will convert existing exterior stairs in three different locations into ramps and provide an accessible route via a new concrete sidewalk from the adjacent ADA parking spaces along the north side of Artillery Lane. The ADA parking spaces will be restriped. The existing irregular and square slate tile will be reused where possible and new square tiles added where needed to match the existing. Handrails will be brushed stainless steel, a mix of wall mount when possible and floor mount when necessary.
Please see the drawing package for materials list, photos and descriptions.

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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 project work can begin. If this application is for a Certificate of Appropriateness 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, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME R. Conner Dowling

SIGNATURE OF APPLICANT _____ DATE 7/14/2021

PRINT OWNER'S NAME Matt Macnab

SIGNATURE OF OWNER _____ DATE 7.14.2021

signature of applicant, RCD

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.

October 2017

215 St. George Street (PL 2021-0106)

Application Sufficiency Review

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff*

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

(*) See page 2

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

AWNING/CANOPY

OK	Need	N/A	
☐	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☐	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☐	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

October 2017

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	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
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☐	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)
☐	☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☒	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☒	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☒	(☐)	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing If any more details are available on new materials, please provide
☐	☐	☒	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	Scaled landscape plan
☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	Wall sections
☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

❖ Other details necessary for review:
We will need the building owner's info & signature (authorized agent) for the Trinity Church on application form

Project number: 2021-0106 Project Address: 215 St. George Street

Reviewed by: Julie Courtney Date: July 19, 2021

October 2017

Received August 2, 2021
Planning and Building Department

PROJECT TEAM:

OWNER:

Trinity Parish Church
215 St. George Street
Saint Augustine, FL 32084

Owners Rep: Ray Gay

ARCHITECT:

Open City Architecture, LLC
P.O. Box 840111
Saint Augustine, FL 32080
904-770-5277

Architect: R. Conner Dowling, AIA

Project Manager: Rebecca Chapman

SHEET INDEX:

SHEET INDEX		
Rev.	Number	Sheet Name
ARCHITECTURAL		
	A051	NOTES / SITE PLAN
	AD100	OVERALL DEMO PLAN
	A101	OVERALL PLAN
	A102	ENLARGED PLANS AND DETAILS
	A103	SITE PHOTOS / MATERIAL LIST
	A104	EXISTING SITE PHOTOS

GENERAL NOTES

Project Description:

Trinity Episcopal Church proposes creating an exterior ADA accessible route from the ADA parking area to the main sanctuary.
The project will convert existing exterior stairs in three different locations into ramps and provide an accessible route via a new concrete sidewalk from the adjacent ADA parking spaces along the north side of Artillery Lane.
The ADA parking spaces will be restriped.
The existing irregular and square slate tile will be reused where possible and new square tiles added where needed to match the existing.
Handrails will be brushed stainless steel, a mix of wall mount when possible and floor mount when necessary.
Please see the materials list for photos and descriptions.

1. BUILDING ELEVATION - (E) Finished Floor of Covered Walkway @ Hindry Hall = 100'-0"
2. BEFORE PROCEEDING WITH THE WORK, VERIFY DIMENSIONS AND CONFIGURATIONS ON DRAWINGS WITH ACTUAL CONDITIONS AT THE SITE, IN COORDINATION WITH APPROPRIATE SUBCONTRACTORS, AND NOTIFY OWNER OF ANY DISCREPANICES.
3. FRAMING AND FOUNDATION DIMENSIONS ON PLANS AND DETAILS ARE TO FACE OF FINISH UNLESS OTHERWISE INCDICATED.
4. WRITTEN DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
5. CENTERLINES ARE SET TO CENTER OF WOOD COLUMNS
6. ALL PATCHING AND PAINTING OF (E) EXTERIOR WALLS TO MATCH (E) SURFACE TEXTURE AND PAINT COLOR

ZONING INFORMATION:

LEGAL DESCRIPTION:
215 St. George Street, SAINT AUGUSTINE, FL 32084
Lots 1 and 2 of Block 33 in the City of Saint Augustine
TAX TYPE: Church

PLANNING:

ZONING	HP-2
LOT SIZE	**46,092 SF**
(E) SITE COVERAGE	15,899 SF

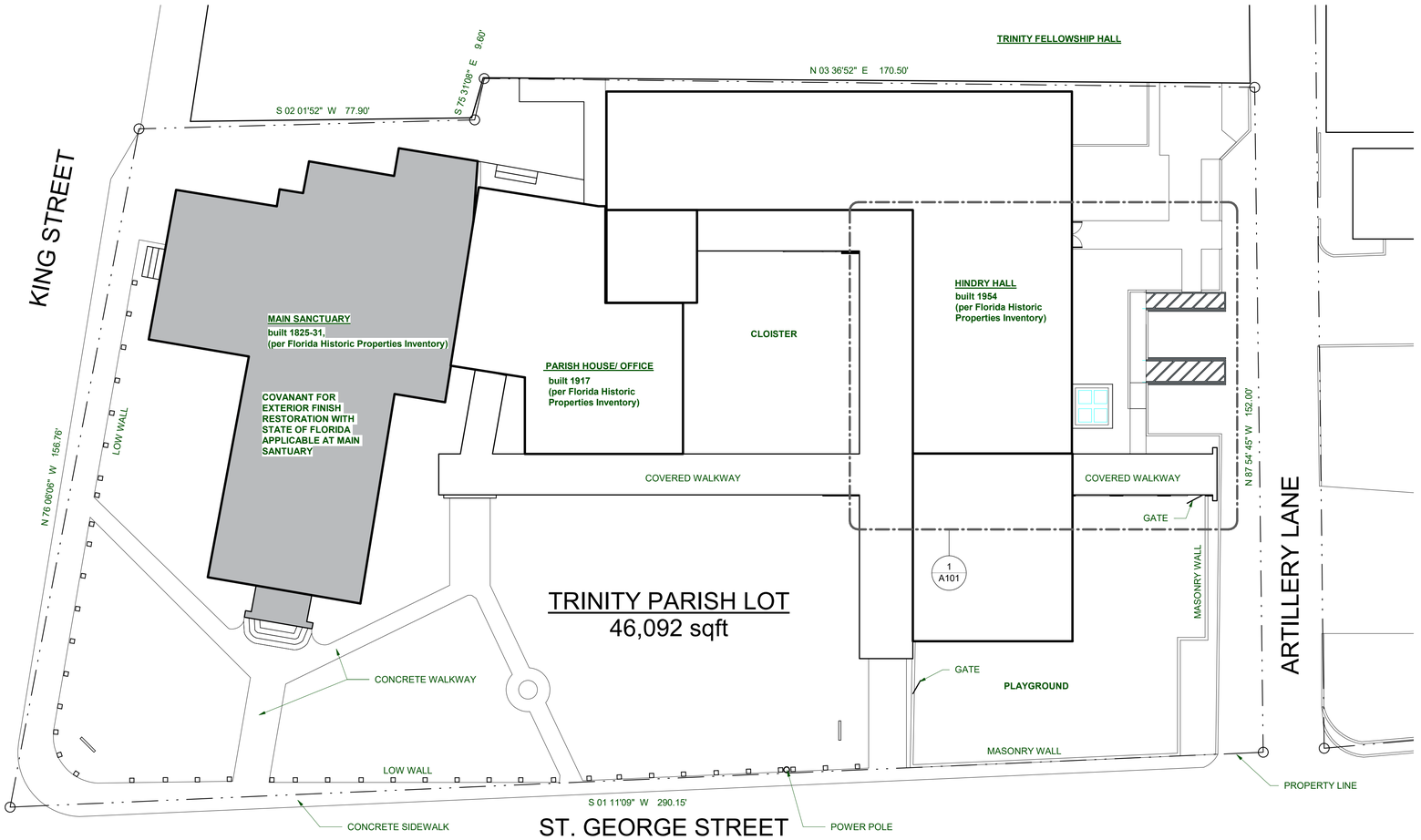
(NO NEW COVERED STRUCTURES IN SCOPE OF WORK)

TOTAL SITE COVERAGE **15,899SF (35%)**

CODE INFORMATION:

APPLICABLE CODES & STANDARDS

2020 FLORIDA BUILDING CODE - RESIDENTIAL
2020 NATIONAL FLORIDA FIRE PREVENTION CODE w/UP TO DATE AMENDMENTS
2020 FLORIDA BUILDING CODE - CHAPTER 11 - ACCESSIBILITY
US ADAAG ACCESSIBILITY GUIDELINES



1 01 SITE PLAN
1/16" = 1'-0"

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Open City Architecture, LLC
P.O. Box 840111
Saint Augustine, FL 32080
T. 904.770.5277
conner@opencityarchitecture.com

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Trinity Parish - ADA Accessible Route Improvments

215 St George Street
St. Augustine, FL 32084

MARK	DATE	DESCRIPTION
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NOTES / SITE PLAN

A051

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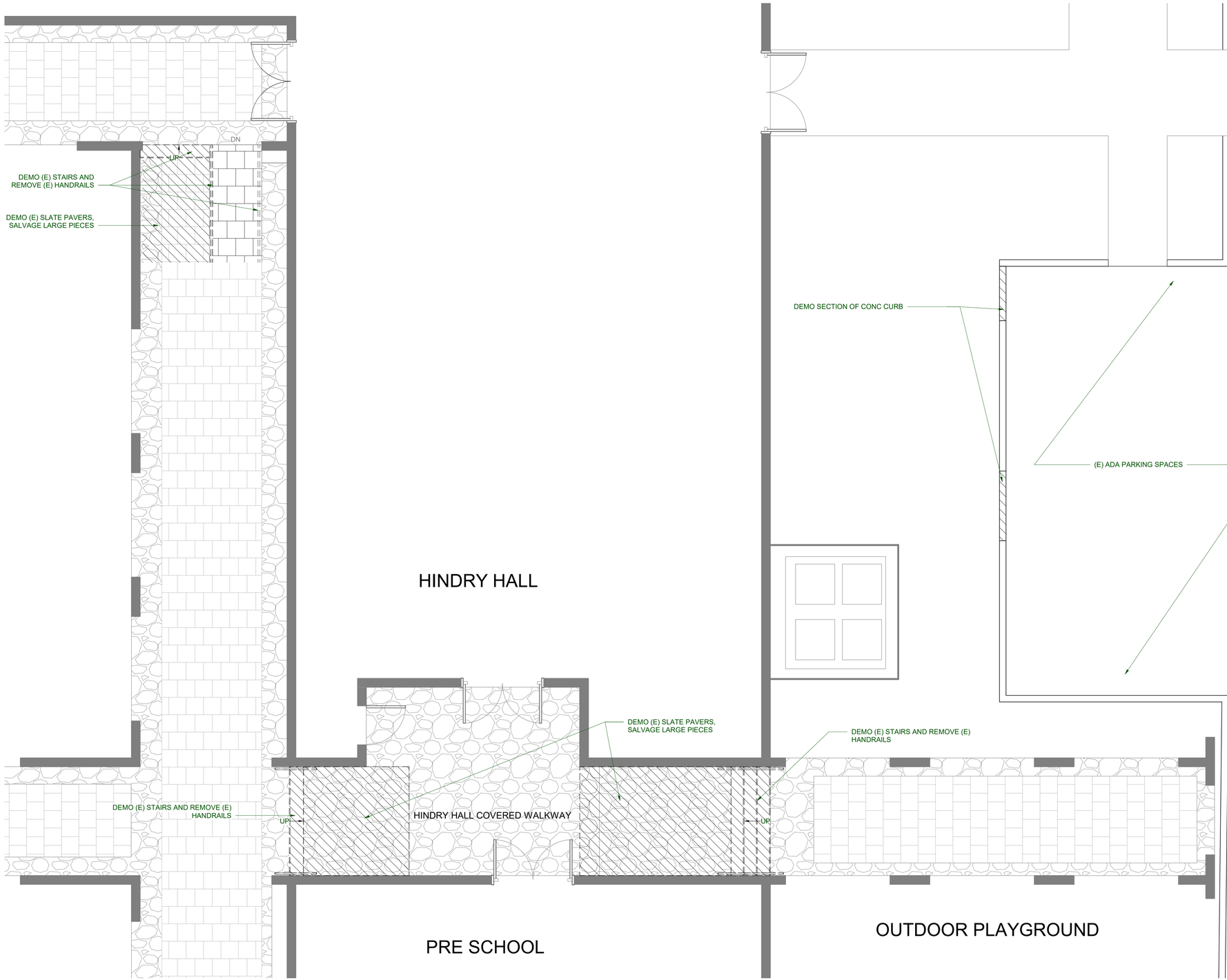

1 EXISTING OVERALL FLOOR PLAN Copy 1
1/4" = 1'-0"

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Drawn By:		Author

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OVERALL DEMO PLAN

AD100

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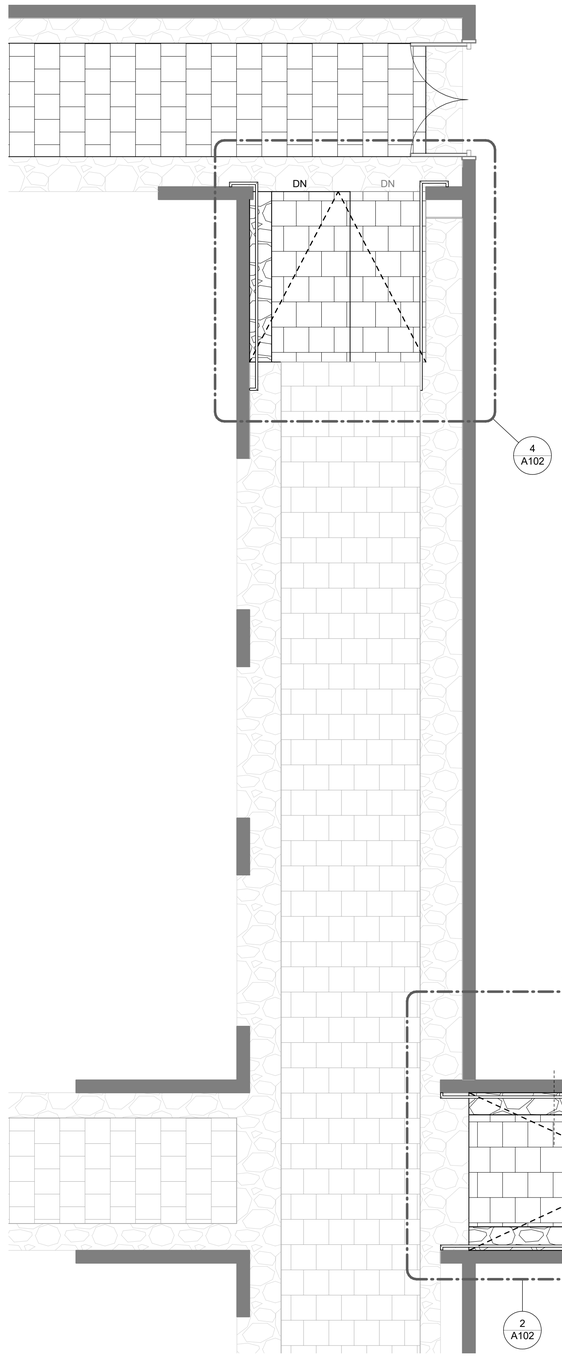

1 NEW ADA ACCESS OVERALL FLOOR PLAN
1/4" = 1'-0"

7/13/2021 11:06:09 AM

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OVERALL PLAN

A101

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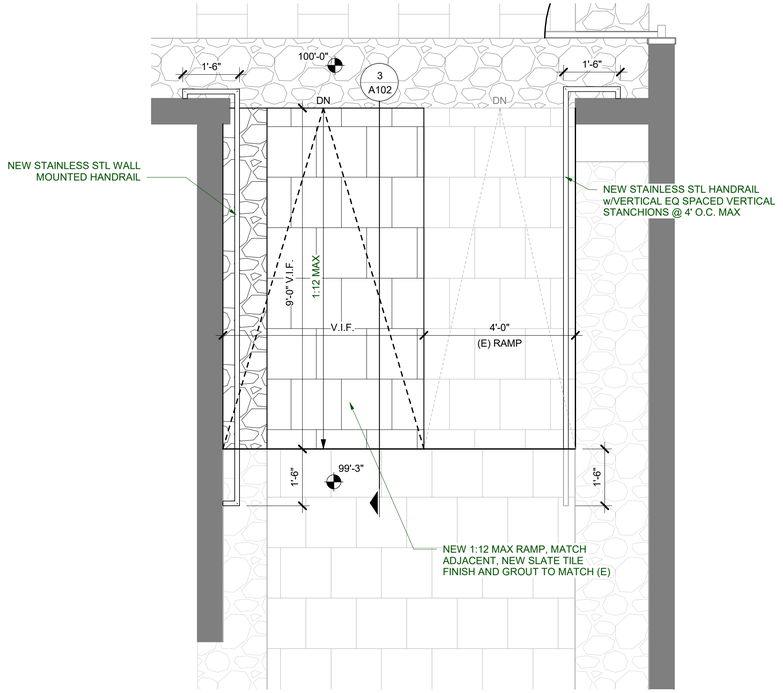
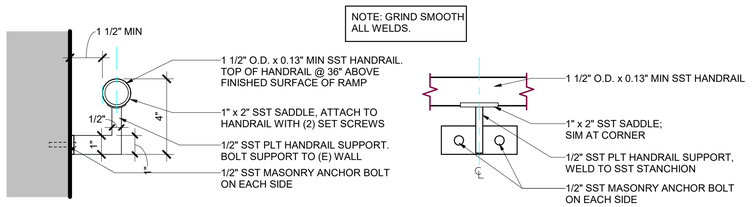


4 NEW ADA ACCESS PLAN - EAST RAMP
1/2" = 1'-0"

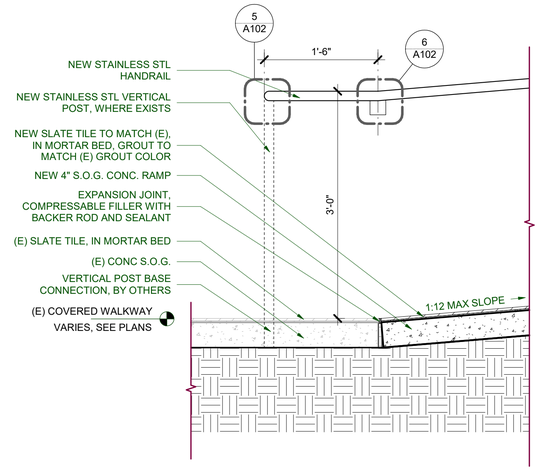


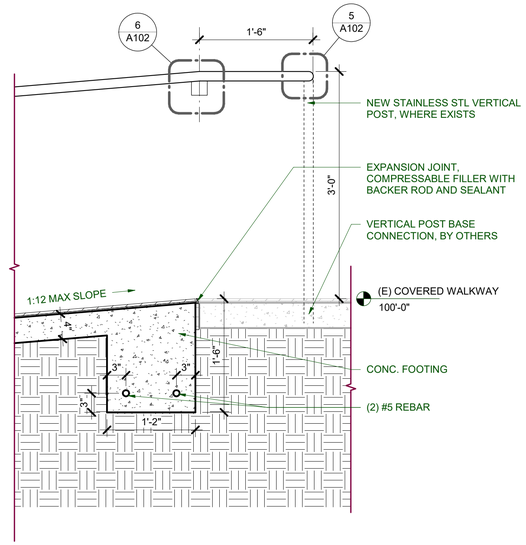
SECTION @ INTERMEDIATE SUPPORT

ELEVATION @ HANDRAIL BRACKET

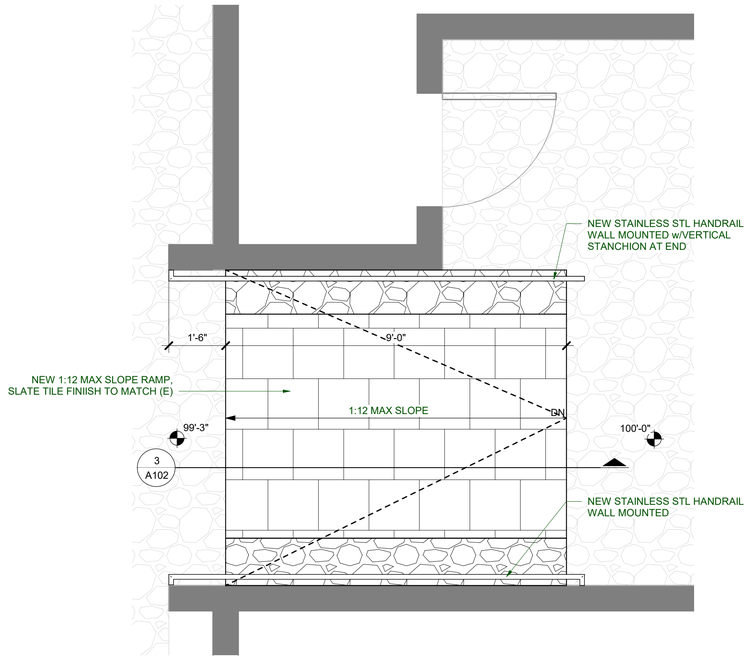
6 HANDRAIL MOUNTING AND SUPPORT AT RAMPS
3" = 1'-0"

5 HANDRAIL RETURN AT WALL
3" = 1'-0"

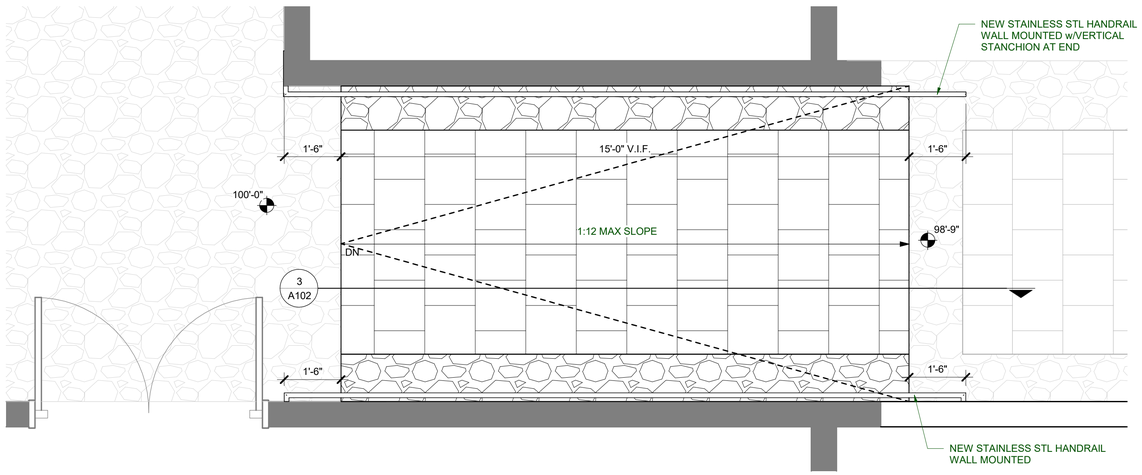




3 TYP SECTION @ NEW RAMPS
1" = 1'-0"



2 NEW ADA ACCESS PLAN - NORTH RAMP
1/2" = 1'-0"



1 NEW ADA ACCESS PLAN - SOUTH RAMP
1/2" = 1'-0"

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conner@opencityarchitecture.com

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ENLARGED PLANS AND DETAILS

A102

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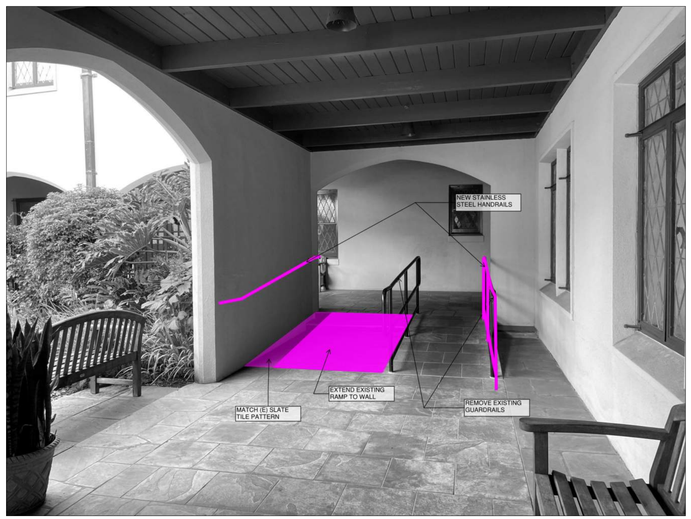
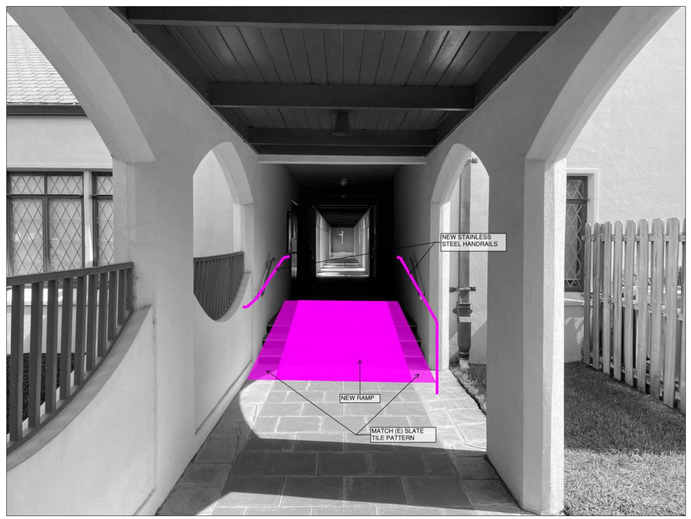
VIEW OF NORTH RAMP

VIEW OF ADA PARKING AT ARTILLERY LANE

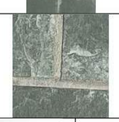


VIEW OF EAST RAMP



VIEW OF SOUTH RAMP

Materials List

Material	Description	Photo
Concrete Ramp	Slab on grade Ramp (Slate tile as Finished Surface)	n/a
Concrete Sidewalk	Sidewalk - will match existing sidewalk that leads into the fellowhip hall	
Tile 1	Green Slate - Irregular Shape - will repurpose existing tiles	
Tile 2	Green Slate - Square 16" x 16" Tile - Use (e) attic stock and new tiles to match existing	
Grout	Match existing Color	
Handrails	Stainless Steel - Mix of Wall Mount and Floor Mount	
Paint	ADA approved curb paint and pavement striping to match existing	

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SITE PHOTOS / MATERIAL LIST

A103

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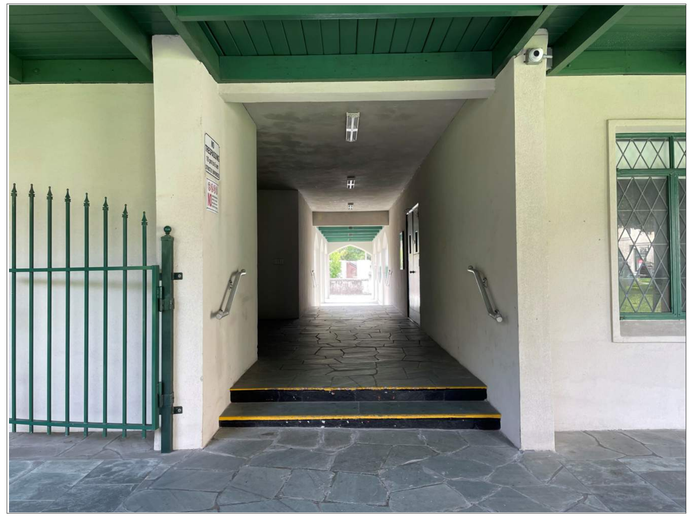
VIEW OF EXISTING CURB CUTS AND RAMP AT ARTILLERY LANE



VIEW OF EXISTING NORTH RAMP

VIEW OF EXISTING ADA PARKING AT ARTILLERY LANE

VIEW OF EXISTING EAST RAMP

VIEW OF EXISTING SOUTH RAMP

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EXISTING SITE PHOTOS

A104

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Instr #2015065288 BK: 4098 PG: 899, Filed & Recorded: 10/14/2015 2:36 PM #Pgs:3
George Lareau,Clerk of the Circuit Court St. Johns County FL Recording $27.00

RESTRICTIVE COVENANTS

Project Name: Trinity Episcopal Church Building Exterior Restoration Project
Grant Number: SC614

THESE COVENANTS are entered into this **5th** day of **October**, 20**15**, by **Trinity Episcopal Church**, hereinafter referred to as the Owner, and (**Name of Grant Recipient**) hereinafter referred to as the Grant Recipient, and shall be effective for a period of ten years from the date of recordation by the Clerk of the Circuit Court of (**Name of County**) County, Florida.

WHEREAS, the Owner is the fee simple titleholder of the Property located at 215 St. George St., Saint Augustine, Saint Johns County, Florida, as described in Exhibit A, attached to and made a part hereof and

WHEREAS, the Grant Recipient is to receive State Historic Preservation Grant assistance funds administered by the State of Florida, Department of State, Division of Historical Resources, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250, hereinafter referred to as the Department, in the amount of **$55,056** to be used for the restoration and preservation of the property of the Owner as described in Exhibit A, and

WHEREAS, said State funds have been or will be expended for the purpose of preserving the historic qualities of the property or contributing to the historic character of the district in which the property is located,

Now THEREFORE, as part of the consideration for the State grant, the Owner and the Grant Recipient hereby make and declare the following restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for a period stated in the preamble above:

COPY

1. The Owner and the Grant Recipient agree to maintain the property in accordance with good preservation practices and the Secretary of the Interior's Standards for Rehabilitation.
2. The Owner and the Grant Recipient agree that no modifications will be made to the Property, other than routine repairs and maintenance, without advance review and approval of the plans and specifications by the Department's Bureau of Historic Preservation.
3. The Owner and the Grant Recipient agree that every effort will be made to design any modifications to the Property in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.
4. The Owner and the Grant Recipient agree that the Department, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Award Agreement and these covenants are being observed.
5. The Owner and the Grant Recipient agree that these restrictions shall encumber the property for a period of ten years from the date of recordation, and that if the restrictions are violated within the ten year period, the Department shall be entitled to liquidated damages pursuant to the following schedule:
   a. If the violation occurs within the first five years of the effective date of these covenants, the Department shall be entitled to return of the entire grant amount.
   b. If the violation occurs after the first five years, the Department shall be entitled to return of the entire grant amount, less 10% for each year past the first five. For instance, if the violation occurs after the sixth anniversary of the effective date of these covenants, but prior to the seventh anniversary, the Department shall be entitled to return of 80% of the original grant amount.
6. The Owner agrees to file these covenants with the Clerk of the Circuit Court of (**Name of County**) County, Florida, and shall pay any and all expenses associated with their filing and recording.
7. The Owner and Grant Recipient agree that the Department shall incur no tax liability as a result of these restrictive covenants.

IN WITNESS WHEREOF, the Owner and Grant Recipient have read these Restrictive Covenants and have hereto affixed their signatures.

WITNESSES:

Melissa Morgan
Witness Signature

Trinity Episcopal Church
OWNER

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Owner's Address

Witness Signature

Saint Augustine, **Florida** **32084**
City State Zip

Diane Hunter
Witness Name Typed/Printed

COPY

The State of Florida
County of St Johns

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that David Weidner personally
(Name)

appeared as Rev David Weidner for Trinity Episcopal Church
(Officer) Rector **(Name of Corporation/Partnership)**

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced FL DL

Executed and sealed by me at St Aug, Florida on 10/14, ~~200~~ 2015

Notary Public in and for

JENNIFER A. MORRIS
Commission # FF 099315
Expires July 6, 2018
Bonded Thru Troy Fain Insurance 800-385 7019

The State of

My commission expires:

[SEAL]

Witness Signature

Trinity Episcopal Church
GRANT RECIPIENT

Melissa Morgan
Witness Name Typed/Printed

215 Saint George Street
Grant Recipient's Address

Witness Signature

Saint Augustine, **Florida** **32084**
City State Zip

Diane Hunter
Witness Name Typed/Printed

COPY

The State of Florida
County of _____

I certify that on this date before me, an officer duly authorized in the state and county named above to take acknowledgments, that David Weidner personally
(Name)

appeared as ~~Trustee~~ Rector for Trinity Episcopal Church
(Officer) **(Name of Corporation/Partnership)**

known to me to be or who proved to my satisfaction that he/she is the person described in and who executed the foregoing instrument.

Type of Identification Produced F.L.D.L.

Executed and sealed by me at St Aug, Florida on 10/14, 200 2015

Notary Public in and for

JENNIFER A. MORRIS
Commission # FF 099315
Expires July 6, 2018
Bonded Thru Troy Fain Insurance 800-385 7019

The State of _____

My commission expires: _____

[SEAL]

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

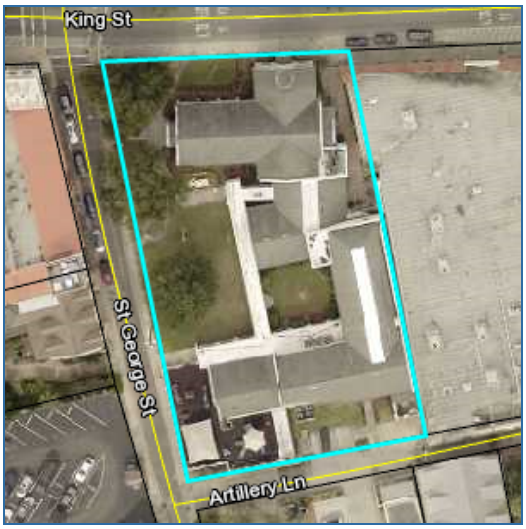
Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1992000000
Location Address	215 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOTS 1 & 2 BLK 33 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.980
Homestead	N

Owner Information

Owner Name	Trinity Episcopal Church Of 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2021
Building Value	$1,310,203
Extra Features Value	$12,556
Total Land Value	$2,142,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$3,464,759**
Total Deferred	$1,603,957
Assessed Value	**$1,860,802**
Total Exemptions	$1,860,802
Taxable Value	**$0**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$1,350,517	$12,556	$2,142,000	$0	$0	$3,505,073	$1,691,638	$3,505,073	$0
2019	$1,281,358	$12,556	$2,142,000	$0	$0	$3,435,914	$1,537,853	$3,435,914	$0
2018	$1,117,579	$12,556	$2,142,000	$0	$0	$3,272,135	$1,398,048	$3,272,135	$0
2017	$745,053	$12,556	$2,142,000	$0	$0	$2,899,609	$1,270,953	$2,899,609	$0
2016	$647,899	$12,556	$856,800	$0	$0	$1,517,255	$1,155,412	$1,517,255	$0
2015	$647,899	$12,556	$856,800	$0	$0	$1,517,255	$1,050,375	$1,517,255	$0
2014	$381,126	$12,556	$561,204	$0	$0	$954,886	$954,886	$954,886	$0
2013	$381,126	$12,556	$561,204	$0	$0	$954,886	$954,886	$954,886	$0
2012	$381,126	$12,556	$561,204	$0	$0	$954,886	$954,886	$954,886	$0
2011	$400,182	$12,556	$621,180	$0	$0	$1,033,918	$1,033,918	$1,033,918	$0
2010	$428,766	$12,556	$685,440	$0	$0	$1,126,762	$1,126,762	$1,126,762	$0

Exemption Information

Exemption Type	Amount
Church/Religious	$1,860,802

Building Information

Building 1
Actual Area 18797
Conditioned Area 20820
Actual Year Built 1917
Use Churches
Style 04
Class N
Exterior Wall Concrete Stucco
Roof Structure Wood Truss

Roof Structure Wood Truss
Roof Cover Composite Shingle
Interior Flooring Carpet, Slate
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Slate	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	39 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA - FORCED	9684	9684
2 STORY - FORCED	11136	5568
FINISHED OPEN PORCH - FORCED	0	240
CANOPY - FORCED	0	3162
MASONRY UTILITY	0	143
Total SqFt	20820	18797

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Sprinkler Wet	0	0	0	0	20820
Masonry Wall	0	0	0	0	756

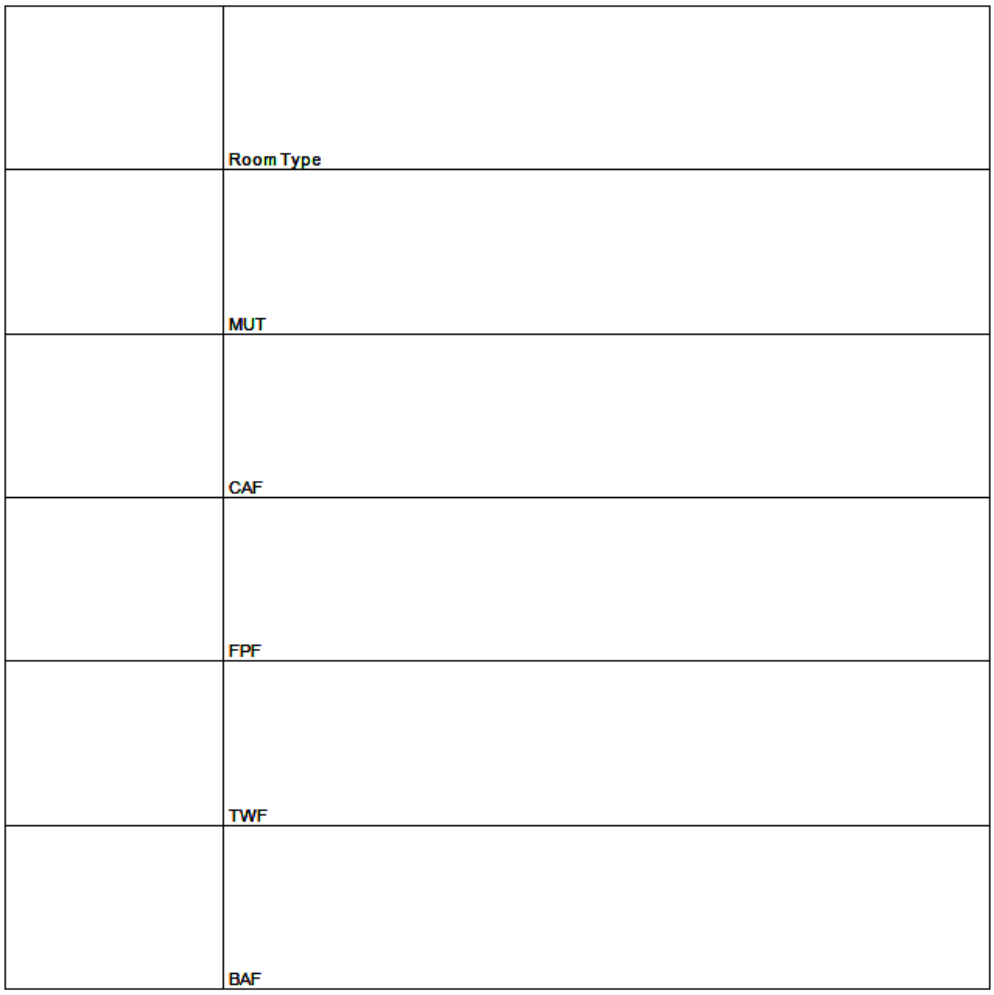
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	153	280	42840	SF	$2,142,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/14/2015	10/5/2015	$0.00	COVENANTS AND RESTRICTIONS	4098	899	U	I	TRINITY EPISCOPAL CHURCH	TRINITY EPISCOPAL CHURCH OF

Sketch Information



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Developed by Schneider GEOSPATIAL

Last Data Upload: 7/16/2021, 12:44:18 AM

Version 2.3.131

Detail by Entity Name

Florida Limited Liability Company
OPEN CITY ARCHITECTURE, LLC

Filing Information

Document Number	L20000087025
FEI/EIN Number	85-0901061
Date Filed	03/23/2020
Effective Date	05/01/2020
State	FL
Status	ACTIVE

Principal Address

695
16TH ST.
ST. AUGUSTINE, FL 32080

Mailing Address

P.O. BOX 840111
16TH ST.
Saint Augustine, FL 32080

Changed: 11/12/2020

Registered Agent Name & Address

DOWLING, RUSSELL C
695
16TH ST.
ST. AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title MGR

DOWLING, RUSSELL C
695, 16TH ST.
ST. AUGUSTINE, FL 32080

Title AR

JOHNSON, AMANDA L

695, 16TH ST.
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2021	01/13/2021

Document Images

01/13/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Street Address

Florida Not For Profit Corporation
THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N20000003884
FEI/EIN Number	59-0657335
Date Filed	04/07/2020
Effective Date	04/06/2020
State	FL
Status	ACTIVE

Principal Address

215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084 UN

Mailing Address

215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084 UN

Registered Agent Name & Address

BELGER, MEREDITH
215 SAINT GEORGE STREET
SAINT AUGUSTINE, FL 32084

Name Changed: 02/08/2021

Officer/Director Detail

Name & Address

Title D

MARINO, MATTHEW
215 ST. GEORGE ST.
ST. AUGUSTINE, FL 32084

Title D

JOHNSON, RAYMOND
110 Dogwood Dr
ST. AUGUSTINE, FL 32080

Title D

BELMONT, BRUCE
2568 OLEANDER ST.
ST. AUGUSTINE, FL 32080

Title T

BELMONT, MARY LOU
2568 OLEANDER ST.
ST. AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2021	02/08/2021

Document Images

02/08/2021 -- ANNUAL REPORT	View image in PDF format
04/07/2020 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

DATE: August 19, 2021

RE: Agenda item 6(a)

6. Continued Items from the previous HARB meetings

a)	PL2021-0061 Certificate of Appropriateness Continuing from June 17, 2021	Natural Beauty, Inc. - Applicant Daniel Pingel and Robert Geibeig Jr - Owner 112 St. George Street To add an awning across the storefront window and door of front façade / east elevation.

Please note that this application was continued at the June 17 and July 15, 2021 meetings without being heard, because no representative for the application was present at the meeting.

Thompson Awning submitted additional information that is at the front of the application packets (received August 9, 2021) showing where hardware will be required to attach the awning, noting that the upper edge of the awning should be able to be secured to the band of concrete above the tiled façade and that two anchor bolts will be needed in the tiled area of the storefront.

Additional photos were added to the end of the staff report photos to show that other similarly tiled storefront buildings adjacent to 112 St. George Street have existing awnings that were fastened to the tiled areas.

As indicated on the Staff Recommendation on page 2 of the staff report, the HARB should determine:

1. If the proposed awning design meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10
2. That the applicant has provided adequate verification that the awning installation can be done in a manner to avoid damage to the existing storefront tiles

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for June 17, 2021 Meeting

Application PL2021-0061 Address: 112(A) St. George Street

Applicant: Natural Beauty Inc.

Property Owner: Daniel Pingel and Robert Geibeig

Project description: To add an awning across the storefront window and door of front façade / east elevation.

Architectural Style:	Masonry Vernacular	Florida Master Site File:	N/A
National Register:	St. Augustine Town Plan Historic District: Noncontributing	Construction date:	1952 (SJCPA)
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1975800000		
Agenda Item:	7(a)	Previous Action(s):	COA F2017-0169 (Denied replacing tile storefront with stucco)

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of St. George Street, between Hypolita and Treasury Streets, the one-story Masonry Vernacular building at 112 St. George Street was constructed in 1952, according to the St. Johns County Property Appraiser's records. The mid-century period building's storefront has the same tile that is found on the adjacent and distinct buildings to 116 St. George Street.
2. Since the building currently does not have an existing awning, a Certificate of Appropriateness approval by the HARB is required before a building permit application can be approved.
3. A historic photo likely from the 1960s of the building that is included in the attachments section of this report show what appears to be two awnings with a straight bottom edge projecting over the doorway area of the storefront. A GoogleMaps image from 2012 showed an open-sided awning with a scalloped edge at the bottom.
4. The building permit application submitted prior to this COA application included the store's name across the front of the proposed awning, but the awning company was informed that awning signs are prohibited in the Historic Sign zones. For the proposed awning in this application, the text has been removed.
5. More details on how and where the awning will be fastened to the building to ensure that there will not be any potential damage to the existing storefront tile were requested by staff, as well as a plan view of the building with the projection shown. Dimensions provided by the applicant states the depth is 3'-4".
6. Overall, the awning is a reversible treatment, if it is not fastened through the façade's tile elements.
7. The applicant indicated the enclosed side design was desired to help with sun and rain and for greater strength when compared to the awnings with open sides.
8. As recommended by the Architectural Guidelines for Historic Preservation (AGHP), the proposed awning follows the lines of window or door openings that it will cover. A variety of other awnings along St. George Street storefronts were observed, with many having a scalloped bottom and a number not having the boxed form/enclosed sides. To further meet the AGHP's recommendations on compatible designs, slight modifications such as a combination between an open sided with a straight or scalloped bottom edge may be more historically appropriate to the style of the building or a more compatible contemporary design.

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 112 (A) St. George Street** if **the HARB determines the proposed awning design meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10** with the following condition:

1. That the applicant provides verification that the awning installation can be done in a manner to avoid damage to the existing storefront tiles.

Julie Courtney
Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. To add a black canvas awning with a straight bottom edge and enclosed sides across the front facade / east elevation of storefront A:
    a. Overall dimensions are 12’-6” wide x 2’-6” high x 3’-4” deep

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Windows and Window Treatments

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

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

Do...

- Protect and maintain the wood and architectural metal which comprise the windows (including frame, sash, muntins and surrounds), shutters and balconies through appropriate surface treatments such as cleaning, rust removal, limited paint removal and re-application of protective coating systems.
- Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door openings they are intended to cover.

Don't...

- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

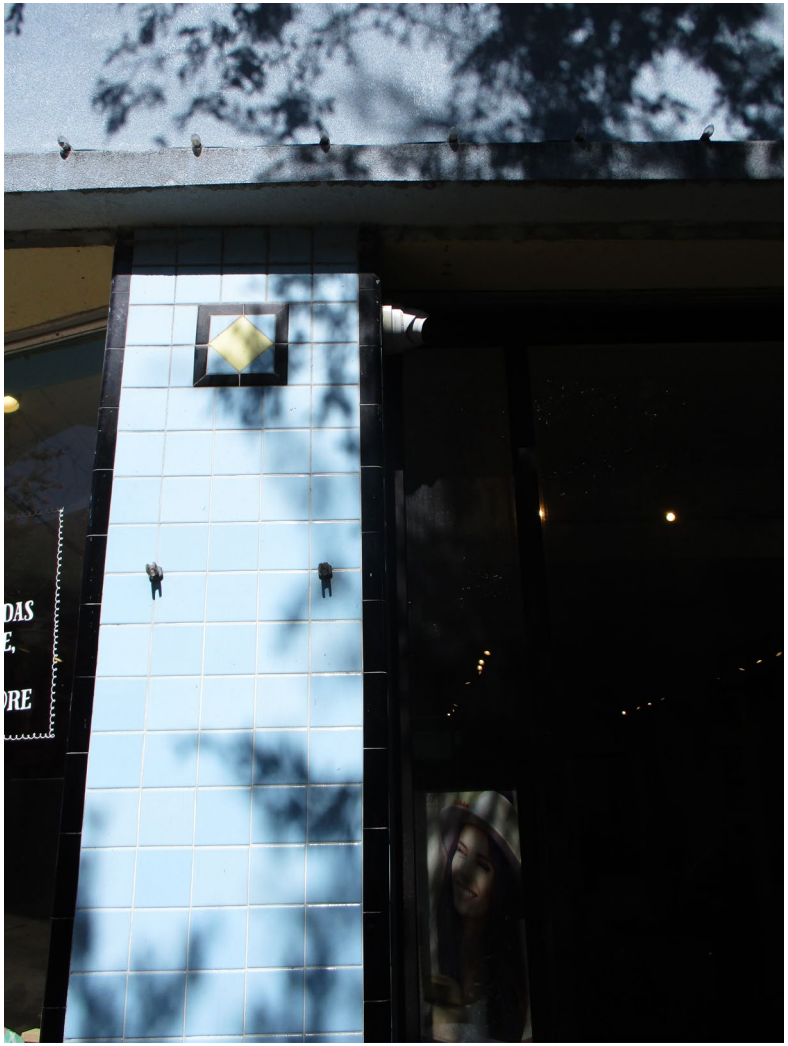
LIST OF ATTACHMENTS:

1. Staff photographs
2. GoogleMaps Image (May 2012) showing previous awning
3. Historic images of St. George Street in the vicinity of 112 St. George Street, courtesy St. Augustine Historical Society
4. Sanborn Map

STAFF PHOTOGRAPHS
112 (A) St. George Street

West elevation/front façade storefront where the proposed awning will be installed over the large window and door

STAFF PHOTOGRAPHS
112 (A) St. George Street



STAFF PHOTOGRAPHS
112 (A) St. George Street

Looking north and south along the west side of St. George Street

STAFF PHOTOGRAPHS
112 (A) St. George Street

Looking northward and across to the east of St. George Street

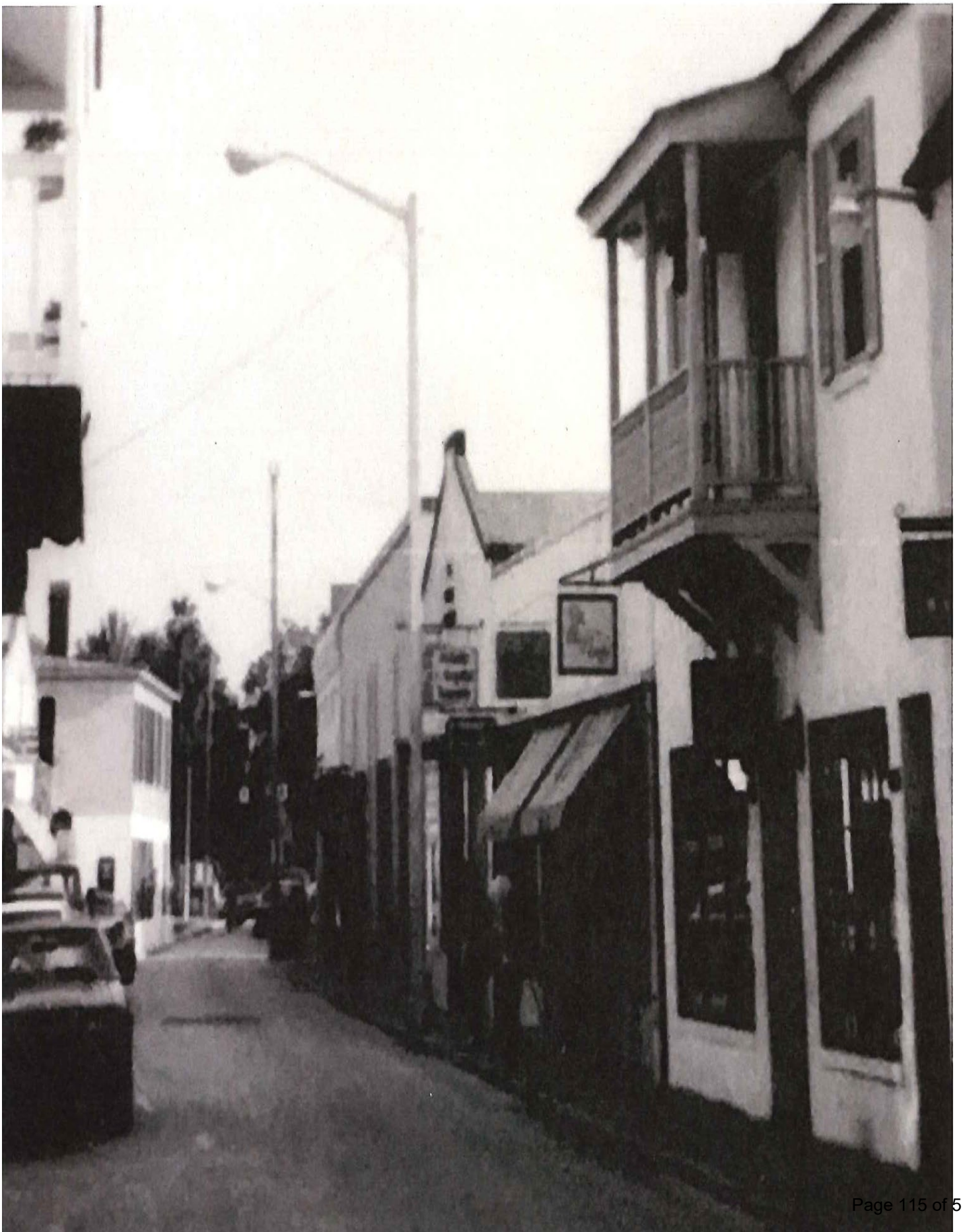
Google Maps 112 St. George Street, St. Augustine: Previous awning visible on May 2012 image

Image capture: May 2012 © 2021 Google

Google

Street View

St. George Street c. 1960s-70s, with awnings showing at 12 St. George Street



Sanborn Map (1930 revised to 1961)
112 St. George Street
(Building (A) is possibly labeled as 110 St. George)

ADDED STAFF PHOTOGRAPHS FOR AUGUST 19, 2021 MEETING:

Awnings on similarly tiled storefronts adjacent to 112 (A) St. George Street

ADDED STAFF PHOTOGRAPHS FOR AUGUST 19, 2021 MEETING:

Awnings on similarly tiled storefronts adjacent to 112 (A) St. George Street

ADDED STAFF PHOTOGRAPHS FOR AUGUST 19, 2021 MEETING:

Awnings on similarly tiled storefronts adjacent to 112 (A) St. George Street

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 15, 2021

Natural Beauty Inc.
112 St. George Street Unit A
St. Augustine, FL 32084

cc: Daniel Pingel and Robert Geibeig

Re: Certificate of Appropriateness – 112 St. George Street – PL2021-0061

Dear Applicant,

On July 15, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to add an awning across the storefront window and door of front façade / east elevation.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the August 19, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department by August 9, 2021.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	PL2021-0061
Applicant:	Natural Beauty Inc.
Owner:	Daniel Pingel and Robert Geibeig
Address:	112 St. George Street
Parcel Number:	1975800000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to add an awning across the storefront window and door of front façade / east elevation

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 15, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the July 15, 2021 Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
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 add an awning across the storefront window and door of front façade / east elevation.

Subject to the following conditions:

- August 19
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 15th day of July, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0061

REQUEST APPROVED / DENIED / CONTINUED

Barbara Wingo
Sign Name

Barbara C. Wingo
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, Barbara Wingo, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 15th day of July, A.D., 2021.

Elyse Anderson
Notary Public, State of Florida

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

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.

FOR August 19, 2021 HARB MEETING

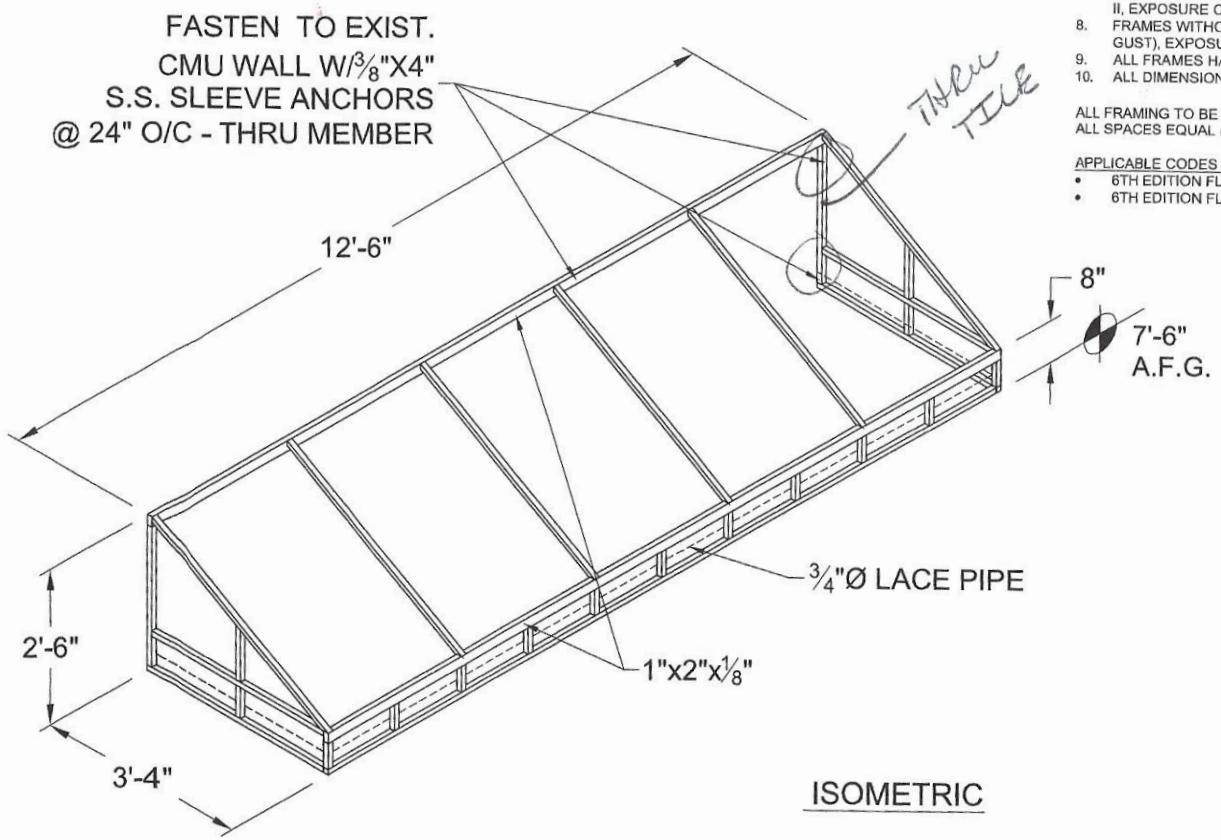
2021-0061: 112 ST. GEORGE STREET

Materials submitted by:
Thompson Awning and Shutter Company
on behalf of Natural Beauty, Inc. - Applicant

Received August 9, 2021
Planning & Building Department

125+ SPECIALTY SODAS
HAND MADE FUDGE,
CHOCOLATES,
COTTON CANDY, & MORE
110 ST. GEOR

Received August 9, 2021
Planning & Building Department



ISOMETRIC

GENERAL NOTES

1. ALL MEMBERS SHALL BE 6061-T6 ALUMINUM TUBE.
2. ALL OTHER MATERIAL SHALL BE 6061-T6 ALUMINUM (U.O.N.)
3. ALL CONNECTIONS SHALL BE FULLY WELDED.
4. ALL WELDS SHALL COMPLY WITH A.W.S. CODE (LATEST EDITION)
5. COVER ALL WELDS WITH CORROSION RESISTANT COATING.
6. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH SECTION 31 AND SECTION 16 OF THE FLORIDA BUILDING CODE (6TH EDITION) - ASCE 7-10.
7. AWNING COVERS SHALL BE REMOVED IN PERIODS OF HIGH WINDS; SPECIFICALLY WINDS IN EXCESS OF 75 M.P.H. AWNING W/COVER WILL SUSTAIN 105 M.PH. (3 SECOND GUST) - RISK CATEGORY II, EXPOSURE C.
8. FRAMES WITHOUT FABRIC WILL SUSTAIN 180 M.P.H. WINDS (3 SECOND GUST), EXPOSURE D.
9. ALL FRAMES HAVE BEEN DESIGNED USING RATIONAL ANALYSIS.
10. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION.

ALL FRAMING TO BE 1"X1"X1/8" (U.O.N.)
ALL SPACES EQUAL (U.O.N.)

APPLICABLE CODES (INCLUDING LOCAL AMENDMENTS):

- 6TH EDITION FLORIDA BUILDING CODE / ASCE 7-10
- 6TH EDITION FLORIDA FIRE PREVENTION CODE

2036 EVERGREEN AVENUE
JACKSONVILLE, FL 32205
(904) 355 - 1616
Thompson Awning & Shutter Co.

NATURAL BLOSSOM
112-A ST. GEORGE ST.
ST. AUGUSTINE, FL

LTL ASSOCIATES, INC.
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 6116
5725 Corporate Way, Suite 202, West Palm Beach, Florida 33407
(561) 478-1845 Fax: (561) 478-6881

DATE: 3/10/20
SCALE: N.T.S.
DRAWN: JR
CHECKED: LT
JOB No: 106T3440

SHEET 1 OF 1

LEONARD A. TYLKA, JR. PE
FL. LIC. NO. 31738

Received August 9, 2021
Planning & Building Department

CASE # PL 2021-0061

Hello,

I just wanted to check in with you as your application will be heard at the July 15 Historic Architectural Review Board (HARB) meeting. Someone will need to be physically at the meeting to represent the application or it will likely be continued again. I am attaching the agenda for that meeting and the documents sent to you from the June 17 meeting in the email below.

We still need the following information provided – all additional documentation must be received **by July 5th**:

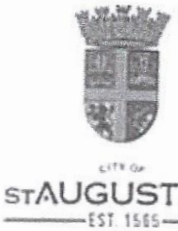
1. Confirmation that the new awning will not be anchored in / through the architectural tile on the building's exterior façade
2. Please provide the email address for the owners of the building, Daniel Pingel and Robert Geibeig, as we are required to provide copies of these meeting related documents as well as the final order from the meeting

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

DON'T KNOW HOW TO DO THIS?



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to cit 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.

From: Candice Seymour
Sent: Friday, June 18, 2021 3:33 PM
To: Tomer Elimelech <info@benligroup.com>
Cc: sales@thompsonawning.com
Subject: HARB Order from the June 17, 2021 Meeting

Find attached the order and findings regarding your application heard at the above-referenced meeting.

Have a good day!

Candice Seymour
Planning and Building Clerk
City of St. Augustine
cseymour@citystaug.com
904-209-4325

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

June 17, 2021

Natural Beauty Inc.
112 St. George Street Unit A
St. Augustine, FL 32084

cc: Daniel Pingel and Robert Geibeig

Re: Certificate of Appropriateness – 112 St. George Street – PL2021-0061

Dear Applicant,

On June 17, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to add an awning across the storefront window and door of front façade / east elevation.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the July 15, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department by July 2, 2021.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	PL2021-0061
Applicant:	Natural Beauty Inc.
Owner:	Daniel Pingel and Robert Geibeig
Address:	112 St. George Street
Parcel Number:	1975800000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to add an awning across the storefront window and door of front façade / east elevation

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 17 , 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the June 17, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2.
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 actio[illegible] **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and [illegible] **DENIES / CONTINUES** the Applicant's request to add an awning across the storefront window and door of front façade / east elevation.

JMW (wrap & project)

Subject to the following conditions:

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- CONTINUED TO JULY 15, 2021

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

Case No. PL2021-0061

REQUEST [illegible] / DENIED / CONTINUED JMW

Sign Name

Cathy Duncan

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

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

Elyse Anderson

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.

Received April 28, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☐ OPINION ☐ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. PL2021-0061

Receipt No. 2118535
Advertising Costs $ _____ Postage $ _____ Paid on _____

Meeting Date: 06/17/21
Receipt No. _____

1. NAME OF APPLICANT Tomer Elimelech
   Business (if applicable) Natural Beauty Inc
   Address 112 A St. George
   City St. Augustine State Florida Zip Code 32084
   Daytime telephone 780-707-0129 Other phone/email _____
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Daniel Pingel
   Business (if applicable) _____
   Address 121 Pinehurst Point Drive
   City St. Augustin State FL Zip Code 32092
   Daytime telephone (required) 904-806-5433 Other phone _____
3. PROJECT STREET ADDRESS 112 St George St.
4. LEGAL DESCRIPTION: Lot 7 of 1 Block 14 Subdivision City Parcel 197580-0000
5. EXISTING USE commercial PROPOSED USE commercial
6. PROPOSED PROJECT WORK

   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO

   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☒	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building
- ☐ New addition
- ☐ New roof structures (dormers, chimneys, etc.)
- ☐ New porch/deck/balcony
- ☒ New awning/canopy
- ☐ New entrances
- ☐ New window opening/sashes
- ☐ New exterior lighting
- ☐ New fence/wall/gate
- ☐ New parking/walkways/other site features
- ☐ Exterior utility service/mechanical equipment

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

BLACK CANVAS AWNING OVER FRONT DOOR
AWNING IS 12'-6" x 2'-6" x 3'-4"
NO SIGNAGE

BLACK CANVAS AWNING OVER FRONT DOOR
AWNING IS 12'-6" x 2'-6" x 3'-4"

8. AGREEMENT NO Signage

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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 project work can begin. If this application is for a Certificate of Appropriateness 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, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Tomer Elimelech
SIGNATURE OF APPLICANT [signature] DATE 23/03/21
PRINT OWNER'S NAME Daniel Pingel
SIGNATURE OF OWNER [signature] DATE 23/03/21

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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LETTER OF AUTHORIZATION

Affidavit

To Whom It May Concern:

This Letter authorizes **Thompson Awning and Shutter Company** (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Address: 112 A St. George Street, St. Augustine, FL 32084

Company Name: Natural Blossom Phone Number: (780) 707-0129

Name: Orial Cohen Title: Owner

Address: 10718 180 st NW Edmonton AB CANADA T5S2J6

_____ Orial Cohen Owner

SIGNATURE OF PROPERTY OWNER / AGENT **PRINT NAME & TITLE**

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20___.

_____

Signature of Notary State of _____ Commission Expires _____

_____

Print or Type Commissioned Name of Notary Public

Personally Known ( ) **OR** Produced Identification ( )

Type of Identification Produced: _____

(Notary Stamp or Seal Required)

112 St. George Street 2021-0061

COMPLETENESS REVIEW CHECKLIST

A Certificate or Opinion of Appropriateness application and related plans shall be submitted for review and approval by the Historic Architectural Review Board for exterior alterations and new construction associated with any building in designated historic preservation zoning districts (HP-1 through HP-5). In addition, a Certificate of Appropriateness shall be required for any proposed work on buildings immediately adjacent and in view of historic preservation zoning districts HP-1, HP-2, and HP-3. All proposed work items shall be reviewed for consistency and compliance with the 2011 edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida*. Copies of this document are available for a fee upon request and on the website at: http://www.staugustinegovernment.com/your_government/documents/AGHP2.pdf

Relevant information necessary for Certificate or Opinion of Appropriateness review shall include but not be limited to the below items depending on the scope and scale of the project and as referenced in the "Plan Requirements" section in the *Architectural Guidelines for Historic Preservation*. The minimum application requirements for each scope of work are indicated below. Discuss the project with Planning Staff if the project is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be advertised as incomplete and may be delayed. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department and HARB will determine if additional materials may be presented at the meeting.

☐ INITIAL CONFIRMING YOU HAVE READ AND UNDERSTAND THE ABOVE STATEMENTS

The below is a list of requirements based upon the scope of work. *To be completed by planning staff*

ROOFS AND ROOFING (sheathing, framing, chimneys, dormers, cupola, parapet, cornice, eave, bracket, drainage system, etc.)

OK	Need	N/A	
☐	☐	☐	Photographs of existing roof and affected features
☐	☐	☐	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture
☐	☐	☐	Documentation of justification for changing roof and/or roof feature and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.
☐	☐	☐	Scaled drawing of existing and proposed conditions if roof or roof feature will change its shape, scale, size, profile, pattern (not necessary for roof sheathing changes only)

EXTERIOR FINISHES (wood siding and decorative features, masonry surfaces and features, stucco)

OK	Need	N/A	
☐	☐	☐	Photographs of existing surface or feature including close-up and full building perspective
☐	☐	☐	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable
☐	☐	☐	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area
☐	☐	☐	Scaled drawing of existing and proposed conditions if full replacement material is proposed which will change the appearance of the building through its shape, scale, size, profile, pattern, and/or texture

PORCHES, DECKS, BALCONIES (including loggias/colonnades, porch enclosures, associated decorative features)

OK	Need	N/A	
☐	☐	☐	Photographs of existing porch/deck/balcony or location of proposed porch/deck/balcony
☐	☐	☐	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable
☐	☐	☐	Scaled elevation(s) showing the building and existing or proposed porch/deck/balcony
☐	☐	☐	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details
☐	☐	☐	Documentation of justification for changing the existing porch/deck/balcony and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

(*) **AWNING/CANOPY**

OK	Need	N/A	
☒	☐	☐	Photographs of existing awning/canopy or location of proposed awning/canopy
☐	☒	☐	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable (*See notes) →
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed awning/canopy. A 'typical' elevation can be used if all awning/canopies are exactly the same and have the same impact to the facade
☐	☐	☐	Scaled detail of existing or proposed awning/canopy showing shape, placement, color, and construction details to include supporting structure, framing, hardware, and anchors/attachment details
☐	☒	☐	Documentation of justification for changing the existing awning/canopy and the extent of the affected area

EXTERIOR DOORS (door openings, doors, screen doors, trim and details such as transoms, sidelights, hoods, hardware)

OK	Need	N/A	
☐	☐	☐	Photographs of existing door(s) or location of proposed new door opening(s)
☐	☐	☐	Scaled elevation(s) showing the building façade and existing or proposed door (not necessary for just replacement door in existing door opening)
☐	☐	☐	For new openings, a scaled wall section
☐	☐	☐	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware
☐	☐	☐	Documentation of justification for changing the existing door(s) and the extent of the affected area.

CONTINUED

The below is a list of requirements based upon the scope of work. (*To be completed by planning staff*)

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☐	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☐	For new openings, a scaled wall section with proposed window
☐	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☐	☐	☐	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
☐	☐	☐	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

OK	Need	N/A	
☐	☐	☐	Photographs of affected foundation in detail and in context of whole building and adjacent buildings
☐	☐	☐	Scaled site plan showing building footprint and extent of existing and proposed foundation wall/piers/slab or infill
☐	☐	☐	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details
☐	☐	☐	Documentation of justification for changing the existing foundation and the extent of the affected area. Permanent removal of major historic architectural features requires partial demolition application.

EXTERIOR ELECTRICAL/MECHANICAL (light fixtures, vents, utilities, pool systems, vending)

OK	Need	N/A	
☐	☐	☐	Photographs of existing details and context of affected site area within view of the proposed project
☐	☐	☐	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish
☐	☐	☐	For new equipment, scaled drawing showing proposed project with context site and/or building

FENCES/WALLS/GATES

☐	☐	☐	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☐	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)
☐	☐	☐	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

PARKING, LANDSCAPE OR OTHER SITE FEATURE (plant materials, sidewalk, driveway, fountain, pool, ramp, trellis, well)

☐	☐	☐	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features
☐	☐	☐	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed feature (smaller projects may not require a scaled site plan if limited to a small area)
☐	☐	☐	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing
☐	☐	☐	Plant material list with identification, quantity, size at planting and maturity, spacing

NEW CONSTRUCTION (accessory structure/outbuilding, garage, and other new buildings)

☐	☐	☐	Photographs of existing site area within view of proposed construction with context area
☐	☐	☐	Scaled site plan showing the property line and existing site features like buildings, sidewalks, driveways
☐	☐	☐	Scaled site plan showing the property line and proposed construction
☐	☐	☐	Scaled landscape plan
☐	☐	☐	Scaled elevation drawings showing existing building(s) and major site features
☐	☐	☐	Scaled elevation drawings showing proposed building(s) and major site features
☐	☐	☐	Wall sections
☐	☐	☐	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical
☐	☐	☐	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape
☐	☐	☐	Scaled footprint diagram showing proposed building footprint(s) and surrounding existing building footprints
☐	☐	☐	Written summary describing existing and proposed conditions and project's consistency with zoning code

→ Need to know how awning will be anchored to front facade to avoid damage to tile of storefront

❖ Other details necessary for review:

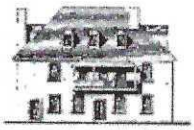
If site plan of property is not available, please provide plan view (can take the St. Johns County Property Appraiser footprint of building) and draw awning's location and projection

Project number: 2021-0061 Project Address: 112 St. George Street

Reviewed by: Julie Courtney Date: 5.24.21

Received April 28, 2021
Planning and Building Department

City of St. Augustine



PERMIT REVIEW: PLAN COMMENTS
Building and Planning Department –
Historic Preservation Division

January 12, 2021

RE: 112 St. George Street (Permit Application #2020-0430)

Based on the April 2020 comments, additional information was provided on the proposed awning:

1. The proposed awning is not maintenance of an existing awning and cannot be administratively approved. The HARB will need to approve the proposed awning through a Certificate of Appropriateness. The next application deadline is Friday January 22nd for the February 18th HARB meeting.
2. Awning signs are prohibited in the Historic Sign zones.

If you have any questions please do not hesitate to contact me.

Jenny Wolfe

Jenny Wolfe
Historic Preservation Officer
E jwolfe@citystaug.com
P 904.209.4326

March 17th

April

Received April 28, 2021
Planning and Building Department

City of St. Augustine

PERMIT REVIEW: PLAN COMMENTS

Building and Planning Department –
Historic Preservation Division

April 2, 2020

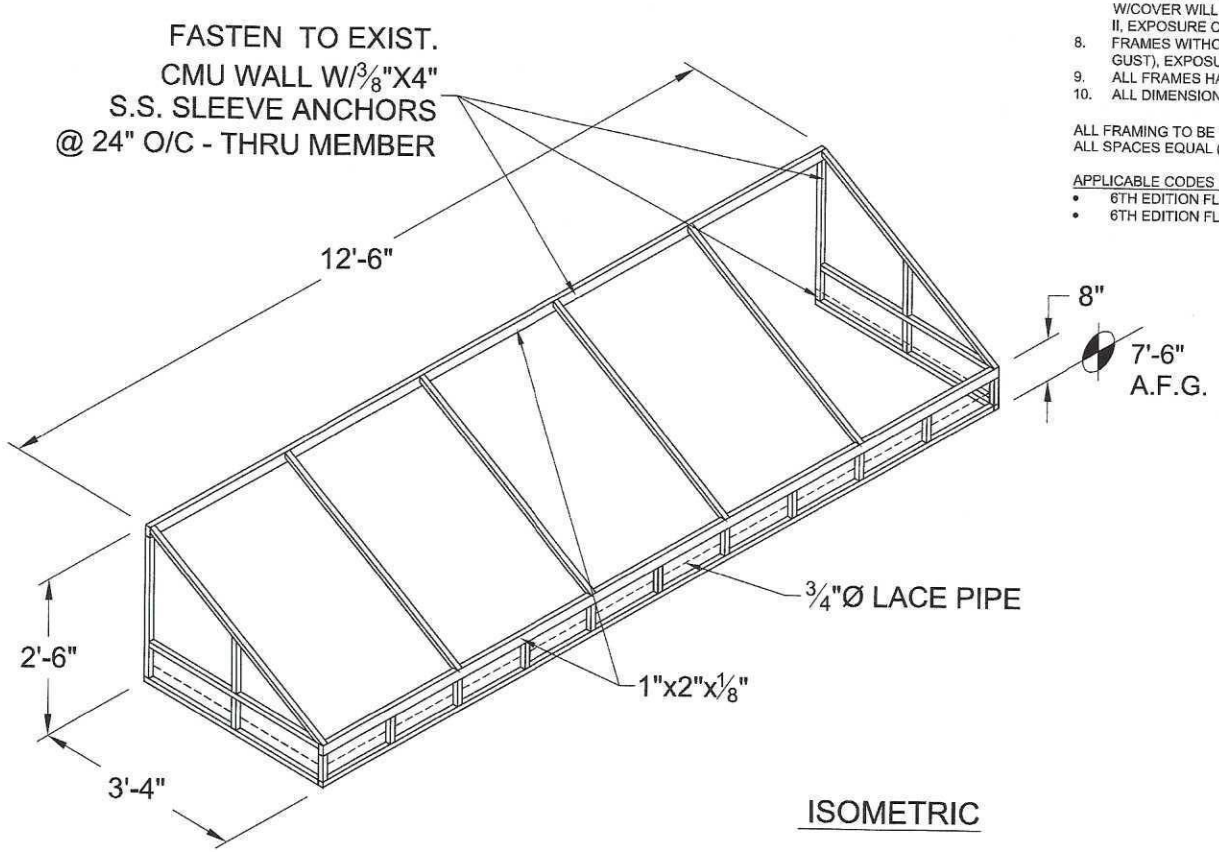
RE: 112 St. George Street (Permit Application #2020-0430)

Please be aware that this building is located in the HP-2 zoning district. Depending on project details, the work may able to be approved administratively instead of reviewed by the Historic Architectural Review Board (HARB). The recent permit application did not provide enough details on the proposed work. In order to review this permit application, we will need the following regarding the proposed work:

1. A site plan is requested indicating the location of the proposed awning.
2. Details are needed on how awning will be fastened to the building, such that damage is avoided to the storefront tile, if the awning is proposed for the front façade.

Julie Courtney
Historic Preservation Planner
E jcourtney@citystaug.com
P 904.209.4283

Received April 28, 2021
Planning and Building Department



ISOMETRIC

GENERAL NOTES

1. ALL MEMBERS SHALL BE 6061-T6 ALUMINUM TUBE.
2. ALL OTHER MATERIAL SHALL BE 6061-T6 ALUMINUM (U.O.N.)
3. ALL CONNECTIONS SHALL BE FULLY WELDED.
4. ALL WELDS SHALL COMPLY WITH A.W.S. CODE (LATEST EDITION)
5. COVER ALL WELDS WITH CORROSION RESISTANT COATING.
6. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH SECTION 31 AND SECTION 16 OF THE FLORIDA BUILDING CODE (6TH EDITION) - ASCE 7-10.
7. AWNING COVERS SHALL BE REMOVED IN PERIODS OF HIGH WINDS; SPECIFICALLY WINDS IN EXCESS OF 75 M.P.H. AWNING W/COVER WILL SUSTAIN 105 M.PH. (3 SECOND GUST) - RISK CATEGORY II, EXPOSURE C.
8. FRAMES WITHOUT FABRIC WILL SUSTAIN 180 M.P.H. WINDS (3 SECOND GUST), EXPOSURE D.
9. ALL FRAMES HAVE BEEN DESIGNED USING RATIONAL ANALYSIS.
10. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION.

ALL FRAMING TO BE 1"X1"X⅛" (U.O.N.)
ALL SPACES EQUAL (U.O.N.)

APPLICABLE CODES (INCLUDING LOCAL AMENDMENTS):

- 6TH EDITION FLORIDA BUILDING CODE / ASCE 7-10
- 6TH EDITION FLORIDA FIRE PREVENTION CODE

2036 EVERGREEN AVENUE
JACKSONVILLE, FL 32206
(904) 355 - 1616

Thompson Awning & Shutter Co.

NATURAL BLOSSOM
112-A ST. GEORGE ST.
ST. AUGUSTINE, FLORIDA 32084

LTL ASSOCIATES, INC.
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 6116
5725 Corporate Way, Suite 202, West Palm Beach, Florida 33407
(561) 478-1645 Fax: (561) 478-6881

DATE: 3/10/20
SCALE: N.T.S.
DRAWN: JR
CHECKED: LT
JOB No: 10673440

SHEET 1 OF 1

LEONARD A. TYLKA, JR. PE
FL. LIC. NO. 31738

Received April 28, 2021
Planning and Building Department

CERTIFICATE OF FLAME RETARDANCE

ISSUED TO: THOMPSON AWNING
2036 EVERGREEN AVENUE
JACKSONVILLE, FL 32206
USA

REGISTERED STATE OF CALIFORNIA STATE FIRE MARSHAL FLAME RETARDANT GA - 1201.01

P.O. No. 04292020

NUMBER: 101590

DATE: 5/15/2020

THIS IS A CERTIFICATE OF COMPLIANCE.

Qty	Description of Material, Structure, Etc.
118	YARDS; BLACK FOREST NFPA 701 SMALL SCALE , ASTME-84 CLASS A, FLAME SPREAD: 10, SMOKE DENSITY: 25, CALIFORNIA TITLE 19 section 1237 AND CALIFORNIA TB 117-2013 FOR INTERIOR & OUTDOOR USE and CAN NOT BE WASHED OFF
2	SUPPLIES/HANDLING
	SHIPPING FEE
	SHIPPED FEDEX 1497 5223 7220

*THE SAMPLES TAKEN FROM THE ABOVE REFERENCED FABRIC, TREATED WITH FLAMECOAT, MEETS OR EXCEEDS THE LISTED CODES AND ARE TESTED BY AFC AND/OR A 3RD PARTY TESTING LAB.
PLEASE NOTE: ANY FABRIC LEFT AT OUR FACILITY BEYOND 6 MONTHS WILL BE DISCARDED AT NO COST TO AMERICAN FLAMECOAT INC

AMERICAN FLAMECOAT INC.
520 Eagleton Downs Drive - D
Pineville, NC 28134
O: 704.405.2550
F: 704.543.9772
www.americanflamecoat.com

MEMBER OF NFPA

Note: Fabrics and/or materials described on this certificate are intended for interior use unless otherwise stated.
Due to the number of external forces that can diminish flame retardancy, this fabric should be periodically retested to insure it retains its effectiveness. We do not warrant the length of time that the fabric remains fire retardant. Certificate void if material is exposed to open flame or extremely hot lights or electrical wiring.

Received April 28, 2021
Planning and Building Department

RECEIVED
MAR 19 2020
Planning/Building Dept.

CALIFORNIA DEPARTMENT OF FORESTRY and FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL

REGISTERED FLAME RESISTANT PRODUCT

Product:
TEMPOTEST STARLIGHT FR

Registration No.
F-25801

Product Marketed By:
THE MIAMI CORPORATION
720 ANDERSON FERRY ROAD
CINCINNATI, OH 45238

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code.

The scope of the approved use of this product is provided in the current edition of the **CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS** published by the California State Fire Marshal.

Deputy State Fire Marshal

Expire: 6/30/2020

FR-8

Received April 28, 2021
Planning and Building Department

Received April 28, 2021
Planning and Building Department

rent 12/21 to Awn

Received April 28, 2021
Planning and Building Department

Received April 28, 2021
Planning and Building Department

Received April 28, 2021
Planning and Building Department

Received April 28, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
APPLICATION FOR PERMIT TO CONSTRUCT

APPLICATION No._____

CONTRACTOR NAME THOMPSON AWNING AND SHUTTER COMPANY ADDRESS 2036 EVERGREEN AVENUE
CITY JACKSONVILLE STATE FL ZIP 32206 PH. 904-355-1616 LIC. NO. CGC1524194
PROPERTY OWNER Pingel Daniel A Etal Geibeig Robert E Jr ADDRESS 121 PINEHURST POINTE DR
CITY SAINT AUGUSTINE STATE FL ZIP 32092-0000 PH._____

DESCRIPTION OF PROPERTY:

JOB ADDRESS 112 ST GEORGE ST PARCEL ID NO. 1975800000 LOT_____ BLK_____ SUBDIVISION City of St Augustine
ZONING_____ FLOOD HAZARD ZONE_____ CURRENT USE OF BLDG_____ PROPOSED USE OF BLDG_____
SQUARE FEET OF AFFECTED AREA_____ LEVEL OF ALTERATION_____
TYPE OF PERMIT: ☑ BUILDING ☐ ELECTRICAL ☐ PLUMBING ☐ MECHANICAL ☐ DEMOLITION ☐ BUILDING RELOCATION
DETAILED DESCRIPTION OF PROPOSED WORK: ONE (1) STATIONARY AWNING INSTALLED

JOB COST: $ 1,790.00

PRODUCT APPROVAL INFORMATION: PLEASE INCLUDE MANUFACTURER AND PRODUCT APPROVAL #'S

BONDING COMPANY NAME & ADDRESS_____
ARCHITECT OR ENGINEERS NAME & ADDRESS LTL & ASSOCIATES, 5725 Corporate Way, Unit # 202, West Palm Beach, FL 33407
MORTGAGE LENDERS NAME & ADDRESS_____

APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO CONSTRUCT AS INIDCATED. I CERTIFY THAT NO WORK HAS COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT AND ALL WORK WILL BE PERFORMED IN COMPLIANCE WITH ALL CODES AND ORDINANCES REGULATING CONSTRUCTION. I UNDERSTAND THAT A SEPARATE PERMIT MUST BE OBTAINED FOR ALL APPLICABLE TRADES LISTED BELOW. IN ADDITION TO THE REQURIEMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPETY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF FLORIDA STATUTE 469.003 AND TO NOTIFY THE DEPARTMENT OF ENVIORONMENTAL PROTECTION IF ASBESTOS IS TO BE REMOVED.
NO EXCAVATIONS SHALL COMMENCE ON ANY STREET, ALLEY, RIGHT-OF-WAY OR UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION REGARDING THE LOCATION OF BURIED GAS OR ELECTRICAL UTILITY LINES. SUCH INFORMATION MAY BE REQUESTED BY PHONE, LETTER, AND FAX OR IN PERSON BY CONTACTING THE UTILITY NOTIFICATION CENTER IN THIS AREA. A 48 HOUR NOTICE IS REQUIRED FOR UNDERGROUND LINE LOCATION SERVICES.
WARNING TO OWNER: FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, YOU SHOULD CONSULT WITH YOUR LENDER OR LEGAL ADVISOR BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. THIS PERMIT IS VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS AND WILL EXPIRE BY TIME LIMITATION IF THE WORK IS ABANDONED FOR 180 DAYS OR MORE.
ISSUANCE OF A DEVELOPMENT PERMIT BY A MUNICIPALITY DOES NOT IN ANY WAY CREATE ANY RIGHT ON THE PART OF AN APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY & DOES NOT CREATE ANY LIABILITY ON THE PART OF THE MUNICIPALITY FOR ISSUANCE OF THE PERMIT IF THE APPLICANT FAILS TO OBTAIN REQUISITE APPROVALS OR FULFILL THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. ALL OTHER APPLICABLE STATE AND FEDERAL PERMITS SHALL BE OBTAINED BEFORE COMMENCEMENT OF THE DEVELOPMENT.

CONTRACTOR/OWNER SIGNATURE_____ DATE 6 March 2020

STAFF USE ONLY

APPROVALS:

ZONING_____ DATE_____
ARCHITECTURAL_____ DATE_____
FIRE MARSHAL_____ DATE_____
ARCHAEOLOGY_____ DATE_____
UTILITY FEES_____ DATE_____
PUBLIC WORKS_____ DATE_____
BUILDING OFFICIAL_____ DATE_____

PERMIT FEES:

BUILDING $_____
PLAN CHECK $_____
ELECTRICAL $_____
PLUMBING $_____
MECHANICAL $_____
STATE SURCHG. $_____
OTHER $_____
TOTAL FEES $_____

SUB-CONTRACTOR SIGN OFF:

ELECTRICAL SUB_____
MECHANCAL SUB_____
PLUMBING SUB_____
OTHER SUB_____

REVISED: 04/17/2014

WARRANTY DEED
LONG FORM

RAMCO FORM 1

85 19474

OFF REC 683 PAGE 948

This Warranty Deed *Made the* 6th *day of* September *A. D.* 1985 *by*

ALAN D. PLOTTS and SUSAN P. PLOTTS, his wife,

hereinafter called the grantor, to

DANIEL A. PINGEL and ROBERT E. GIEBEIG, JR.

whose postoffice address is 30 St. George Street,
St. Augustine, Florida 32084
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $10.00---- *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* St. Johns *County, Florida, viz:*

AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO that certain Party Wall located on Southerly boundary of caption according to deed recorded in Deed Book 210, page 133, public records of St. Johns County, Florida, and various other deeds of record.

SUBJECT TO any part of caption lying within lands conveyed to City of St. Augustine by Quit Claim Deed recorded in Deed Book 165, page 492, public records of St. Johns County, Florida.

SUBJECT TO that certain mortgage from Alan D. Plotts and Susan P. Plotts, his wife, to Irene Hartley, a single person, dated October 2, 1980, and recorded October 2, 1980 in Official Records Book 467, page 25, public records of St. Johns County, Florida, which the Grantees herein agree to assume and pay.

TOGETHER WITH an easement on and across lands owned by the Grantor as described in Exhibit "B" attached hereto for the purpose of allowing the Grantee herein to maintain a single parking space (as prescribed by the ordinances of the City of St. Augustine, Florida), together with access thereto, said single parking space and access thereto to be located so as not to unreasonably restrict the Grantor's future use and development of Grantor's property. In any event, said access shall include provision for ingress and egress to the rear of the building located on properties described in Exhibit "A" attached hereto, and being conveyed to Grantee.

DOC STAMPS 114.07 DEPT. OF REVENUE SEP 26'85 999.00

This instrument was prepared by:
DAVID B. PARKER, P.A.
Attorney At Law
46 Spanish Street
St. Augustine, Florida 32084

DOC STAMPS 11.40 DEPT. OF REVENUE SEP 26'85 01.00

COPY

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

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

And *the grantor hereby convenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1984.*

COPY

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Roberta N. Butler

Roberta N. Butler
As to Grantors

Alan D. Plotts L.S.

Alan D. Plotts L.S.

Susan P. Plotts L.S.

Susan P. Plotts L.S.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Alan D. Plotts and Susan P. Plotts, his wife,

to me known to be the person S described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of September A. D. 19 85.

Roberta N. Butler
Notary Public
My commission expires: June 9, 1988

This Instrument prepared by:
Address

EXHIBIT "A"

SCHEDULE "A"- Item 5

Being in the County of St. Johns and State of Florida, known and described as:

A tract of land in Lot 1 of Block 14, City of St. Augustine, Florida, commencing at a point on the West line of St. George Street, being the Northeast corner of Genevieve Lynn property, run thence Northerly and along the West line of St. George Street 49.93 feet to a cross inside walk and Point of Beginning of the land herein conveyed; run thence Northerly along the West line of St. George Street 30.07 feet to Northeast corner of land formerly of Nordan, now of Chauvin; run thence Westerly along the North line of land formerly of Nordan, now of Chauvin 197.72 feet to East line of Spanish Street; said point being 73 feet Northerly from Northwest corner of Genevieve Lynn property; run thence Southerly along East line of Spanish Street 24.68 feet; run thence Easterly in a straight line 137.2 feet to the center of an 8 inch block wall; continue thence Easterly on same straight line and along the center of 8 inch block wall 62 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM: A parcel of land in Lot 1 of Block 14, City of St. Augustine, Florida, being a Westerly part of that land described in Deed recorded in Deed Book 210, page 133, public records of St. Johns County, Florida, and being more fully described as follows: BEGINNING at the Northwest corner of said land described in Deed Book 210, page 133, thence North 80 degrees 57 minutes 30 seconds East, on the North line of said land described in Deed Book 210, page 133, a distance of 124.12 feet; thence South 8 degrees, 48 minutes East, along the West line of a building, 28.70 feet; thence South 82 degrees 49 minutes, 30 seconds West, on the South line of said land described in Deed Book 210, page 133, a distance of 125.27 feet to the Southwest corner of said land described in Deed Book 210, page 133; thence North 6 degrees 00 minutes West, on the East line of Spanish Street, 24.68 feet to the Point of Beginning.

EXHIBIT "B"

EXCEPTING THEREFROM: A parcel of land in Lot 1 of Block 14, City of St. Augustine, Florida, being a Westerly part of that land described in Deed recorded in Deed Book 210, page 133, public records of St. Johns County, Florida, and being more fully described as follows: BEGINNING at the Northwest corner of said land described in Deed Book 210, page 133, thence North 80 degrees 57 minutes 30 seconds East, on the North line of said land described in Deed Book 210, page 133, a distance of 124.12 feet; thence South 8 degrees, 48 minutes East, along the West line of a building, 28.70 feet; thence South 82 degrees 49 minutes, 30 seconds West, on the South line of said land described in Deed Book 210, page 133, a distance of 125.27 feet to the Southwest corner of said land described in Deed Book 210, page 133; thence North 6 degrees 00 minutes West, on the East line of Spanish Street, 24.68 feet to the Point of Beginning.

COPY

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1985 SEP -6 PM 4:08

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Parcel ID	1975800000
Location Address	112 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	2 CITY OF ST AUG N30.07FT OF LOT 2 OF LOT 1 BLK 14 30.07FT FRONT (EX W PT LEASED TO CITY) OR683/948 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.050
Homestead	N

Owner Information

Owner Name	Pingel Daniel A Etal 50% Geibeig Robert E Jr 50%
Mailing Address	121 PINEHURST POINTE DR SAINT AUGUSTINE, FL 32092-0000

Map

Valuation Information

	2021
Building Value	$134,385
Extra Features Value	$0
Total Land Value	$336,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$470,385**
Total Deferred	$231,359
Assessed Value	**$239,026**
Total Exemptions	$0
Taxable Value	**$239,026**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$148,409	$0	$336,000	$0	$0	$484,409	$217,296	$267,113	$217,296
2019	$95,288	$0	$315,000	$0	$0	$410,288	$197,542	$212,746	$197,542
2018	$98,050	$0	$168,000	$0	$0	$266,050	$179,584	$86,466	$179,584
2017	$100,812	$0	$168,000	$0	$0	$268,812	$163,258	$105,554	$163,258
2016	$49,716	$0	$98,700	$0	$0	$148,416	$148,416	$0	$148,416
2015	$49,716	$0	$93,450	$0	$0	$143,166	$134,964	$8,202	$134,964
2014	$29,245	$0	$93,450	$0	$0	$122,695	$122,695	$0	$122,695
2013	$29,245	$0	$93,450	$0	$0	$122,695	$122,695	$0	$122,695
2012	$29,245	$0	$93,450	$0	$0	$122,695	$122,695	$0	$122,695
2011	$29,245	$0	$103,950	$0	$0	$133,195	$133,195	$0	$133,195
2010	$29,245	$0	$115,500	$0	$0	$144,745	$144,745	$0	$144,745

Building Information

Building	1	**Roof Structure**	Flat
Actual Area	2117	**Roof Cover**	Roll Composite
Conditioned Area	2101	**Interior Flooring**	Carpet
Actual Year Built	1952	**Interior Wall**	
Use	Stores (City/Historical)	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	
Roof Structure	Flat		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Flat	100%
Roofing Cover	Roll Composite	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Slab	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	2101	2101
CANOPY (COMMERCIAL)	0	16
Total SqFt	2101	2117

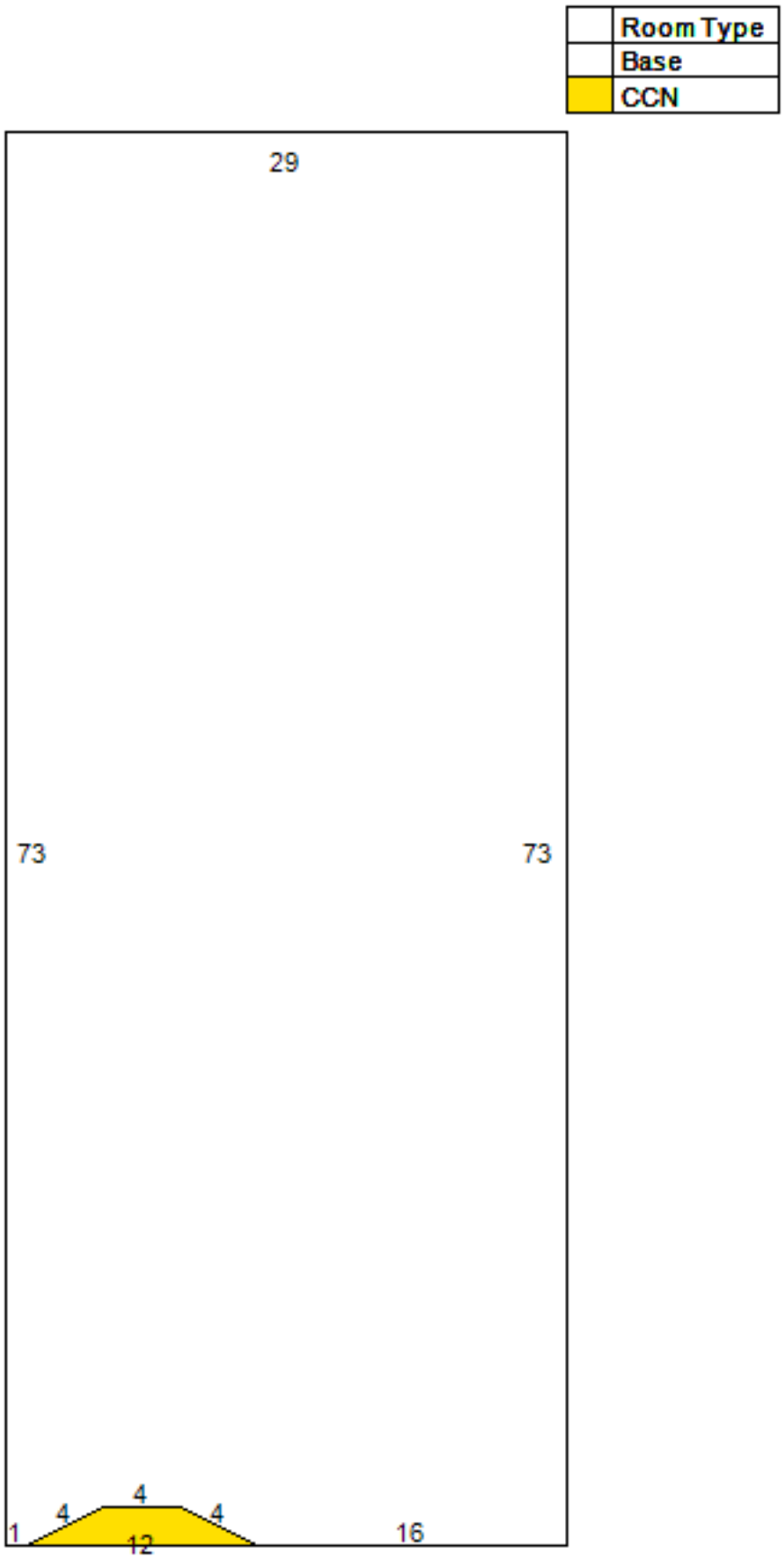
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	30	70	2100	SF	$336,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	9/1/1985	$0.00		683	948	U	I	PLOTTS ALAN D,SUSAN P	PINGEL DANIEL A & GIEBEIG ROBERT E JR
	1/1/1980	$90,000.00		467	23	Q	I		

Sketch Information


Room Type
Base
CCN
29
73
73
4
4
4
1
12
16

Detail by Entity Name

Florida Profit Corporation
NATURAL BEAUTY INC.

Filing Information

Document Number	P18000080714
FEI/EIN Number	32-0624096
Date Filed	09/24/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/25/2020

Principal Address

10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Changed: 10/25/2019

Mailing Address

10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Changed: 10/25/2019

Registered Agent Name & Address

Elimelech, TOMER
1540 GLENWAY DRIVE
TALLAHASSEE, FL 32301

Name Changed: 11/25/2020

Registered Agent Resigned: 02/10/2020

Officer/Director Detail

Name & Address

Title P

COHEN, ORIAL
10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Title VP

Title VP

ELIMELECH, TOMER
10718 180 STREET
EDMONTON, AB T6M0K-4 CA

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	11/25/2020

Document Images

11/25/2020 -- REINSTATEMENT	View image in PDF format
02/10/2020 -- Reg. Agent Resignation	View image in PDF format
10/25/2019 -- Amendment	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
09/27/2018 -- Articles of Correction	View image in PDF format
09/24/2018 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 19, 2021 Meeting

Application PL2021-0074 Address: 112 Moore Street

Kolsen and Associates, LLC – Applicant
112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee - Owner
Project description: To demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01374
National Register:	Contributing to Lincolnville NRHD	Construction date:	c. 1904-1910
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2085500000		
Agenda Item:	6(b)	Previous Action(s):	Continued

STAFF SUMMARY AND ANALYSIS:

1. This one story frame vernacular building has unusual physical characteristics of the time period for a typical residence as it has board and batten siding. The Florida Master Site File documented from the 1978-1980 city-wide survey indicates the structure was a school before it was a residence which matches the architectural character and is logical based on the Sanborn Maps that depicts a 'negro school' on the same lot with similar size, just in a different orientation. The streets and intersection changed after the Excelsior School was constructed in 1924 which is likely when the building was reoriented on the lot.
2. There is a significant historical association of the property in this area and the building with Black education in the city. The 1899 Sanborn reflects the stucco and wood shingled "Colored School" later referred to as the St. Augustine Junior High and Graded School where the Excelsior now stands across the street. St. Benedict School, the brick structure on the north side of this block, was built in 1898 and still stands. When the site file survey was performed, the owner of 112 Moore Street was Maude Reddick a supervisor of Black schools during segregation and a widow to a former principal of Excelsior. *Additional archival research is provided as a separate attachment, given the significance of the property.*
3. The first Sanborn Map to show the building is 1910 and it is shown as a dwelling, while the 1917, 1924, and 1930 show it as a "Colored" or "Negro" School. The updated 1930 map photo shows the location and orientation changes visible through the pasted update to provide a relative scale to the building.
4. The 1924 Map shows a building numbered as 112 but it is a two-story frame structure and not the same building being evaluated in this report. There are City Polk Directory entries for 112 Moore Street 1924-25 until 1934 when it is vacant; then it is unlisted for a period of time. In 1957 112 Moore Street as we know it today was occupied by Mrs. Willie Davis, followed by Eddie and Violet Taylor in 1959, Edward and Mabel Quickey in 1962, and Mrs. Mae Steven in 1965. It is not clear when exactly the building stopped being used as a school between 1917 and 1957 but its use during the period of segregation is significant.
5. An estimated cost breakdown from BP Builders was provided as well as a building condition report. As noted during the July hearing, some items referenced in both of these documents would impact new construction equally and there was no evidence of economic hardship submitted (it is not required but it is an option)
6. There have been 123 buildings demolished in the Lincolnville NRHD since designation in 1991 reducing the concentration of historic resources from 81% to 67%.
7. The property is located in an archaeological zone and will require compliance with the Archaeological Preservation Ordinance for any ground disturbing activity including demolition. Any redevelopment plans need to take the Tree and Landscape Ordinance and meet zoning requirements.
8. *This report remains largely unchanged from the July hearing as no additional information was provided from the applicant about the possibility of the building to be relocated or rehabilitated. However, additional research has been conducted by city staff regarding the historic context.*

STAFF RECOMMENDATION:

Based on a review of the AGHP, the HARB discussion during the July 15, 2021 hearing, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a **Certificate of Demolition** at **112 Moore Street** for the following reasons:

1. The applicant did not provide evidence of economic hardship and therefore the Board must justify that the demolition of the building will not be detrimental to the historic and architectural character of the city.
2. The applicant did not indicate if any alternatives to demolition have been investigated as was the board's request considering the significance and integrity of the overall design of the building (floor plan, roof shape, siding, opening patterns).

Jenny Wolfe, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.
2. Construction of a one story single family dwelling, not subject to HARB review/preservation ordinance

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 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 permits for primary structures… for potential designation as an historical landmark. Local "historical 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(2)d, 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:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- 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 1910, is a contributing structure to the Lincolnville NRHD, and is recorded on the site file with documented association with a Black school.

The requirements have not been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building contributes to the mass and scale of the historic streetscape.

3. The impact of the loss of the structure on the streetscape. The building has been neglected and damaged however the form, roof, opening patterns and exterior cladding are intact. Demolition would be a negative impact if the building were kept up.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. No plans were submitted.

5. The historical or cultural merit of the structure. The building is historically and culturally significant due to the association with Black education in the city and the exterior form is intact.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is a contributing building to the Lincolnville NRHD and is one of the more significant buildings because of its association with Black education during segregation. The demolition of the structure would be a negative impact but failure to preserve and restore the structure is equally detrimental.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is unusual for a residence because of the roof pitch and board and batten siding but it is not a nationally significant type of style or method of construction.

8. ***Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.*** A study would need to be performed to determine the number of surviving historic, board and batten structures in the neighborhood.

9. ***Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.*** The building would not be difficult to reconstruct but it is not clear if the building could be relocated or rehabilitated.

10. ***The justification for the proposed demolition.*** The application included an estimated cost breakdown and a building condition assessment.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Florida Master Site File survey
2. National Register inventory photo
3. Staff archival research
4. Staff photographs
5. Sanborn Maps
6. Lincolnville Survey Update

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 1374 1009==

Site Name: 112 Moore Street 830== Survey Date: 7812 820==

Address: 112 Moore Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Atwood Tract (subdivision) A (block) 34, 35 (lot) 868==

northeast 8SJ3248 868==

Owner of Site: Name: Reddick, Maude E.;

Address: 56 Park Place

St. Augustine, Fla. 32084 902==

Occupant or Manager: Stevens, Mae 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469500 (easting) 3305963 (northing) 890== Location: T07S (T) R30E (R) N19 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

( ) Original Site 858==

( ) Restored - Date: 858==

(x) Moved - Date: Post 1930 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: Educational 838== Present Use: Priv. Residence 850==

Date: +1910 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Wood, board and batten 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6, 2/2 (metal), DHS, 1/1 942==

Foundation: Concrete block piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Hip porch 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Metal, 5-v crimp 882==

Ornament Exterior: Porch brackets and railing 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Education, Blacks

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular structure at 112 Moore Street is one of the few surviving board-and-batten buildings in St. Augustine. It was constructed between 1904 and 1910, with an east-west orientation facing School Street, but after 1930, the building was turned on the lot to a north-south orientation. It has served as both a residence and school over the years.

The western part of Atwood Tract was developed between 1888 and 1894 on land previously used for agricultural purposes. Development continued east to Washington Street in the first three decades of the 20th century. It is an area generally of wood frame residences, most of which are one story, and contains some interesting Victorian examples. There are some commercial and institutional buildings along Central Avenue and Riberia Street. The early, western, part of the tract has very small lots and narrow streets. The area was long connected with Black education, including both public and parochial schools. The street patterns in this area were changed in the 1920's when the distinctive Mediterranean Revival complex of Excelsior School and the Lincolnville Community House were built. Atwood Tract is bounded on the west by marshes and the San Sebastian River. On the east it runs through almost to Maria Sanchez Lake. The area is threatened generally by traffic on Riberia Street and Central Avenue, and by some housing deterioration.

HISTORY

The area comprising the Atwood Tract Subdivision is situated between the early 18th century Indian villages of Pocotalaca to the south and Palica to the north. The subdivision corresponds exactly with the 1792 land grant to Martin Hernandez, a Minorcan who was royal carpenter of the fortifications and who converted the property into one of the first commercial orange groves in Florida. The road to the San Sebastian ferry, present-day Kingsferry Street, formed the southern boundary of the tract and led to Hernandez' other grant on the west side of the river.[1] Throughout the first half of the 19th century, the groves were owned by Jose Mariano Hernandez, a prominent Territorial period politician and landowner who participated in the capture of Osceola. The property was purchased in 1865 by Anna Atwood,

[over]

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2. St. Johns County Courthouse, Deed Records, Book E, p. 219; Book F, p. 115; Book P, p. 195; Book Q, p. 351; Book T, p. 572; Book MM, p. 421; Biographical File, SAHS; St. Augustine City Directory, 1899, 1904.

3. Sanborn Fire Insurance Maps, 1910-1958.

wife of George Atwood, a leader of the Florida Radical Republicans after the Civil War and former county clerk. In 1887, the Atwoods conveyed title to the St. Augustine Improvement Company, a leading local real estate firm headed by William Warden and Heth Canfield, which subdivided the property the following year. Development proceded rapidly to the west of Central Avenue. Some of the first houses along Park Place and DeHaven Street were built by Whites while the rest of the tract was developed as a Black residential area, one of the first of such neighborhoods outside the original Lincolnville community.[2]

The structure at 112 Moore Street is one of the oldest surviving Black school buildings in St. Augustine. The first Sanborn Map to show the building, in 1910, lists it as a residence. The 1917, 1924 and 1930 maps list it as a colored or Negro school. It is across the street from Excelsior School, as it was from its predecessor, the St. Augustine Junior High and Graded School. After 1930 the building was turned on its lot and reconverted into a private residence. The owner is the widow of a former principal of Excelsior School.[3]

Summary of Staff Archival Research

The building at what is now 112 Moore Street is within the historic Lincolnville community and National Register Historic District, which is rich with post-emancipation and Civil Rights history. Atwood Tract of St. Augustine was the named subdivision developed between 1888 and 1894 (Nolan [1985]b:2). Most of the original, historic residences of the neighborhood are wood-framed, single-story structures that have faced increasing threats of demolition for natural and man-made causes. Later redevelopment of the property in the immediate area changed but at one time the property encompassed the vacant area to the east.

At the turn of the 19th century, the history of this property is closely tied to the growth and development of the school system. The first Black public school in Lincolnville was established sometime between 1895 and 1899 (it is possibly on the 1895 Koch map). An 1899 Sanborn Fire Insurance Map is the first known depiction of the "Colored School" on the corner of Moore, School, and Pomar Streets. It was originally a 2-story structure made of stucco and shingle (Nolan [1985]a:3, Sanborn 1899) (Figure 1). This school was known at the time as "School No. 2" and had 251 students enrolled in 1899 (*St. Augustine Evening Record* 1899, 1905).

As attendance at School No. 2 grew, expansions and additions were added to the eastern and southern edge of the school in 1910 (Figure 2). Around the same time, a small, 1-story wood-framed building was constructed on the southeast corner of Moore and School Streets (Sanborn 1910). Two renters, Frank Mitchell and Annie Taylor, shared the dwelling on this corner recorded as 110 Moore Street (US Federal Census 1910). Mitchell, aged 25, was the household head and worked as a laborer. Taylor, 32, was a boarder and worked as a cook. A preliminary examination of U.S. Federal census records from 1930 and 1940 does not indicate any association of Mitchell within the school system, or any other school-related occupation (US Federal Census).

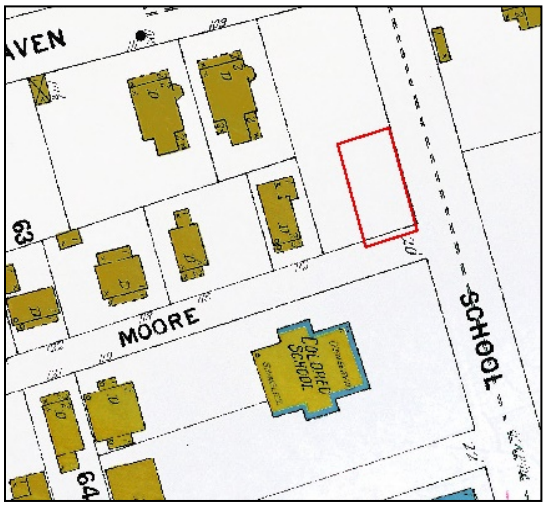

Figure 1. Cropped image of 1899 Sanborn of the "Colored School" on the corner of Moore, School, and Pomar Streets. The area outlined in red was vacant.

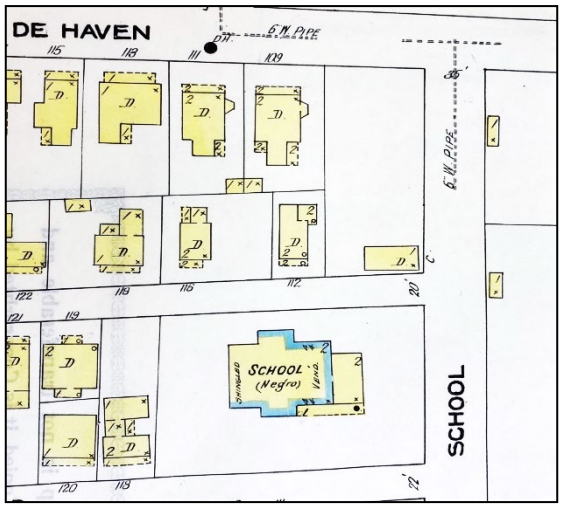

Figure 2. Cropped image of 1910 Sanborn of the dwelling at Moore and School Streets and additions to School No. 2.

Between the years of 1917 and 1930, the small structure at Moore and School Streets was adapted into a "negro school" with no light and a heated stove (Figure 3) (Sanborn 1924). It is hypothesized that this small school building served as an overflow space for School No. 2 to the south, which had a higher attendance rate than the existing school could accommodate. A section from a 1919 newspaper article details the Black community's concerns about the school:

"A large delegation of colored residents of St. Augustine appeared before the county board of public instruction at the October meeting armed with a largely signed petition for the erection of a new school building. The present structure known as School No. 2, the Junior St. Augustine High School and Graded School, has been in use many years. It is a frame building, and has undoubtedly outgrown to a great extent its usefulness. The attendance has also expanded to such an extent that in some cases the class rooms are over-crowded, and the colored people feel that they are entitled to better accommodations…" (*St. Augustine Evening Record* 1919)

Five years passed before approval for a new school was secured. With no funds to buy property elsewhere, the new school facility was constructed on the same lot as School No. 2 (Mason et al. 1991). Two months after Excelsior High School (SJ00475) was completed, the former school was removed. The final site was described as "an acre site with one lot across the street for the playground" (Mason et al. 1991). The exact location of the playground space is not specified.

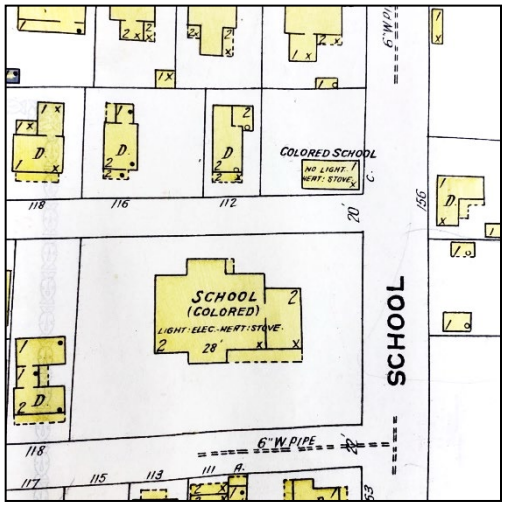

Figure 3. Cropped image of 1924 Sanborn of the "Colored School" on the corner of Moore and School Streets.

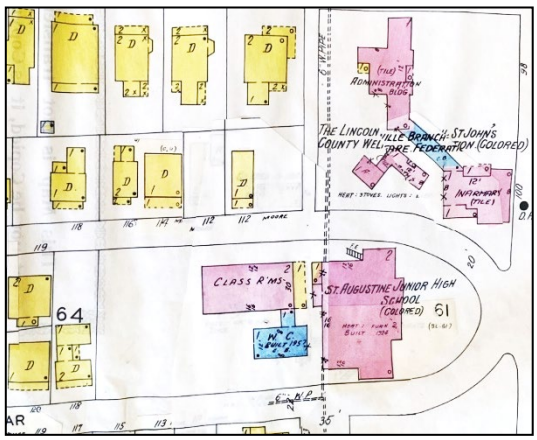

Figure 4. Cropped image of 1930 Sanborn updated to 1965. A paste-over covers the colored school and a dwelling appears just to the west. Note that lot is addressed as 112 Moore St.

After Excelsior High School was built, the auxiliary building across the street was presumably no longer needed. The structure was rotated 90 degrees (oriented N/S instead of E/W), moved to the western extent of the property, and reused as a residential structure sometime between the years of 1930 and 1953 (Nolan [1985]b:3). Other than the addition of a small, covered porch on the south side of the house, the dimensions of the structure did not change. After the house was moved and addressed as 112 Moore Street, it was inhabited by "the widow of a former principal of Excelsior School" (Nolan [1985]b:4). Around 1985, the building was assessed as a historic standing structure and given the FMSF Number 8SJ01374. The evolution of the property's history is documented through Sanborn Fire Insurance Maps in Table. 1. No other development occurred at either address after the structure was moved.

Table 1: 110 and 112 Moore Street Structure History from Sanborn Maps		
Year	**110 Moore St. History**	**112 Moore St. History**
1899	No structure present	No structure present
1904	No structure present	No structure present
1910	Dwelling, 1 story, wood-framed	No structure present
1917	Negro school, 1 story, wood-framed	No structure present
1924	Colored school, 1 story, wood-framed, no light with heated stove	No structure present
1930	Colored school, 1 story, wood-framed, specifics obscured	No structure present
1953	No structure present	Dwelling, 1 story, wood-framed, front porch addition
1965	No structure present	Dwelling, 1 story, wood-framed, front porch addition
Note: Data compiled from volumes available at the City of St. Augustine Historic Preservation Division and the St. Augustine Historical Society Research Library. The dwelling/school on the southeast side of the shared lot was never addressed, but it is listed in this chart as 110 Moore Street. In this chart, 112 Moore Street references the west half of the shared dwelling/school lot that still has the standing structure documented as the same structure only rotated on the lot.		

No known photographs exist of either School No. 2 or the ancillary structure located at the corner of Moore and School Streets. Additionally, historic records about the small, pre-1924 school are also scant. Inquiries at the Lincolnville Museum and Cultural Center and the St. Augustine School Board has not had success with locating additional records. Other records likely still exist at the St. Augustine Historical Society Research Library but will require additional in-depth research into historical papers on microfilm.

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Schools: Clippings - 1900 - 1969
School #2

St. Augustine Evening Record
10 Oct. 1919 p. 8

COLORED PEOPLE ASK BOARD FOR SCHOOL BUILDING

Present Structure Is Old And Crowded — Attendance Has Grown.

A large delegation of colored residents of St. Augustine appeared before the county board of public instruction at the October meeting armed with a largely signed petition for the erection of a new school building. The present structure known as School No. 2, the Junior St. Augustine High School and Graded School, has been in use many years. It is a frame building, and has undoubtedly outgrown to a great extent its usefulness. The attendance has also expanded to such an extent that in some cases the class rooms are over-crowded, and the colored people feel that they are entitled to better accommodations. The delegation sought information as to the best method of procedure. Superintendent D. D Corbett stated that there were two methods that might be utilized, one the establishment of a special school district, the other a special act by the next session of the Florida Legislature, authorizing the issue of time warrants. Members of the delegation thought that it would be much more feasible to attempt a special district organization, and submit an election for bonds. It was decided by them to appoint amongst themselves a special committee which shall at once proceed to work out the details and see what can be done. Members of the delegation were of the opinion that they would receive a great deal of encouragement from the white residents of the proposed district, which would naturally include the greater portion of St. Augustine and New Augustine, since colored children attend the school from all this territory.

This season has offered more difficulties than any previous school year in the completion of the teaching staff, both the city and rural. However, Superintendent Corbett has been enabled to open practically every school in the county.

MUST VOTE ON

#2 was replaced by Excelsior

School Bells Ring Tuesday Throughout

Public Schools To Open With Big Enrollment

Improvements Made During Summer To School Buildings And Facilities

School bells ring throughout the city and county on Tuesday—sending approximately 4,000 children back to classrooms for the 1950-51 term.

The school bells will signal the end of a three-month summer vacation and the start of a full schedule of school activities for the next nine months.

J. A. Crookshank, county superintendent of public instruction, foresees a heavy enrollment of public school pupils in the schools of the city and county. Most of the registration at schools in the city was completed during the past week—on Thursday and Friday.

Last year there were approximately 5,700 pupils enrolled in the city-county public schools. Of this number some 1,500 were colored students.

All public schools will open for classes on Tuesday morning, including Ketterlinus High School, Orange Street Elementary School, Orange Street Junior High School, Fullerwood School, West Augustine School, Hastings and Mill Creek schools.

All public schools for colored children will open on Tuesday also.

Public school teachers have been holding a two-week pre-school training period and everything is in readiness for the opening of the 1950-51 term.

Freshman Orientation Day was held at Ketterlinus High School on Wednesday, along with make-up examinations for those who had any work at KHS last year. Superintendent Crookshank calls attention to the fact that the State Law of Florida requires pupils to be 7 years of age on or before January 1, 1951 to be eligible for admission in the public schools this year. Beginning pupils should have birth certificates.

Schools Improved

Superintendent Crookshank points out that an overall program to improve school facilities and buildings has continued through the summer months.

An outstanding accomplishment was the erection of the modern school gymnasium on Orange Street to carry out an improved health education program. Walter Slater was appointed during the summer as director of athletics and health and physical education.

Two modern classrooms were added to the West Augustine Schools and general improvements made to the other various public schools, including the improvement of school cafeteria facilities. Mrs. Catherine Pittman Sutter has been appointed school lunch director.

In an expansion of educational facilities, Mrs. Maggie Coghill has been added to the faculty as supervisor of vocal music.

School busses will start operating on regular schedules on Tuesday. Six new busses will be in operation during the term. All told a fleet of 20 school busses will be in operation.

Considerable improvements have been made also to colored public schools, including two new classrooms and a new water system and toilets at the West Augustine negro school.

PLANE HURTS CAMEL RIDERS

TRIPOLI, Libya (AP)—Add low-flying planes to the lists of hazards of camel-riding. Two Arab camel riders were injured seriously when struck by a plane on the main coast road out of Tripoli. The plane, flying low over the camel caravan, struck the two riders with its undercarriage.

Faculty Listed For Negro Public Schools In County

The following is the faculty list for negro public schools in the county for the 1950-51 school term opening on Tuesday:

Maude Reddick, supervisor.

West Augustine School No. 6

J. A. Webster, principal; Elise Murray and Evelyn Sands, first grade; Dornice Henry and Elizabeth Maultsby, second grade; Mattie Bryant and Louise Haile, third grade; Annie Smith and Mattie Lou Van, fourth grade; Rosalie Smith and John Jackson, fifth grade; J. D. Smith and Cecil Edwards, sixth grade, and Nellie Meade, seventh grade.

Hastings Vocation School

W. E. Harris, principal; Rosa Hawkins, first grade; Cora Harrison, second grade; Alice Hankerson, third grade; Retha Kennon, fourth grade; Jimmie Bass, fifth grade; Charles Harris, sixth grade, coach and chemistry; Jennie Jarris, social studies; Mabel Merkerson, home economics and science; Barbara Pinckney, English and Music; Mildred Rhoad, English and health; Eddie Thompkins agriculture and science; and John Harris, mathematics.

Excelsior High School

Richard Murray, principal. Dollie Murray, first grade; Marie Simpo, second grade; Ida Mae Jones, third grade; Caritha Jones, fourth grade; Julia Fulton, fifth grade; Fannie Gaston, sixth grade.

And Jessie Agner, English; Lucinda Calhoun, French; Elderis DeLarge, home economics; Rosalie Gordon, English; Malcolm Jones, mathematics and physical education; Mildred Larkins, English and science; Ines Mills, mathematics and social studies; Rosalie Morgan, mathematics; Kathleen McCall, social studies; Kathleen McDonald, social studies and library and Alma Smith, science.

College Park School — Alice Smith, principal.

East Hastings School — Lucy Carter, principal.

Picolata School—Emily Proctor, principal and Agnes Kelton, teacher.

Orangedale School — Elizabeth Raggins, principal.

Vermont Heights School—Marie Brown, principal.

Armstrong School—Ella Johnson, principal.

Elkton School — Susie Nealy, principal.

Tocoi School, Annie Rutledge, principal.

Switzerland School — Elizabeth Goss, principal.

Gopher Ridge School — Rosa Nimmons, principal.

DAR Members Asked To Write And Oppose World Government

Mrs. R. C. Stephens, National Defense Chairman, Maria Jefferson Chapter, Daughters of the American Revolution, asks that every member write to Florida Senators and Congressmen to oppose Senate Resolution No. 57. This is the bill introduced by Senator Kefauver of Tennessee. It would mean calling a Federal convention to include the USA in a form of World Government.

Mrs. Stephens urges DAR to say in their letters that they are opposed to any form of World Government as an individual, citizen or voter.

A reminder is given that letters should be sent to Senators Spessard Holland and Claude Pepper, Senator-Elect George Smathers, and Congressman A. S. Herlong, members of the Florida delegation in Washington.

Faculty List For Public Schools Of City And County Is Announced

The faculty list for public white schools of St. Augustine and St. Johns County for the 1950-51 school term was announced on Saturday by J. A. Crookshank, county superintendent of public instruction, as follows:

Supervisors

Miss Barbara Blimmel, general supervisor; Mrs. Catherine Pittman Sutter, school lunch director; Mrs. Maggie Coghill, vocal instructor, and H. M. King, band director.

ORANGE STREET ELEMENTARY SCHOOL

Mrs. Iris Palethorpe, principal.

Miss Frances Rowley, Miss Ethel Sullivan and Miss Ina Jo Varnell, first grade.

Mrs. Mary Louise Corbett, Mrs. Madeline Flint and Mrs. Martice Frink, second grade.

Mrs. Martice Bruer, Mrs. Edith Mood and Mrs. Josephine Jacobs, third grade.

Miss Hattie Burry, Miss Lucile Collins and Miss Reba Dunklin, fourth grade.

Mrs. Elsie Buford, Mrs. Louise Mills and Mrs. Luella Smith, fifth grade.

Miss Virginia Cummings, Mrs. Ellen Rogers and Mrs. Womble, sixth grade.

ORANGE STREET JUNIOR HIGH SCHOOL

Milton T. Curry, principal.

Mrs. Dorothy Donaldson, English, seventh grade.

Miss Lillian Friedman, English and science, seventh grade.

Mrs. Marjorie McDougal, science, seventh grade.

Walter H. Slater, social studies, seventh grade. Mr. Slater is director of athletics and physical education.

Roy Lee Wilson, mathematics, seventh grade.

Mrs. Nellie Brubaker, science, eighth grade.

Robert Goodwin, mathematics and athletic coach, eighth grade.

Mrs. Gladys Hogan, social studies, eighth grade.

Mrs. Shirley Meyer, English, eighth grade.

KETTELINUS HIGH SCHOOL

Milton T. Curry, principal.

Douglas Hartley, assistant principal and social studies.

Miss Ellender Aiden, English; Mrs. Christian Benfield, mathematics; W. T. Bryant, agriculture; Mrs. Carolyn Chappell, English; Miss Alamo Clay, librarian; Mrs. Mary Frances Davis, commercial; W. C. Edmiston, Latin; Miss Mildred Funk, history.

And Alfred Hays, general science; Mrs. Frances Kalv, English; Miss Susan Kennaday, home economics; Miss Iona Kuechler, D.C.T. coordinator; Edward J. Markel, civics and coach; Mrs. Hester Means, mathematics and commercial; Miss Corrine Miller, Spanish and English; Miss Melanie Nesbitt, science; Miss Mary Rike, girls' physical education; Mrs. Susan Spencer, mathematics and John Tomeff, boys' physical education and coach.

FULLERWOOD SCHOOL

Mrs. Bernice Kirkwood, principal.

Mrs. Catherine Craig and Mrs. Rebecca Green, first grade.

Mrs. Mary Kate Curry, second grade.

Mrs. Berta Hubbard, third grade.

Miss Doris Prichard, fourth grade.

Miss Hallie Graham, fifth grade.

Miss Mable Hindman, sixth grade.

WEST AUGUSTINE SCHOOL

Mrs. Sara McDaniel, principal.

Miss Martha Alice Crookshank and Mrs. Viola Knight, first grade.

Mrs. Mary Albrecht and Mrs. Nadah Eddins, second grade.

Mrs. Cora Johnson, third grade.

Mrs. Marjorie Brunney and Miss Dorothy Runnefeldt, fourth grade.

Mrs. Geraldine Kaler, fifth grade.

Miss Mary E. Hill, sixth grade.

HASTINGS HIGH SCHOOL

S. Earl Byrd, principal.

Herman L. Brumley, socia studies and coach; W. T. Bryant, agriculture; G. L. Cameron, band director and mathematics; Miss Mae Campbell, librarian and mathematics; Miss Marian Warren, English; Miss Wansley, home economics; Mrs. Joonie Padgett, seventh grade; Mrs. Edith Curtis, sixth grade; Mrs. Ethel McKinney, fifth grade; Mrs. Virginia Campbell, fourth grade; Miss Mary Alice Wolfe, third grade; Miss Ruth Ross, second grade. First grade to be announced.

MILL CREEK SCHOOL

H. H. Bedfish, principal and seventh and eighth grades.

Mrs. Thelma Pacetti, fifth and sixth grades.

Mrs. Helen Godwin, third and fourth grades.

Mrs. Ava Lou Sanches, second grade.

Miss Claire Butterfield, first

200 Educators Hold Conference At Daytona Beach

DAYTONA BEACH, Sept. 7 (AP)—Some 200 educators from 47 southern colleges and universities will meet here Monday for a week long conference which may write a new chapter in regional education. Three governors will be present.

Another 50 educators, most of them presidents and deans of southern schools, will arrive here in time for the second phase of the conference on Saturday.

Through six work groups, the educators will study the field of graduate education in the regional program. This field is regarded as vital to the South's future through its production of scientists, engineers and teachers.

The educators will review data covering the South's existing graduate facilities and needs. Recommendation by the conference are expected to develop a program by which southern colleges will divide up the graduate field for concentrated specialization. Each school would serve the region in its specialty.

Former Gov. Millard F. Caldwell, of Florida, chairman of the board of control for the Southern Regional Education, will preside at the opening session.

Gov. Fuller Warren is to make the opening address.

Faculty members and deans appointed by the institution presidents will attend the first part of the conference which continues through Thursday. On Saturday, the presidents themselves will attend a three-day conference, reviewing recommendations of the faculty group.

Gov. Sidney McMath, of Arkansas, will address a conference on Saturday. Gov. Gordon Browning, of Tennessee will make the closing address on Monday, Sept. 11. Both report recommendations of the educators to the Southern Governor's Conference at Charleston, S. C., in November.

Any legislative action needed to implement the program will be submitted to 1951 legislative sessions.

Discrimination Case Reported In India

MADRAS, India—(AP)—Barring anyone from colleges on grounds of community, castes or religion violates India's constitution, a full bench of the local high court recently ruled.

The case arose out of a Madras government order fixing the ratio for admission of major religious communities into government colleges. The government said this was necessary to prevent highly intellectual minority communities from standing in the way of the progress of the backward majority.

The Brahmin community which forms only three per cent of Madras state's 55,5000,000 people was able, because of superior intelligence, to capture most of the admissions into the colleges. The government, therefore, fixed two seats fo rthe Brahmins out of every 14 vacancies. The Madras government is appealing to the Supreme court of India against the decision.

State School For Deaf, Blind Opens On Tuesday

The Florida State School for the Deaf and Blind opens its 195[illegible] 51 school term on Tuesday.

Pupils from different parts of the state will arrive on Tuesday and classroom exercises will begin on Wednesday.

Dr. C. J. Settles, president of the school, announces that advance registration indicates an attendance of approximately 500 students.

Chaperons from the school will accompany the children in special railroad coaches from Miami, Tampa, Pensacola, Jacksonville and other cities.

The faculty list has been completed.

During the summer months many improvements were made on the school facilities.

Special Bus Tour Planned Wednesday

Local merchants and those of their employees who distribute free tickets to tourists for the daily conducted beach tours will be guests of The St. Augustine Transit Company on Wednesday afternoon for a special tour of the beaches.

The tour is being planned in order that those who cooperate in distributing the tickets to the tourists might be more familiar with the way the tours are conducted.

Wednesday's tour, which will last approximately one hour, will leave at 3 o'clock from the corner of King and St. George Streets and will include visits to both St. Augustine and Vilano Beaches.

The free tours for visitors were first begun last winter and proved so popular with tourists that it was decided to continue them throughout the summer months. More than 100 local and beaches concerns and individuals contributed to a special fund which enables the program to continue to operate.

Near capacity loads have been carried daily through the summer months due to the unusually large number of tourists in the city and state this season. As a result of the tours, many of the summer tourists and vacationers to the city have decided to make reservations for a prolonged stay in the area next summer.

It is hoped that a large number of those instrumental in contributing the free tickets to tourists will make plans to attend Wednesday's special tour.

K Of C Will Meet Tuesday

The regular business meeting of the local Knights of Columbus Council will be held on Tuesday evening at 8 o'clock instead of Monday night, it was announced by Grand Knight Jimmy Rogers. The meeting was changed to Tuesday night due to the Labor Day holiday.

Select the service that selects its men, the U. S. Marine

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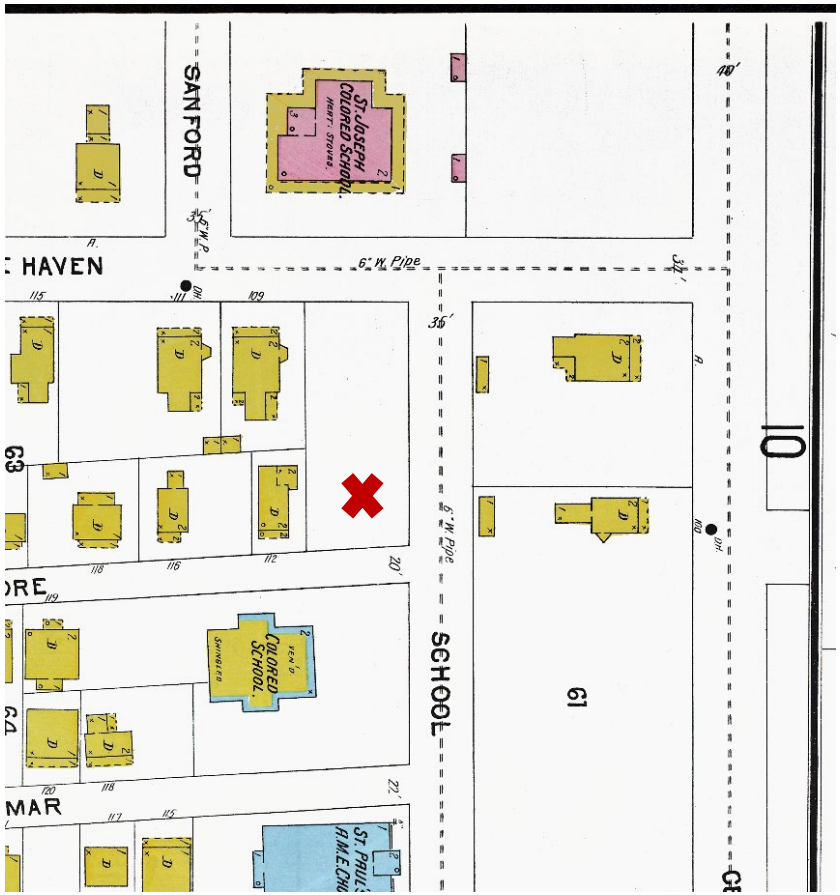
ANNOUNCEMENT

LILIAN LINDSLEY BALLET STUDIO

STAFF REPORT p. 19

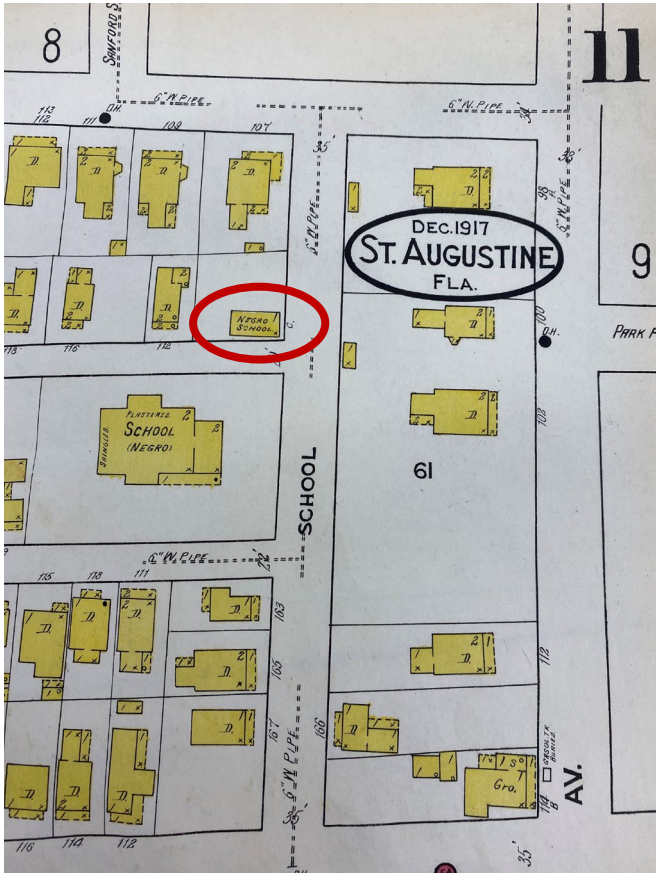
STAFF PHOTOGRAPHS: 112 MOORE STREET

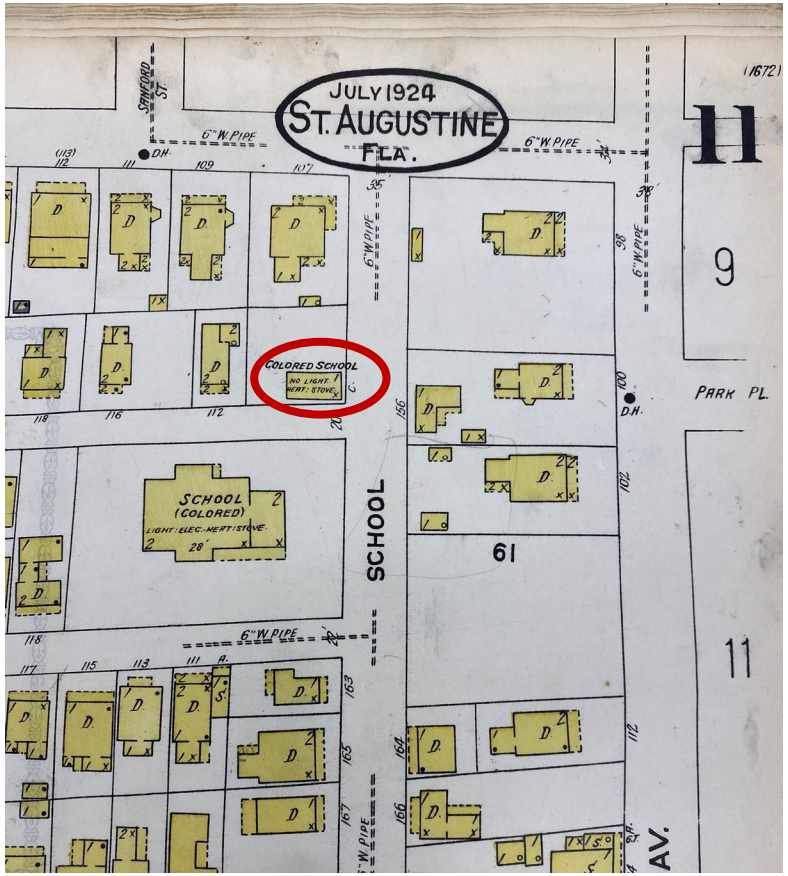
SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED



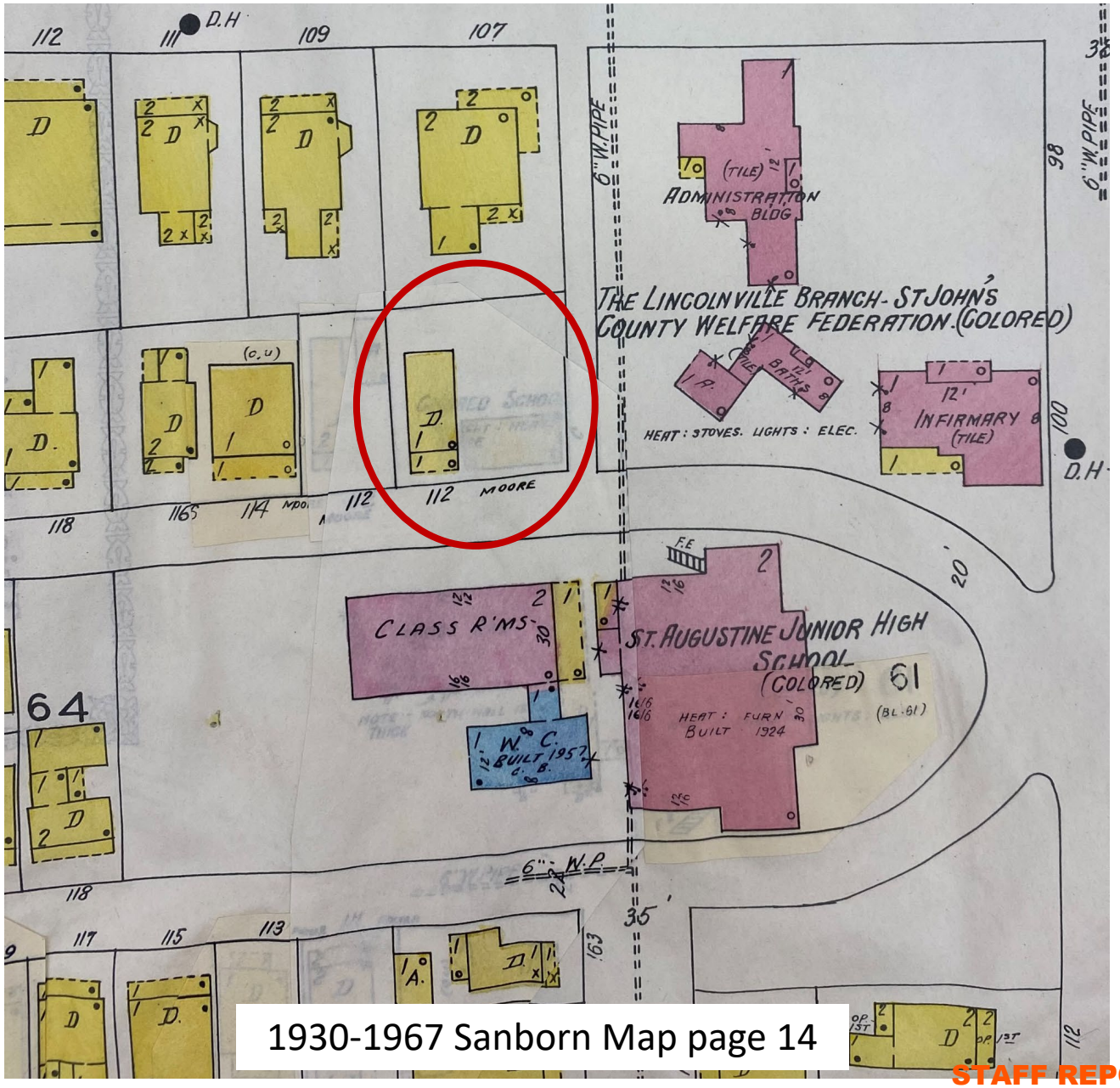
1910 Sanborn Map page 13

SANBORN FIRE INSURANCE COMPANY MAPS, CLIPPED





1924 Sanborn Map page 11



1930-1967 Sanborn Map page 14

STAFF REPORT p. 32

SAHS POLK CITY DIRECTORY RESEARCH: 112 Moore Street

DATE(S)	NAME	SYMBOLS	PROFESSION
1924-25	Johnson, Bush and Rosa	*	Machine helper
1927	Same	(c)	Laborer
1930	Same	(c)	
1934	vacant		
1937	vacant		
1940	vacant		
1945	Not listed		
1947	Not listed		
1949	Not listed		
1951	Not listed		
1953-54	Not listed		
1955	Not listed		
1957	Mrs. Willie S. Davis		Not listed
1959	Taylor, Eddie D. and Violet		Not listed
1960	Taylor, Eddie D. and Violet		Not listed
1962	Quickey, Edward and Mabel		Laborer, Fairchild Aircraft
1964	Quickey, Edward		Laborer, Fairchild Aircraft
1965	Mrs. Mae Steven		Not listed
1966	Mrs. Mae Steven		Not listed

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 15, 2021

Kolsen and Associates, LLC
4540 5th Ave
St. Augustine, FL 32095

cc: J Russell Collins

Re: Certificate of Demolition – 112 Moore Street – PL2021-0074

Dear Mr. Kolsen,

On July 15, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the August 19, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department by August 9, 2021.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☐ Certificate of Appropriateness
☒ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	PL2021-0074
Applicant:	Kolsen and Associates, LLC
Owner:	112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee
Address:	112 Moore Street
Parcel Number:	2085500000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 15, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the July 15, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☑ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- August 19 2021 meeting
-
-
-

DONE AND ORDERED, at a public hearing on the 15th day of July, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0074

REQUEST APPROVED / DENIED / CONTINUES

Barbara Ellis
Sign Name

Barbara C. Wingo
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, Barbara Wingo, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 15th day of July, A.D., 2021.

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

Elyse Anderson
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.

FOR July 15, 2021 HARB MEETING
(Received July 13, 2021 and forwarded by email to the HARB prior to the meeting)

2021-0074: 112 MOORE STREET

Materials submitted by:

Bart Piniaz, BP Builders, Inc.

on behalf of

Kolsen and Associates LLC - Applicant

Received July 13, 2021
Planning and Building Department

Don Crichlow & Associates

S t. A u g u s t i n e , F l o r i d a

Condition Assessment Report
112 Moore St.
St. Augustine, FL

Prepared by
Don Crichlow & Associates
302 St. George St.
St. Augustine, FL

July 12, 2021

Introduction

On July 9, 2021, I inspected the property located at 112 Moore St. in St. Augustine, Florida. The building is a one story Framed Vernacular structure constructed between 1904 and 1910. It originally was situated on the same lot but with an east to west orientation and fronted a street which no longer exists. Sometime after 1930, it was relocated to a south to north orientation on the same lot facing Moore St. where it sits today. The structure is rectangular in shape with gable ends and a hip front porch. The rafter tails are exposed. Access to the sides and rear of the property was restricted do to a large mound of soil on the east side (archaeological investigation underway) and heavy undergrowth on the west and north sides. Access was gained from the south side entrance.

Foundation

The wood frame floor system (sill beam/balloon frame) rests on masonry piers approximately 8”x 16”, approximately 14” off the ground. None of the piers appear to have any steel reinforcement and are suspect in their ability to adequately support the structure. The presence of footings under the piers was not evident. Settement of the piers was visible in one location that was accessible. It would be necessary to raise the structure above the base flood elevation (plus 12” freeboard) should rehabilitation be considered. This would require a new foundation (either pier or stem wall) to be constructed.

Floor and Wall Framing

The wood frame walls are balloon framed. Studs (2”x 4”) appear to be approximately 4’0” o.c. with a horizontal member (2”x 4”) approximately midway up the wall. On to this is applied 1”x 12” vertical boards. There is no insulation present in the walls.

Received July 13, 2021
Planning and Building Department

Although no voids or failure was observed, the floor is extremely weak. It is my belief that the entire floor framing system would have to be replaced. There has been roof failure in the front (living) room of the house on the west side and because of this the interior wall covering has collapsed. The large opening in the roof has allowed the weather of enter the structure causing significant damage to the building envelope on the west side. In the bathroom the floor has collapsed under the water closet.

Roofing

The roof is wood "stick framed" (2"x 6"rafters, approximately 4'0" o.c.) with wood board sheathing. The current roofing is 5v crimp metal and is severely rusted. As mentioned earlier , the roof has failed is several areas, front room (living), hallway, and rear bedroom. Where the roof has not failed completely there is significant leaking which has caused much of the plaster ceiling to fall. There is extensive roof repair, if not total replacement, needed.

The hip front porch roof is 2" 6" framed with 1"x 4" wood purlins. The 5v crimp metal roof is applied directly to the purlins. The front porch was at one time screened in.

Siding

The siding is board and batten. From what can be observed due to the limited access, the siding appears to be in relatively fair condition and may have been repaired or replaced at some point in time.

Windows and Doors

There are several types of windows in the structure, 6 over 6, single hung aluminum and 2 over 2 single hung aluminum. None of the windows are original. Window frames and sills appear to be in fair condition except where the roof has failed above. There are no original doors remaining in the house. Existing doors are hollow core luan.

Electrical, HVAC and Plumbing

Electrical service has been removed from the house and the service entrance box has no meter. It is fairly obvious that the entire structure would have to be re-wired. There is an inoperable satellite dish mounted to the east side of the house. There is no existing air conditioning or heating. It is assumed that all new plumbing would have to the installed.

302 St. George St. • St. Augustine, Florida 32084 • Tel (904) 824-5785 • Email: crichlow@comcast.net

Received July 13, 2021
Planning and Building Department

Don Crichlow & Associates

St. Augustine, Florida

Summary

Based upon my inspection, the renovation of the property at 112 Moore St. would exceed 50% of the current property value. Coupled with its age and lack of proper maintenance these factors have rendered it extremely questionable for renovation.

Donald A. Crichlow, AIA, NCARB
FL. Lic. #AR0015950

302 St. George St. • St. Augustine, Florida 32084 • Tel (904) 824-5785 • Email: crichlow@comcast.net

Received July 13, 2021
Planning and Building Department

Received July 13, 2021
Planning and Building Department

Received July 13, 2021
Planning and Building Department

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Received July 13, 2021
Planning and Building Department

Received July 13, 2021
Planning and Building Department

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

June 17, 2021

Kolsen and Associates, LLC
4540 5th Ave
St. Augustine, FL 32095

cc: J Russell Collins

Re: Certificate of Demolition – 112 Moore Street – PL2021-0074

Dear Mr. Kolsen,

On June 17, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Specifically, based upon evidence presented, the HARB **CONTINUED** your application to the July 15, 2021 meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department by July 2, 2021.

Should you have questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☐ Certificate of Appropriateness
☒ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	PL2021-0074
Applicant:	Kolsen and Associates, LLC
Owner:	112 Moore Street Extra Lot Land Trust, J Russell Collins, Trustee
Address:	112 Moore Street
Parcel Number:	2085500000

RE: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 17, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☑ was present at the June 17, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐members of the public testified under oath, or ☑ no members of the public spoke on this issue.
3. The subject property has a zoning classification of RS-2.
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to demolish a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- July 15th
- _____
- _____
- _____

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

Case No. PL2021-0074

REQUEST APPROVED / DENIED / CONTINUES

_____
Sign Name

Cathy Duncan
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

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

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

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

Elyse Anderson
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.

Received May 19, 2021
Planning and Building Department

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0074

Receipt No. 2118701 Meeting Date June 17, 2021

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT William Kolsen
   Business (if applicable) Kolsen and Associates LLC
   Address 4540 5th Ave
   City St Augustine State FL Zip 32095
   Daytime telephone 904-315-3845 Other phone/email _____

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER 112 Moore St Land Trust (J. Russell Collins Trustee)
   Business (if applicable) Rusty Law
   Address 2493 US1 S
   City St Augustine State FL Zip 32086
   Daytime telephone (required) 904-829-6600 Other phone _____

3. PROJECT STREET ADDRESS 112 Moore Street

4. LEGAL DESCRIPTION OF PROPERTY
   Lot 34 Block A Subdivision Atwood TR City Lots Parcel Number 2085500000

5. DATE OF CONSTRUCTION 1910 Source: SJC

6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)
   - ☐ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☒ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE:

Received May 19, 2021
Planning and Building Department

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify:_____
☐	☐	☐	Porch/Deck/Balcony Specify:_____
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify:_____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ■ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

☐ Photographs of existing conditions including façades of the building and interior features if applicable.

☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.

■ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:

- ○ An estimate of the cost of the proposed construction, alteration, demolition, or removal.
- ○ The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
- ◥ 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.
- ○ 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.
- ○ 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.
- ○ 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.
- ○ Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
- ○ The assessed value of the property according to the two (2) most recent assessments;
- ○ The real estate taxes for the previous two (2) years.
- ○ The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
- ○ Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

Received May 19, 2021
Planning and Building Department

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

☐ Photographs of existing conditions including façade of the building.

☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

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 the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME William Kolsen DATE 3/30/2021

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME J. Russell Collins Trustee DATE 3/30/2021

SIGNATURE OF 1st PROPERTY OWNER _____

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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 May 19, 2021
Planning and Building Department

APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

Received May 19, 2021
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

William Kolsen is/are hereby authorized TO ACT ON BEHALF OF J. Russell Collins, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, 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 Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: _____
Signature of Owner

J. Russell Collins
Print Name of Owner

904-829-6600
Telephone Number

State of Florida

County of Saint Johns

Signed and sworn before me on this 30th day of March, 2021.

By J. Russell Collins, Trustee

Identification verified: Personally Known

Oath sworn: _____ Yes ✓ No

Notary Signature: Billie Farris

My Commission expires: 9-21-2023

Notary Public State of Florida
Billie Farris
My Commission GG 358488
Expires 09/21/2023

Rev:022117

Received May 19, 2021
Planning and Building Department

Received May 19, 2021
Planning and Building Department

Received May 19, 2021
Planning and Building Department

Received May 19, 2021
Planning and Building Department

Received May 19, 2021
Planning and Building Department

From:	Julie Courtney
To:	WILLIAM KOLSEN
Subject:	for 112 Moore Street: Tax Exemption Program and federal tax credit for rehabilitation projects information
Date:	Thursday, May 27, 2021 11:35:00 AM
Attachments:	Tax Exemption convenant.pdf Tax Exemption AGHPp12.pdf Tax Exemption AGHPp13.pdf image002.png image003.png image004.png TAXEXEmptionapp.pdf

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Mr. Kolsen,
112 Moore Street is located within the Lincolnville National Register Historic District as a contributing building. As I mentioned in my email yesterday about your Certificate of Demolition application for this property, since the HARB will pursue all due diligence, they will likely ask the costs to rehabilitate the properties versus the cost to demo and build new that takes into consideration the ad valorem tax exemption Please find that information below and in the attached documents:

The City of St. Augustine's Tax Exemption Program is summarized below and in some of the attached documents that are from the City's Architectural Guidelines for Historic Preservation (AGHP). The required application and covenant is also included for your reference.

Historic Preservation Property Tax Exemption

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines[1]. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years[2]. *St. Johns County also participates in this ad valorem property tax exemption.*

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or

2. **be a contributing property to a National Register District**; or

3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and

2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be $20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

How to Apply:
Applications for the Historic Preservation Property Tax Exemption must be made prior to the start of any construction work on the property, on forms provided by the Planning and Building Division from the Department of State.

The Historic Architectural Review Board must approve the plans, and the Planning and Building Division must issue a building permit for the proposed improvement before the start of any construction.

The review and approval process for the tax exemption is in addition to the building permit review process already established.

The Planning and Building Division is required to inspect the completed work to ensure that the construction has been completed as indicated on the plans submitted with the application for the tax exemption, and to ensure the continued maintenance of the improvements during the period of time that the exemption is in force.

Activating the Tax Exemption:
The review and approval authority of the Historic Architectural Review Board (HARB) and the Planning and Building Division is administrative only. Final approval for the ad valorem tax exemption rests with the City Commission.

The property owner must sign an Historic Preservation Property Tax Exemption Covenant agreeing to maintain the improvements during the period of the exemption. This covenant must then be approved by resolution of the City Commission. The approved covenant must be recorded with the deed to the property to allow the Property Appraiser to activate the tax exemption.

For this, it is good to discuss your plans with us before doing work so it can be determined if the work will likely be approved by HARB

Finally, there is also the **federal Historic Tax Credit program, which provides a 20% income tax credit**, but ***for income producing properties.*** Please see https://www.nps.gov/tps/tax-incentives.htm and https://www.nps.gov/tps/tax-incentives/before-you-apply.htm for more information. This also has a requirement that the work done meets the Secretary of the Interior's Standards, so it is important to make sure what you are proposing will qualify.

The State of Florida does not yet have a preservation based tax credit, but the State Historic Preservation Office (or the Florida Division of Historical Resources) is the first point of contact if you

want to apply for the 20% federal tax credit. Please see https://dos.myflorida.com/historical/preservation/architectural-preservation-services/rehabilitation-tax-credit/#:~:text=In%20Florida%20the%20SHPO%20is,of%20a%20certified%20historic%20structure.&text=The%20Florida%20SHPO%20is%20the,projects%20seeking%20the%2020%25%20RTC.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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.

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[1] Ordinance number 1995-20 and ordinance number 1997-61
[2] Ordinance number 2009-06 changed the exemption period from 5 to 10 years.

Received June 7, 2021
Planning & Building Department

Estimated Cost Breakdown

Bp Builders Inc
cbc1255280
904-392-3007

ADDRESS: 114 Moore Street

BREAKDOWN ITEMS	ITEM	MISCELLANEOUS	TOTAL BUDGET	
Drawings	Drawings, Engineering and Energy Calcs		$3,500.00	
Testing	Compaction testing	Soil compaction testing	NA	
Permits	COSA	Health Dep, Clearance Sheet, Building Dept	$2,500.00	
Water	Water Tap Fee	St Johns County	N/A	
Septic Tank	Septic Tank	Septic Tank and Drain Field	N/A	
Electric	Temporary Power and Underground Power Fee		$1,600.00	
Impact Fee	SJC Impact Fee	Estimate Cost	N/A	
Excavation	Lot Clearing	Brush removal around house	$1,500.00	
Termite Treatment	Pre Treatment and Final treatment		$900.00	
Survey and Elevations	Envelope, Elevation and Final		$2,000.00	
Site Preparation	Temp water, Temp Toilet		$750.00	
Retaining Wall	Retaining Wall on Sides	3' - 4' Retaing Wall	N/A	
Fill Dirt	Fill Dirt	Aprox 65 Loads	N/A	
Footers	Footers	Based on 36 x 36" x 12" footer (New Footers under existing posts)	$8,000.00	
Stem Wall	Posts	3 Block posts	$6,500.00	
Slab	Concrete Slab	4" Slab	N/A	
Framing Materials	Framing Material	2x4 Exterior Walls 9' Celings, 2x12 floor joists with 3/4 T&G subfloor	$26,000.00	
Truss	Roof Truss	Conventionally framed gable roof	$8,000.00	
Framing Labor	Framing Labor		$16,300.00	
Windows	Non Impact wood windows	As per HARB spec	$7,800.00	
Exterior Doors	Exterior Doors	As per HARB spec	$2,700.00	
Exterior Door Hardware	Exterior Door Hardware		$350.00	
Window and Door Install	Install Windows and Doors		$2,700.00	
Roofing	Roofing	As per HARB spec	$8,800.00	
Plumbing	Plumbing	Replumb with pex	$11,300.00	
Plumbing Fixtures	Plumbing Fixture Allowance	Faucets, Toilets, Shower Fixtures, Towel hangers, Hooks	$3,000.00	
Electrical	Electrical	New 150 Amp Serivice with all new electrical	$14,500.00	
Electrical Fixtures	Electrical Fixture Alowance	Ext Lights, Fans, Sconces, Vanity Lights, Closet Lights	$3,500.00	
Exterior Siding	Exterior Siding	Cement Fiber Board Siding and Trim	$13,000.00	
Soffit and Facia	Soffit and Facia	Open rafter with T&G soffit	$4,600.00	
Drywall	Drywall		$11,400.00	
Floor Covering Materials	Floor Covering Material	Finished hardwood flooring in all but bath	$6,000.00	
Floor Covering Labor	Floor Covering Labor		$7,000.00	
Bathroom Tile Material	Bathroom Tile Material	Tub Wall Tile Material, Shower Wall and Floor Material	$2,000.00	
Bathroom Tile Labor	Bathroom Tile Labor	Waterproofing, Wall Labor, Floor Labor	$3,000.00	
Garage Door	Garage Door	Steel Garage Door 16' x 7'	N/A	
Interior Door and TrimMaterial	Interior Door and Trim Material	6'8" doors, 1"x4" trim, 1"x6" base boards	$5,400.00	
Interior Door Hardware	Interior Door Hardware Allowance		$500.00	
Int. Doors, Trim, Hardware-Labor	Interior Doors, Trim and Hardware Install		$5,500.00	
Kitchen Cabinets	Kitchen Cabinets and Install	Forevermark Gold Series	$12,000.00	
Kitchen Countertop	Kitchen Countertops	Granite (Level 1)	$4,400.00	
Bathroom Cabinets	Bathroom Cabinets and Install	Forevermark Gold Series	$1,500.00	
Bathroom Countertops	Bathroom Countertops	Granite (Level 1)	$1,200.00	
Exterior Paint	Exterior Paint	Sherwin Williams A100	$4,300.00	
Interior Paint	Interior Painting	Sherwin Williams Promar 200	$5,000.00	
Bathroom Mirrors	Bathroom Mirror Allowance	Material and Install	$250.00	
Shower Glass Enclosure	Shower Glass enclosure Allowance		$1,800.00	
Concrete Flatwork	Concrete Flatwork	Driveway, walkway	$5,400.00	
Landscape/Irrigation	Landscape/Irrigation	Sod, plants, Irrigation	$5,700.00	
Punch List	Punch List		$2,500.00	
Clean-Up & Sanitation	House Cleaning		$750.00	
Disposal	Debris removal		$2,500.00	
Overhead and Profit	Overhead Profit	15% Profit	$35,685.00	
TOTAL HOUSE BUILD BUDGET			**$273,585.00**	
	EXTRAS			
Fence	Horizontal Fence	Horizontal Fence on sides and back of House	$6,800.00	
TOTAL EXTRAS			$6,800.00	
	TOTAL BUDGET		**$280,385.00**	

Instr #2021040749 BK: 5235 PG: 1768, Filed & Recorded: 4/13/2021 11:43 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $1,575.00

Prepared by and return to:
Andrea N. Wright
Attorney at Law
Andrea N. Wright, LLC d/b/a Wright Firm
323 Anastasia Blvd.
Saint Augustine, FL 32080
904-808-1200
File Number: **21-0210**

Parcel Identification No. **208550-0000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 5th day of **April, 2021** between **Logan C. Halyard, Jr., a single man and Karen S. Coffey, a single woman, as joint tenants with rights of survivorship and not as tenants in common** whose post office address is **8076 Sarcee Trail, Jacksonville, FL 32244** of the County of **Duval**, State of **Florida**, grantor*, and **J. Russell Collins as Trustee(s) of the 112 Moore Street Extra Lot Land Trust dated April 1, 2021 with power and authority to conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed** whose post office address is **2493 US Highway 1 South, Saint Augustine, FL 32086** of the County of **Saint Johns**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Johns County, Florida**, to-wit:

Lots 34 and 35 Block A Buena Esperanza Subdivision of the Atwood Tract of the City of St. Augustine, according to the official map of the City of St. Augustine, dated June 12, 1923, on file in the Clerk of the Circuit Court office, Public Records of St. Johns County, Florida.

Parcel Identification Number: 208550-0000

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Andrea Wright

Witness Name: Christie Richberg

Logan C. Halyard, Jr. (Seal)

Witness Name: Andrea Wright

Witness Name: Christie Richberg

Karen S. Coffey (Seal)

COPY

State of Florida
County of Saint Johns

The foregoing instrument was acknowledged before me by means of [X] physical presence this 8th day of April, 2021 by Logan C. Halyard, Jr. and Karen S. Coffey, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Andrea Wright

My Commission Expires:

ANDREA N. WRIGHT
MY COMMISSION # GG 290956
EXPIRES: February 5, 2023
Bonded Thru Notary Public Underwriters

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Parcel ID	2085500000
Location Address	112 MOORE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Atwood Tract (626)
Tax Description*	1-86 ATWOOD TR CITY LOTS 34 & 35 BLK A OR5235/1768 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Atwood Tract, Buenaesperanza A Diagram O
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.090
Homestead	N

Owner Information

Owner Name	112 Moore Street Extra Lot Land Trust D:04/01/21 100% Collins J Russell Trustee 0%
Mailing Address	2493 US HWY 1 S SAINT AUGUSTINE, FL 32086-0000

Map

Valuation Information

	2021
Building Value	$20,198
Extra Features Value	$0
Total Land Value	$138,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$158,798**
Total Deferred	$42,047
Assessed Value	**$116,751**
Total Exemptions	$0
Taxable Value	**$116,751**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$17,498	$0	$120,120	$0	$0	$137,618	$106,137	$31,481	$106,137
2019	$16,152	$0	$120,120	$0	$0	$136,272	$96,488	$39,784	$96,488
2018	$14,069	$0	$110,880	$0	$0	$124,949	$87,716	$37,233	$87,716
2017	$14,189	$80	$99,792	$0	$0	$114,061	$79,742	$34,319	$79,742
2016	$14,189	$80	$86,625	$0	$0	$100,894	$72,493	$28,401	$72,493
2015	$14,189	$80	$69,300	$0	$0	$83,569	$65,903	$17,666	$65,903
2014	$11,174	$80	$55,440	$0	$0	$66,694	$59,912	$6,782	$59,912
2013	$11,454	$80	$42,966	$0	$0	$54,500	$54,465	$35	$54,465
2012	$12,012	$80	$37,422	$0	$0	$49,514	$49,514	$0	$49,514
2011	$12,571	$80	$41,580	$0	$0	$54,231	$54,231	$0	$54,231
2010	$12,850	$80	$46,200	$0	$0	$59,130	$59,130	$34,130	$25,000

Building Information

Building	1
Actual Area	518
Conditioned Area	448
Actual Year Built	1910
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Hard Board
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Metal
Interior Flooring	Pine Wood
Interior Wall	Wall Board
Heating Type	Convection
Air Conditioning	None
Bedrooms	0
Baths	

Category	Type	Pct
Exterior Wall	Hard Board	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Wall Board	100%
Interior Flooring	Pine Wood	100%
Heating Type	Convection	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
POINTER	0	0
FINISHED SCREEN PORCH	0	70
BASE AREA	448	448
Total SqFt	448	518

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	60

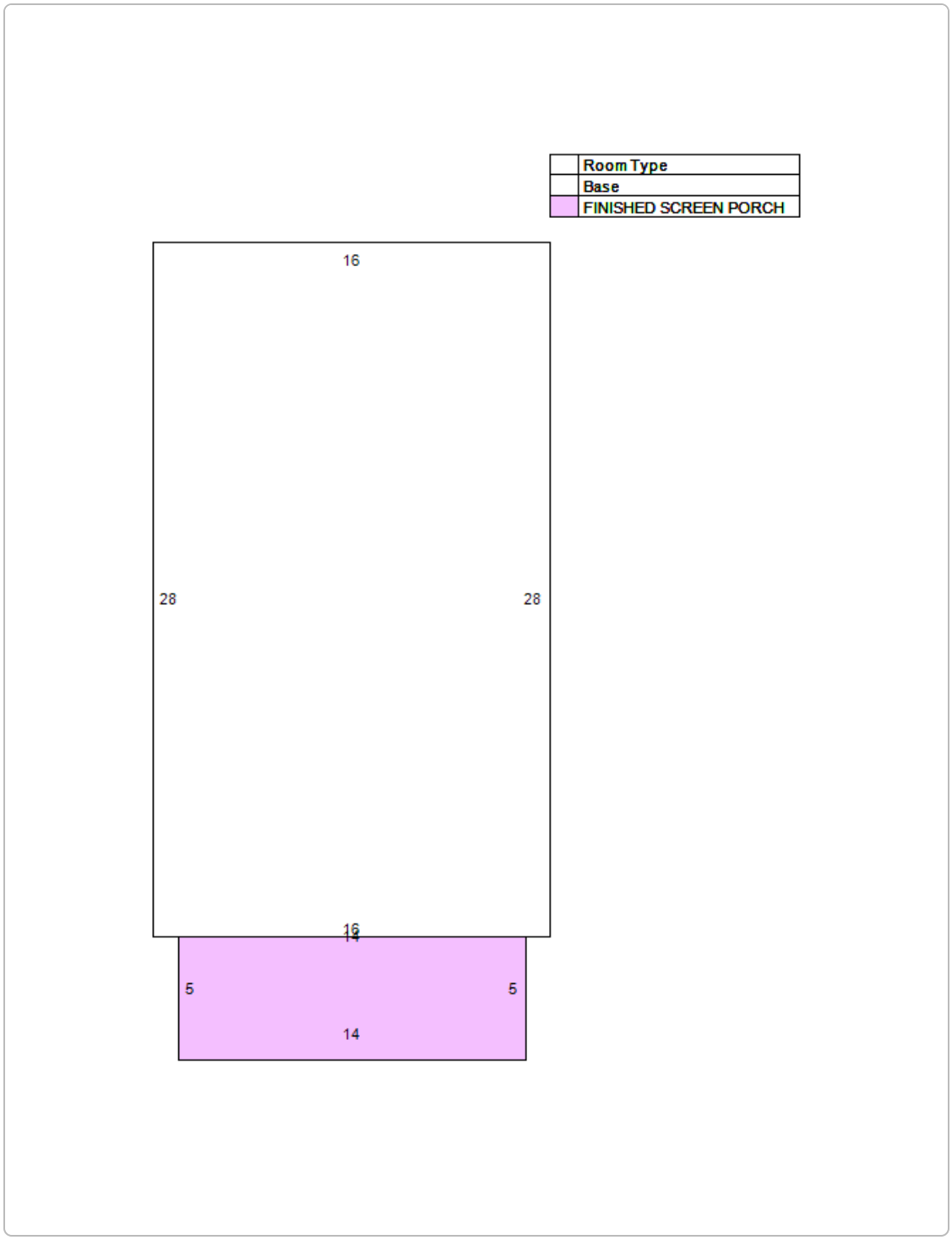
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	70	60	EF	$138,600

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/13/2021	4/5/2021	$225,000.00	WARRANTY DEED	5235	1768	Q	I	HALYARD LOGAN C JR ET AL	112 MOORE STREET EXTRA LOT LAND TRUST D:04/01/21
1/25/2017	1/23/2017	$100.00	WARRANTY DEED	4321	1562	U	I	HALYARD EVELYN R	HALYARD LOGAN C JR ETAL
2/26/2007	11/21/2006	$100.00	QUIT CLAIM DEED	2872	1267	U	I	HALYARD EVELYN R	HALYARD LOGAN C JR & COFFEY KAREN S (T/C)
	1/1/1980	$0.00		464	26	U	I		HALYARD EVELYN R

Sketch Information



No data available for the following modules: Exemption Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/19/2021, 2:37:15 AM

Version 2.3.121

Detail by Entity Name

Florida Limited Liability Company
KOLSEN AND ASSOCIATES, LLC

Filing Information

Document Number	L03000018824
FEI/EIN Number	42-1594237
Date Filed	05/21/2003
State	FL
Status	ACTIVE

Principal Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Mailing Address

4540 5TH AVE
SAINT AUGUSTINE, FL 32095

Changed: 02/14/2008

Registered Agent Name & Address

WELLS, PETER
4524 5TH AVE
% AI FRAMING LLC
SAINT AUGUSTINE, FL 32095

Name Changed: 03/26/2009

Address Changed: 04/14/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

KOLSEN, WILLIAM
4540 FIFTH AVE
SAINT AUGUSTINE, FL 32095

Title MGRM

KOLSEN, TRAVIS
4540 5TH AVE
ST AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2019	04/08/2019
2020	03/19/2020
2021	02/16/2021

Document Images

02/16/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
04/08/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/03/2011 -- ANNUAL REPORT	View image in PDF format
04/04/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- Reg. Agent Change	View image in PDF format
02/14/2008 -- ANNUAL REPORT	View image in PDF format
11/27/2007 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
02/16/2006 -- ANNUAL REPORT	View image in PDF format
04/06/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
05/21/2003 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

From: Lindsay Lambert
To: Julie Courtney
Subject: Re: 144 MLK
Date: Thursday, August 12, 2021 10:34:54 AM
Attachments: image002.png
image003.png
image004.png

Good morning Julie,

Sorry for the delay. Our engineer Bob Morgen did a visual inspection, and his opinion is that the house is not structurally sound and we should demolish the entire structure and reconstruct it. The piers and floor joist are beyond repair and demolition is necessary. His official letter should be arriving today, and I will forward it as soon as we receive it. We will not be proceeding with the partial demolition HARB review on 8-19-21. I'm not sure if it can be noted at this month's meeting, but we will be pursuing a full demolition application and we will provide the documents and drawings asap.

Thank you,
Lindsay

Synergy Construction & Maintenance
2510 Crill Ave, Palatka, FL 32177
386-326-6222

From: Lindsay Lambert
To: Jennifer Wolfe; Julie Courtney
Subject: Re: 144 MLK
Date: Friday, August 6, 2021 11:49:33 AM

We will not be proceeding with this month's HARB meeting for the 144 MLK meeting. We will submit the updated plan and supporting documents to attend next month's meeting asap. We will be applying for a full demo application. As far as the archeological review fee of $1100 that has been paid to date, can we apply it towards a full demo archaeological review? We look forward to working with you and moving forward on this project.
Have a great weekend!

Lindsay

Synergy Construction & Maintenance
2510 Crill Ave, Palatka, FL 32177
386-326-6222

On Thu, Aug 5, 2021 at 2:32 PM Jennifer Wolfe <jwolfe@citystaug.com> wrote:

> Hi Lindsay, the short answer is no, not for the August meeting. We have to send legal notices out and submit our agenda to the newspaper and it's advertised as a partial. If we were going the other way, from full demo to partial it would be different but this is an expansion of the request not a reduction.
>
> Let me know how you want to proceed..
>
> Jenny
>
> ---
>
> **From:** Lindsay Lambert <accounting@buildsynergy.net>
> **Sent:** Thursday, August 5, 2021 12:42 PM
> **To:** Jennifer Wolfe <jwolfe@citystaug.com>
> **Subject:** 144 MLK
>
> Hi Jenny,
>
> I left a voicemail...I wanted to see if we can update our current application from a partial demo, to a full demo? We are waiting for the engineer to send us a letter justifying the reason for demoing and reconstructing vs repairing. My question is, if we submit the letter and cost analysis by Monday, could we still make this month's HARB meeting? If not, could we push it to next month? We have already paid the partial demo fee, could the fee be

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 19, 2021 Meeting

Application PL2021-0102 Address: 24 Cathedral Place

Applicant: Tower Engineering Professionals OBO Verizon Wireless

Property Owner: Kasam Hospitality, Inc.

Project description: To install new antennas on cupola of the building's tower and mechanical equipment to platform cabinet on the flat roof, as part of a wireless antenna upgrade.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	SJ0400
National Register:	St. Augustine Town Plan Historic District: Contributing	Construction date:	1927
Archaeology Zone:	IA	Zoning District:	PUD (HP-2)
Parcel number:	1971600000		
Agenda Item:	7(c)	Previous Action(s):	

STAFF SUMMARY AND ANALYSIS:

1. Facing the Plaza de la Constitución from the north side of Cathedral Place, this eight-story tall Mediterranean Revival style building is the tallest in the downtown area. Designed by architect F.A. Hollingsworth, construction began in 1926, soon after the Bridge of Lions was started, for the First National Bank of St. Augustine and after its demise with the financial bust in 1929, was later acquired by the Exchange Bank (1939), the Atlantic Bank (1970), the First Union National Bank (1985) and later that year to private investors.
2. Currently, multiple antennas and cables in various sizes and forms are visible from multiple elevated areas of the building, especially above the flat roofline of the west elevation and on the tower.
3. 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."
4. To fully understand how the proposed addition of multiple new antennas and equipment will visibly modify the building, more information was requested but not received on the proposed equipment, dimensions, and locations, so that the HARB can determine if the project scope will make an inappropriate impact to the building's exterior:
   a) Plans were provided showing locations for the six new antennas at around the 118' height on the building's cupola, which extends to about 134 feet, with 2 on the north side, 2 to the south west side and 2 to the south east side. 3 existing antennas are to be removed, but it appears they are in set back locations on the north side that may not be as visible from the exterior as the other antennas in place or the proposed.
   b) Submitted photo renderings do not clearly show the impact of additional new antennas, but openings on the cupola's significant facades appear to be further filled. Closer up views/renderings and elevations drawings would be helpful to understand the true scale and location in relation to the building's architectural elements.
   c) Questions remain on where the multiple proposed cabinets and platform equipment will be in relation to what appears to be the wall enclosure on the flat roof portion and what will actually be visible from the roof.
   d) While specs were also provided for some of the equipment, none were received for the antennas, and others did not indicate dimensions for all units, material/color/finish details, or give a good indication of what these items will really look like installed.
5) Visually closing the cupola's existing openings with more antennas will negatively impact the architectural integrity.
6) All other zoning requirements need to be met which may include review and approval by Planning & Zoning 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 **CONTINUE** a **CERTIFICATE OF APPROPRIATENESS at 24 Cathedral Place because the required building owner's signature was not provided on the application and more clarifying information on the proposed equipment is needed to determine the impact to the building's exterior.**

Julie Courtney

Julie Courtney, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

Tower Scope of Work

To Install on the Cupola of the Tower:

1. (3) Ericsson VZE01 Antennas
2. (3) JMA MX06FIT665-02 Antennas
3. (3) Diplexers
4. (6) 1-5/8" COAX
5. (1) 1-5/8" Hybrid cable
6. (1) Raycap
7. (1) Raycap at platform on roof level

To Remove on Tower:

1. (3) CSS Antennas
2. (3) JMA Diplexers

Ground Scope of Work: (Refers to the platform on the flat roof where there are existing equipment cabinets. The proposed project is to modify areas with current installations, replacing and adding to these)

To Install on Ground:

1. (1) Charles cube cabinet (approximately 84.7" H x 32" x 32.6")
2. (1) Ebre cabinet (approximately 79.4" H x 30" x 36
3. (1) ILC cabinet
4. (3) Ericsson RRUS (2 different models each)
5. (3) Commscope combiners
6. (3) JMA Triplexers (2 different models each)

To Remove on Ground:

1. (2) 6101 Cabinets
2. (1) Telco enclosure
3. (1) PPC enclosure
4. (1) Sub-panel
5. (3) Ericsson RRUS
6. (3) Unknown combiners
7. (6) JMA Diplexers (2 different models each)

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. FMSF
3. Sanborn Maps
4. Portion of email correspondence with applicant seeking additional information

STAFF PHOTOGRAPHS
24 Cathedral Place

Looking north from Cathedral Place at front façade / south elevation

STAFF PHOTOGRAPHS
24 Cathedral Place

Looking eastward from Cathedral Place at west elevation and front façade:
tall antennas are visible on the cupola that were painted to match the terra cotta elements and others on flat roof

STAFF PHOTOGRAPHS
24 Cathedral Place

Looking northwest from Cathedral Place at east elevation and front façade:
tall antennas are visible on the cupola that were painted to match the terra cotta elements

STAFF PHOTOGRAPHS
24 Cathedral Place

Looking northwest from Cathedral Place at east elevation and front façade / south elevation : tall antennas are visible on the cupola that were painted to match the terra cotta elements

STAFF PHOTOGRAPHS
24 Cathedral Place

Looking westward from Cathedral Place at east elevation and front façade:
tall antennas are visible on the cupola that were painted to match the terra cotta elements
and other equipment on flat roof

STAFF PHOTOGRAPHS
24 Cathedral Place

Looking west and southwest at east (side) and rear elevations

STAFF PHOTOGRAPHS
24 Cathedral Place

Looking south at rear elevation

STAFF PHOTOGRAPHS
24 Cathedral Place

Looking east at west elevation from St. George Street:
tall antennas are visible in the cupola that were painted to match the terra cotta elements
and other equipment on flat roof

24 Cathedral Place

Image capture: Jul 2019 © 2021 Google

Looking east at west elevation from St. George Street:
tall antennas are visible on the cupola that were painted to match the terra cotta elements
and other antennas and equipment on flat roof.
Enclosure on the flat roof that was referenced in staff report is visible from west side of building.

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 855400 1009==

Site Name: Atlantic Bank Building 830== Survey Date: 7809 820==

Address: 24-28 Cathedral Place, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 10 (block) West 72.8 of lots 5&6, and (lot) 868==

all 7, east 162.2 of lot 8 and east 135 feet of lot 9 (except 221/248 868==

Owner of Site: Name: Exchanged Bank of St. Augustine;

Address: P.O. Box 291

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

Type of Ownership: Commercial 848== Zoning: HP-2

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

UTM: 17 (zone) 469860 (easting) 3306760 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

I. SITE DESCRIPTION

Condition of Site:

(X) Excellent 863==

( ) 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: Commercial 850==

Date: +1927 844== Period: 20th cent. 845== Culture: American 840==

Architect: Hollingsworth, F.A., St. Augustine, FL 32084 872==

Builder: San Marco Construction Company - St. Augustine, FL 32084 874==

Style: Mediterranean Revival 964==

Plan Type: 966==

Exterior Fabrics: Stucco, cast terra cota 854==

Structural Systems: Reinforced masonry 856==

Features of Structure: (942)

Window Type: DHS 1/1 942==

Foundation: 942==

Roof Type: Flay, parapet 942==

Secondary Roof Structures: Tower hoods, hip 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Flat, built up 882==

Ornament Exterior: Cast terra cota, ceramic tile, wrought iron carved brackets, pilasters, finial, broken pediment, cornices. 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 8 950==

Other: 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Faces plaza and is beside cathedral. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Banking, Medicine, Commerce, Women, Law 920==

Statement of Significance: (911==)

ARCHITECTURE

This eight-story Mediterranean Revival building at 24-28 Cathedral Place was constructed in 1927. The tall structure was designed by F. A. Hollingsworth of St. Augustine and built by San Marco Construction Company of the city. Mediterranean elements include the clay tile hoods above the first floor doors and windows, cast terra cotta ornamentation, stucco exterior, wrought iron balconets, crenellated parapet, and ceramic tile. The facade is decorated by four spiral fluted terra cotta pilasters topped with pointed pinnacles. Two of the pilasters extend from a carved-bracketed balcony. Two truncated pilasters accent the decorative tile work in the tympanum. Matching acanthus leaves decorate the base of the smaller pilasters and accent a section of the larger. A tower arises from the southwest corner. The square-block base consists of an attached bracketed balcony below an arched window bounded by spiral fluted terra cotta pilasters. The block is surrounded by corinthian pilasters, four to a side, which support a correct modillion cornice and a broken cornice and broken pediment above which is a turned spindle balustrade. The domed tower above consists of a row of corinthian columns separated by a row of arched windows. The building faces the Plaza, dominating the skyline.

The Plaza area--a central green with surrounding buildings on the bayfront--is an essential feature of the St. Augustine town plan listed on the National Register of Historic Places. The Plaza has been the favorite place for the town's monuments from colonial through modern times, and it has been a periodic focal point for community improvement drives, tree plantings, etc. It has included many different features over the years, including an alligator pond and an open bandstand popular for music and political rallies. The Plaza is bordered by churches, commercial and governmental buildings representing a range of construction dates of over 180 years. The buildings around the Plaza have changed over time. There have been rebuildings on sites after fires and demolitions, and the scale, mass and style of the surrounding buildings have changed over the years. The area includes St. Augustine's tallest building, the Atlantic (formerly First National) Bank. There have been conscious attempts over the years to model or remodel buildings in Spanish or St. Augustine Colonial Revival style. The skyline above the Plaza is lined with the Spanish Renaissance Revival towers and domes of the

(over)

V. BIBLIOGRAPHY

1. "Real Ordenanzas para nuevas poblaciones," Hispanic American Historical Review, Vol. 4 (November, 1921), pp. 743-53; Anon., "S. Augustini pars et terrae Florida," 1588; Archivo General de Indias 54-5-9/47 and 49 (Stetson Collection).

2. 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; Ramon de la Cruz, "Inventario," June 4, 1821, East Florida Papers, Bundle 260, No. 1.

Flagler era. The area has been augmented by the creation of additional adjacent green areas west of Government House with public monuments put in after World War I. The Plaza is not only a famous scenic site for tourists, it is also located at the center of the town's commercial, religious and governmental life. As a result, traffic and parking problems plague the area, and many significant buildings in adjacent areas have been demolished for parking lots.

HISTORY

The concept of a plaza or public square has been central to Spanish urban planning in the new world since the late 16th century. According to a 1572 royal ordinance, the plaza was to function as the principal recreational and meeting area in the community and was to be surrounded by the most important governmental and ecclesiastical buildings. The St. Augustine Plaza dates from this period, although only one of the stipulated buildings, the Governor's Mansion, actually fronted the Plaza before the early 18th century.(1) In the 18th and early 19th centuries, Phe plaza became surrounded by a cluster of newer civic and religious structures, including the Bishops' House (later the British Statehouse and Spanish provisional church) at the corner of St. George and King, the Accountancy and Treasury building at the corner of Cathedral and Charlotte, the public school at the corner of St. George and Cathedral, and the parish church (now the Basilica-Cathedral). The Plaza itself contained several colonial structures, most notably the non-extant stone guardhouse at the eastern section and the still standing constitution monument at the then center of the square.(2) Construction of Trinity Episcopal Church and the Public and Fish markets were major changes intoduced in the 1820's and 1830's, although the "Public Square" went only as far as Aviles (Hospital) Street just west of the above markets. In the 1870's trees, plants, and fountains were added to beautify the "Plaza de Constitucion," a Confederate monument was erected, and the Plaza was extended east to Charlotte Street. By the late 1880's, the Plaza was ringed by large structures, notably the St. Augustine Hotel. Smaller commercial buildings replaced the hotel after the devastating fire destroyed the hostelry and severely damaged the Public Market and Cathedral in 1887. In 1893, Cathedral Place was extended from St. George Street to Cordova Street, thus forming a smaller Plaza to the west of Government House. Although the massive 18th century coquina Rosario redoubt had been earlier demolished to widen Cordova Street, the west Plaza area was still engulfed by the monumental Flagler hotels on the south and west and by a cigar factory on the north. Dramatic alterations were seen in the Plaza area in the 1920's. A bandstand was built in the center of the Plaza, the Ponce de Leon statue was unveiled to the east, the tall First National Bank building was constructed, and the Bridge of Lions was opened at the east end, formerly the Plaza basin. In the last two decades, demolition of the Bishops' House and Bishop Block have altered the view in the northwest corner of the Plaza.(3)

This commercial building at 24-28 Cathedral Place was built

of the St. Augustine Hotel. Since no major hotel had been erected since the construction of the Magnolia in 1848, an urgent need for new accommodations was realized by the business men of the city. The following describes the evolution of the St. Augustine Hotel:

> "To meet this need, a partnership was formed between Andrew Anderson, Frank H. Palmer, and Edward E. Vaill to erect a new, first-rate tourist house to be known as the St. Augustine Hotel. Each of the three men put up $11,000 to cover construction costs, and each would share equally in the profits, although Anderson remained a silent partner while Palmer and Vaill managed the hotel. Vaill eventually became proprietor of the St. Augustine Hotel, buying out Anderson's interest (in 1875). The fine wooden building with its carpenter's gingerbread ornamentation stood on one of the best locations in town facing the north side of the plaza and overlooking the bayfront. It immediately eclipsed the Magnolia and Florida House as the most desirable establishment in town. Yet even after its opening the local newspaper continued to argue that still more hotel space was needed in St. Augustine to accommodate the rising number of seasonal guests."(4)

Captain Edward E. Vaill had retired to St. Augustine in 1868 after a colorful and distinguished career at sea. The landmark St. Augustine Hotel beside the Plaza was destined to become his ruin. A fire in the boiler roon completely destroyed the structure, consuming neighboring buildings as well. Since Henry M. Flagler was constructing his luxury hotels at the time, he suggested that Vaill erect commercial buildings on the site instead of rebuilding another hostelry. With a $38,000 loan from Flagler, Vaill built a group of concrete structures in Moorish Revival style. The investment did not prove to be a success and Vaill sold his interest back to Flagler before leaving St. Augustine for New York.(5)

The Vaill Block, as it came to be known, consisted of two two-story structures with a one-story span in between. The corner two-story portion was remodeled in the 1920's by F. A. Hollingsworth to its Mediterranean Revival appearance. A portion of the one-story section remains and has retained its commercial function. The rest of the Vaill Block has been replaced by this building and a movie theater.(6)

Sanborn Maps indicate that the two-story section of the Vail Block that occupied a portion of this site was used for "D. G. and Clo", "Off", and "Groc." Other listings include hotel supplies, hardware and paints, and plumbing. This mammoth building replaced the Vaill building and

HISTORY OF THE ATLANTIC BANK OF ST. AUGUSTINE

In 1934, a group of local business and professional men, headed by Mr. Herbert E. Wolfe, acquired the building, assets and charter of the People's Bank for Savings located at the corner of Charlotte and Cathedral Streets. The charter was immediately amended to allow commercial banking, and on October 2, 1934, The Exchange Bank of St. Augustine formally opened its doors for business in the 1,300 square feet of office space acquired in the purchase.

The working staff consisted of two active officers, and one employee. The usual services of a commercial bank of that era were rendered, including checking accounts, savings accounts paying 1% interest per annum, safe deposit boxes (a few of which are still being used in the main vault, Section A), and of course mortgage loans as well as commercial loans.

The statement of condition at the close of the first business day indicated deposits of $67,527.48. (On the bank's 20th anniversary in 1954, total deposits were $12,634,812.62.)

In 1939 the present building, formerly the First National Bank of St. Augustine, was acquired from the mortgage holder, and the offices of The Exchange Bank of St. Augustine were moved to these quarters. Because of growing pains, the addition to the north, presently housing the Installment Loan, Bookkeeping, Proof and Transit Departments, was built in 1956. Realizing the need for expanded quarters again in 1964, plans were commenced to expand in the easterly direction by acquiring the old Matanzas Theatre and Abstract Company properties, with construction of that wing completed in 1970.

Also in 1969, negotiations were commenced between The Exchange Bank of St. Augustine and the Atlantic Bancorporation for the Bancorporation to acquire the controlling ownership of this bank. Approval was granted by the regulatory authorities, and on October 5, 1970, the assets and properties of The Exchange Bank of St. Augustine were officially transferred to the Bancorporation, and the bank became the Atlantic Bank of St. Augustine.

From its humble beginning, we now have facilities with 40,000 square feet of banking house and a parking area, and have expanded our services to include Installment Loans, Certificates of Deposit, Trust Department, Drive-In Windows and a remote Motor Bank which will soon become a full-fledged branch bank. We now consider the Atlantic Bank of St. Augustine a FULL SERVICE BANK, able to handle all of the financial needs of the citizens of St. Augustine and St. Johns County. Deposits at the present time are in excess of $37,000,000.00.

We have come a long way, and are proud of our position in the community. For many years, even to our competitors, we have been and are known as THE FRIENDLY BANK. You, our employee, help us maintain that enviable reputation as you assist our customers with courtesy, efficiency and a smiling face.

HISTORY OF THE FIRST UNION BANK BUILDING

The main structure of the First Union National Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started and the building was completed in 1928.

The enormity of the structure and its lobby, were typical of the banks built during the era, the time of Florida's "BIG BOOM", of which you may have heard. The construction is entirely made of hollow tile brick over a steel frame and stucco on the outside decorative covering, with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of the historic city of St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The Main flooring is made of marble slabs. The round vault door was constructed by Diebold Corporation and is the original vault that was set in during construction. The door weighs approximately sixteen (16) tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

The additions on the north side of the bank were constructed in 1956 and the eastern portion was added in 1970. This eastern addition was designed by Bank-Building Corporation of America, the world's largest financial buildings designer, and was constructed by the firm of Foxworth and Parker, who were local contractors.

The original owners, First National Bank of St. Augustine, occupied these quarters for only a very brief time before falling victim to the bust that followed the boom, in 1929.

During the following ten years, the building was used as a warehouse, a mercantile store and as a temporary Post Office, while the governor's Mansion was being restored, for future use as a Post Office.

Then in 1939, it was acquired by Mr. Herbert E. Wolfe, who was the owner of the Exchange Bank of St. Augustine and it again became a bank and the top floors were rented as office space. The building at that time had two elevators that were hand operated and until last year, were the only one in this area of the State of Florida that still employed Elevator Operators.

The bank name was changed to Atlantic Bank of St. Augustine after the assets and properties were acquired by Atlantic Bancorporation in 1970. It was operated under Atlantic Bank of St. Augustine until 1986. In November of 1985, First Union National Bank of North Carolina purchased the assets and properties of Atlantic Bancorporation of Florida and it became a branch of First Union National Bank of Florida - Saint Augustine Main Branch and remains so today.

In December of 1985, First Union National Bank sold the Bank Building to private investors, Howard Davis and Dr. Richard Stoval, and First Union National Bank became tenants, occuping the entire main floor and portion of second floor.

The building again experienced a face lift in 1987, using the firm of A. D. Davis Construction Company; local contractors; the facade being restored to resemble the original look of 1929. First Union National Bank remodeled their inside quarters, changing the floor plan to enable us to serve our customers in a more efficient manner. The beauty of the main lobby was not altered, it was restored and the interior painted and all the marble cleaned with a bright new look for the '80's.

We hope you enjoyed our small history of the bank and the building, we thank you for your interest shown in this gracious old building.

HISTORY OF THE ATLANTIC BANK BUILDING

The main structure of the Atlantic Bank Building was conceived and erected by Mr. F. A. Hollingsworth, a registered architect, who was commissioned to design a building for the then First National Bank of St. Augustine. Work was commenced in 1926, shortly after the Bridge of Lions was started, and the building was completed in 1928.

The enormity of the structure and its lobby were typical of a bank built during that era, the time of Florida's "Big Boom" of which you may have heard. The construction is entirely of hollow tile blocks over a steel frame, and stucco as the outside decorative covering with terra cotta spread throughout the exterior design, in keeping with the Spanish atmosphere of historic St. Augustine.

The inside design with its massive marble columns and floors lends a feeling of security to the premises as a bank. The round vault door was constructed by Diebold Corporation and weight approximately sixteen tons, yet it is so perfectly balanced it may be easily moved with one hand. When closed, this door causes the main vault to be air-tight, water-tight and sound-proof.

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During the following ten years, the building was used as a warehouse, a mercantile store, and as a temporary Post Office while the Governor's Mansion was being restored. Then in 1939, it was acquired by The Exchange Bank of St. Augustine who has been the successive owner since that time.

The bank name was changed to Atlantic Bank after the assets and properties were acquired by Atlantic Bancorporation in 1970.

First Union building on 'Registry'

By DOUG SHAVER
and GREG HOYELER
Staff Writers

A 60-year-old building described as the "most monumental work" of pioneer architect F.A. Hollingsworth was rededicated during a low-key ceremony Friday afternoon.

"I've always thought St. Augustine had just the right number of skyscrapers – one," said historian David Nolan in remarks preceding the ribbon-cutting that celebrated the First Union Bank Building's addition to the National Historic Registry.

The designation coincided with a renovation of the six-story structure, which opened as the First National Bank in the 1920s.

"We've gone back and restored the common spaces and the offices to as close as we could to what they were when it was built," said architect Howard Davis during an interview before the ceremony.

Davis and Dr. Richard Stoval, partners in Davis-Stoval Ltd., purchased the building in December 1985 and began the renovation project the following spring. The project was funded by industrial revenue bonds issued by the St. Johns County Industrial Development Authority.

"The National Registry status recognizes it as a contributing factor in the history of St. Augustine," Davis said.

Nolan said the bank represented "an important chapter in the rediscovery of Spanish architecture in the United States."

He said the rediscovery in St. Augustine began with Hollingsworth's design of the Zorayda Castle here in the late 19th century. He noted that Hollingsworth also designed what is now the St. Augustine Beach city building, planned the reconstruction of the St. Francis Barracks – now the state Arsenal – after a fire in 1915, and designed other noted structures in the Oldest City before getting the commission for what came to be the city's tallest building.

Renovation of the 50,000-square-foot building included remodeling of offices and hallways throughout the six stories, replacement of roof spindles, modernizing of the heat and air-conditioning systems, and installation of a fire sprinkler system.

The parking lot behind the building also was upgraded, increasing the capacity from about 40 spaces to more than 60.

Also, the elevators were converted from manual to automatic operation.

About half of the building is leased to the First Union Bank, successor to the Atlantic Bank of Florida, which acquired it from the Exchange Bank in 1970.

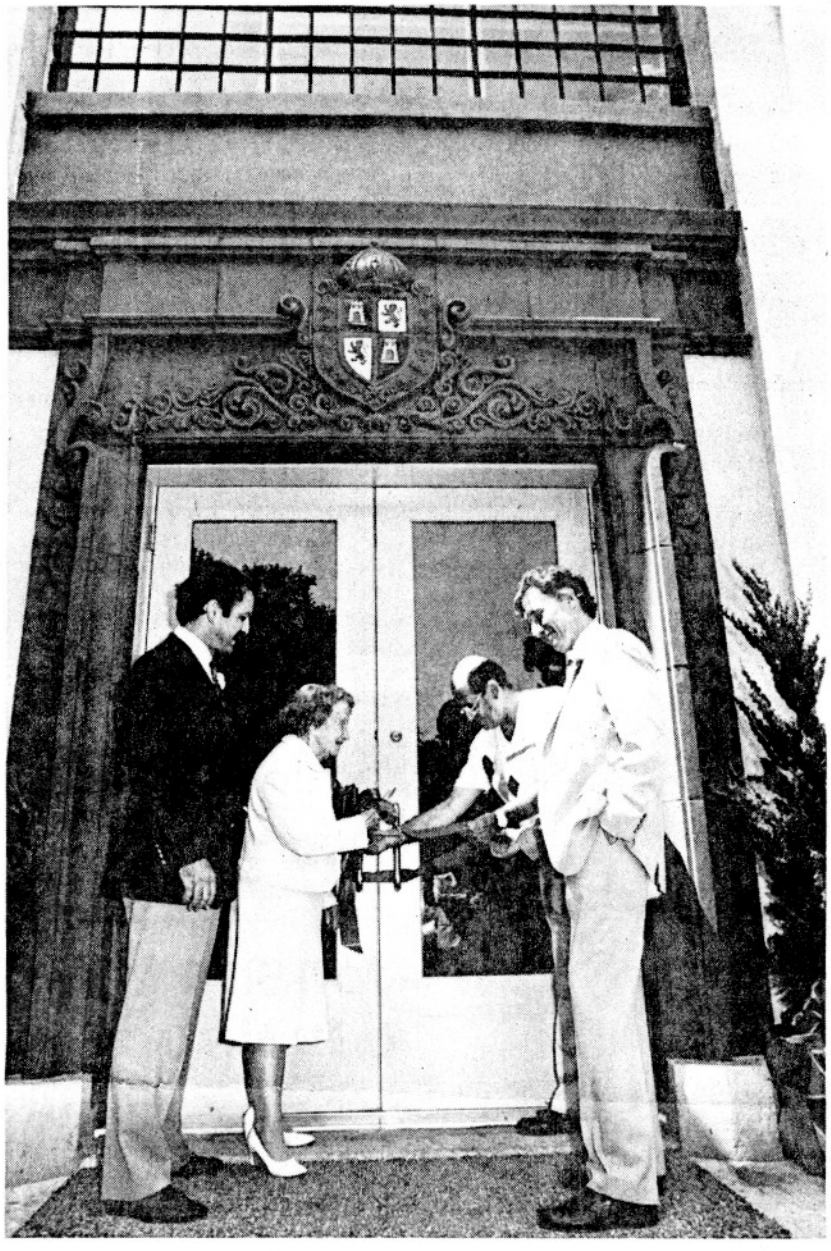
The original owner, First National Bank, was a victim of the Depression in 1929. During most of the 1930s the building housed a succession of enterprises including a warehouse, mercantile store and post office.

The Exchange Bank bought the building in 1939 and stayed there until its assets were acquired by the Atlantic Bancorporation in 1970.

Now, space not occupied by the bank is being leased for offices to professionals such as lawyers, doctors and accountants.

"We think that downtown St. Augustine is something that you should be proud of and is a viable place to do business," Davis said. "The business community has to support it."

Besides Davis, Stoval and bank officials, those attending Friday's ceremony included St. Augustine Mayor Kenny Beeson, City Commissioner Vicki Sellner, County Commission chairman Larry Hartley, County Commissioner Sarah Bailey, and Mrs. H.E. Wolfe, widow of the president of the Exchange Bank.



By JIM LANE, Staff

Mrs. H.E. Wolfe and Mayor Kenny Beeson cut a ceremonial ribbon at entrance to the First Union Bank Building as owners Howard Davis, left, and Richard Stoval look on.

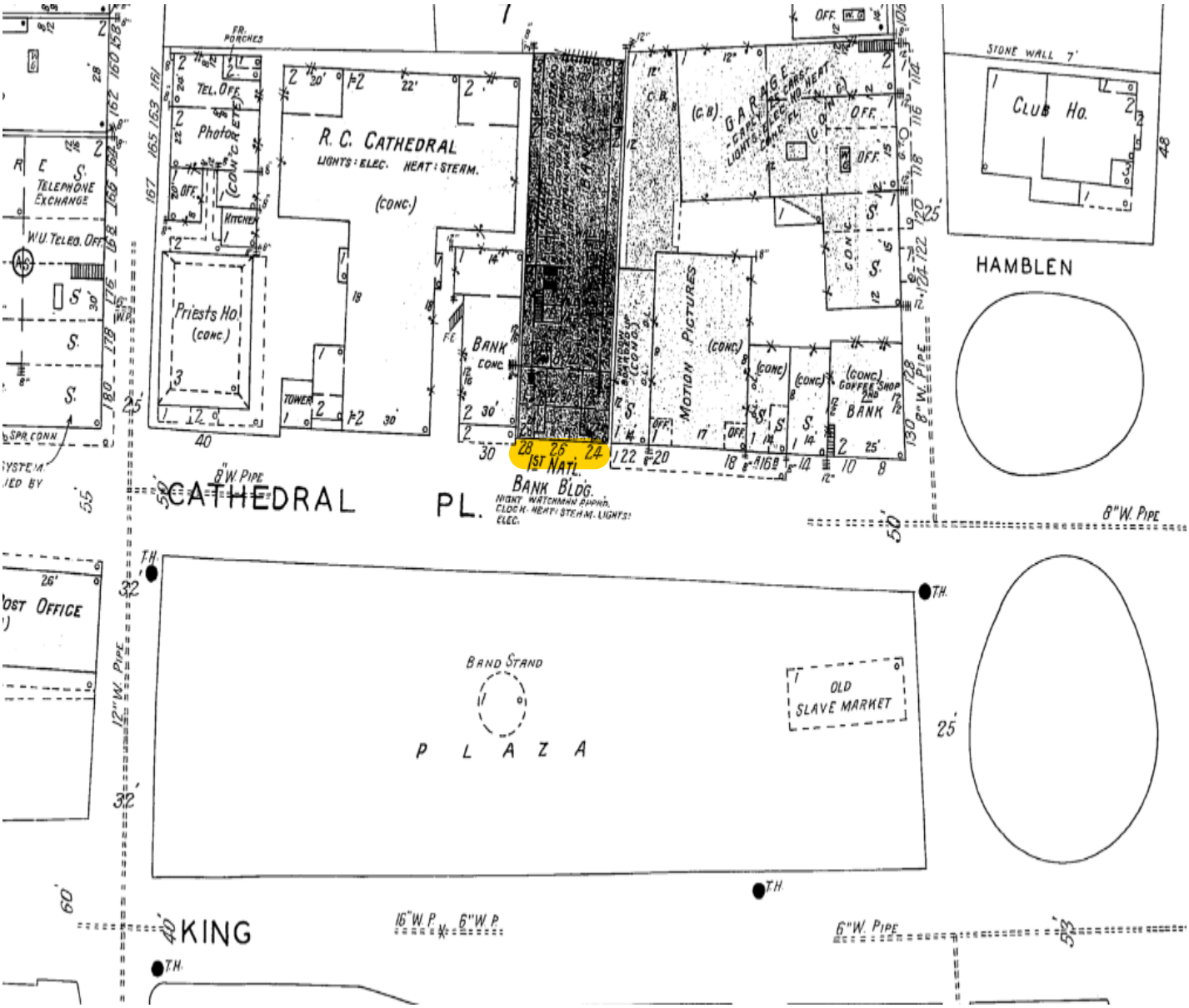
ERROR: Smith, F.W. of Zorayda Castle or Villa Zorayda

St Aug. Record Sept 8-9, 1979

Atlantic Bank towers over bayfront scene of oldest city

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Apr. 1930, Sheet 7



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Julie Courtney

From: Julie Courtney
Sent: Tuesday, August 10, 2021 11:24 AM
To: bjones@tepgroup.net
Cc: harb
Subject: Still needed Certificate of Appropriateness - 24 Cathedral Place

Hello Bobbi,
I returned this week from being out of the office and do not see anything further was submitted in regard to what we outlined on July 28 that was still needed. If we do not receive the correct property owner signature than we will be administratively withdrawing this application from the August 19th agenda. The HARB will not hear applications that do not have the correct authorizations. We need this in the next day so that we can move forward on the required staff report that is due a week before the meeting.

Thank you,

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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.

From: Julie Courtney
Sent: Wednesday, July 28, 2021 11:16 AM
To: bjones@tepgroup.net
Cc: harb <harb@citystaug.com>
Subject: Still needed Certificate of Appropriateness - 24 Cathedral Place

1. Our City Attorney verified that we do not have the right signatures on your revised application or authoriations: "The owner agreeing as part of a lease to allow their tenant to add things to the property is not the same as the owner authorizing X person to act on their behalf and have authority to bind in a quasi-judicial application."

*****ASAP if you want the application on the August 19th agenda: We will need and authorized agent of the Owner (Kasam Hospitality) to sign under Owner on the application and the attached Owner's Authorization form completed by an authorized agent of the building owner, Kasam Hospitality, to authorize the Network Installation Specialists LLC to represent the application and also you or someone from your firm, Tower Engineering, if you will be involved with this HARB application.**

2. Also, for more clarification on the platform, please let us know if the platform is located and inside/screened by the rectangular structure on the flat roof or how that walled structure relates to your project scop.

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085

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From: Bobbi Jones <bjones@tepgroup.net>
Sent: Tuesday, July 27, 2021 4:05 PM
To: Julie Courtney <jcourtney@citystaug.com>
Cc: harb <harb@citystaug.com>
Subject: Re: Certificate of Appropriateness - 24 Cathedral Place

Hi Jule,

Please see the attached landlord consent form. Please advise whether this is acceptable for the owner's authorization, this was what I received after my request. This is an LOA allowing Verizon to act on behalf of the owner, and attached is also an LOA allowing TEP to act on behalf of Verizon.

We have also included the photo simulations and revised CDs.

I am working with the engineers to add the above comments to the plans, we are also planning to include the brochures of the exact models of antenna and RRU. Project scope should not be affected. Thank you for all your help with this application.
Please advise whether to upload this to the portal, I will be uploading if I don't hear back by 4:30pm. I'm sorry to cut it so close as this is just a new process for me personally.

Thank you,

Bobbi Jones
Project Coordinator | Tower Engineering Professionals, Inc. (www.tepgroup.net)
5906 Breckenridge Parkway, Suite A | Tampa, FL 33610 | Office: (980) 202-5553|Direct: (984) 255-7028|
Mobile: (904) 718-1705

On Tue, Jul 27, 2021 at 2:31 PM Julie Courtney <jcourtney@citystaug.com> wrote:

Hello,

Thank you for working to clarify details. Please see my response underneath your questions/comments below in BLUE

Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085

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.

From: Bobbi Jones <bjones@tepgroup.net>
Sent: Tuesday, July 27, 2021 9:56 AM
To: Julie Courtney <jcourtney@citystaug.com>; harb <harb@citystaug.com>
Cc: Jared Jackson <jjackson@tepgroup.net>; Brittany Wilkins <bwilkins@tepgroup.net>
Subject: Re: Certificate of Appropriateness - 24 Cathedral Place

Hi Julie,

Please see below answers. Please clarify whether these items need to be edited on the plans again before I upload these and photo simulations, or if they are items we can address sufficiently during the hearing and with this email. If we need edits to the site plan to include each of these items, is there a possibility of allowing us an extra few days to add these to the plans as we were not aware of these specifics?

We did let you know as far back as a July 7 email the kinds of specific information is needed with a project scope that fall under Exterior Electrical/Mechanical (with that checklist), for a sufficiently complete application. As I indicated previously, you have until August 9th to submit additional information (except for the actual application form papers). You can also bring clarifying information to the HARB meeting, but if it involves design revisions or things that affects the project scope, the HARB may decide to wait to review that information until the next month's meeting.

- SHEET T-1 Under "The Purpose of this project": Please confirm where the ground scope of work is in relation to the building or site. On C-2 of the attached revised plans there is a detail showing where the platform is. "Ground scope" refers to the platform where we currently have equipment cabinets etc. We are only modifying areas with current installations, replacing and adding to these areas. To my knowledge, no new areas should be affected. Please let me know if there are any edits we need to specifically add to these plans before uploading.
  - It would help to label the area that is being referred to as "Ground scope" on C-2
  - Is the platform the rectangular walled structure on the flat roof that is visible when looking at the east elevation? Does this structure consists of screening walls and no enclosed top? (see attached photo)
  - Where do the proposed cabinets and equipment go in relation to this structure that sits on the flat roof: inside, on top of it, around? We do not have visual access to this area, so are trying to understand what will be visible from the exterior and where (see my notes on C-1B below) and how it will appear on the building (see my note on Dimensions/Specs below)
  -
- SHEET C-1A Existing Equipment Platform Layout: is this plan view or elevation view and what area of building is this from? This is bird's eye view of the existing platform referenced on C-2. Compass showing true north in the top right corner.
  - Please include the label "Plan View" on this sheet and include something that shows were this is on the building (show basic roof plan with indication of this platform's location), as there is no context to see where this is on the building.
- SHEET C-1B Proposed Equipment Platform Layout: is this plan view or elevation view and what area of building is this from? This is bird's eye view of the existing platform referenced on C-2. Compass showing true north in the top right corner.
  - Please include the label "Plan View" on this sheet and include something that shows were this is on the building (show basic roof plan with indication of this platform's location), as there is no context to see where this is on the building.
- SHEET C-3B Proposed Equipment Platform Layout: this looks like plan view and appears that there will be 6 new units place on the exterior compared to the 3 on the existing antenna layout (C-3A) Yes, that is correct, and is referenced on T-1.
  - This is where a closer-up elevation drawing showing the vertical view of the area that the equipment is existing and proposed would be helpful to show the visual impact
- NEED DIMENSIONS AND SPECS OF ANYTHING THAT IS ON EXTERIOR – only seem to have measurements shown for Charles Cube Cabinet and Ebre cabinet Will you need a spec sheet for each specific model of antenna and radio, or is the reference to the model of antenna and radio on C-3C & C-3D sufficient?
  - We need to know all the dimensions of each unit, which do not seem to appear on C-3D, as well as details like material, color/finish, and what these items really look like if they are at all visible from the exterior so we can understand the overall visible impact. Knowing similar details about the cables is also important for that reason. When looking at C-3C and C-3D, I do not see any of this information.
  - In the attached photo, are these some of the existing antennas visible around the tower that are painted with a similar color as the tower?

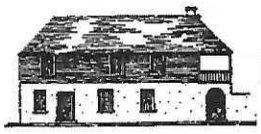
Thank you,

_ _ _ _ _ _ _ _

Bobbi Jones

Received July 27, 2021
Planning and Building Department

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



☐ OPINION ☒ CERTIFICATE OF APPROPRIATENESS

$50.00	Alterations to single family home, site work, and site feature
$150.00	Construction of new single family home, major alterations, ad valorem tax exemption
$100.00	Alterations to all other buildings, site work, or features except single family home
$200.00	New construction except single family home

BDAC Project No. PL2021-0102

Receipt No. 2165619 Meeting Date: August 19, 2021

Advertising Costs $_____ Postage $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT TOWER ENGINEERING PROFESSIONALS O/B/O VERIZON WIRELESS

   Business (if applicable) _____

   Address 5906 BRECKENRIDGE PKWY STE A

   City TAMPA State FL Zip Code 33610

   Daytime telephone 984-255-7028 Other phone/email _____

   The above contact information will be used for correspondence. Please ensure this information is accurate.

2. NAME OF PROPERTY OWNER KASAM HOSPITALITY

   Business (if applicable) _____

   Address 24 CATHEDRAL PLACE

   City SAINT AUGUSTINE State FL Zip Code 32084

   Daytime telephone (required) 984-255-7028 Other phone _____

3. PROJECT STREET ADDRESS 24 CATHEDRAL PLACE

4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 19671600000

5. EXISTING USE CELL TOWER PROPOSED USE CELL TOWER

6. PROPOSED PROJECT WORK

   A. DEMOLITION (If historic architectural features will be permanently removed a Certificate of Demolition is required and must be heard simultaneous with this application) ☐ YES ☐ NO

   B. REHABILITATION (check repair or replace and provide a description on the line provided)

REPAIR	REPLACE	
☐	☐	Roof _____
☐	☐	Roof structures (dormers, chimneys, etc.) _____
☐	☐	Exterior finishes (stucco, masonry, siding) _____
☐	☐	Porch/Deck/Balcony _____
☐	☐	Awning/Canopy _____
☐	☐	Exterior Doors _____
☐	☐	Windows _____
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☒	Exterior lighting & other appurtenances WIRELESS ANTENNA UPGRADE TO EXISTING EQUIPMENT
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

Received July 27, 2021
Planning and Building Department

C. NEW CONSTRUCTION (check and specify all work items that apply)

- ☐ New building_____
- ☐ New addition_____
- ☐ New roof structures (dormers, chimneys, etc.)_____
- ☐ New porch/deck/balcony_____
- ☐ New awning/canopy_____
- ☐ New entrances_____
- ☐ New window opening/sashes_____
- ☐ New exterior lighting_____
- ☐ New fence/wall/gate_____
- ☐ New parking/walkways/other site features_____
- ☐ Exterior utility service/mechanical equipment_____

D. PAINT COLORS (check one)

- ☐ Scheme with pre-approved paint colors (exterior colors available upon request)
- ☐ Custom color scheme (provide color samples & building elevations showing color placement)
- ☐ No painting associated with proposed project

7. OVERALL PROJECT DESCRIPTION (attach additional pages if necessary)

WIRELESS ANTENNA UPGRADE, EQUIPMENT CABINET UPGRADE, REPLACE ANTENNAS AND RRUs

8. AGREEMENT

If the applicant is different than the property owner, the application must be signed by both parties. A letter of authorization signed by the property owner must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of the property owner.

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 project work can begin. If this application is for a Certificate of Appropriateness 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, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Bobbi Jones

SIGNATURE OF APPLICANT _____ DATE 7/27/2021

PRINT OWNER'S NAME Bobbi Jones

SIGNATURE OF OWNER _____ DATE 7/27/2021

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 July 27, 2021
Planning and Building Department

verizon

Verizon Wireless
4700 Exchange Court
Suite 100
Boca Raton, FL 33431

PERMIT APPLICATION AUTHORIZATION

Tower Engineering Professionals (TEP OPCO LLC), and representatives thereof, are hereby authorized to act on behalf of Verizon Wireless Personal Communications LP d/b/a Verizon Wireless ("Verizon Wireless") or ("Applicant") to apply for and obtain the necessary building permits associated with the application in order for the Applicant to upgrade its facilities at the existing Telecommunications Site ("Site").

Applicant:
Verizon Wireless Personal Communications
LP d/b/a Verizon Wireless

Sincerely,

Jhonathan Montenegro
Senior Real Estate Manager
Verizon Wireless
(561) 995 - 5553

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 27th, day of January, 2021 by Jhonathan Montenegro.

(NOTARY SEAL) Kathy Cicero Comm.#GG907814 Expires: August 27, 2023 Bonded Thru Aaron Notary

Signature of Notary _____

Name of Notary KATHY CICERO

Received July 27, 2021
Planning and Building Department

verizon

May 24, 2021

Hist. St. Augustine Wachovia Bank
Kasam Hospitality, Inc.
24 Cathedral Pl.
St. Augustine, FL. 32084

RE: Building and Rooftop Lease Agreement dated October 17, 2005, between Kasam Hospitality, Inc. ("Lessor"), and Verizon Wireless Personal Communications LP, d/b/a Verizon Wireless (Lessee").

Dear Sir or Madam:
As part of Verizon Wireless's commitment to providing excellent service to its customers and due to advances in communications technology, Verizon Wireless intends to modify its existing communications equipment within its Premises. Pursuant to Section 6 of the Agreement, LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. LESSEE will maintain the leased portion of the roof in a weather tight condition. All improvements shall be at LESSEE's expense and the installation of all improvements shall be at the discretion and option of the LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its equipment or any portion thereof, whether the equipment is specified or not on any exhibit attached hereto, during the term of this Agreement.

In connection with the Permitted Improvements that Verizon intends to install, Verizon Wireless is planning to add (6) additional antennas and removing (3) existing antennas. Final configuration will consist of (6) antennas, all within existing lease area.

In accordance with the Agreement, please indicate Owner's consent to Verizon Wireless's addition of the new antenna(s) within existing lease area.

Should you have any questions, please do not hesitate to contact our site acquisition agent, Jeremy Herring of Tower Engineering Professionals at (704)780-8413.

Sincerely,

Jhonathan Montenegro
Senior Real Estate Manager
Verizon Wireless
(561) 995 - 5553

Agreed to and Accepted by Kasam Hospitality, Inc. :
By: _____
Printed Name: Kanti Patel
Title: President
Date: May 25, 2021

Received July 27, 2021
Planning and Building Department

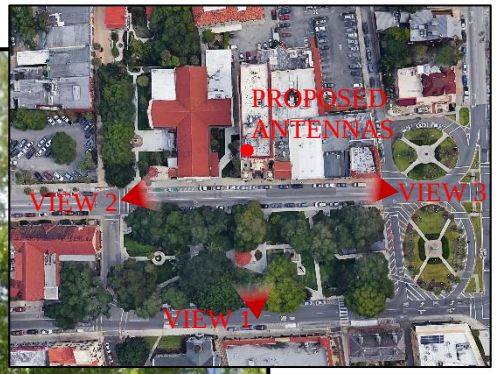
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK
PROJECT DESCRIPTION: RFDS 5G L-SUB6
24 CATHEDRAL PLACE
ST.AUGUSTINE, FL 32084
(ST.JOHNS COUNTY)

Received July 27, 2021
Planning and Building Department

EXISTING VIEW: LOCATION 1

verizon

SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE,
FL 32084 (ST.JOHNS COUNTY)



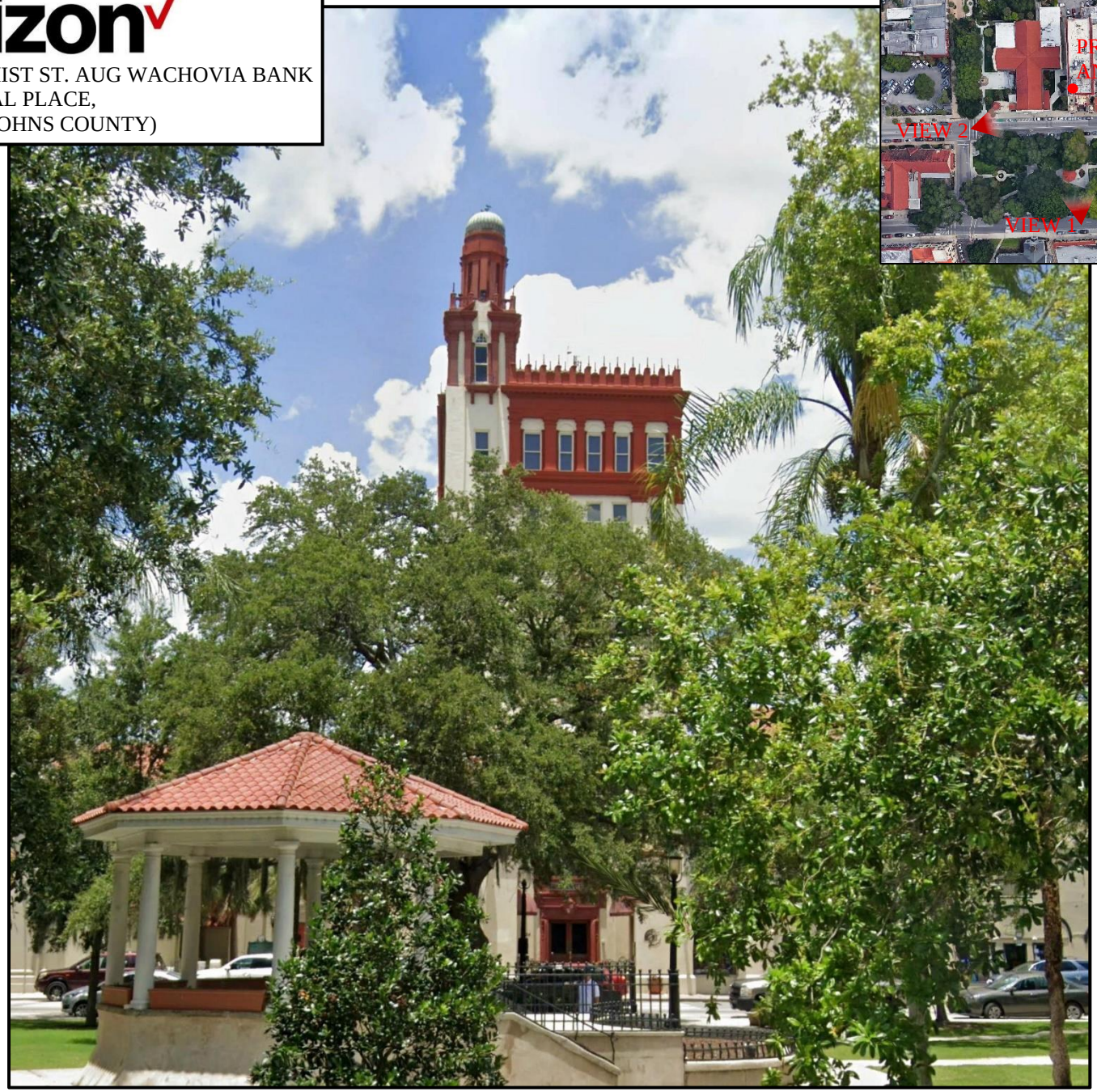


PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

Received July 27, 2021
Planning and Building Department

PROPOSED VIEW: LOCATION 1

verizon

SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE,
FL 32084 (ST.JOHNS COUNTY)

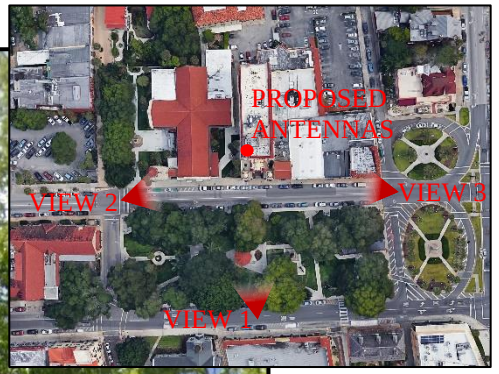


PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

Received July 27, 2021
Planning and Building Department

EXISTING VIEW: LOCATION 2

verizon

SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE,
FL 32084 (ST.JOHNS COUNTY)

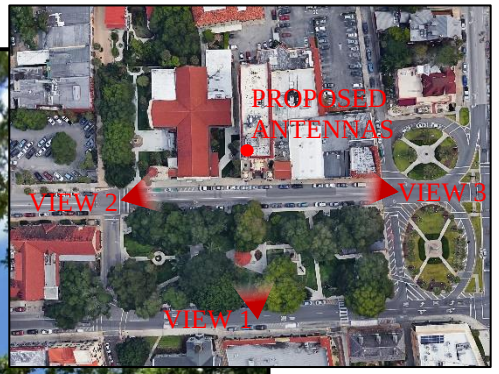


PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

Received July 27, 2021
Planning and Building Department

PROPOSED VIEW: LOCATION 1

verizon

SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE,
FL 32084 (ST.JOHNS COUNTY)

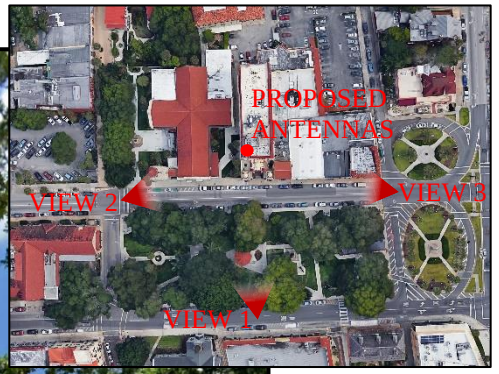


PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

Received July 27, 2021
Planning and Building Department

EXISTING VIEW: LOCATION 3

verizon

SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE,
FL 32084 (ST.JOHNS COUNTY)

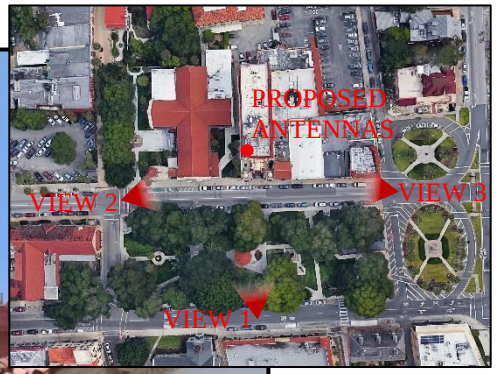


PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

Received July 27, 2021
Planning and Building Department

PROPOSED VIEW: LOCATION 3

verizon

SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE,
FL 32084 (ST.JOHNS COUNTY)

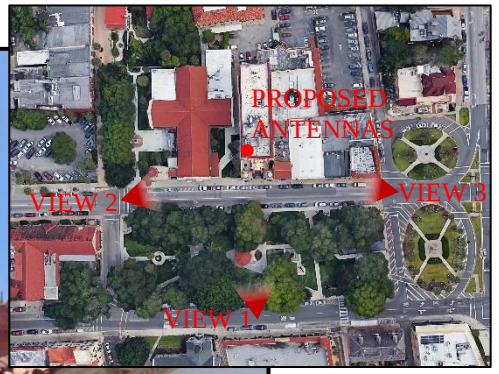


PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

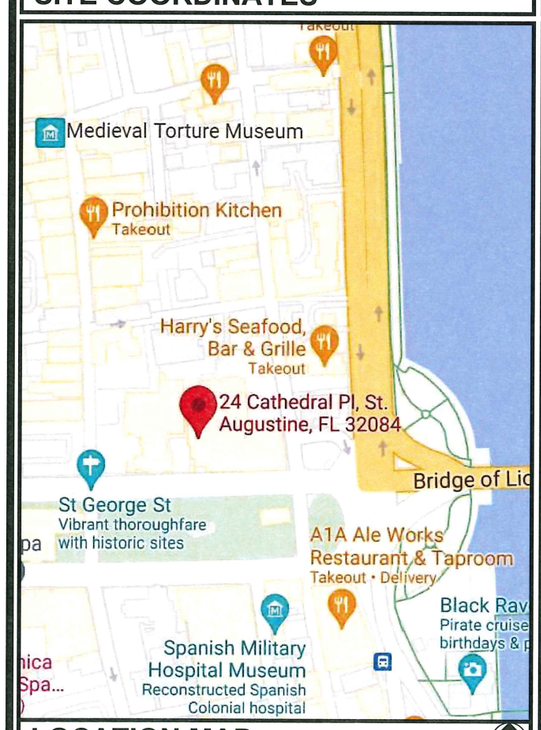
VERIZON SITE NUMBER:	132050
VERIZON SITE NAME:	HIST ST. AUG WACHOVIA BANK
PROJECT DESCRIPTION:	RFDS 5G L-SUB6
TOWER TYPE:	ROOFTOP
SITE ADDRESS:	24 CATHEDRAL PLACE ST. AUGUSTINE, FL 32084 (ST. JOHNS COUNTY)
JURISDICTION:	CITY OF ST. AUGUSTINE (DISTRICT 452)
PRESENT OCCUPANCY TYPE:	OFFICE BUILDINGS (MULTI STORY)(CLASS A)
CURRENT ZONING:	PUD
PARCEL #:	1971600000

PROJECT INFORMATION

LATITUDE:	N 29° 53' 34.36" *
LONGITUDE:	W 81° 18' 43.70" *
GROUND ELEVATION:	9'± (AMSL) **

*INFORMATION PROVIDED BY RFDS
**INFORMATION PROVIDED BY GOOGLE EARTH

SITE COORDINATES



LOCATION MAP

verizon

RECEIVED
JUL 27 2021
Planning/Building Dept.

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084

LESSEE:
NAME: VERIZON WIRELESS
ADDRESS: 4700 EXCHANGE COURT, SUITE 100
CITY, STATE, ZIP: BOCA RATON, FL 33431
CONTACT: JOHN SCANDURA
PHONE: (561) 995-5539

BUILDING OWNER:
NAME: KASAM HOSPITALITY INC.
ADDRESS: 32 AVENDIA MENENDEZ
CITY, STATE, ZIP: SAINT AUGUSTINE, FL 32084
CONTACT: CUSTOMER SERVICE
PHONE: UNKNOWN

SURVEYOR:
NAME: N/A
ADDRESS: N/A
CITY, STATE, ZIP: N/A
CONTACT: N/A
PHONE: N/A

CIVIL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603-3530
CONTACT: JEREMY K. WOOSTER, P.E.
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603-3530
CONTACT: MARK S. QUAKENBUSH, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:
NAME: KASAM HOSPITALITY INC.
ADDRESS: 32 AVENDIA MENENDEZ
CITY, STATE, ZIP: ST. AUGUSTINE, FL 32084
CONTACT: CUSTOMER SERVICE
PHONE: UNKNOWN

CONTACT INFORMATION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2020 FLORIDA BUILDING CODE, 7TH EDITION
2. LOCAL BUILDING CODE
3. ANSI/TIA-222-H-2-2017
4. 2017 NATIONAL ELECTRIC CODE
5. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

ULTIMATE WIND SPEED: 132 MPH
SERVICE SPEED W/ICE: N/A
RISK CATEGORY: II
EXPOSURE CATEGORY: C
TOPOGRAPHIC CATEGORY: 1.0

INFORMATION PROVIDED BY PASSING STRUCTURAL ANALYSIS BY APX ENGINEERING GROUP DATED 05/18/21.

DESIGN CRITERIA

UTILITIES:

POWER COMPANY:	UNKNOWN
CONTACT:	UNKNOWN
PHONE:	UNKNOWN
METER # NEAR SITE:	UNKNOWN
TELEPHONE COMPANY:	VERIZON WIRELESS
CONTACT:	CUSTOMER SERVICE
PHONE:	UNKNOWN
PHONE # NEAR SITE:	(904) 209-9331
PEDESTAL # NEAR SITE:	UNKNOWN

THE PURPOSE OF THIS PROJECT IS AS FOLLOWS:

TOWER SCOPE OF WORK:
- REMOVE (3) CSS X7CAP-66542IP ANTENNAS
- REMOVE (3) JMA DBC-7CAP DIPLEXERS
- INSTALL (3) ERICSSON VZE01 ANTENNAS
- INSTALL (3) JMA MX06FIT665-02 ANTENNAS
- INSTALL (3) JMA DBC-67C-U-2SF DIPLEXERS
- INSTALL (6) 1⅝" COAX
- INSTALL (1) 1¾" HYBRID CABLE
- INSTALL (1) RAYCAP RCMDC-6627-PF-48
- INSTALL (1) RAYCAP RCMDC-6627-PF-48 (AT PLATFORM ON ROOF LEVEL)

GROUND SCOPE OF WORK:
- REMOVE (2) 6101 CABINETS
- REMOVE (1) TELCO ENCLOSURE
- REMOVE (1) PPC ENCLOSURE
- REMOVE (1) SUB-PANEL
- REMOVE (3) ERICSSON RRUS 32 RRUs
- REMOVE (3) UNKNOWN COMBINERS
- REMOVE (6) JMA DBC-7CAP DIPLEXERS
- REMOVE (6) JMA DBC-AP DIPLEXERS
- INSTALL (1) CHARLES CUBE CABINET
- INSTALL (1) EBRE CABINET
- INSTALL (1) ILC CABINET
- INSTALL (3) ERICSSON RRUS 4449 RRUs
- INSTALL (3) ERICSSON RRUS 8843 RRUs
- INSTALL (3) COMMSCOPE TD-PCS-1-B3-B4B5 COMBINERS
- INSTALL (3) JMA TBC-67-A-P-2SF TRIPLEXERS
- INSTALL (3) JMA DBC-A-P-2SF DIPLEXERS

FOR MOUNT MODS: SEE MOUNT DESIGN DRAWINGS BY TEP DATED 05/09/21.

SCOPE OF WORK

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	2
N-1	PROJECT NOTES	1
C-1	SITE PLAN	1
C-1A	EXISTING EQUIPMENT PLATFORM LAYOUT	1
C-1B	PROPOSED EQUIPMENT PLATFORM LAYOUT	1
C-2	BUILDING ELEVATION	2
C-3A	EXISTING ANTENNA LAYOUT	1
C-3B	PROPOSED ANTENNA LAYOUT	2
C-3C	EXISTING ANTENNA & COAX SCHEDULE	1
C-3D	PROPOSED ANTENNA & COAX SCHEDULE	1
C-4	EQUIPMENT CABINET DETAILS	1
C-5	EBRE CABINET DETAILS	1
E-1	ELECTRICAL NOTES	1
E-2	POWER PANEL SCHEDULE	1
E-3	ONE-LINE DIAGRAM	1
E-4	POWER ROUTING PLAN	1
E-5	CABINET POWER CALCULATIONS	1
G-1	GROUNDING DETAILS	1

INDEX OF SHEETS

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

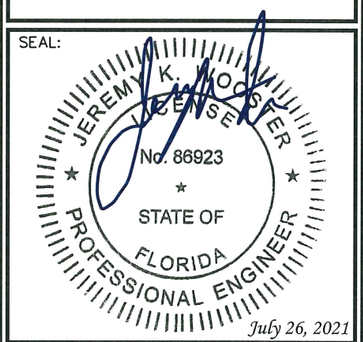
REV	DATE	ISSUED FOR:
2	07-26-21	CONSTRUCTION
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

DIGITAL/ELECTRONIC SEAL:
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED & SEALED BY JEREMY K. WOOSTER, P.E. ON 07-26-21 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Jeremy K Wooster
DN: cn=Jeremy K Wooster, o=US, o=Unaffiliated, ou=A01427E0000016981D684C3000002A8F, email=jkwooster@tepgroup.net
Date: 2021.07.26 12:58:03 -04'00'

SEAL:



July 26, 2021

SHEET NUMBER: T-1
REVISION: 2
TEP#: 150663.489410

PROJECT NOTES:

1. ALL REFERENCES TO THE OWNER AND/OR LESSEE IN THESE DOCUMENTS SHALL BE CONSIDERED VERIZON OR ITS DESIGNATED REPRESENTATIVE.
2. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
6. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
8. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
9. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
10. IF APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318-11, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE".
11. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
12. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA-1019-A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

ROOF NOTES:

1. TEMPORARY ROOF PROTECTION – PROVIDE TEMPORARY PROTECTION USING 3/4" STYROFOAM PADDING AGAINST THE ROOFING MATERIAL WITH 3/4" PLYWOOD BETWEEN THE PADDING AND ANY EQUIPMENT. MATERIALS, AND TOOLS STORED ON THE ROOF. THE ROOF AROUND WORKING AREAS SHALL ALSO BE TEMPORARILY PROTECTED AS WELL AS THE PATHS BETWEEN THE WORK AREA AND ROOF ENTRY DOORS. THE METHOD OF PROTECTION SHALL ALSO COMPLY WITH ANY ROOF WARRANTY THAT MAY BE IN EFFECT. IF PENETRATING SUBSTANCES, SUCH AS ACIDS, CHEMICALS, OR TOOLS ARE TO BE USED DURING CONSTRUCTION, PROVIDE ADDITIONAL PROTECTION TO PREVENT ROOF DAMAGE.
2. WATER PROTECTION – THE CONTRACTOR SHALL PROVIDE PROTECTION FROM WATER PENETRATION DURING THE INSTALLATION OF ROOF PENETRATING SUPPORT SYSTEMS OR ANY OTHER ROOF PENETRATING PROCEDURE. METHODS SHALL COMPLY WITH ANY ROOF WARRANTY IN EFFECT.
3. FIRE PROTECTION – COMPLY WITH OSHA STANDARDS THROUGHOUT THE PROJECT. WHEN OPERATING TOOLS THAT PRODUCE SPARKS, FLAME OR HEAT, THE CONTRACTOR WILL DESIGNATE AN INDIVIDUAL TO STAND-BY THE INDIVIDUAL OPERATING THE TOOL WITH A 20 LB. ABC FIRE EXTINGUISHER WITH IT'S PIN REMOVED AND READY TO USE IN CASE OF A FIRE. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES ONE PROPERLY CHARGED 20 LB. ABC FIRE EXTINGUISHER WITHIN CLOSE PROXIMITY TO THE WORK AREA. THE FIRE EXTINGUISHER SHALL HAVE BEEN INSPECTED WITHIN THE PAST YEAR. IT SHALL BE KEPT IN A CONSPICUOUS LOCATION AND EASILY ACCESSABLE. PATHS TO THE FIRE EXTINGUISHER AND OTHER FIRE FIGHTING EQUIPMENT SHALL BE KEPT CLEAR.
4. REINSTATMENT – ANY ROOFING, PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED BY THE CONTRACTOR TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS AT NO COST TO THE OWNER OR THE CLIENT.
5. REPAIRS – THE CONTRACTOR SHALL USE THIS EXISTING ROOFING WARRANTY CONTRACTOR TO REPAIR HOLES, DAMAGES, AND ALTERATIONS TO THE ROOF. IF EXCESSIVE COSTS ARE ASSOCIATED WITH THIS ROOFING CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE CLIENT OF THE SITUATION AND PROVIDE AN ALTERNATE ROOFING CONTRACTOR TO PERFORM THE WORK.
6. CONTRACTOR SHALL REMOVE ONLY THE AMOUNT OF ROOFING AND INSULATION REQUIRED TO PERFORM THE WORK. AFTER THE COMPLETION OF WORK, REPLACE THE DEMOLISHED INSULATION WITH A COMPATABLE INSULATION, PROVIDING A TIGHT JOINT ALL AROUND. FLASH IN NEW BUILT-UP ROOFING TO THE EXISTING BUILT-UP ROOFING AS RECOMMENDED BY THE ROOFING MANUFACTURER TO PROVIDE A WATERTIGHT ROOF.

RECEIVED
JUL 27 2021
Planning/Building Dept.

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK
24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

SEAL:
JEREMY K. WORCESTER
LICENSE
No. 86923
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
May 25, 2021

REV	DATE	ISSUED FOR:
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

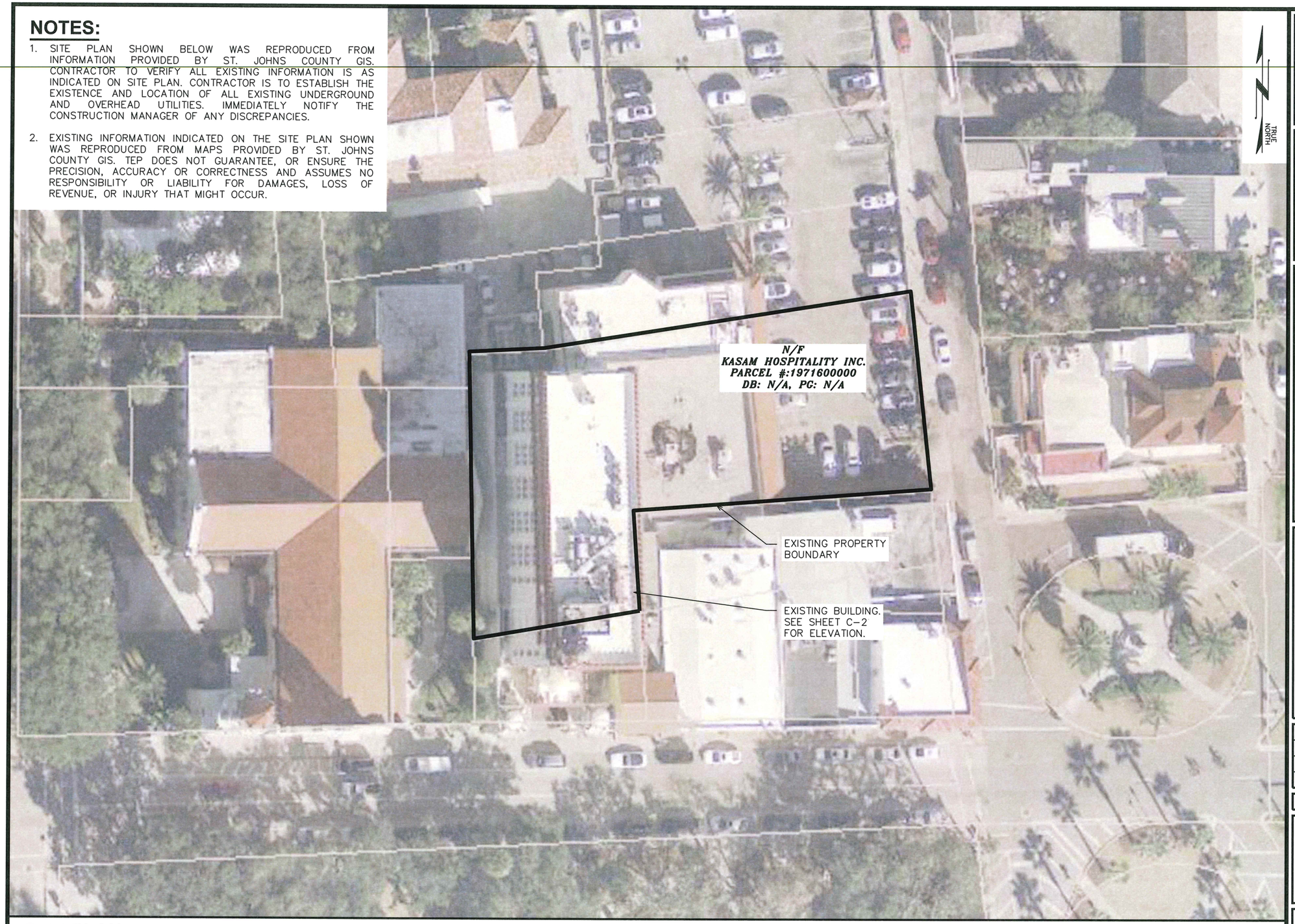
SHEET TITLE:
PROJECT NOTES

SHEET NUMBER: **N-1**
REVISION: 1
TEP#: 150663.489410

NOTES:

1. SITE PLAN SHOWN BELOW WAS REPRODUCED FROM INFORMATION PROVIDED BY ST. JOHNS COUNTY GIS. 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.



SITE PLAN
SCALE: 1" = 40'

0 40 80
SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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FL COA # 31011

SEAL:

JEREMY K. WORSTER
LICENSED
No. 86923
STATE OF FLORIDA
PROFESSIONAL ENGINEER

May 25, 2021

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DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

SITE PLAN

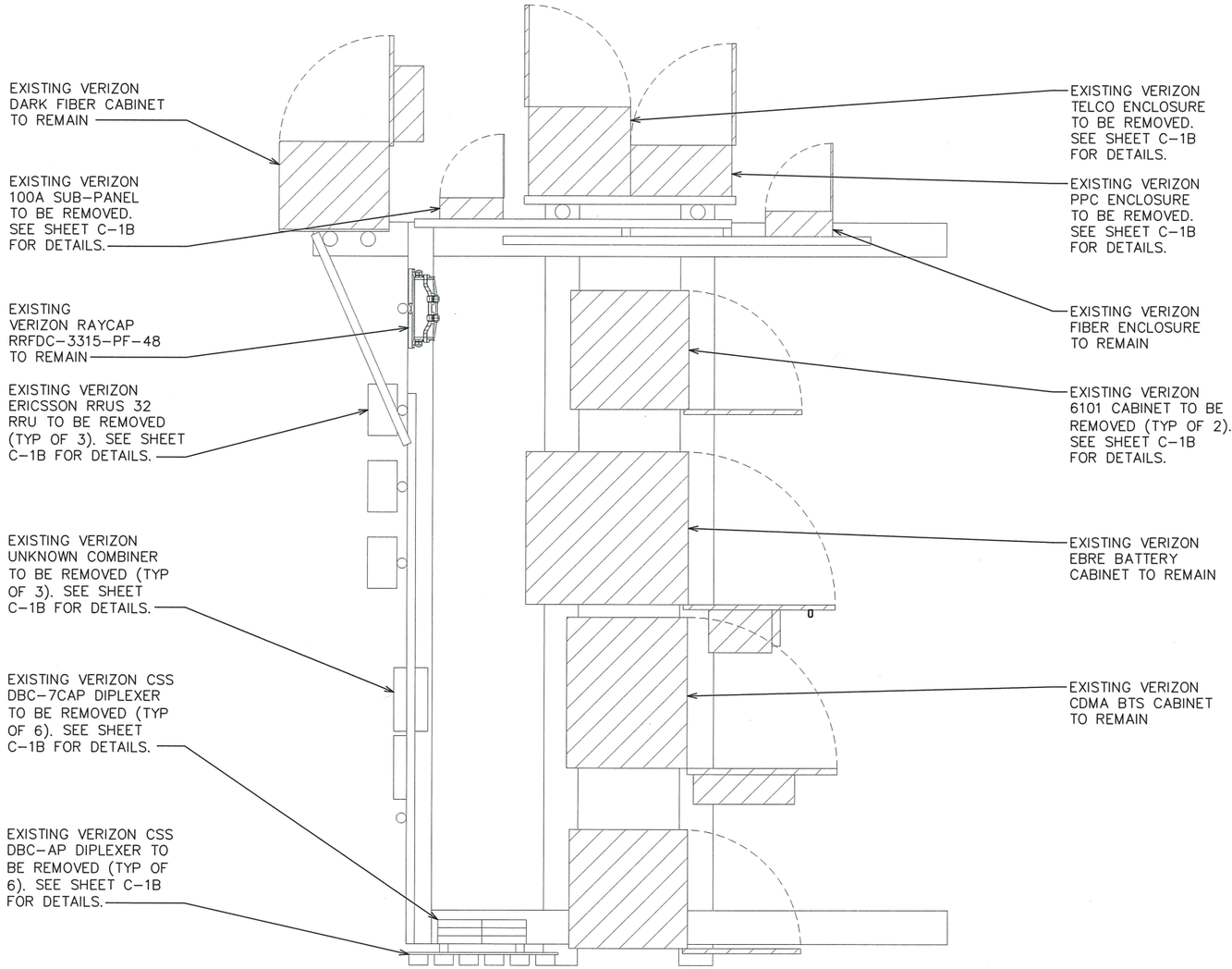
SHEET NUMBER: **C-1**

REVISION: 1

TEP#: 150663.489410

NOTE:

EQUIPMENT LAYOUT SHOWN BELOW BASED ON DOCUMENTS PROVIDED BY VERIZON WIRELESS.



EXISTING EQUIPMENT PLATFORM LAYOUT

SCALE: 3/8" = 1'-0"

0 2 4

SCALE IN FEET

TRUE NORTH

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME:
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WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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www.tepgroup.net

FL COA # 31011

SEAL:

JEREMY C. FOSTER LICENSE No. 86923 STATE OF FLORIDA PROFESSIONAL ENGINEER

May 25, 2021

REV	DATE	ISSUED FOR:
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EXISTING EQUIPMENT PLATFORM LAYOUT

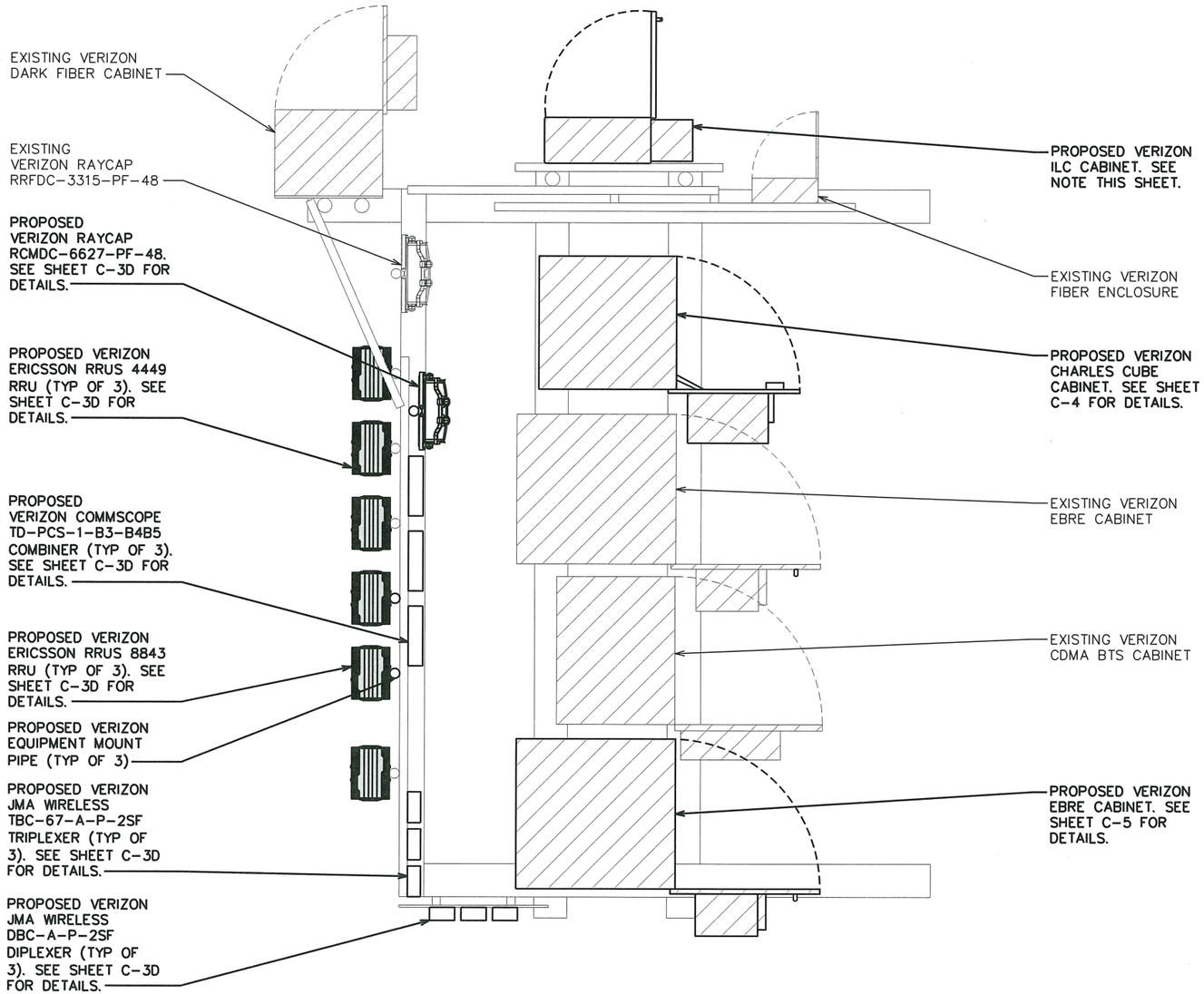
SHEET NUMBER: **C-1A**

REVISION: 1

TEP#: 150663.489410

NOTES:

1. EQUIPMENT LAYOUT SHOWN BELOW BASED ON DOCUMENTS PROVIDED BY VERIZON WIRELESS.
2. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.



TRUE NORTH

PROPOSED EQUIPMENT PLATFORM LAYOUT

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 #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
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PLANS PREPARED BY:

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FL COA # 31011

SEAL:

JEREMY K. MOOSER LICENSED No. 86923 STATE OF FLORIDA PROFESSIONAL ENGINEER

May 25, 2021

REV	DATE	ISSUED FOR:
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

PROPOSED EQUIPMENT PLATFORM LAYOUT

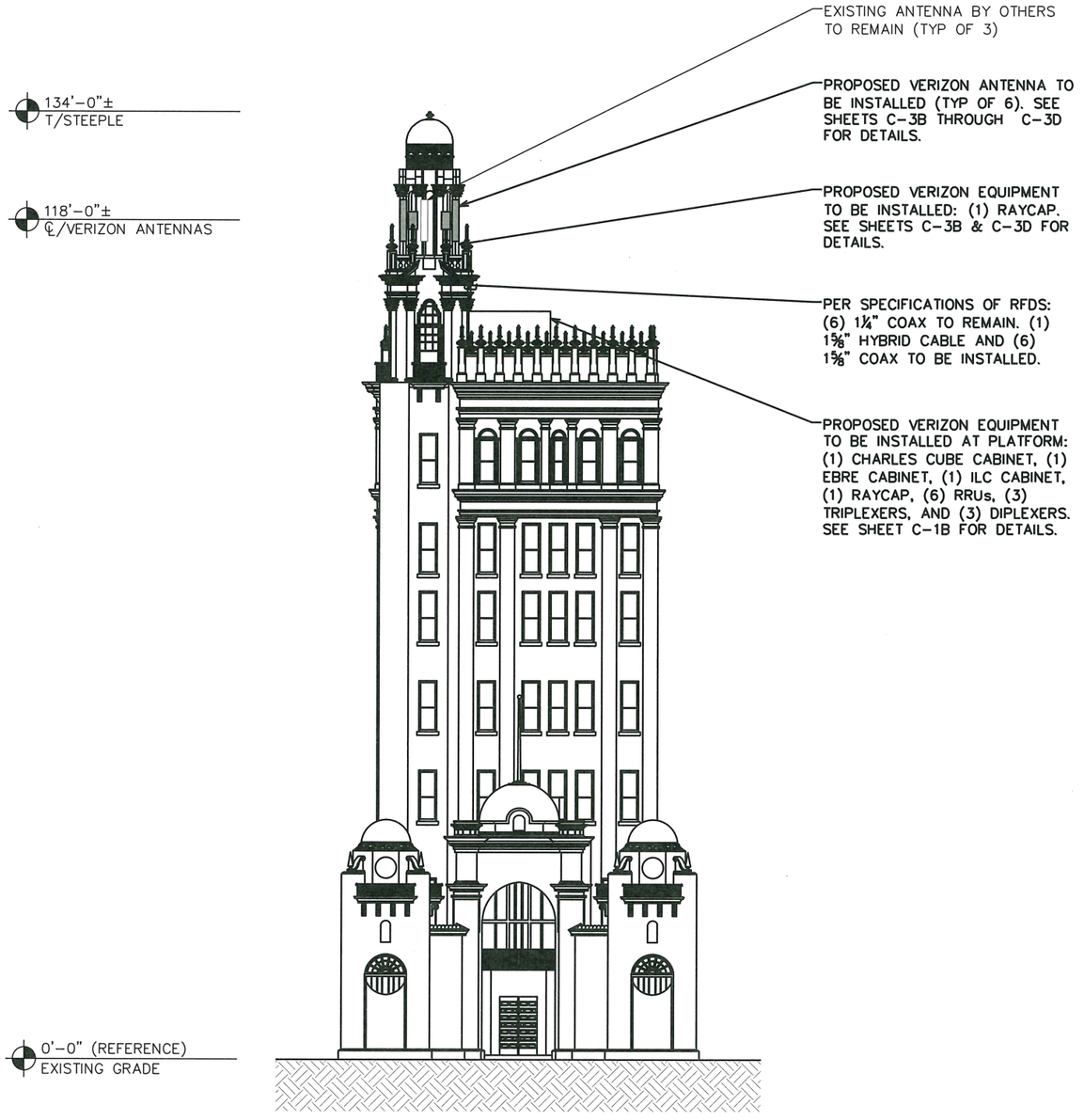
SHEET NUMBER: **C-1B**

REVISION: 1

TEP#: 150663.489410

NOTES:

1. EXISTING BUILDING HAS SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE THE STRUCTURAL ANALYSIS REPORT BY APX ENGINEERING GROUP DATED MAY 18, 2021 FOR DETAILS.
2. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
3. THE DRAWINGS IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. CONDITIONS IN THE FIELD MAY VARY.
4. ALL VERIZON PROPOSED ANTENNAS, EQUIPMENT, AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING COLOR.
5. FAA APPROVED OVERALL HEIGHT = TBD.



PROPOSED BUILDING (SOUTH) ELEVATION

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
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FL COA # 31011

SEAL:

JEREMY K. NOOTER LICENSE No. 86923 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 26, 2021

REV	DATE	ISSUED FOR:
2	07-26-21	CONSTRUCTION
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

BUILDING ELEVATION

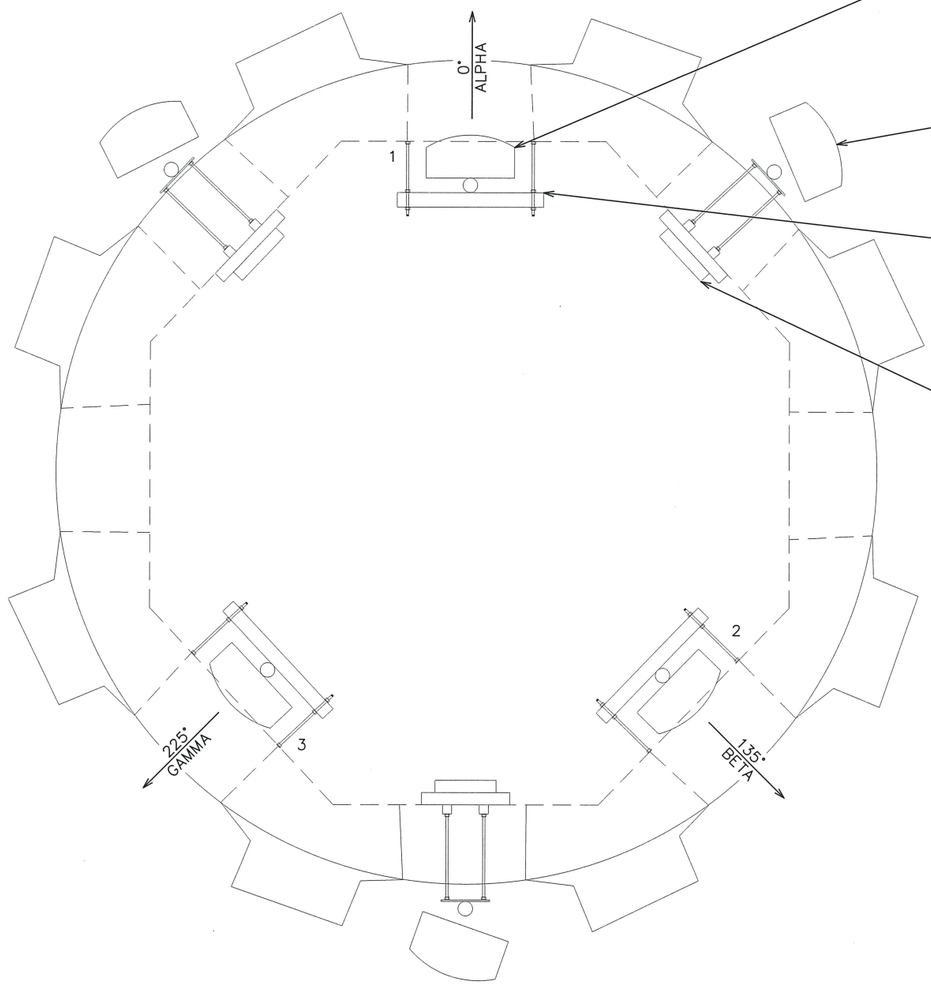
SHEET NUMBER: **C-2**

REVISION: **2**

TEP#: 150663.489410

NOTE:

EXISTING MOUNTS DO NOT HAVE SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE APPURTENANCE MOUNT ANALYSIS BY TEP DATED FEBRUARY 12, 2021 FOR DETAILS.



EXISTING VERIZON CSS ANTENNA X7CAP-66542IP ANTENNA TO BE REMOVED (TYP OF 3). SEE SHEETS C-3B THROUGH C-3D FOR DETAILS.

EXISTING ANTENNA BY OTHERS TO REMAIN (TYP OF 3)

EXISTING VERIZON ANTENNA MOUNT TO BE REMOVED (TYP OF 3). SEE SHEET C-3B FOR DETAILS.

EXISTING VERIZON JMA DBC-7CAP DIPLEXER TO BE REMOVED (TYP OF 3). SEE SHEETS C-3B THROUGH C-3D FOR DETAILS.

TRUE NORTH

EXISTING ANTENNA LAYOUT @ 118'-0"

SCALE: ½" = 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:

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VZW SITE NAME:
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OFFICE: (919) 661-6351
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SEAL:

JEREMY K. WOOSTER
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No. 86923
STATE OF FLORIDA
PROFESSIONAL ENGINEER

May 25, 2021

REV	DATE	ISSUED FOR:
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EXISTING ANTENNA LAYOUT

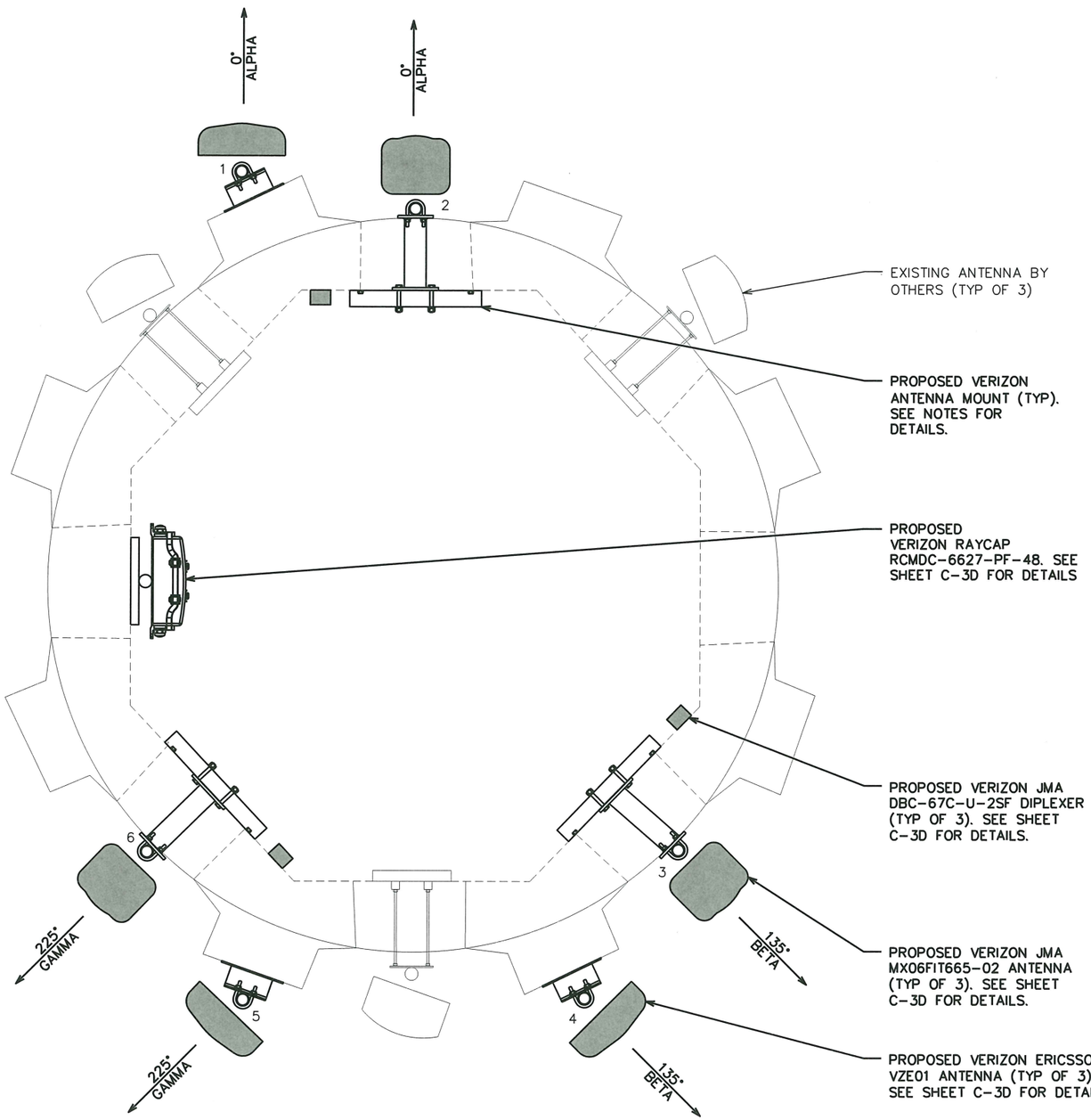
SHEET NUMBER: **C-3A**

REVISION: 1

TEP#: 150663.489410

NOTES:

1. PROPOSED MOUNTS HAVE SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE APPURTENANCE MOUNT MODIFICATION ANALYSIS BY TOWER ENGINEERING PROFESSIONALS DATED MAY 9, 2021, AND MOUNT MODIFICATION DRAWINGS BY TEP DATED MAY 9, 2021 FOR MORE DETAILS.
2. CONTRACTOR TO INSTALL ALL EQUIPMENT PER MANUFACTURER'S SPECIFICATION
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH TOWER STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. ALL VERIZON PROPOSED ANTENNAS, EQUIPMENT, AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING COLOR.



TRUE NORTH

PROPOSED ANTENNA LAYOUT @ 118'-0"

SCALE: ½" = 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 #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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Planning/Building Dept.

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OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

SEAL:

JEREMY K. WOOSTER LICENSE No. 86923 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 26, 2021

REV	DATE	ISSUED FOR:
2	07-26-21	CONSTRUCTION
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

PROPOSED ANTENNA LAYOUT

SHEET NUMBER: **C-3B**

REVISION: **2**

TEP #: 150663.489410

EXISTING ANTENNA & COAX SCHEDULE

POS.	SECTOR	USE	MANUFACTURER (MODEL #)	RAD CENTER	CABLE SIZE	AZIMUTH (TN)	CABLE LENGTH	MECH. D-TILT	ELEC. D-TILT	EQUIPMENT [MODEL #]	J-BOX (TOWER)
1	ALPHA	700 LTE 1900 LTE 1900 CDMA 2100 LTE	*CSS X7CAP-66542IP	℄ @ 118'-0"±	(6) 1¼" COAX	0°	FIELD VERIFY	0°	2°/4°	*(1) JMA DIPLEXER [DBC-7CAP]	**(1) RAYCAP [RRFDC-3315-PF-48]
2	BETA	700 LTE 1900 LTE 1900 CDMA 2100 LTE	*CSS X7CAP-66542IP	℄ @ 118'-0"±		135°		0°	2°/4°	*(1) JMA DIPLEXER [DBC-7CAP]	
3	GAMMA	700 LTE 1900 LTE 1900 CDMA 2100 LTE	*CSS X7CAP-66542IP	℄ @ 118'-0"±		225°		0°	2°/4°	*(1) JMA DIPLEXER [DBC-7CAP]	

*NOTE - EXISTING ANTENNA/EQUIPMENT TO BE REMOVED
**NOTE - EXISTING PLATFORM MOUNTED EQUIPMENT TO REMAIN

PLATFORM WORK:

CONTRACTOR TO REMOVE: (2) 6101 CABINETS, (1) EBRE CABINET, (1) TELCO CABINET, (1) PPC ENCLOSURE, (1) SUB-PANEL, (3) ERICSSON RRUS 32 RRUs, (3) UNKNOWN COMBINERS, (6) JMA DBC-7CAP DIPLEXERS, (6) JMA DBC-AP DIPLEXERS.

EXISTING ANTENNA & COAX SCHEDULE @ 118'-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 #: 130250
VZW SITE NAME:
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WACHOVIA BANK
24 CATHEDRAL PLACE
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STATE OF
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REV	DATE	ISSUED FOR:
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DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EXISTING ANTENNA & COAX SCHEDULE

SHEET NUMBER: **C-3C**
REVISION: 1
TEP#: 150663.489410

PROPOSED EQUIPMENT IN BOLD

PROPOSED ANTENNA & COAX SCHEDULE

POS.	SECTOR	USE	MANUFACTURER (MODEL #)	RAD CENTER	CABLE SIZE	AZIMUTH (TN)	CABLE LENGTH	MECH. D-TILT	ELEC. D-TILT	EQUIPMENT [MODEL #]	J-BOX (TOWER)
1	ALPHA	700 LTE 1900 LTE 1900 CDMA 2100 LTE **AWS** **1900 5GNR** **NL-SUB6**	**ERICSSON VZE01**	**℄ @ 118'-0"±**	(6) 1¼"ø COAX **(1) 1⅝"ø HYBRID** (6) 1⅝" COAX	0°	*FIELD VERIFY	**	**	(1) JMA DIPLEXER [DBC-67C-U-2SF]	***(1) RAYCAP [RRFDC-3315-PF-48] **(1) RAYCAP [RCMDC-6627-PF-48]** ****(1) RAYCAP [RCMDC-6627-PF-48]**
2	ALPHA		**JMA MX06FIT665-02**	**℄ @ 118'-0"±**		0°		**	**		
3	BETA	1900 LTE 2100 LTE 700 LTE 1900 CDMA **AWS** **1900 5GNR** **NL-SUB6**	**JMA MX06FIT665-02**	**℄ @ 118'-0"±**		135°		**	**	(1) JMA DIPLEXER [DBC-67C-U-2SF]	
4	BETA		**ERICSSON VZE01**	**℄ @ 118'-0"±**		135°		**	**		
5	GAMMA	1900 LTE 2100 LTE 700 LTE 1900 CDMA **AWS** **1900 5GNR** **NL-SUB6**	**ERICSSON VZE01**	**℄ @ 118'-0"±**		225°		**	**	(1) JMA DIPLEXER [DBC-67C-U-2SF]	
6	GAMMA		**JMA MX06FIT665-02**	**℄ @ 118'-0"±**		225°		**	**		

*NOTE – CONTRACTOR TO VERIFY COAX/CABLE LENGTHS PRIOR TO CONSTRUCTION
**NOTE – CONTRACTOR TO REFERENCE VERIZON ISSUED RFDS FOR MECH./ELEC. D-TILTS
***NOTE – EXISTING PLATFORM MOUNTED EQUIPMENT TO REMAIN
****NOTE – EQUIPMENT TO BE MOUNTED AT PLATFORM
*****NOTE – CONTRACTOR TO REFERENCE VERIZON ISSUED RFDS PRIOR TO CONSTRUCTION

PLATFORM WORK:

CONTRACTOR TO INSTALL: (1) CHARLES CUBE CABINET, (1) EBRE CABINET, (1) ILC CABINET, (3) ERICSSON RRUS 4449 RRUs, (3) ERICSSON RRUs 8843 RRUS, (3) COMMSCOPE TD-PCS-1-B3-B4B5 COMBINERS, (3) JMA TBC-67-A-P-2SF TRIPLEXERS, (3) JMA DBC-A-P-2SF DIPLEXERS.

PROPOSED ANTENNA & COAX SCHEDULE @ 118'-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 #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

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SEAL:

JEREMY K. WOLSTER LICENSED No. 86923 STATE OF FLORIDA PROFESSIONAL ENGINEER

May 25, 2021

REV	DATE	ISSUED FOR:
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

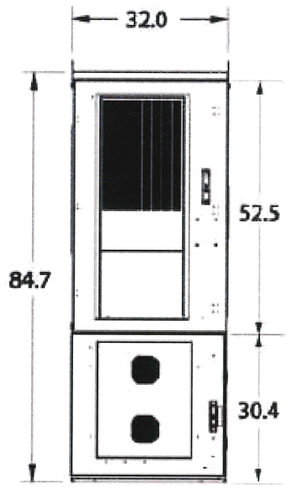
PROPOSED ANTENNA & COAX SCHEDULE

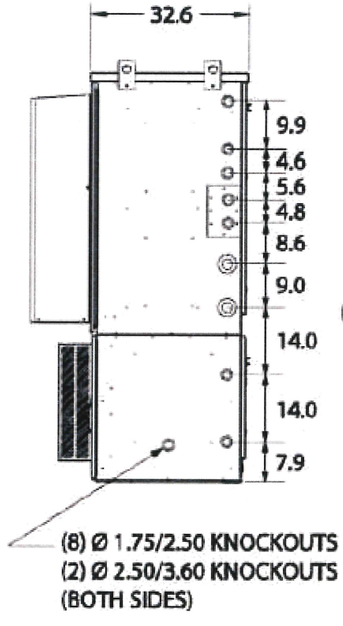
SHEET NUMBER: **C-3D**

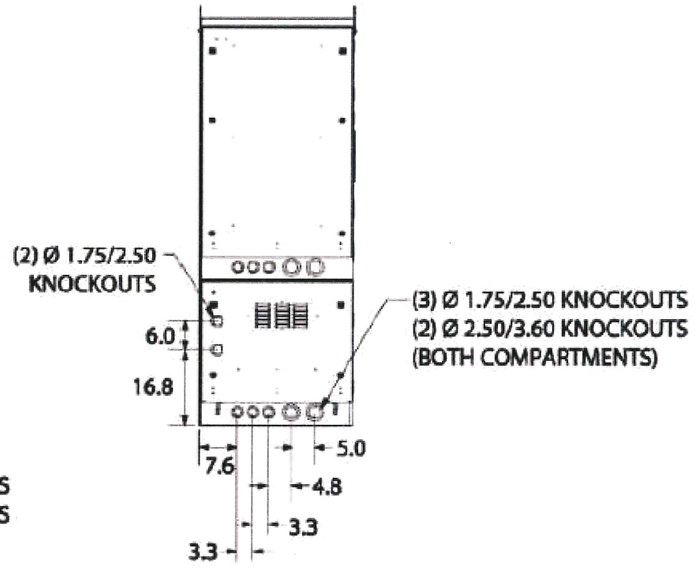
REVISION: 1

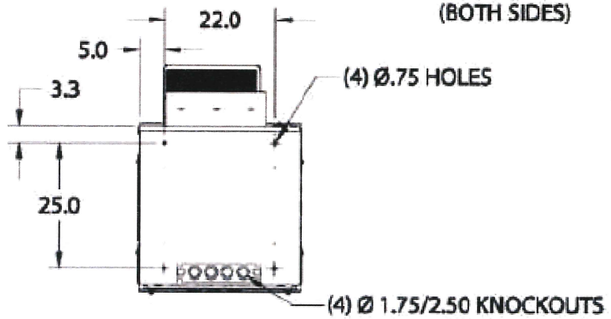
TEP#: 150663.489410

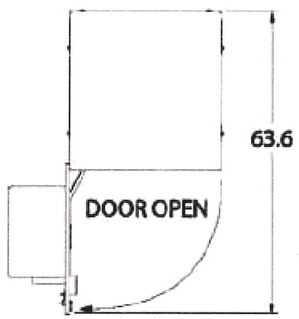
CUBE SS Series Large Site Support Cabinets











CUBE-SS4x228xxx
Dimensions

FACTORY INSTALLED OPTIONS

96-000003-A
Retractable Overhang

97-002230-A
8" Top Hat Cable Entry Compartment

96-002162-A
Factory Installed 6" Plinth

MADE IN THE USA

All units in inches

OG-OSP052-A20

INNOVATIVE ENCLOSED SOLUTIONS™

Charles Industries, LLC
An Amphenol Company

Phone: (847) 806-6300
Fax: (847) 806-6231
Web: www.charlesindustries.com

Charles

CHARLES CUBE SS4B228LX1

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

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No. 86923
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PROFESSIONAL ENGINEER
May 25, 2021

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DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EQUIPMENT CABINET DETAILS

SHEET NUMBER: **C-4**

REVISION: 1

TEP#: 150663.489410

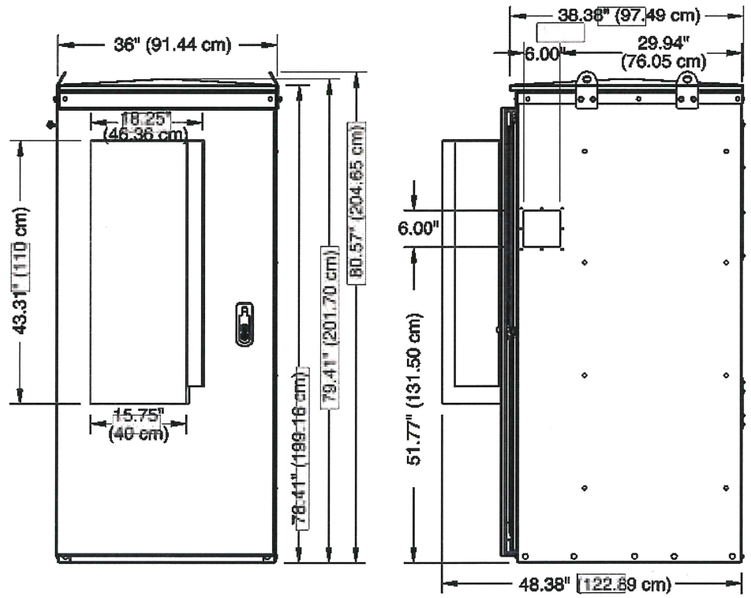
VERTIV™ XTE EBRE SERIES

VERTIV.

Technical Specifications

PHYSICAL CHARACTERISTICS	
Dimensions (H x W x D)	203 cm x 91 cm x 123 cm (80" x 36" x 48.5")
Maximum DC Power Backup	2520 A/hr @ +24 VDC 840 A/hr (5 strings) @ -48 VDC 1180 A/hr (7 strings) @ -48 VDC
Cooling System	8500 BTU/hr
Approx. Shipping Weight	444.5 kg (980 lbs.)
Approx. Weight Deployed	2268 kg (5000 lbs.)
Maximum Load (8 hours)	7488 Watts
Safety Compliance	UL 50, NEMA 3R Listed
EQUIPMENT	
Environmental Control	Door mounted 8,500 BTU air conditioner
Battery Shelves	(5) shelves that hold up to (6) batteries each
Battery Disconnect Circuit Breakers	100 amp
Alarms	Intrusion, high-temperature, air conditioner fail and circuit breaker
Alarm Block	10-pair
Security	Door locks accessed with 216-type tool

Dimensions



EBRE CABINET DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
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PROJECT INFORMATION:

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May 25, 2021

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0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

EBRE CABINET DETAILS

SHEET NUMBER: **C-5**

REVISION: 1

TEP#: 150663.489410

ELECTRICAL NOTES:

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
   A. THE NATIONAL ELECTRICAL SAFETY CODE
   B. THE NATIONAL ELECTRIC CODE – NFPA–70
   C. REGULATIONS OF THE SERVING UTILITY COMPANY
   D. LOCAL AND STATE AMENDMENTS
   E. THE INTERNATIONAL ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. THE CONDUIT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
   A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
   B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
   C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
   D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP–ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:

1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON–CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	–	AMPERE
AFG	–	ABOVE FINISHED GRADE
ATS	–	AUTOMATIC TRANSFER SWITCH
AWG	–	AMERICAN WIRE GAUGE
BCW	–	BARE COPPER WIRE
BFG	–	BELOW FINISHED GRADE
BKR	–	BREAKER
C	–	CONDUIT
CKT	–	CIRCUIT
DISC	–	DISCONNECT
EGR	–	EXTERNAL GROUND RING
EMT	–	ELECTRIC METALLIC TUBING
FSC	–	FLEXIBLE STEEL CONDUIT
GEN	–	GENERATOR
GPS	–	GLOBAL POSITIONING SYSTEM
GRD	–	GROUND
IGB	–	ISOLATED GROUND BAR
IGR	–	INTERIOR GROUND RING (HALO)
KW	–	KILOWATTS
NEC	–	NATIONAL ELECTRIC CODE
PCS	–	PERSONAL COMMUNICATION SYSTEM
PH	–	PHASE
PNL	–	PANEL
PNLBD	–	PANELBOARD
PVC	–	RIGID NON–METALLIC CONDUIT
RGS	–	RIGID GALVANIZED STEEL CONDUIT
SW	–	SWITCH
TGB	–	TOWER GROUND BAR
UL	–	UNDERWRITERS LABORATORIES
V	–	VOLTAGE
W	–	WATTS
XFMR	–	TRANSFORMER
XMTR	–	TRANSMITTER

----E----	UNDERGROUND ELECTRICAL CONDUIT
----T----	UNDERGROUND TELEPHONE CONDUIT
	KILOWATT–HOUR METER
---------	UNDERGROUND BONDING AND GROUNDING CONDUCTOR
⌀	GROUND ROD
●	CADWELD
⊠	GROUND ROD WITH INSPECTION WELL

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995–5539

PROJECT INFORMATION:

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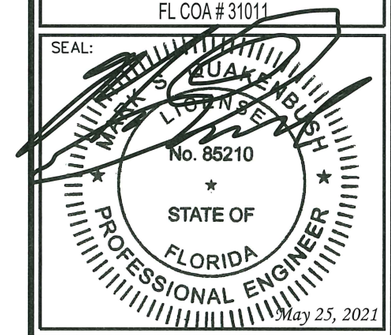

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DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

ELECTRICAL NOTES

SHEET NUMBER: **E-1**

REVISION: 1

TEP#: 150663.489410

NOTES:

1. ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
2. MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50-FT.
3. INTERSECT/GENERAC INTEGRATED LOAD CENTER INCLUDES 200A MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
4. RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS.

PROPOSED BREAKERS/LOAD SHOWN IN BOLD

PANEL SCHEDULE - ILC WITH 200A MCB 120/240V

LOAD SERVED	VOLT AMPERES (WATTS) L1	VOLT AMPERES (WATTS) L2	TRIP	CKT #	PHASE	CKT #	TRIP	VOLT AMPERES (WATTS) L1	VOLT AMPERES (WATTS) L2	LOAD SERVED
CHARLES CAB. RECTIFIER #1	***915**		**30A**	1	A	2	**30A**	***915**		**CHARLES CAB. RECTIFIER #4**
		***915**		3	B	4			***915**	
CHARLES CAB. RECTIFIER #2	***915**		**30A**	5	A	6	**30A**	***915**		**CHARLES CAB. RECTIFIER #5**
		***915**		7	B	8			***915**	
CHARLES CAB. RECTIFIER #3	***915**		**30A**	9	A	10	20A	1920		CDMA BTS
		***915**		11	B	12			1920	
EBRE #1	**1920**		**20A**	13	A	14	30A	2880		***UNKNOWN
		1920		15	B	16			2880	
EBRE #2	**1920**		**20A**	17	A	18	30A	2880		DARK FIBER
		1920		19	B	20	–		–	–
–	–		–	21	A	22	–	–		–
–		–	–	23	B	24	–		–	–
–	–		–	25	A	26	–	–		–
–		–	–	27	B	28	–		–	–
–	–		–	29	A	30	–	–		–
–		–	–	31	B	32	–		–	–
–	–		–	33	A	34	–	–		–
–		–	–	35	B	36	–		–	–
–	–		–	37	A	38	–	–		–
–		–	–	39	B	40	–		–	–
–	–		–	41	A	42	–	–		–
VOLT AMPS	**2745**	**2745**						**3750**	**3750**	VOLT AMPS
	L1 VOLT AMPERES		**6495**	**6495**		L2 VOLT AMPERES				
			6495			MAX L1/L2 VOLT AMPERES				
			54.125			MAX AMPS				
			67.66			MAX AMPS x125%				

* RECTIFIERS LOADING BASED ON VALUES FROM OTHR3000 CALCULATOR.
** BREAKER IS ESTIMATED FROM UTILITY BILLS.
*** UNLABELED BREAKER FROM POSITIONS 2 & 4 IN SUBPANEL TO BE REFED FROM ILC.

POWER PANEL SCHEDULE

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

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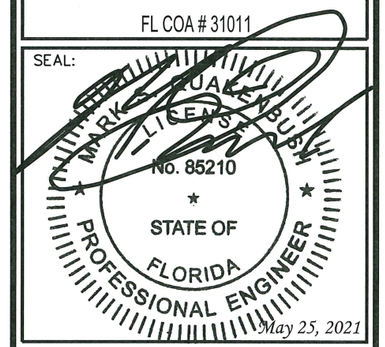

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SHEET TITLE:

POWER PANEL SCHEDULE

SHEET NUMBER: **E-2**

REVISION: 1

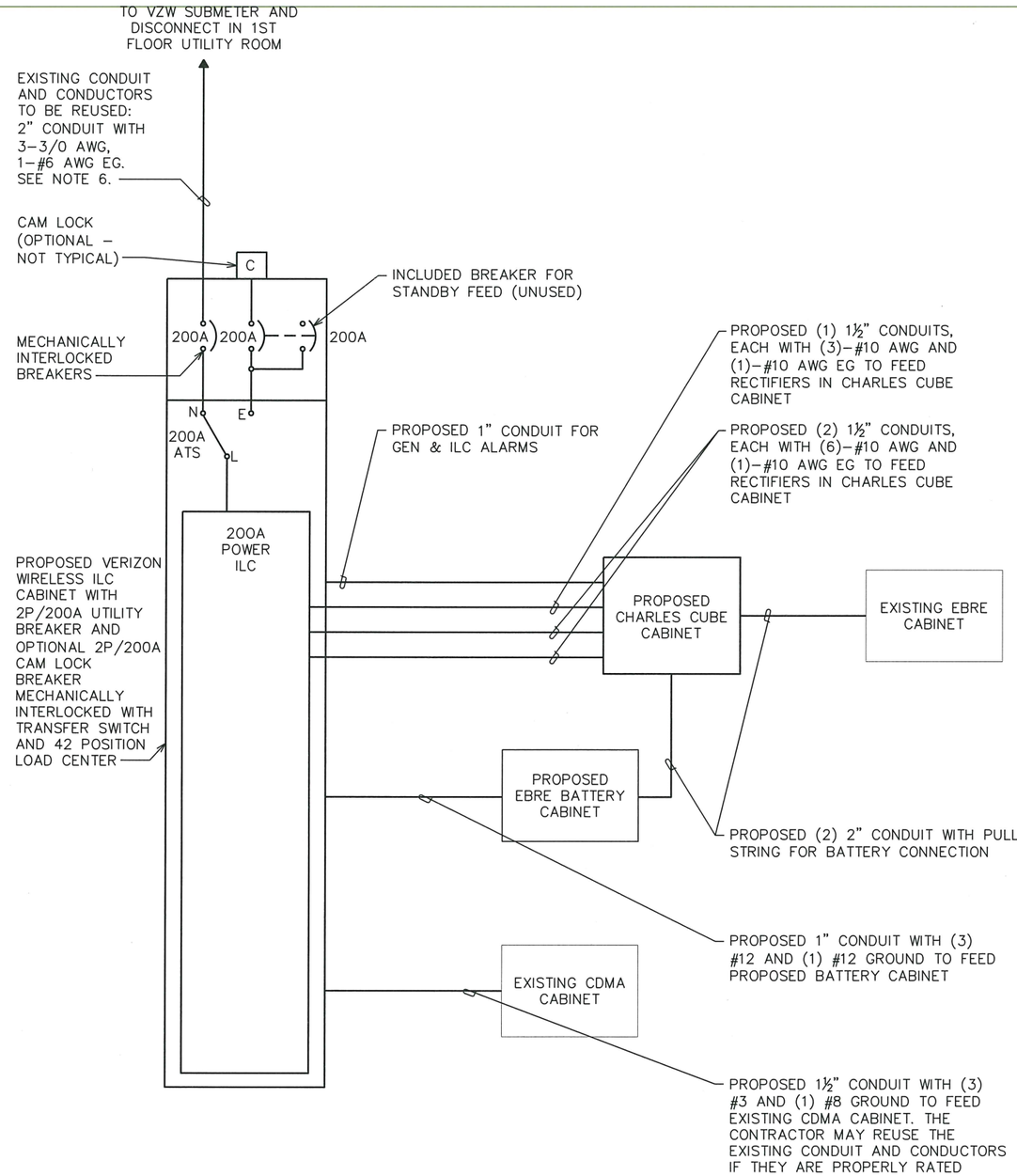
TEP#: 150663.489410

NOTES:

1. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT MANUFACTURER.
2. WHEN UTILITY COMPANY REQUIRES A SERVICE DISCONNECT OTHER THAN THE MAIN BREAKER IN POWER ILC OF THE UTILITY CABINET, REMOVE BONDING JUMPER IN EQUIPMENT CABINETS AND BOND SERVICE DISCONNECT PER NEC REQUIREMENTS.
3. CONTRACTOR SHALL REVIEW AND COMPLY WITH MANUFACTURERS EQUIPMENT DRAWINGS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SHOWN.
4. CONTRACTOR SHALL OBTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT FROM THE ELECTRIC COMPANY IN WRITING PRIOR TO ORDERING MATERIALS AND ENSURE THE EQUIPMENT WILL HAVE HIGHER RATING WITH A MIN VALUE OF 10,000A.
5. THE GROUNDED SERVICE CONDUCTOR SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.

ONE-LINE DIAGRAM NOTES:

1. ELECTRICAL SERVICE SHALL BE 200A, 240/120V, 1ø, 3W.
2. COMPLY WITH MANUFACTURER SPECIFICATIONS REGARDING WIRING REQUIREMENTS.
3. CONDUCTOR SIZES BASED ON TYPICAL CONFIGURATIONS. CONTRACTOR WILL VERIFY WITH MANUFACTURER SPECIFICATIONS BEFORE ORDERING OR INSTALLING PARTS.
4. WIRE COUNT IS BASED ON EQUIPMENT SPECIFICATIONS PROVIDED BY VERIZON WIRELESS.
5. NEUTRAL CONDUCTORS TO THE RECTIFIERS WERE LEFT OFF AT THE ADVICE OF VERIZON WIRELESS EQUIPMENT ENGINEER. CONTRACTOR TO VERIFY WIRING REQUIREMENTS WITH RECTIFIER MANUFACTURER SPECIFICATIONS.
6. CONTRACTOR TO CONFIRM EXISTING CONDUIT AND CONDUCTOR SIZES PRIOR TO REUSE. CONTACT TEP FOR REMEDIATION IF THEY MAY NOT BE REUSED OR ARE SMALLER THAN INDICATED.



ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

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SEAL:

MARK C. QUAKENBUSH
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No. 85210
STATE OF FLORIDA
PROFESSIONAL ENGINEER

May 25, 2021

REV	DATE	ISSUED FOR:
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

ONE-LINE DIAGRAM

SHEET NUMBER: **E-3**

REVISION: 1

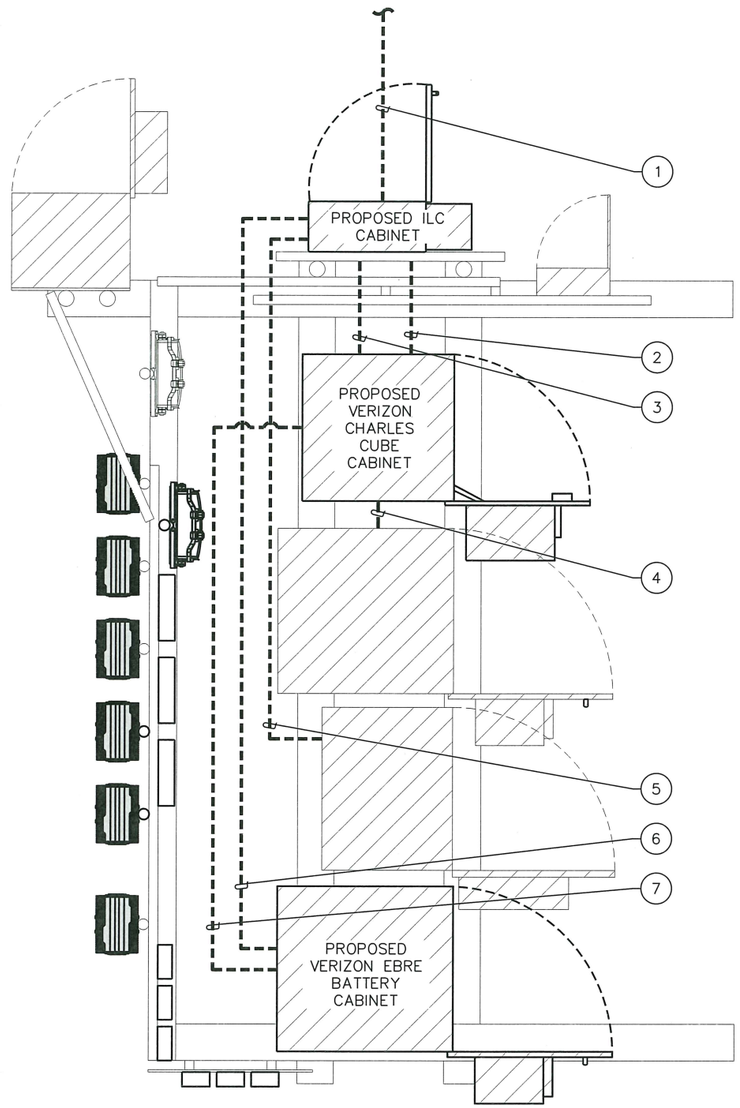
TEP#: 150663.489410

LABEL LIST:

1. (1)–2" CONDUIT FOR POWER FROM 1ST FLOOR UTILITY ROOM
2. (3)–1½" CONDUITS FOR RECTIFIERS IN CHARLES CUBE CABINET
3. (1)–1" CONDUIT FOR ILC ALARMS
4. (1)–2" CONDUIT FOR POWER FROM BATTERY CABINET TO CHARLES CABINET
5. (1)–1½" CONDUIT FOR POWER FROM ILC TO CDMA BTS CABINET
6. (1)–2" CONDUIT FOR POWER FROM CHARLES CUBE CABINET TO EBRE BATTERY CABINET
7. (1) 1" CONDUIT FOR CABINET FROM ILC TO EBRE BATTERY CABINET

NOTES:

1. POWER AND TELCO CONDUITS RECEIVING CONDUCTORS BY OTHERS TO HAVE PULL ROPES.
2. ALL TELCO CONDUITS ARE TO BE STUBBED IN D–MARC LOCATION.
3. ALL POWER CONDUITS ARE TO BE TERMINATED AT THE METER CENTER.
4. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC, AND STONE INSTALLATION.
6. CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES UNLESS NOTED OTHERWISE.
7. RUN CONDUITS FROM ILC TO GENERATOR UNDERGROUND AND STUB UP CONDUITS MINIMUM 6" HIGH INSIDE GENERATOR BASE AND TERMINATE WITH MALE ADAPTER AND THREADED BUSHING.
8. WHEN ALL RRUs ARE GROUND MOUNTED, OMIT OVPs AND RUN FIBER/POWER FROM CHARLES CUBE CABINERT DIRECTLY TO RRUs.



TRUE NORTH

POWER ROUTING PLAN

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 #: 130250
VZW SITE NAME:
HIST ST. AUG
WACHOVIA BANK

24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

RECEIVED
JUL 27 2021
Planning/Building Dept.

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

FL COA # 31011

SEAL:

MARK S. QUAKENBUSH
LICENSED
No. 85210
STATE OF FLORIDA
PROFESSIONAL ENGINEER

May 25, 2021

REV	DATE	ISSUED FOR:
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0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

POWER ROUTING PLAN

SHEET NUMBER: **E-4**

REVISION: 1

TEP#: 150663.489410

New Loads

New Remote Radio Head Loads (RRHs being added to the site)			
Manuf.	Model	Count	RHH Loads
Ericsson	Radio 4449 B5/B13; Radio Unit	3	1,704 W
Ericsson	Radio 8843 B2/66A (Dual Band)	3	2,820 W
Ericsson	Sub6 Radio	3	4,620 W
Ericsson			
Ericsson			
Ericsson			
		Total	9,144 W

OVERALL RESULTS	
Existing Load	0.0 W
Future Additional Load	9144.0 W
Add'l Cabinet HVAC Load	0.0 W
Total New Plant Float Load	9144.0 W
Total New -48V DC Amps	169.3 A
Min +48V 50A Rectifier	7
Min -48V 75A Rectifier	5
AC Load if 120/240V 1Ø	90.0 A
Min 1 Ø 240 V Utility Size	200 A
AC Load if 120/208V 3Ø	60.0 A
Min 3 Ø 208 V Utility Size	200 A
Generator Peak Loads	21.6 kW
Generator (Diesel Size)	30 kW
Generator (LP/NG)	48/50 kW

CABINET POWER CALCULATIONS

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK
24 CATHEDRAL PLACE
ST. AUGUSTINE, FL 32084
(ST. JOHNS COUNTY)

PLANS PREPARED BY:

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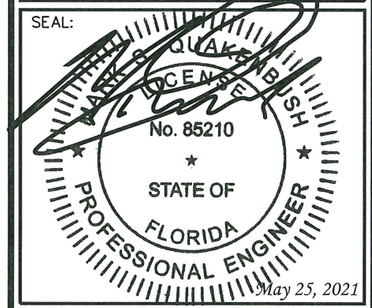
FL COA # 31011

SEAL:



May 25, 2021

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DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

CABINET POWER CALCULATIONS

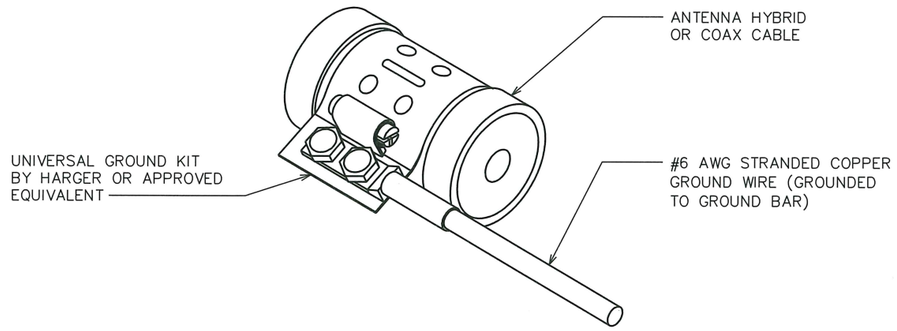
SHEET NUMBER: **E-5**

REVISION: 1

TEP#: 150663.489410

NOTES:

1. DO NOT INSTALL COAX GROUND KIT AT A BEND.
2. CONTRACTOR TO WEATHERPROOF COAX GROUND.

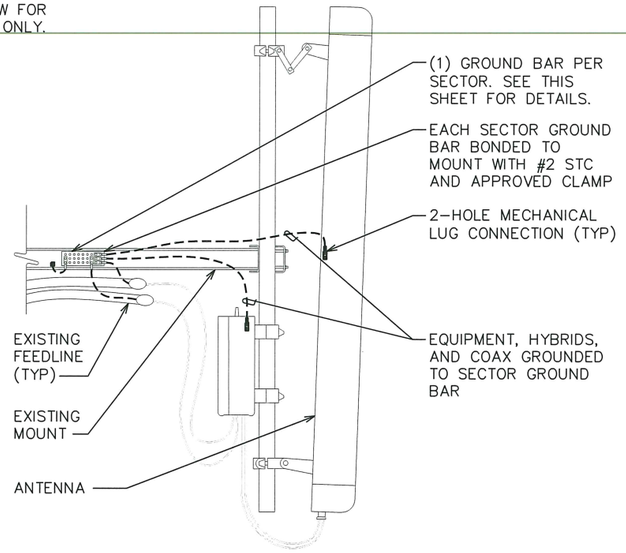


GROUNDING DETAILS

SCALE: N.T.S.

NOTE:

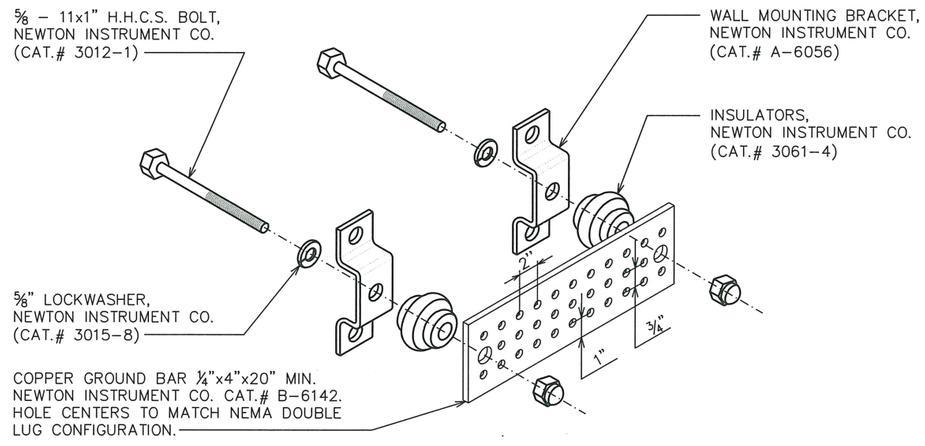
DRAWING SHOWN BELOW FOR SCHEMATIC PURPOSES ONLY.



ANTENNA & EQUIPMENT GROUNDING DETAIL

SCALE: N.T.S.

SPACE INTENTIONALLY LEFT BLANK



NOTES:

1. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED AS WELL AS PROVIDE 50% SPARE CAPACITY.
2. ALL RACKS AND EQUIPMENT CABINETS ARE TO HAVE TWO GROUNDING LEADS. ALL EQUIPMENT INSTALLED IN RACKS MUST HAVE A CHASSIS GROUND ATTACHED TO A COMMON BUS BAR ON THE RACK. COMMON BUS BAR MUST BE GROUNDED TO MAIN GROUND BAR.

STANDARD GROUND BAR DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 130250
VZW SITE NAME: HIST ST. AUG WACHOVIA BANK

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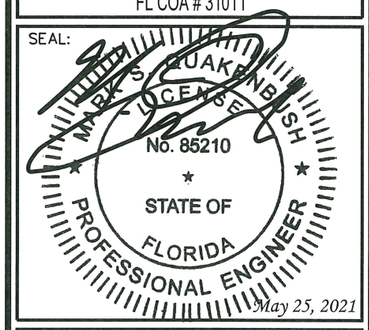

May 25, 2021

REV	DATE	ISSUED FOR:
1	05-25-21	CONSTRUCTION
0	05-17-21	PRELIMINARY

DRAWN BY: JGC | CHECKED BY: DWB

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER: **G-1**

REVISION: 1

TEP#: 150663.489410

Received July 1, 2021
Planning and Building Department

May 18, 2021

Matthew K. Lackey, P.E.
Tower Engineering Professionals, Inc.
3401 St. Vardell Lane, Suite A
Charlotte, NC 28217

Subject:	**Structural Analysis – Equipment Platform (AWS3, PCS 5G & L-Sub6)**
Carrier Designation:	**Verizon: 102620 (Historic St Augustine Wachovia Bank)** **Verizon Site ID: 422641** **Verizon Smart Tool Project #: xxxxxxxx** **Verizon Location Code (PSLC): 130250**
APX Project:	**21-0262.08**
Site Information:	**24 Cathedral Place** **St. Augustine, St. Johns County, FL 32084** **Latitude 29.892890° N, Longitude 81.312197° W** **Existing Equipment Platform**

Dear Mr. Lackey:

APX Engineering Group, LLC (APX) is pleased to submit this Structural Analysis to determine whether the subject equipment platform is able to support certain proposed loads.

It is our understanding that Verizon Wireless (Verizon), who retained Tower Engineering Professionals, Inc. (TEP), desires to install new telecommunication equipment on the subject platform. This analysis was based on the supporting information listed in Table 2. Our services were performed in accordance with the terms and conditions of the master service agreement between APX and TEP. This report summarizes the results of our findings.

The purpose of this analysis is to determine the suitability of the aforementioned structure to support the loading indicated in the attached calculations. This analysis has been performed in accordance with the Florida Building Code based upon an ultimate 3-second gust wind speed of 132 mph using RISA-3D structural software. Based on our analysis, subject to the assumptions and recommendations noted, it is our opinion that the subject structure **will support** the proposed loading.

Members: Pass at 76.4%, Connections: Pass at 99.8%

This report has been prepared for the purpose of providing a structural evaluation of the subject structure for the loading conditions indicated. It is intended for the exclusive use of TEP and Verizon. The information, assumptions, and recommendations contained in this report should not be used by others for any purpose without express written authorization from APX. We appreciate the opportunity to provide our professional services to you and look forward to continuing our relationship. If we can be of any further assistance, please do not hesitate to contact us.

Sincerely,

APX Engineering Group, LLC

Michael A. Phillips, P.E.
Chief Engineer
Florida License #68312

Table 1: Criteria

Criterion	Description
Building Code	Florida Building Code, 7th Edition (2020)
Standard – Loads	ASCE 7-16 *Minimum Design Loads and Associated Criteria for Buildings and Other Structures with Supplement No. 1*
Standard – Str. Steel	AISC LRFD 15th Edition (ANSI/AISC 360-16 & 341-16)
Standard – Concrete	ACI 318-14
Risk Category	II
Basic Wind Speed	V = 132 mph, Ultimate 3-Second Gust
Exposure Category	C
Live Load	Maintenance Access = 40psf
Dead Load	Member and Equipment Self Weight

Table 2: Supporting Information

Date	Description	By
December 3, 2020	Site Visit / Investigation	APX
October 30, 2020	Radio Frequency Data Sheet (RFDS)	Verizon
September 6, 2016	Platform Analysis (PCS LTE)	CALTROP Corporation
October 25, 2005	Original Platform Design	Foresite Group, Inc.
Various	Miscellaneous Information	Verizon / TEP

Assumptions and Limitations

1. Information in the supporting documentation that could not be verified by APX personnel is assumed to be correct.
2. All existing components are assumed to be in adequate condition to carry their full design capacity.
3. The configuration of equipment/appurtenances is assumed to be as specified in this report.
4. Emergency/essential communication equipment will not be supported by this assembly.
5. The building structure below the platform appears to be a former water tank support; however, this was not provided and could not be verified by APX.

If any of the above assumptions are not valid or have been made in error, these calculations may be affected, and APX should be allowed to review any new information to determine its effect on the structural integrity of the subject structure.

Recommendations

1. Check all bolts for proper tightening in accordance with AISC “Snug-Tight” method prior to installation of proposed equipment.
2. Replace any rusted/corroded hardware with new galvanized hardware.

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Planning and Building Department

Wind Load - Equipment

In Accordance With ASCE 7-16, Chapter 29

APX Engineering Group, LLC
14471 Miramar Pkwy, #202, Miramar, FL 33027

Verizon
102620 (Historic St Augustine Wachovia Bank), 21-0262.08
M. Phillips, May 2021

Design Parameters

Wind Speed, V_{ult} = 132 mph *(Ultimate Wind Speed, ASCE Figure 26.5-1B)*
Exposure = C *(Exposure Category, ASCE 26.7.3)*
Risk Category = II *(ASCE Table 1.5-1)*

Z_g = 900 *(ASCE Table 26.11-1)*
Z_{min} = 15 *(ASCE Table 26.11-1)*
Z_{BAR} = See Below *(ASCE 26.11.4)*
Z = See Below *(Effective Height)*

α = 9.5 *(ASCE Table 26.11-1)*
ℓ = 500 *(ASCE Table 26.11-1)*
c = 0.2 *(ASCE Table 26.11-1)*
ε = 0.2 *(ASCE Table 26.11-1)*

I_z = *(ASCE Eq. 26.11-7)*
Q = *(ASCE Eq. 26.11-8)*
L_z = *(ASCE Eq. 26.11-9)*

G = 0.93 *(MAX Gust-Effect Factor, ASCE 26.11)*
K_z, K_{zt} = See Below *(ASCE Table 26.10-1, ASCE Fig. 26.8-1)*
C_f/C_r = See Below *(Force Coefficients, ASCE 29.4)*
A_f = H•W or H•D *(Projected Area Normal to Wind Direction)*

K_d = 0.85 *(ASCE Table 26.6-1)*
$q_z = 0.00256K_zK_{zt}K_dK_eV^2$ *(Velocity Pressure, ASCE Eq. 26.10-1)*
$F = q_zGC_fA_f$ *(Design Wind Force, ASCE Eq. 29.4-1 or 2)*

Wind Load

Equipment	z (ft)	H (ft)	W (ft)	D (ft)	Z_{BAR}	Z	L_z	I_z	Q	K_z	K_{zt}	q_z (psf)	GCr Front	GCr Side	F_{Front} (lbs)	F_{Side} (lbs)	Wt. (lbs)	@Front (plf) WL_V	@Front (plf) WL_H	@Side (plf) WL_V	@Side (plf) WL_H	Wt. (plf)
Verizon 84" Charles Industries Cabinet	105	7.00	2.83	3.83	63	63	569	0.18	0.98	1.28	1.0	48.5	1.90	1.90	1828	2473	3000	**589**	**323**	**797**	**323**	**529**
Verizon EBRE (30 Batteries)	105	6.67	3.00	3.17	63	63	569	0.18	0.98	1.28	1.0	48.5	1.90	1.90	1843	1945	5310	**647**	**307**	**683**	**307**	**885**
Verizon EBRE (30 Batteries)	105	6.67	3.00	3.17	63	63	569	0.18	0.98	1.28	1.0	48.5	1.90	1.90	1843	1945	5310	**647**	**307**	**683**	**307**	**885**
Verizon Modular Cell 4.0B	105	6.00	2.95	3.33	63	63	569	0.18	0.98	1.28	1.0	48.5	1.90	1.90	1631	1843	1423	**498**	**276**	**562**	**276**	**241**

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Planning and Building Department

Wind Load - Appurtenance

In Accordance With ASCE 7-16, Chapter 29

APX Engineering Group, LLC
14471 Miramar Pkwy, #202, Miramar, FL 33027

Verizon
102620 (Historic St Augustine Wachovia Bank), 21-0262.08
M. Phillips, May 2021

Design Parameters

Wind Speed, V_{ult} = 132 mph *(Ultimate Wind Speed, ASCE Figure 26.5-1B)*
Exposure = C *(Exposure Category, ASCE 26.7.3)*
Risk Category = II *(ASCE Table 1.5-1)*

Z_g = 900 *(ASCE Table 26.11-1)*
Z_{min} = 15 *(ASCE Table 26.11-1)*
Z_{BAR} = See Below *(ASCE 26.11.4)*
Z = See Below *(Effective Height)*

α = 9.5 *(ASCE Table 26.11-1)*
ℓ = 500 *(ASCE Table 26.11-1)*
c = 0.2 *(ASCE Table 26.11-1)*
ε = 0.2 *(ASCE Table 26.11-1)*

I_z = *(ASCE Eq. 26.11-7)*
Q = *(ASCE Eq. 26.11-8)*
L_z = *(ASCE Eq. 26.11-9)*

G = 0.93 *(MAX Gust-Effect Factor, ASCE 26.11)*
K_z, K_{zt}, K_d = See Below *(ASCE Table 26.10-1, ASCE Fig. 26.8-1, ASCE Table 26.6-1)*
C_f or C_r = See Below *(Force Coefficients, ASCE 29.4)*
A_f = H•W or H•D *(Projected Area Normal to Wind Direction)*

$q_z = 0.00256 K_z K_{zt} K_d K_e V^2$ *(Velocity Pressure, ASCE Eq. 26.10-1)*
$F = q_z G C_f A_f$ *(Design Wind Force, ASCE Eq. 29.4-1 or 2)*

Wind Load

Appurtenance	Type	z (ft)	H (ft)	W (ft)	D (ft)	Round ?	Z_{BAR}	Z	L_z	I_z	Q	K_z	K_{zt}	K_d	q_z (psf)	GCr Front	GCr Side	F_{Front} (lbs)	F_{Side} (lbs)	Wt. (lbs)
Ericsson RRU 8843 B2/B66A	Radio	105	1.2	1.1	0.91	N	63	63	569	0.18	0.99	1.28	1.0	0.85	48.5	1.90	1.90	**116**	**96**	**72.0**
Ericsson RRU 4449	Radio	105	1.49	1.1	0.79	N	63	63	569	0.18	0.99	1.28	1.0	0.85	48.5	1.90	1.90	**140**	**100**	**71.0**
CommScope TD-PCS-1-B3-B4B5 (E15Z50P65)	Combiner	105	1.53	1.2	0.3	N	63	63	569	0.18	0.99	1.28	1.0	0.85	48.5	1.90	1.90	**156**	**38**	**34.8**
JMA Wireless TBC-67C-A-P-2SF	Combiner	105	0.61	0.6	0.26	N	63	63	569	0.18	0.99	1.28	1.0	0.85	48.5	1.90	1.90	**31**	**14**	**11.1**
JMA Wireless DBC-A-P-2SF	Combiner	105	0.6	0.51	0.26	N	63	63	569	0.18	0.99	1.28	1.0	0.85	48.5	1.90	1.90	**26**	**13**	**7.7**
Raycap RCMDC-6627-PF-48	OVP	105	2.46	1.38	1.05	N	63	63	569	0.18	0.99	1.28	1.0	0.85	48.5	1.90	1.90	**288**	**220**	**32.0**
Verizon 200A ILC Cabinet	Enclosure	105	2.5	2.5	8	N	63	63	569	0.18	0.98	1.28	1.0	0.85	48.5	1.90	1.90	**533**	**1705**	**100.0**
Verizon Dark Fiber Caninet	Enclosure	105	3	2	1.5	N	63	63	569	0.18	0.98	1.28	1.0	0.85	48.5	1.90	1.90	**511**	**384**	**100.0**
Verizon Fiber Enclosure	Enclosure	105	1.25	1.25	4	N	63	63	569	0.18	0.99	1.28	1.0	0.85	48.5	1.90	1.90	**133**	**426**	**50.0**
Raycap RRFDC-3315-PF-48 (OVP-6)	OVP	105	1.6	1.31	0.85	N	63	63	569	0.18	0.99	1.28	1.0	0.85	48.5	1.90	1.90	**179**	**116**	**32.0**

Definitions: Panel = Panel or Directional Antenna, Omni = Omni-Directional Antenna, Dish = Microwave Dish Antenna, Radio = Remote Radio Unit (RRU), TMA = Tower Mounted Amplifier

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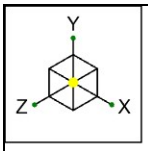

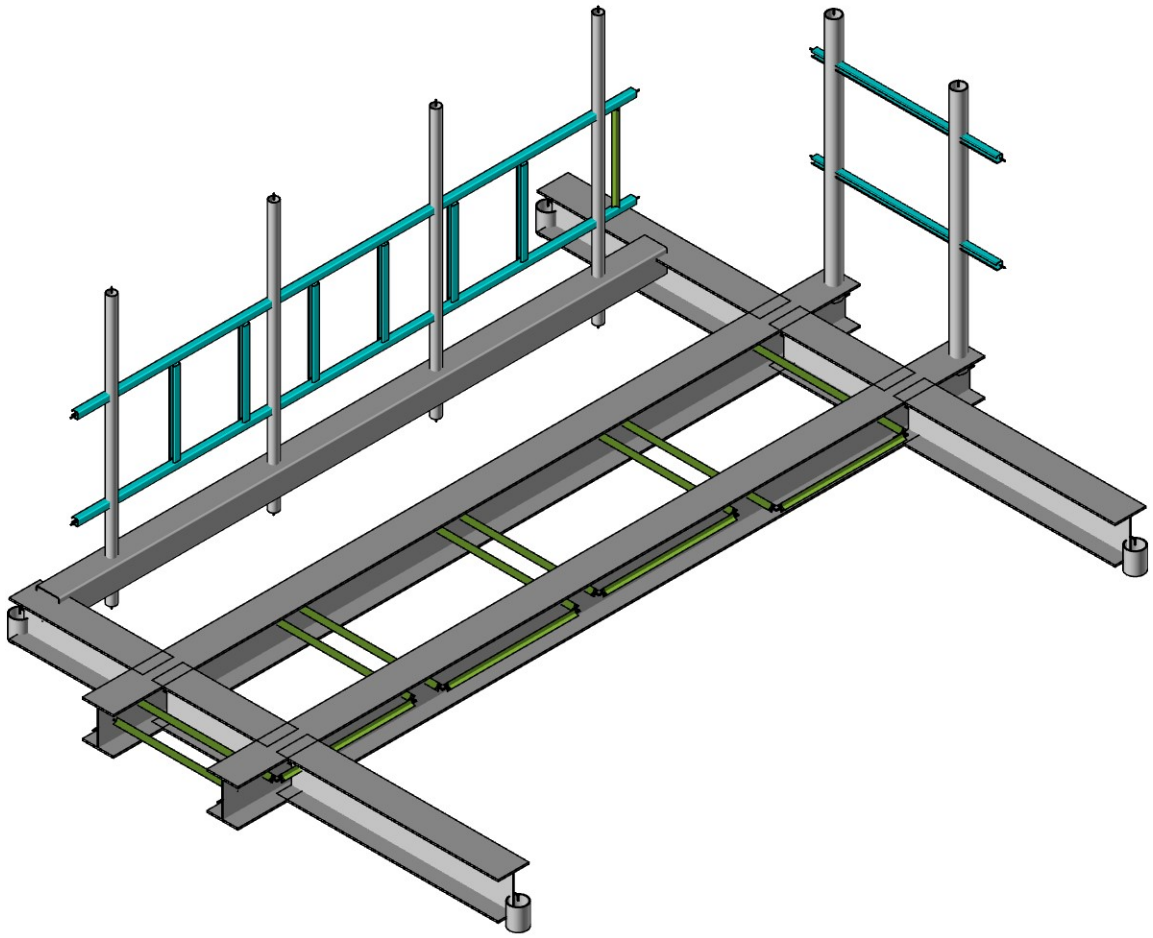

Member Code Checks Displayed (Enveloped)
Envelope Only Solution

APX Engineering Group, LLC	102620 - Platform Analysis	SK-1
M. Phillips		May 17, 2021
21-0262.08		102620 - Platform.r3d

AISC Standard Beam Connections

In Accordance With AISC LRFD 15th Edition

Verizon

APX Engineering Group, LLC

102620 (Historic St Augustine Wachovia Bank), 21-0262.08

14471 Miramar Pkwy, #202, Miramar, FL 33027

M. Phillips, May 2021

Bolted/Welded Double Angles - In Accordance With AISC LRFD Table 10-2, Case II

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Connection Elements

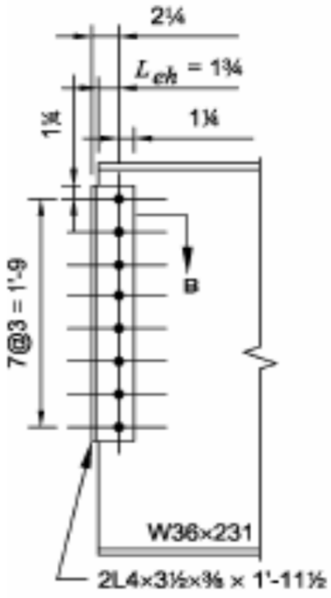
Bolts = 3/4 inch Diameter A325N

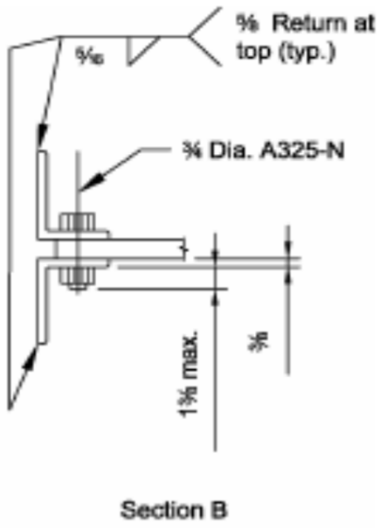
Welds = 1/4 inch Fillet, E70XX *(Minimum)*

Angle Thickness = 1/4 inch *(Minimum)*

Max Reactions *(Factored, Per RISA-3D)*

2 Bolts =	3.3 k	≤ Standard Connection Capacity =	21.9 k	**OK**	*15.1% Stressed*
3 Bolts =	0.0 k	≤ Standard Connection Capacity =	48.1 k	**OK**	*0% Stressed*
4 Bolts =	0.0 k	≤ Standard Connection Capacity =	79.9 k	**OK**	*0% Stressed*
5 Bolts =	0.0 k	≤ Standard Connection Capacity =	115 k	**OK**	*0% Stressed*
6 Bolts =	0.0 k	≤ Standard Connection Capacity =	150 k	**OK**	*0% Stressed*





Section B

EXAMPLE

Received July 1, 2021
Planning and Building Department

Company:	APX Engineering Group, LLC	Page:	1
Specifier:	M. Phillips	Project:	102620
Address:	14471 Miramar Pkwy, #202, Miramar, FL	Sub-Project I Pos. No.:	21-0262.08
Phone I Fax:	(954) 744-1538 | (none)	Date:	5/17/2021
E-Mail:	mphillips@apxengineering.com		

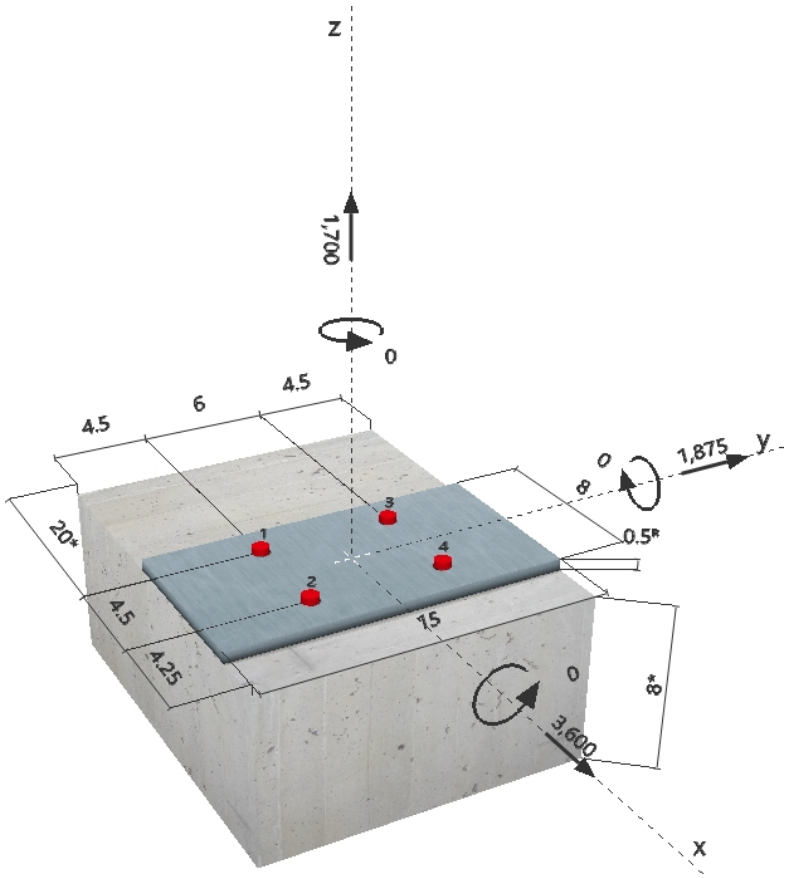
Specifier's comments: Existing Anchors at Cabinet Beams

1 Input data

Anchor type and diameter:	**HIT-HY 200 + HAS-E B7 3/4**
Effective embedment depth:	$h_{ef,opti}$ = 3.898 in. ($h_{ef,limit}$ = 6.250 in.)
Material:	ASTM A 193 Grade B7
Evaluation Service Report:	ESR-3187
Issued I Valid:	3/1/2018 | 3/1/2020
Proof:	Design method ACI 318-14 / Chem
Stand-off installation:	e_b = 0.000 in. (no stand-off); t = 0.500 in.
Anchor plate:	l_x x l_y x t = 8.000 in. x 15.000 in. x 0.500 in.; (Recommended plate thickness: not calculated
Profile:	no profile
Base material:	uncracked concrete, 3000, f_c' = 3,000 psi; h = 8.000 in., Temp. short/long: 32/32 °F
Installation:	**hammer drilled hole, Installation condition: Dry**
Reinforcement:	tension: condition B, shear: condition B; no supplemental splitting reinforcement present edge reinforcement: none or < No. 4 bar

R - The anchor calculation is based on a rigid anchor plate assumption.

Geometry [in.] & Loading [lb, in.lb]



Received July 1, 2021
Planning and Building Department

Company:	APX Engineering Group, LLC	Page:	1
Specifier:	M. Phillips	Project:	102620
Address:	14471 Miramar Pkwy, #202, Miramar, FL	Sub-Project I Pos. No.:	21-0262.08
Phone I Fax:	(954) 744-1538 | (none)	Date:	5/17/2021
E-Mail:	mphillips@apxengineering.com		

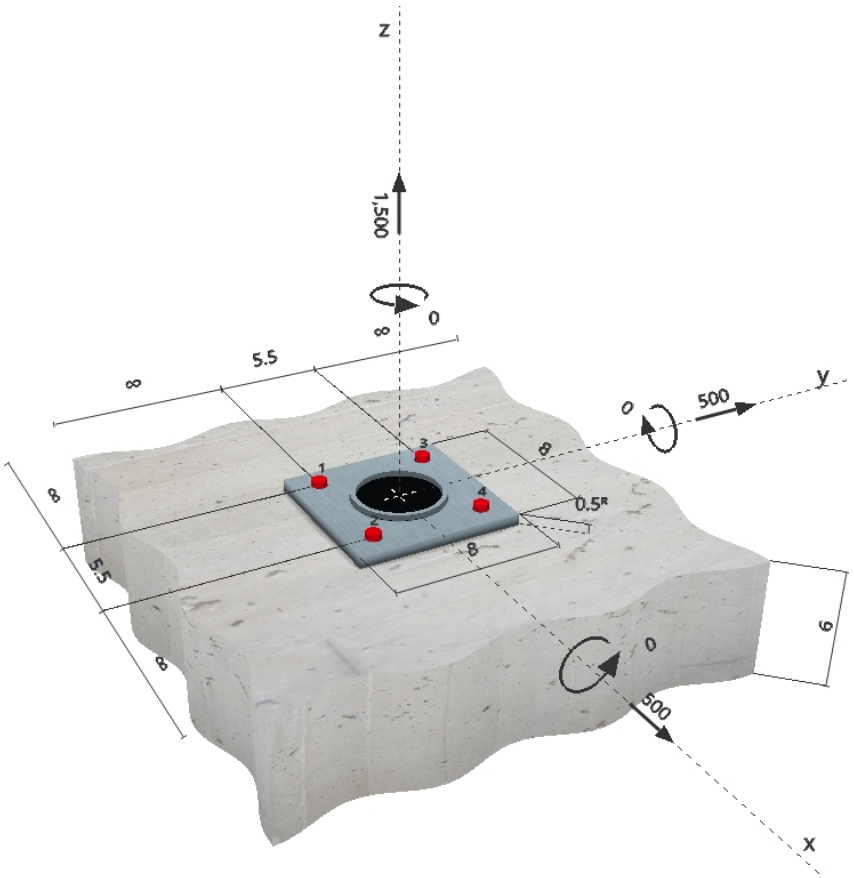
Specifier's comments: Existing Anchors at Roof Deck

1 Input data

Anchor type and diameter:	**HIT-HY 200 + HAS-E B7 3/4**
Effective embedment depth:	$h_{ef,act}$ = 3.500 in. ($h_{ef,limit}$ = - in.)
Material:	ASTM A 193 Grade B7
Evaluation Service Report:	ESR-3187
Issued I Valid:	3/1/2018 | 3/1/2020
Proof:	Design method ACI 318-14 / Chem
Stand-off installation:	e_b = 0.000 in. (no stand-off); t = 0.500 in.
Anchor plate:	l_x x l_y x t = 8.000 in. x 8.000 in. x 0.500 in.; (Recommended plate thickness: not calculated
Profile:	DB.Profiles.44; (L x W x T) = 4.500 in. x 4.500 in. x 0.237 in.
Base material:	uncracked concrete, 3000, f_c' = 3,000 psi; h = 6.000 in., Temp. short/long: 32/32 °F
Installation:	**hammer drilled hole, Installation condition: Dry**
Reinforcement:	tension: condition B, shear: condition B; no supplemental splitting reinforcement present edge reinforcement: none or < No. 4 bar

R - The anchor calculation is based on a rigid anchor plate assumption.

Geometry [in.] & Loading [lb, in.lb]



Received July 1, 2021
Planning and Building Department

May 18, 2021

Matthew K. Lackey, P.E.
Tower Engineering Professionals, Inc.
3401 St. Vardell Lane, Suite A
Charlotte, NC 28217

Subject:	**Structural Evaluation – Existing Building at Antennas (AWS3, PCS 5G & L-Sub6)**
Verizon Site:	**102620 (Historic St Augustine Wachovia Bank)**
	Verizon Site ID: 422641
	Verizon Smart Tool Project #: xxxxxxxx
	Verizon Location Code (PSLC): 130250
Site Address:	**24 Cathedral Place, St. Augustine, FL 32084**
APX Project:	**21-0262.08**

Dear Mr. Lackey:

APX Engineering Group, LLC (APX) has completed an evaluation of the effect on loading of the subject structure created by the addition of new antenna equipment. This evaluation was based on published catalog information, lease exhibit drawings dated May 7, 2021 by Tower Engineering Professionals, Inc. (TEP), antenna mount calculations by TEP dated April 2, 2021, and information provided by Verizon. The intent of this letter is to assess the effect of the proposed addition of new telecommunication equipment upon the supporting structural systems, which include the existing building structure.

The proposed antenna equipment loading will impose an increase in projected wind area of approximately 8 square feet and 200 pounds of weight in a location already being occupied by Verizon equipment on the existing structure. In accordance with the Florida Building Code – Existing, 7th Edition (2020), Sections 807.4 and 807.5, these are acceptable limits of load increase. Therefore, based on our evaluation of the above-referenced information, it is our opinion that the subject supporting structure **will support** the proposed Verizon loading.

Verizon Proposed Antenna Equipment Loading Configuration at 118 Feet

(3) Proposed Ericsson VZE01 antennas.
(3) Proposed JMA MX06FIT665-02 antennas.
(3) Proposed JMA DBC-67C-U-2SF diplexers.
(1) Raycap RHSDC-6627-PF-48 (OVP-12) surge suppressor.

Should you have any questions or wish to discuss any aspect of this letter, please do not hesitate to contact the undersigned.

Sincerely,

APX Engineering Group, LLC

Michael A. Phillips, P.E.
Chief Engineer
Florida License #68312

Instr #2018006576 BK: 4496 PG: 846, Filed & Recorded: 1/30/2018 2:31 PM #Pgs:5
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $44.00 Doc. D $70,000.00

After Recording, Return to:

Kasam Hospitality, Inc.
32 Avenida Menendez
St. Augustine, Florida 32084

Tax Parcel No. 197160 0000 and 197200 0000

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of this 30 day of January, 2018, by **VIRTU CATHEDRAL ASSOCIATES, L.L.C.**, a Delaware limited liability company, whose address is 5973 Avenida Encinas, #220, Carlsbad, California 92008, hereinafter called the "Grantor," to **KASAM HOSPITALITY, INC.,** a Florida corporation, whose address is 32 Avenida Menendez, St. Augustine, Florida 32084, hereinafter called the "Grantee:"

W I T N E S S E T H : That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described Property:

(i) that certain land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Land");

(ii) together with all buildings, structures, and other improvements situated on the Land (the "Improvements");

(iii) together with all Grantor's right, title and interest in and to any rights and appurtenances pertaining to the Land; and

(iv) together with all right, title and interest of Grantor in and to streets, alleys, or rights-of-way immediately adjacent to the Land;

The foregoing collectively being the "Property".

Such conveyance being made to Grantee is **SUBJECT TO** the permitted exceptions set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof, provided the reference to which shall not be construed to grant new rights to other persons or cause such matters to be re-imposed hereby to the extent any have been released, expired or are no longer enforceable.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee and binds itself, its successors and assigns unto Grantee, its successors and assigns, that except as to the exceptions described on **Exhibit "B"**, Grantor does hereby warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

COPY

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Mark Gurrose

Printed Name: Angela Edwards

VIRTU CATHEDRAL ASSOCIATES, L.L.C.,
a Delaware limited liability company

By: Virtu Investments, L.L.C.,
an Arizona limited liability company,
its manager

By: _____
Scott McWhorter, Manager

COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ UTAH)
) ss
County of SUMMIT)

On Jan 22 2018, before me, BECKY GIAUQUE,
Notary Public, personally appeared SCOTT McWhorter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BECKY GIAUQUE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION EXP. 09/13/2020
COMMISSION NO. 690657

Signature _____ (Seal)

EXHIBIT A
to
Special Warranty Deed

PROPERTY DESCRIPTION

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East, 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the Easterly line of said land described in Official Records Book 115, page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130, page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229, page 137, public records of said County, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, page 248, public records of said County, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said South line of Treasury Street, 118.56 feet to the Point of Beginning.

Copy

EXHIBIT B
to
Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2018 and any taxes and assessments levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1, 2018, but are not due and payable until November of 2018 and are not delinquent until April 1, 2019.

   Property ID#197160 0000
   Property ID#197200 0000

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easement Agreement granted to Jack Shuler, Jr. and Sandra N. Shuler, his wife by instrument recorded in Official Records Book 879, Page 1952, of the Public Records of St Johns County, Florida.

4. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability company, as Lessor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company By: AT&T Mobility Corporation its: Manager, as Lessee, filed 10/10/2013,recorded in Official Records Book 3801, Page 451, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 3942, Page 1085, of the Public Records of St. Johns County, FL.

5. Terms, provisions and conditions of Lease Agreement by and between Virtu Cathedral Associates, LLC a Delaware limited liability corporation, as Lessor, and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless, as Lessee, filed 05/13/2013, recorded in Official Records Book 3729, Page 1293, and First Amendment recorded in Official Records Book 4024, Page 709, together with Subordination Non-Disturbance and Attornment Agreement(s) recorded in Official Records Book 3795, Page 1895, Official Records Book 3801, Page 1035, Official Records Book 3808, Page 1245, Official Records Book 3945, Page 1434, of the Public Records of St. Johns County, FL.

6. Existing unrecorded leases and all rights thereunder of the lessees, and of any person claiming by, through or under lessees.

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St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1971600000
Location Address	22 CATHEDRAL PL 24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.850
Homestead	N

Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2021
Building Value	$4,115,103
Extra Features Value	$117,453
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$6,450,576**
Total Deferred	$0
Assessed Value	**$6,450,576**
Total Exemptions	$0
Taxable Value	**$6,450,576**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Just (Market) Value
2020	$5,079,411	$121,210	$2,218,020	$7,418,641
2019	$5,133,151	$125,421	$2,218,020	$7,476,592
2018	$4,031,573	$76,133	$2,957,360	$7,065,066
2017	$1,981,857	$63,213	$1,312,329	$3,357,399
2016	$2,086,165	$63,223	$1,182,944	$3,332,332
2015	$2,190,474	$63,233	$1,109,010	$3,362,717
2014	$2,287,534	$63,243	$1,513,494	$3,864,271
2013	$1,073,850	$63,253	$1,513,494	$2,650,597
2012	$1,144,855	$63,263	$1,513,494	$2,721,612
2011	$1,249,517	$63,273	$1,680,390	$2,993,180
2010	$1,319,734	$63,283	$1,867,100	$3,250,117

Building Information

Building 1
Actual Area 29220
Conditioned Area 27921
Actual Year Built 1928
Use Office Building (Multi-Story) Class A
Style 04
Class N
Exterior Wall Concrete Stucco
Roof Structure Rigid Frame

Roof Structure Rigid Frame
Roof Cover Built Up, Clay Tile
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	80%
Roofing Cover	Clay Tile	20%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Ceramic Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	42 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	17911	17911
FINISHED UPPER STORY	2591	2591
MASONRY UTILITY	0	92
FINISHED UPPER STORY	6819	6819
CANOPY (COMMERCIAL)	0	1024
OUTSIDE STAIRS	0	183
FINISHED UPPER STORY	600	600
Total SqFt	27921	29220

Building	2	**Roof Structure**	Rigid Frame
Actual Area	26035	**Roof Cover**	Clay Tile
Conditioned Area	26035	**Interior Flooring**	Carpet, Ceramic Tile
Actual Year Built	1928	**Interior Wall**	Drywall
Use	Office Building (Multi-Story) Class C	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	
Roof Structure	Rigid Frame		

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Masonry	100%
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Clay Tile	100%
Interior Flooring	Carpet	70%
Interior Flooring	Ceramic Tile	30%
Interior Walls	Drywall	100%
Insulation	2" Fiberglass	100%
Electrical	Good	100%
Plumbing	21 Fixtures	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	26035	26035
Total SqFt	26035	26035

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Sprinkler Wet	0	0	0	0	53956
Commercial Miscellaneous Item	0	0	0	0	1010
Concrete Paving	0	0	0	0	1500
Asphault Paving	0	0	0	0	13500
Curb	0	0	0	0	400
Handicap Ramp	0	0	0	0	96
Pole Light	0	0	0	0	96
Storage Building	0	0	0	0	84
Elevator - Commercial (4+)	0	0	0	0	2

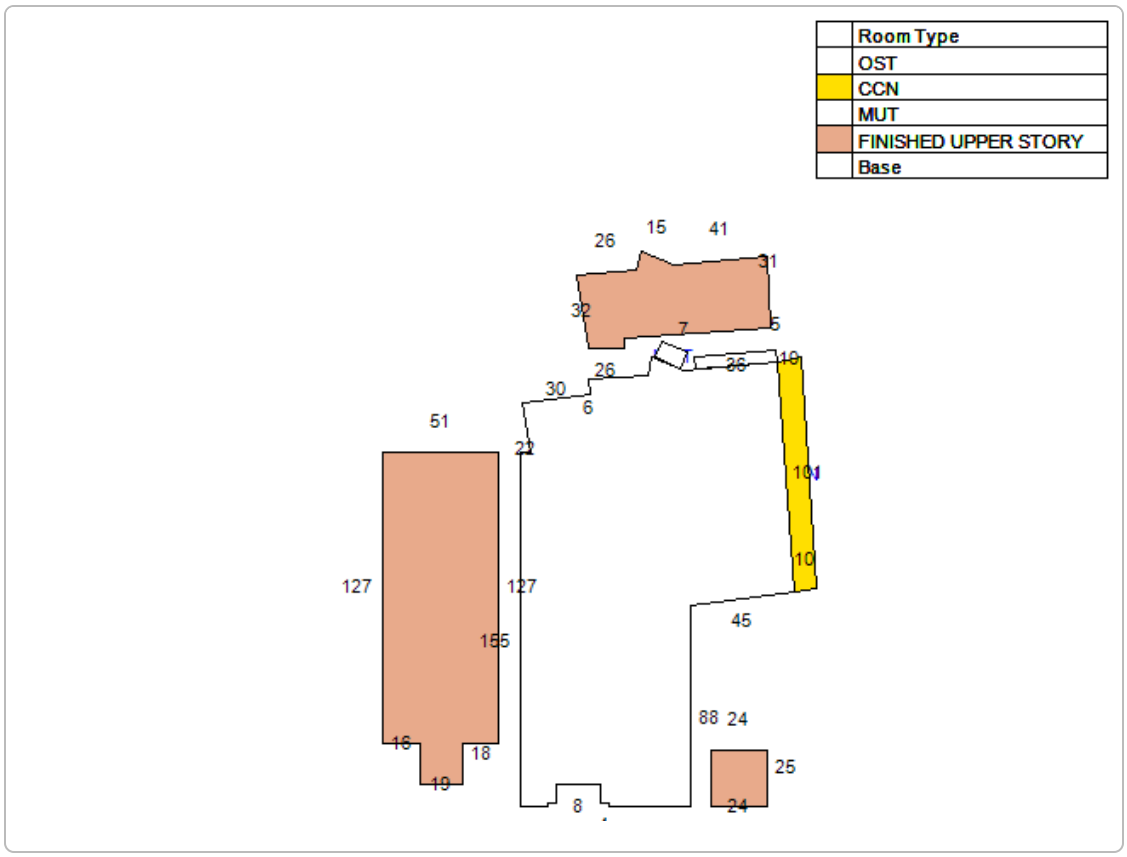
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	0	0	36967	SF	$2,218,020

Sale Information

Recording Date	Sale Date	Sale Price
1/30/2018	1/30/2018	$10,000,000.00
	7/23/2003	$0.00
	11/13/2001	$4,200,000.00
	6/1/1993	$1,655,000.00
	1/14/1992	$1,000,000.00
	12/1/1985	$1,800,000.00
	12/1/1985	$0.00

Sketch Information



No data available for the following modules: Exemption Information.

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

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Last Data Upload: 7/7/2021, 12:59:45 AM

Version 2.3.128

Detail by Entity Name

Foreign Limited Liability Company
NETWORK INSTALLATION SPECIALISTS, LLC

Filing Information

Document Number	M15000006683
FEI/EIN Number	27-0989970
Date Filed	08/24/2015
State	GA
Status	ACTIVE

Principal Address

335 Willbanks Drive
Ball Ground, GA 30107

Changed: 02/22/2019

Mailing Address

335 Willbanks Drive
Ball Ground, GA 30107

Changed: 02/22/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Manager

Nelson, Christian
1080 Holcomb Bridge Road
Building 100, Suite 350
Atlanta, GA 30076

Title Manager

Amato, Christopher
1080 Holcomb Bridge Road
Building 100, Suite 350

Atlanta, GA 30076

Annual Reports

Report Year	Filed Date
2019	02/22/2019
2020	04/29/2020
2021	04/23/2021

Document Images

04/23/2021 -- ANNUAL REPORT	View image in PDF format
04/29/2020 -- ANNUAL REPORT	View image in PDF format
02/22/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
06/06/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
08/24/2015 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Name

Florida Profit Corporation
KASAM HOSPITALITY, INC.

Filing Information

Document Number	P01000024310
FEI/EIN Number	59-3709883
Date Filed	03/08/2001
State	FL
Status	ACTIVE

Principal Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Changed: 09/05/2017

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Changed: 09/05/2017

Registered Agent Name & Address

Patel, Anish
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 01/03/2019

Address Changed: 01/03/2019

Officer/Director Detail

Name & Address

Title DP

PATEL, KANTIBHAI M
32 AVANIDA MANANDEZ
ST AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date

2019	01/03/2019
2020	04/30/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
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09/13/2017 -- Off/Dir Resignation	View image in PDF format
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09/05/2017 -- Off/Dir Resignation	View image in PDF format
09/05/2017 -- Off/Dir Resignation	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
06/12/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
02/22/2008 -- ANNUAL REPORT	View image in PDF format
02/13/2007 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
01/24/2006 -- ANNUAL REPORT	View image in PDF format
03/03/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
08/19/2002 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for August 19, 2021 Meeting

Application 2021-0104 Address: 84 Bridge Street

Applicant: Trinity Independent Methodist Church
Property Owner: Trinity Independent Methodist Church

Project description: To partially demolish a church building constructed in 1913, limited to the bell-tower, that is recorded in the Florida Master Site File and is a contributing structure to the Lincolnville National Register Historic District.

Architectural Style:	Gothic Revival (NR nomination) Masonry Vernacular (FMSF)	Florida Master Site File:	SJ0368
National Register:	Lincolnville National Register Historic District: Contributing	Construction date:	1913
Archaeology Zone:	IID	Zoning District:	RS-2
Parcel number:	2026700000		
Agenda Item:	8(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

1. This is an application for a Certificate of Partial Demolition for the bell tower including masonry finishes and the tower deck.
2. The church was built in 1913 and is a contributing building to the Lincolnville National Register Historic District, and furthermore is potentially eligible as an individually listed building to a proposed St. Augustine Civil Rights Multiple Property Submission for the cultural association with the Civil Rights Movement.
3. Temporary shoring was installed to support the tower in 2014 with permit 2014-0671 following notice received by the building official that a private engineer found the tower to be unsafe. With further inspection, portions of the sanctuary were also deemed unsafe.
4. Engineering and condition assessments were performed with the Lincolnville CRA program in 2019 for the potential to use the LCRA Institutional Rehabilitation as a funding source to repair the damage to the tower and sanctuary. The Church proceeded to conduct repairs independent of the program but repair work remains, leading the Church to request a partial demolition of the church limited to the tower. There is an official record of the city regarding the building condition and no additional materials were requested of the applicant in this regard.
5. Detailed plans were not provided to substantiate the nature of the proposed scope of work. Documents from the city's engineer contracted through the LCRA were provided. Staff requested the building permit materials from the Church to assess the impacts of the proposed work on the tower and as of this report they were not received.
6. Permanent removal of the tower would have negative impacts on the visual and historic integrity of the building so it is important to understand the degree that the tower will be demolished.
7. The property is located in an archaeological zone and any new ground disturbing work will require an Archaeological Review. The applicant should contact the City Archaeologist as soon as possible to begin scheduling this review process.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE a **Certificate of Partial Demolition** at **84 Bridge Street** because the scope of work is not clearly defined in order to determine the impacts of the partial demolition of the structure.

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer

SCOPE OF WORK

1. Partial demolition of a church building related to the tower rehabilitation. The extent and scope is unclear because current plans were not provided to coincide with any proposed building permit.

APPLICATION REQUIREMENTS, ELIGIBILITY FOR DEMOLITION REVIEW, CONDITIONS FOR DEMOLITION APPROVAL:

Eligibility for Demolition Review (Section 28-87(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for the review of all applications for demolition permits for structures that are fifty (50) years of age or older, listed on the Florida Master Site File, or designated as an historical landmark (as defined by Sec. 28-87.10)

National Register Status (Section 28-89, CoSA Code of Ordinances)

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 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 permits for primary structures… for potential designation as an historical landmark. Local "historical 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(2)d, 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:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- 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.*

DEMOLITION REVIEW CRIERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building is a institutional-sized historic structure with unique characteristics that contribute to the mass and scale of the streetscape.

3. The impact of the loss of the structure on the streetscape. This is a significant building and the tower is a significant building feature and loss of the tower would be a negative impact on the integrity of the building and therefore create a *interruption in the streetscape.*

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. The scope of work proposed is not clearly defined to determine if the tower will be rebuilt or reconstructed to the same design and construction as what currently exists.

5. The historical or cultural merit of the structure. The building is contributing to the Lincolnville National Register District, and is listed on the Florida Master Site File, and potentially eligible as a National Register listing through the Civil Rights Sites Multiple Property Submission.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. Because the building is located in the Lincolnville National Register Historic District, the loss of a distinctive feature such as a historic tower feature would have a negative impact on the integrity of the building and therefore the district and the neighborhood.

7. Whether or not the structure is representative of a style or type of architecture or a method of construction. The building is an example of the Masonry Vernacular building with Gothic Revival elements. The building is unusual for Lincolnville and one of a few buildings that used the beige brick masonry units.

8. Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction. The building is a unique example that is limited in the city.

7. *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.* There is not enough information to determine whether or not the tower feature can be or will be reconstructed or rehabilitated.

8. *The justification for the proposed demolition.* The building feature has been deemed unsafe for a number of years.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)

Is applicant entitled to a Certificate of Demolition independent of any hardship? ☐ Yes ☑ No

Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

LIST OF ATTACHMENTS:

1. Staff photographs
2. Florida Master Site File survey
3. Older photographs
4. Sanborn Maps

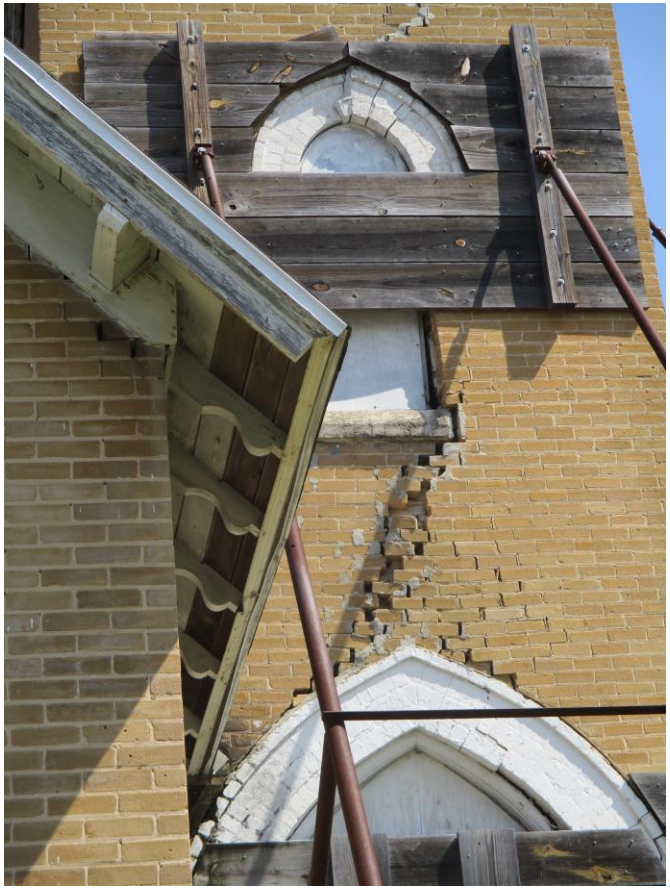
Staff Photos: Trinity Church 84 Bridge Street

South Elevation

East Elevation

East elevation

South elevation



South elevation

East elevation

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ368 1009==

Site Name: TRINITY UNITED METHODIST CHURC 830== Survey Date: 7807 820==

Address: 84 Bridge Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St.Augustine (subdivision) 46F (block) pt. 8 (lot) 868==

MULTI ST ST3248 868==

Owner of Site: Name: Trinity United Methodist Church;

Address: 84 Bridge Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Institutional 848== Zoning: CBD

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

UTM: 17 (zone) 469630 (easting) 3306340 (northing) 890== Location: T07S (T) R30E (R) S18 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==
(x) Good 863==
( ) Fair 863==
( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==
( ) Unaltered 858==
(x) Original Site 858==
( ) Restored - Date: 858==
( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==
( ) Development 878==
( ) Deterioration 878==
( ) Borrowing 878==
( ) Transportation 878==
( ) Fill 878==
( ) Dredge 878==
( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Religious 838== Present Use: Religious 850==

Date: +1913 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Masonry vernacular 964==

Plan Type: Latin Cross 966==

Exterior Fabrics: Brick, wood, shingles, butt 854==

Structural Systems: Masonry, brick 856==

Features of Structure: (942)

Window Type: 942==

Foundation: Brick wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Steeple 942==

Porches & Balconies: 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn rafters, stained glass windows, lancet and tracery, 4 panel doors, brackets below steeple 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 954== Stories: 1½ 950==

Other: 956==

Surroundings: Mixed Residential/Commercial/Institutional 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Religion, Commerce, Blacks, Social/Humanitarian, Communication 920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Masonry Vernacular Trinity Methodist Episcopal Church at 84 Bridge Street was constructed in 1913 and is one of the early churches built in this area. Built on a Latin Cross plan, it has jigsawn rafters, lancet and tracery stained glass windows, four panel doors, and brackets below the steeple.

This area is bordered and cut through by narrow, heavily traveled thoroughfares. It is adjacent to the downtown business district and reflects the parking problems of that area. It is bounded at the west by a largely abandoned industrial and warehouse district along Riberia Street. On the east it is bordered by what was filled land of Maria Sanchez Creek, transformed into the great hotels of the Flagler era. The whole area suffers from the fact that it has been zoned in commercial classifications, residential neighborhoods and all. It is a combined commercial, industrial and residential area where the residential sector has been losing out to the commercial one over the years. Significant buildings like the Buckingham Hotel, the Gilbert Villa and the Kellogg Cottage have been demolished for parking lots and other developments. The area once was famous in landscape architecture for its orange groves and rose gardens, but these, too, are gone. The area borders on sites listed on the National Register of Historic Places, including Markland, Hotel Ponce de Leon and Alcazar Hotel, and contains many significant buildings and groups of buildings. Along Bridge Street, and in the area of Weeden, Sanford, and Bravo Streets it is one of St. Augustine's most extensive Victorian neighborhoods. Also Block 46-A is an architectural curiosity of the city, containing more examples of different styles than any other single block.

HISTORY

The neighborhoods bounded by King, Bridge, Granada and Riberia Streets evolved out of five late 18th century Spanish land grants. The largest, encompassing three-quarters of the area, was given to Valentine Fitzpatrick, an Irishman who was chief physician at the royal hospital, and was later acquired by Fernando de la Maza Arredondo, Jr., one of the largest landholders in colonial Florida. The area was generally dedicated to citriculture, and one orange grove along Bridge Street between Central Avenue and Granada

(over)

V. BIBLIOGRAPHY

1. Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; St. Johns County Court House, Deed Records, Book B and L, p. 52; Book C, p. 134; Book I-J, p. 174; Biographical File, St. Augustine Historical Society.

2. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; F. W. Dorr, "San Augustine and Vicinity, East Florda, 1860"; Deed Records, Book H, pp. 83, 84.

3. Map Book 2, p. 7, 1885 and 1894 Birds-Eye Views of St. Augustine; Sanborn Fire Insurance Map, 1930.

Street was owned by Philip Edinburgh, a free Black, from 1801-1831.(1) Prominent early streets in the area include Bridge Street, a colonial thoroughfare which led to one of three late 18th century ferry crossings and a mid-19th century sawmill, and King Street, a public road opened in the 1820's which connected the old city with the newly completed San Sebastian River Bridge. Of all sections outside the colonial city, this area was the most intensively developed in the pre-Civil War years, particularly along the two principal streets.(2) Extensive residential development first occurred in the late 19th century, especially along Bridge, Sanford, Weeden and Bravo Streets. A number of stately buildings were then constructed along King Street, the Senator Gilbert residence and Zorayda Castle, and along Granada (formerly Bronson) Street, the Buckingham Smith Benevolent Home for Blacks, later a hotel. Another construction boom took place in the 1920's along Central Avenue and Cedar Street, and the western section of the street was platted at that time into Burt and Colee Subdivisions, the latter housing the stables for the St. Augustine Transfer Company.(3)

In 1978, when the church was celebrating its 157th anniversary, a capsule history was given as to its origins:

> "The coming of Methodism to St. Augustine in 1821 was the beginning of St. Augustine Circuit of the Methodist Episcopal Church (now Trinity United Methodist Church). The membership of the St. Augustine Circuit included all races.
>
> "Membership of this circuit increased daily until the beginning of the Civil War, when the entire white male membership enlisted with the Confederate Army.
>
> "The women and children abandoned the church, leaving it to the Black membership. In 1870, the church was reorganized."(4)

In 1877 the Methodist Episcopal Church on St. George Street turned over the building to the Black congregation for their services. However in 1905, the Trustees requested that the property be returned. When the Black people refused, it was determined that the entire property should be sold and the proceeds divided equally between the two factions. In 1907 with $5,000, Trinity M.E. South purchased part of the Ward G. Foster property on Bridge Street and continued to use the house there until the Church was completed in 1913, and at which time the cornerstone was inscribed: "Tinity M.E. Church, Founded in 1870, Rebuilt, 1913."(5) By 1917 the former Foster house was vacant, and is gone by 1924.(6)

The monies from the congregation had increased sufficiently so that between 1924 and 1930, the Trinity Methodist Home (parsonage) was built next door to the Church.(7)

Ward G. Foster, whose home on Bridge Street was the meeting place for the Trinity M.E. Church, was a prominent St. Augustine merchant. In 1895 he was the proprietor of El Unico, a flower-fruit-and-stationary shop in the Cordova Hotel and a pioneer historian who had

> " . . . prepared and placed in prominent places papers

for signature memorializing Congress to preserve the historic ruins of this State, saying 'they are among the most interesting in the country.'"(8)

He also proposed that a "historical society be formed, or the old one revived for the purpose of preserving the ruins at Ormond and New Smyrna."(9) With Charles Foster he compiled the Standard Guide for St. Augustine and operated an information center in the Cordova Hotel. In 1900 he was president of the Humane Society.(10)

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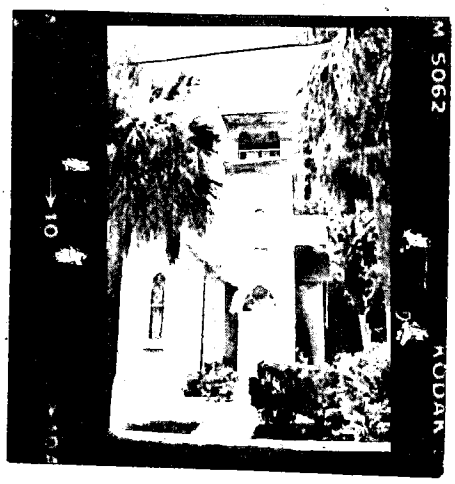
4. St. Augustine Record, Weekend Edition, August 26-27, 1978.
5. First United Methodist Church, "150th Anniversary" pamphlet (St. Augustine, 1975), p. 5; Irene Liody Williams, "History of Grace Methodist Church" (St. Augustine, 1962), p. 3; St. Augustine City Council Correspondence, 1908; Sanborn Fire Insurance Maps, 1904, 1910, 1917; Historic Properties Inventory Research File.
6. Sanborn Maps, 1917, 1924.
7. HPI Research File.
8. Tatler, February 16, 1895, p. 19; St. Augustine City Directory, 1899.
9. Tatler, February 16, 1895, p. 19.
10. Ibid., January 13, 1900, p. 14; March 24, 1900, p. 21; City Directory, 1904.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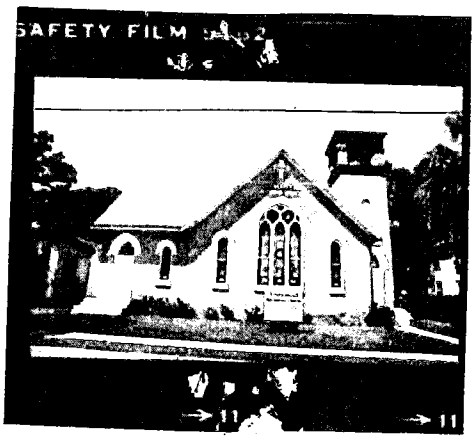
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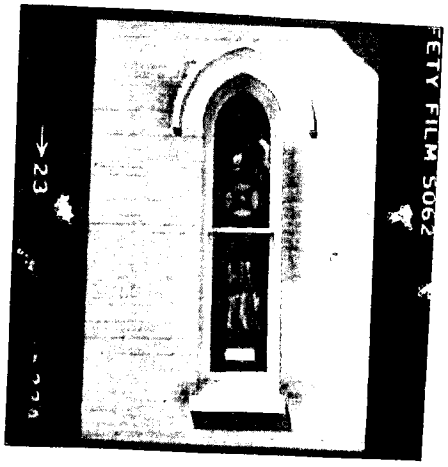
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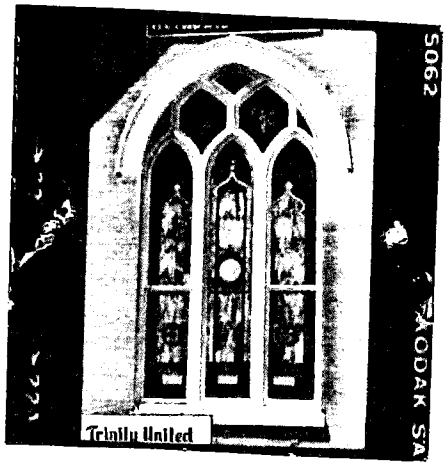
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Trinity United

State group highlights local buildings as threatened

staugustine.com/news/20180528/state-group-highlights-local-buildings-as-threatened

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Braces support the structurally unsound steeple of the Trinity Independent Methodist Church in St. Augustine. [PETER WILLOTT/THE RECORD]

Hide caption

The Rev. Craig Anderson, pastor of Trinity Independent Methodist Church, stands in front of his church building on Bridge Street in St. Augustine on Friday, November 10, 2017. The church is working to raise money to save the building which has been deemed unsafe because of structural problems. [PETER WILLOTT/THE RECORD]

Hide caption

Braces support the structurally unsound steeple of the Trinity Independent Methodist Church in St. Augustine. [PETER WILLOTT/THE RECORD]

Hide caption

The Rev. Craig Anderson, pastor of Trinity Independent Methodist Church, stands in front of his church building on Bridge Street in St. Augustine on Friday, November 10, 2017. The church is working to raise money to save the building which has been deemed unsafe because of structural problems. [PETER WILLOTT/THE RECORD]

Hide caption

Braces support the structurally unsound steeple of the Trinity Independent Methodist Church in St. Augustine. [PETER WILLOTT/THE RECORD]

By Sheldon Gardner
Posted May 28, 2018 at 6:21 AM Updated May 29, 2018 at 4:05 PM

A community in St. Johns County crafted by one of the state's well-known architects is also one of the most endangered sites in the state.

The Florida Trust for Historic Preservation, a nonprofit, recently named the Westminster Woods retirement community in Julington Creek as one of its 11 to Save. The list is published annually to highlight threatened historical sites, and this year it includes St. Augustine's Trinity Independent Methodist Church in Lincolnville and a Palatka hotel designed by architect Henry Klutho.

"The announcement is just sort of the beginning of a yearlong effort," said Melissa Wyllie, executive director of the Florida Trust for Historic Preservation.

The trust's next steps are assigning ambassadors from the organization to help local people find ways save each property, she said.

Robert Broward was known for using the mid-century modern style and designed the retirement community in the 1960s, according to the Trust for Historic Preservation. Broward, who was from Florida and lived part of his life in St. Johns County, studied Frank Lloyd Wright's work and drew from Wright in creating organic architecture — a style that preserves and highlights the natural surroundings of a site.

It's also a great example of mid-century modern architecture, said Marty Hylton, a member of the committee who selected the 11 sites.

"[Westminster Woods] kept all of the natural vegetation like the beautiful live oak and the moss...It's that connection to nature both visually and physically," Hylton said.

The Florida Trust for Historic Preservation's '11 to Save' for 2018

The Florida Trust for Historic Preservation recently announced this list of 11 sites in Florida that are threatened and should be saved. The list, which includes background details provided by the trust, has been edited for brevity:

• Federal Courthouse in Fort Lauderdale: Built in 1979 and designed by architect Bill Morgan, the courthouse is of a mid-twentieth century architectural style with rough or textured concrete. Federal funding was set aside in March to demolish the building.

• Hotel James in Palatka: It was built in 1916 and designed by architect Henry John Klutho. It has been unoccupied since the '90s and is deteriorating.

• Trinity Independent Methodist Church: Located in the historic neighborhood of Lincolnville in St. Augustine, the church was the site of civil rights activities in the '60s but has been closed for years because of structural problems.

• Patten House in Ellenton: Built in 1895, the house was expanded from a one-story building into two stories with a large porch. While it had been open to the public for many years, the Patten House closed in 2014 in part because of termite damage.

• Rochelle Church and School in Alachua County: Formerly Perry Junction, the area became Rochelle in 1882 to honor the family of a governor's wife. The town was a railway stop, and the Gothic Revival style wooden church and Italianate school are remnants from the special time in Florida's history. Both buildings were abandoned decades ago.

• Green Gables in Melbourne: Built in 1896, Green Gables is an example Victorian architecture that predates the official founding of Melbourne, and it was the home of inventor and industrialist William T. Wells. The building needs repair and is threatened by development.

• Richmond Hotel in Jacksonville. The hotel opened in the early 1900s and hosted notable African-American entertainers such as Ella Fitzgerald. The building is partially occupied but has been modified.

• Raney House Museum in Apalachicola. Built 1838, the house was designed in the Federal style but was renovated around 1850 and embellished with Greek Revival-style details. The foundation has cracked and become unstable, which has caused further damage to the property.

• Marjorie Stoneman Douglas House in Miami. Built in 1926, Douglas worked on her book "The Everglades: Rivers of Grass" at the house. Damage from Hurricane Irma has threatened the building.

• Westminster Woods at Julington Creek in St. Johns County. Designed in the 1960s by mid-century modern architect Robert Broward, the community reflects the tenets of organic architecture practiced by Frank Lloyd Wright. It has been threatened with demolition.

• Bank of Everglades in Collier County: Opened in 1927, the Bank was designed in a Neoclassical style by architect William O. Sparklin. The bank building is now vacant.

Westminster Woods has one-story residential buildings, covered walkways and an accessible design for residents, according to the Trust for Historic Preservation.

A few years ago, a developer received approval from the county government for a new development at the site, said St. Johns County spokesman Michael Ryan. That approval is still active, which means the site could be demolished if the developer wished to do so.

Henry Klutho was another architect well known in the region, especially for the wealth of buildings he designed in Jacksonville.

But he also made his mark in Putnam County.

The Hotel James, which Klutho designed and which was built in 1916, is another site that's threatened, according to the Trust for Historic Preservation.

"[The Hotel James] was completed in six short months thanks in part to the steamer service on the St Johns River," according to the Trust for Historic Preservation. "Inspired by the Prairie style architecture of Frank Lloyd Wright, the hotel's brick and limestone exterior has strong horizontal lines juxtaposed to vertical piers of varying scale. Carved sculptural reliefs are displayed on the building's monumental corner piers."

The Hotel James closed in 1984, and the building was used by a nonprofit until it was sold in 1990. Now the inside of the building is "in an advanced state of deterioration," according to the organization.

"Our hope for the building is that someone will purchase it and restore it to its original grandeur," said Roberta Correa, president of the nonprofit Revitalize Historic Palatka.

While some sites are highlighted for the people who designed them, others are recognized for their connections to historically significant events.

That is the case for Trinity Independent Methodist Church, formerly Trinity United Methodist Church, which served as a rallying point for protests against racism during the civil rights movement, according to the trust. The church was established in the 1820s and later moved to Lincolnville. The current church was built in the early 20th century.

Since 2014, the congregation has been meeting in another building because the city declared the building unsafe.

Pastor Craig Anderson said church members are trying to get partial funding to restore the church from the city's Lincolnville Community Redevelopment Area. The entity uses tax revenue to make improvements to buildings and other infrastructure in the area.

The church also would like to start new programs for the community, such as breakfast for people in need.

"We really want to be a light to the community like we once were," he said.

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Terms of Service

St. Aug Record (weekend edition) Aug 26-7, 1978

Photo By GENE MOTLEY

Trinity Methodist concluding anniversary celebration

Trinity 157 Years Old

The Rev. Dr. James Lloyd Knox, superintendent of the DeLand District of the United Methodist Church, will be guest speaker Sunday at Trinity United Methodist Church, climaxing the 157th anniversary celebration of the church. The celebration began June 19.

THE REV. AND MRS. KNOX were missionaries of the board of missions of the Methodist Church in Cuba and Argentina from 1958-64.

From 1965-73, he served as coordinator of the Florida Methodist Spanish Ministry. He is a member of the general board of the church and the society and the boards of trustees of the Florida Methodist Children's Home and Bethune-Cookman College.

He is a graduate of Florida Southern College and Candler School of Theology, Emory University. He is also a recent honorary degree recipient of the Doctor of Divinity degree from Bethune-Cookman.

FINAL CELEBRATIONS FOR Trinity church began Saturday, when the congregation had its annual picnic at Riverdale Park.

At 9:30 a.m., Sunday, the church school will have its promotion program, continuing the special observances for this grand finale.

THE COMING OF Methodism to St. Augustine in 1821 was the beginning of St. Augustine Circuit of the Methodist Episcopal Church (now Trinity United Methodist Church.) The membership of the St. Augustine Circuit included all races.

Membership of this circuit increased daily until the beginning of the Civil War, when the white male membership enlisted with the Confederate Army.

The women and children abandoned the church, leaving it to the Black membership. In 1870, the church was reorganized.

The present church membership here stands at 100.

The public is invited to attend Sunday's final celebrations. The Rev. Golden Smith is current church pastor.

Stake Meet

The Church of Jesus Christ Latter Day Saints Jacksonville Florida East Stake will have its quarterly conference on Saturday and Sunday.

THE PUBLIC IS invited to attend the Sunday session beginning at 10 a.m., at 4087 Hendricks Ave., Jacksonville.

A nursery will be provided and Jacksonville Stake President Blaine Vorwaller will preside.

JESUS SAVES
TRINITY
METHODIST CHURCH
Trinity United
Methodist Church

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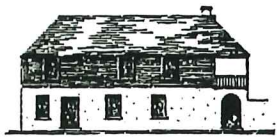

CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. PL2021-0104
Receipt No. 215817 Meeting Date August 19, 2021
Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Trinity Independent Methodist Church
   Business (if applicable) _____
   Address 84 Bridge street
   City St. Augustine State Flo Zip 32084
   Daytime telephone 904 315-2712 Other phone/email 904 826-4322
   ***Correspondence related to this application will be based on the above information
2. NAME OF PROPERTY OWNER Trinity Independent Methodist Church
   Business (if applicable) _____
   Address 84 Bridge street
   City St. Augustine State Flo Zip 32084
   Daytime telephone (required) 904-315-2712 Other phone 904-~~315-2712~~ 826-4322
3. PROJECT STREET ADDRESS 84 Bridge Street
4. LEGAL DESCRIPTION OF PROPERTY
   Lot____Block____Subdivision_____Parcel Number _____
5. DATE OF CONSTRUCTION _____ Source: _____
6. HISTORIC STATUS (check all that apply)
   - ☐ Designated Local Landmark
   - ☐ Property individually listed on the National Register of Historic Places
   - ☐ Contributing building in National Register Historic District
   - ☐ Listed on Florida Master Site File
   - ☐ 50 years of age or older
7. PROPOSED PROJECT WORK (check one)
   - ☑ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
   - ☐ FULL DEMOLITION – The complete razing of a building resulting in its permanent removal.
   - ☐ RELOCATION – The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.
8. PROPOSED REPLACEMENT BUILDING/FEATURE: _____

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JUL 15 2021

Planning/Building Dept.

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify: NO
☑	☐	☐	Porch/Deck/Balcony Specify: YES
☐	☐	☐	Exterior walls
☑	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: YES
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ☐ Photographs and/or drawings of elevations and architectural features to be removed.
- ☐ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☐ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
  - An estimate of the cost of the proposed construction, alteration, demolition, or removal.
  - The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
  - 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.
  - 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.
  - 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.
  - 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.
  - Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
  - The assessed value of the property according to the two (2) most recent assessments;
  - The real estate taxes for the previous two (2) years.
  - The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
  - Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

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Planning/Building Dept.

11. FOR RELOCATION PROJECTS ONLY

A. Address or location where building is to be moved: _____

B. Estimated costs:

- Purchase price _____
- Moving fee (prepared by a licensed and insured building mover) _____
- Building rehabilitation _____

C. Required submittals:

❑ Photographs of existing conditions including façade of the building.

❑ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

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 the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME Craig R Anderson DATE 7-15-2021

SIGNATURE OF APPLICANT Craig R Anderson

PRINT 1st OWNER'S NAME Craig R Anderson DATE 7-15-2021

SIGNATURE OF 1st PROPERTY OWNER Craig R Anderson

PRINT 2nd OWNER'S NAME _____ DATE _____

SIGNATURE OF 2nd PROPERTY OWNER _____

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

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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APPLICATIONS FOR CERTIFICATES OF DEMOLITION AND RELOCATION

The applicant shall submit a completed application on or before the monthly deadline in order for it to be placed on the following month's Historic Architectural Review Board (HARB) agenda. The board meets the third Thursday of each month unless otherwise scheduled. Failure to submit a substantially complete application may result in a continuance of the request.

In the event that the property owner is not a governmental agency; licensed business or company; incorporated organization; or an administered estate, all property owners of record must sign the application.

All Certificate of Demolition applications are reviewed by city staff for consistency and compliance with the 2011, 4th edition of the *Architectural Guidelines for Historic Preservation, City of Saint Augustine, Florida.* (Copies of this document are available for a fee upon request.) Guidelines include consideration of historic and architectural significance; uniqueness of the building; existing conditions; and potential for relocation.

Within zoning districts HP-1, HP-2 and HP-3, HARB may approve a Certificate of Appropriateness for a replacement structure before approving a Certificate of Demolition. These applications may be reviewed concurrently.

For buildings relocated within any historic preservation zoning district a Certificate of Appropriateness is required for the building's new location.

PUBLIC NOTICE REQUIREMENTS (costs to be assessed to the applicant)

Certificates of Demolition shall meet the following public notice requirements:

1. *Mailed notices* - The applicant shall notify not less than ten (10) days in advance of the date of public hearing, via the United States Postal Service, all adjacent property owners within 150 feet of the boundaries of the subject property. A list of owners is provided by the Planning & Building Department. The applicant shall produce evidence that the mailing was completed by the deadline.
2. *Legal ad* - The city shall publish a legal advertisement for the application in a newspaper of general circulation not less than ten (10) days prior to the public hearing.
3. *Signs* - The city shall post a sign on each street frontage of the property in full view of the public providing notification of the pending hearing not less than seven (7) days in advance of the meeting. The sign shall be maintained by the applicant until final determination has been made.

BOARD REVIEW

Members of HARB review each application at a public hearing where all interested parties have an opportunity to be heard and present evidence. It is the duty of board members to weigh the evidence and render a decision. The board may approve, approve with conditions, continue or deny an application. Conditions that may be stipulated for demolitions include architectural salvage, pre-approval for the design of any new construction, and/or archival documentation of the existing building. Also the board has the option to postpone any demolition for two, 12-month periods. The proposed demolition of any colonial building or designated local landmark requires additional review and approval by the city commission.

After receiving an approval from the HARB and satisfying any stipulated conditions, the applicant may submit a building permit application for demolition based on the approved HARB order of demolition which is effective on the 31st day following the date of the rendered order. Please note that city inspection of the property and a building permit is required before the actual demolition can begin. In certain areas of the city an archeological permit may also be required.

When construction of the new structure is delayed, the site must be cleared and sodded within thirty (30) days of the demolition or relocation. In historic preservation zoning districts (HP-1 through 5) the vacant property must be enclosed by a solid board fence at least 5 ½ feet high.

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JUL 15 2021

Planning/Building Dept.

CITY OF ST AUGUSTINE EST. 1565

Owner's Authorization For Agent

Craig R Anderson is/are hereby authorized TO ACT ON BEHALF OF Trinity Episcopal Church, the owner(s) of those lands described within ☐ the attached application, or ☐ described within the previously filed Application number: _____, 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 Historic Architectural Review Board, for an application related to a Certificate of Demolition for the structure located at: _____

BY: Craig R Anderson
Signature of Owner

Craig R Anderson
Print Name of Owner

904 - 824 4322
Telephone Number

State of FLORIDA

County of ST JOHNS

Signed and sworn before me on this 15TH day of JULY, 2021

By CRAIG R. ANDERSON

Identification verified: FLORIDA DRIVER LICENSE

Oath sworn: ✓ Yes ____ No

NOTARY PUBLIC STATE OF FLORIDA
RICHARD STEINMEYER
Commission # GG 179908
Expires March 12, 2022
Bonded Thru Budget Notary Services

Notary Signature: _____

My Commission expires: 12 MARCH 2022

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JUL 15 2021
Planning/Building Dept.

City of Saint Augustine, Florida
Attn: Jenny Wolfe and Julie Courtney

Regarding the Trinity Church at 86 Bridge Street

We would like to conduct a Partial Demolition on the Bell Tower of the Trinity church. This would require removal of the cone and the balcony with a crane. then we will make a steel frame inside the tower with sixteen foot metal cables to re-enforce the cone. The exterior brick will be removed and cleaned for re-use wherever they need to be on the church or on the tower and the balcony.

The cone and the balcony will be set on four pillars on the property while the brick is removed and the steel reinforcement is accomplished, hopefully bringing the plan together to rehab the tower and the church building. We will reinforce the tower with sixteen foot cables with turnbuckles within the tower and a steel frame to support the tower.
The project will consist of cables, turnbuckles, and steel frame within the tower. Once we secure the bell tower we will put the bell tower and the balcony back in place on the church.
If any problems occur we will roof the existing tower space on the church and put a cross on it. The cone and the balcony will remain on the four pillars and serve as a tourist exhibit of the historic nature of Trinity while the bell tower undergoes needed repairs.
We estimate that this project will take about six weeks from the date of commencement.

Yours Truly:

Pastor Craig Anderson

CITY OF ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

July 20, 2021

RE: 84 Bridge Street

Dear Reverend Craig Anderson:

Please accept this email as acknowledgement of your Certificate of Demolition Application to the Historic Architectural Review Board meeting, **currently scheduled August 19, 2021 as an in-person meeting to begin at 1 pm in the Alcazar Room of City Hall (75 King Street).**

Additionally, this letter notifies you of the sufficiency of your Certificate of Demolition Application. **Please submit the plans related to the project that you mentioned would be ready this week as soon as possible. Photographs of the project area are also needed.** The formal staff evaluation of the proposed project may recommend additional materials and/or include conditions associated with the staff recommendation. The HARB may request additional information during the public hearing.

Additional materials will be accepted in the Planning and Building Department only **up to 10 days before the meeting (*to be received by August 9th*)** as per Resolution 2010-09. After that, the HARB has the discretion whether to consider any other additional materials presented at the meeting and your application may be continued because of its incomplete status, if applicable.

Please be aware that our staff will need to photograph the exterior of the building, so will need to arrange a date and time with you that we can do that.

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

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

Thank you,
Julie Courtney
Historic Preservation Planner
Planning & Building Department
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

Received July 27, 2021
Planning & Building Department

RECOMMENDATIONS (SEE APPENDIX A)

1. Carefully remove the existing stained-glass windows prior to the start of construction. Protect and store the windows for restoration and re-installation.
2. The existing foundations are inadequate to support the existing tower and are the primary cause of the settlement. It is recommended that the tower foundations be stabilized by installing new helical piers and continuous steel angles to support the tower. Some lift may be achieved at the direction of the engineer to eliminate some of the settlement.
3. The existing walls have been weakened and have shifted due to the settlement of the foundations. It is recommended that the walls be reinforced with an interior steel frame bolted to the walls with adhesive anchor bolts to permanently brace the walls. Install temporary angles on the outside face of the walls and tighten the bolts at the direction of the engineer to remove some of the shifting in the wall. After the bolts are tightened, remove the temporary angles and repair the damaged brick and repoint damaged areas of mortar joints.
4. The existing floor, ceiling and roof framing are damaged and require replacement. Replace the framing with new pressure treated framing attached to ledgers bolted to each wall. New roofing and flashing will be required to keep the tower water tight.
5. After the new foundations, frames and significant brick repairs have been completed, clean the exterior of the tower and repoint any remaining distressed or deteriorated joints.
6. It is recommended that the eroded brick at the front of the building, west walls and the northwest corner be replaced at the time of the tower repairs if budget allows. Since new brick will need to be ordered to match the existing brick, it would be more economical to complete the repairs at this time.
7. Currently, the church is deemed unsafe to occupy by the City of St. Augustine. The current shoring with the addition of some additional temporary shoring at the tower can allow the church to be re-opened until the permanent repairs to the tower are complete. The tower shall remain closed until permanent repairs are completed.

CONCLUSIONS

In conclusion, the tower is in poor condition and is unstable, but it is a significant contributing element to the existing building, and it is recommended it be reinforced and repaired to save the original tower. Based on our observations and analysis, the existing foundations are insufficient to properly support the tower causing it to settle. It is recommended that the tower be stabilized by supporting it on helical piers and adding an interior steel frame to brace the walls. After the tower is stabilized, the brick can be repaired, restoring the tower to a safe and occupiable condition.

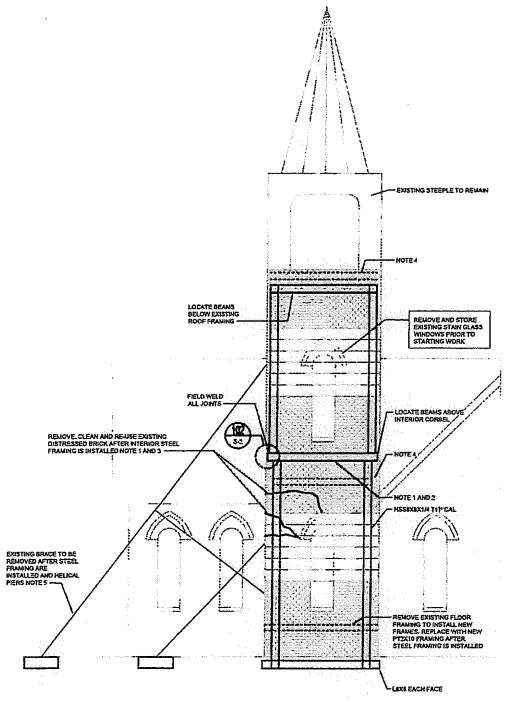
Please contact our office if there are any questions regarding this correspondence, or if you need any additional information.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Jude T. Kostage

Jude T. Kostage, P.E.
Senior Project Engineer

JTK/drg

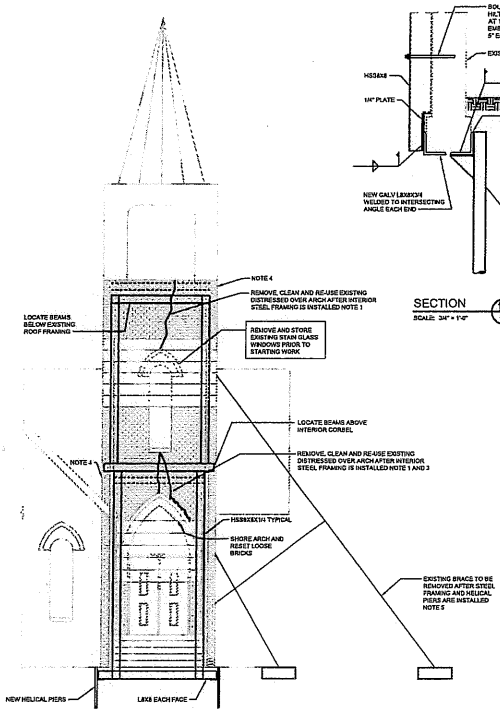


EAST ELEVATION (A / S-2)

SCALE: 1/4"=1'-0

NOTES:

1. BOLT BEAM AND COLUMNS TO WALL WITH 5/8" DIA HILTI HY70 ADHESIVE ANCHOR BOLTS WITH 8" EMBEDMENT AT 3 WYTHS AT WALL AND 5" EMBEDMENT AT 2 WYTHE WALL.
2. INSTALL FRAMING PLUMB AND SQUARE, TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER. FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.
3. REPLACE DAMAGE BRICK TO MATCH EXISTING. TOOTH RE-INSTALLED BRICK INTO EXISTING. SUBMIT SAMPLE OF NEW BRICK FOR REVIEW AND APPROVAL PRIOR TO ORDERING REPLACEMENT BRICK.
4. REMOVE EXISTING CEILING AND ROOF FRAMING AFTER STEEL FRAMES ARE INSTALLED, REPLACE WITH NEW PT 2X8 FRAMING.
5. EXISTING BRACING ONLY TO BE REMOVED AFTER APPROVAL BY ENGINEER. SOME BRICK REPAIRS MAY BE REQUIRED PRIOR TO BRACING REMOVAL.



SOUTH ELEVATION (B / S-2)

SCALE: 1/4"=1'-0

NOTES:

1. BOLT BEAM AND COLUMNS TO WALL WITH 5/8" DIA HILTI HY70 ADHESIVE ANCHOR BOLTS WITH 8" EMBEDMENT AT 3 WYTHE AT WALL AND 5 " EMBEDMENT AT 2 WYTHE WALL.
2. INSTALL FRAMING PLUMB AND SQUARE, TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER, FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.
3. REPLACE DAMAGE BRICK TO MATCH EXISTING. TOOTH RE-INSTALLED BRICK INTO EXISTING. SUBMIT SAMPLE OF NEW BRICK FOR REVIEW AND APPROVAL PRIOR TO ORDERING REPLACEMENT BRICK.
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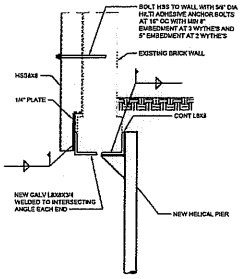
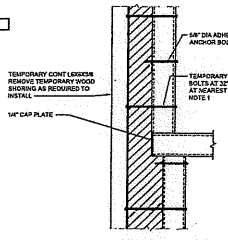


SECTION (101 / S-2)

SCALE: 3/4" = 1'-0"



SECTION (102 / S-2)

SCALE: 3/4" = 1'-0"

NOTES:

1. INSTALL FRAMING PLUMB AND SQUARE, TIGHTEN BOLTS TO MASONRY AT DIRECTION OF ENGINEER, FILL REMAINING GAPS AT BOLTS WITH "U" SHAPE WASHERS.

AES
ATLANTIC ENGINEERING SERVICES
8391 Arlington Expressway
Bldg B, Suite 201
Jacksonville, FL 32211
p 904.743.4633
f 904.725.5255
www.aesjax.com
FL COA 4791

TRINITY UNITED METHODIST CHURCH
PROPOSED TOWER REPAIRS
ST. AUGUSTINE, FLORIDA

REVIEW

SEAL: JUDD T KOSTAGE PE 53731

REV	DATE	DESCRIPTION

PROJECT No: 3151
DATE: 05.31
DRAWN BY:
CHECKED BY:

SHEET TITLE:
ELEVATIONS AND SECTIONS

SHEET NO.
S2

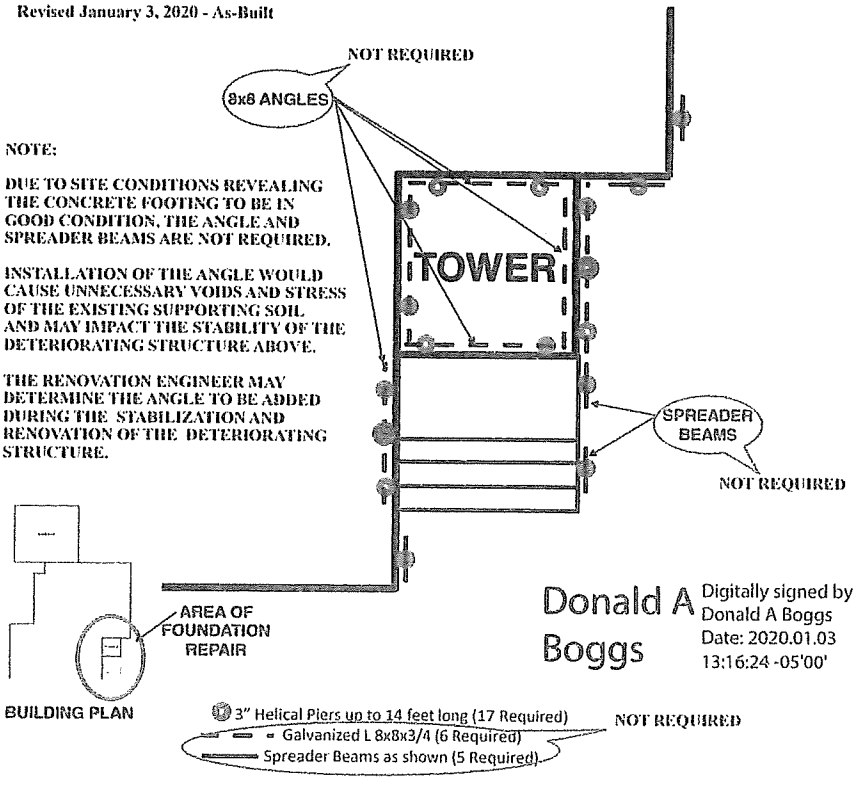
Green Building Design
Engineering | Project Management | Inspections
(904)900-5856

1301 Riverplace Boulevard Suite 800
Jacksonville, FL 32207
www.greenbuildingdesign.com
Certificate of Authorization Number 28891

Donald A. Boggs, PE
Florida PE 31054
don@greenbuildingdesign.com

Foundation Stabilization
82 Bridge Street
Saint Augustine, FL 32084

October 16, 2019
Revised January 3, 2020 - As-Built



NOTE:

DUE TO SITE CONDITIONS REVEALING THE CONCRETE FOOTING TO BE IN GOOD CONDITION, THE ANGLE AND SPREADER BEAMS ARE NOT REQUIRED.

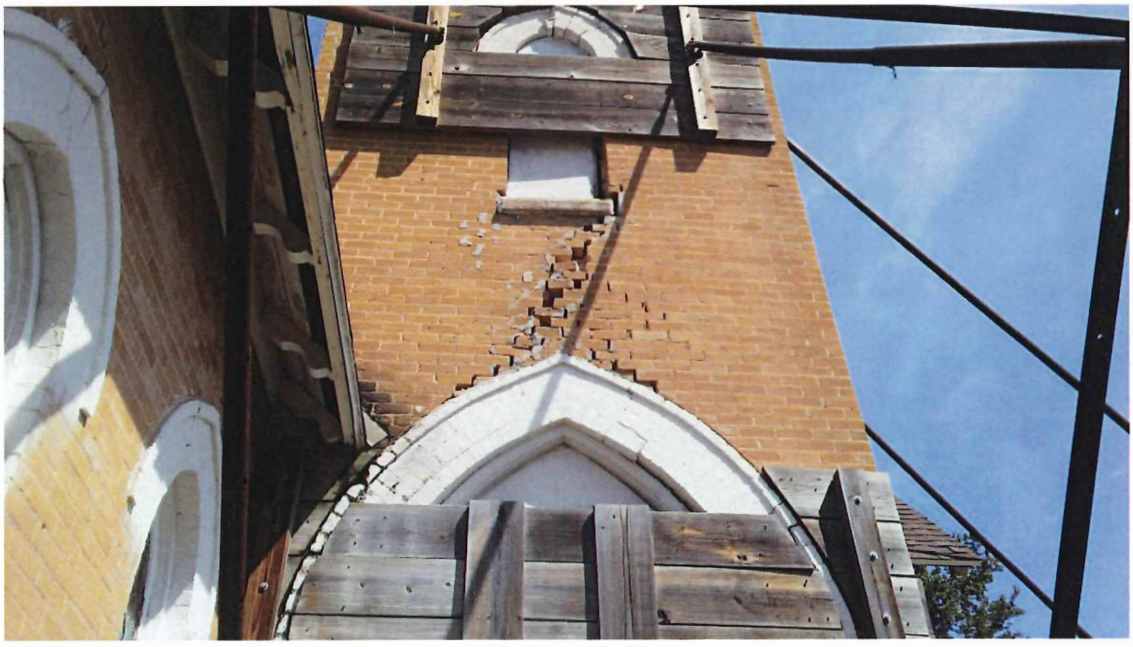
INSTALLATION OF THE ANGLE WOULD CAUSE UNNECESSARY VOIDS AND STRESS OF THE EXISTING SUPPORTING SOIL AND MAY IMPACT THE STABILITY OF THE DETERIORATING STRUCTURE ABOVE.

THE RENOVATION ENGINEER MAY DETERMINE THE ANGLE TO BE ADDED DURING THE STABILIZATION AND RENOVATION OF THE DETERIORATING STRUCTURE.

Donald A Boggs
Digitally signed by Donald A Boggs
Date: 2020.01.03 13:16:24 -05'00'

Received July 27, 2021
Planning & Building Department

Photograph #1
Brick Foundation at Tower



Photograph #2
Distressed and Shifted Brick Wall at Tower Entrance
(South Face)

Received July 27, 2021
Planning & Building Department

Photograph #3
Tower East and West Faces

Photograph #4
Eroded Brick at Southwest Corner

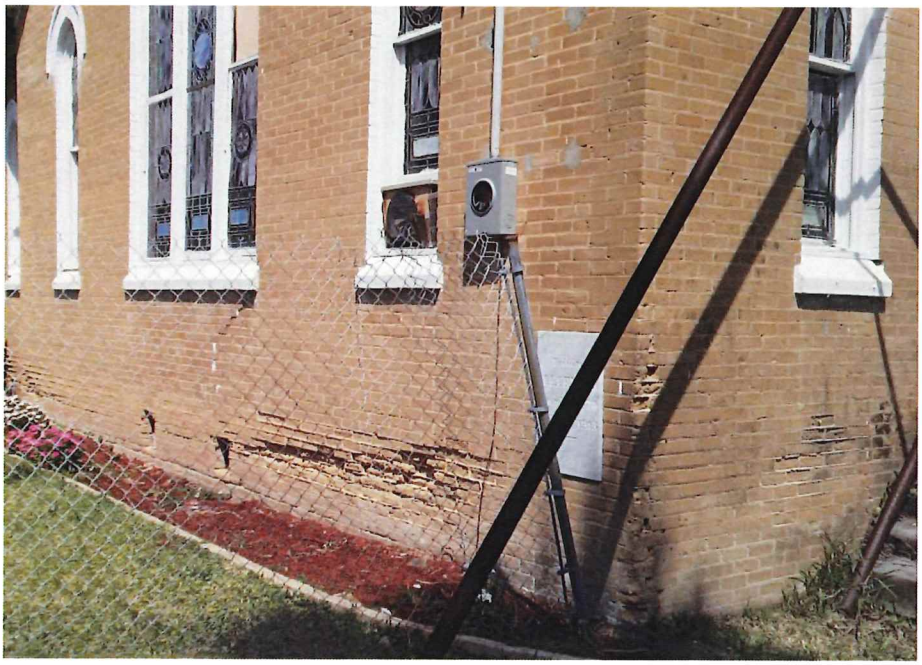
Received July 27, 2021
Planning & Building Department

Photograph #5
Existing Floor Framing Inside Tower

Photograph #6
Existing Ceiling Framing Inside Tower

Received July 27, 2021
Planning & Building Department

Photograph #7
Existing Stained-Glass Window at Front Door at Tower



Photograph #8
Eroded Brick at Southeast Corner

Instr #2017041670 BK: 4390 PG: 395, Filed & Recorded: 6/16/2017 11:18 AM #Pgs:4
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $35.50 Doc. D $0.70

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Randolph J. Rush, Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, FL 32790-0880

Tax parcel number: 2026700000

CORRECTIVE QUIT CLAIM DEED

COPY

THIS CORRECTIVE QUIT CLAIM DEED made and executed the 13th day of June, 2017, by **THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation,** whose address is 450 Martin Luther King Jr Avenue, Lakeland, Florida 33815 ("Grantor") to **TRINITY INDEPENDENT METHODIST CHURCH, INC., a Florida not for profit corporation**, whose address is 84 Bridge Street, St. Augustine, Florida 32084 ("Grantee"):

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, convey and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

Lots 8 and 15, Block 46-F, of the Dumas Tract as pre Official Map of St. Augustine, Florida, on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida.

Being Tax Parcel No. 2026700000.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

THIS DEED IS GIVEN TO CORRECT THE NAME OF THE GRANTEE ON THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4384, PAGE 1490, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation

Print Name: JEHONATHAN MCLENDON

Print Name: MARILYN SANTIAGO

By: Yoniece Dixon
Name: Yoniece Dixon
Title: President

Print Name: Sue E BENNETT

Print Name: Kathryn Fellner

By: Anthony C Prestipino, VI
Name: Anthony C Prestipino, VI
Title: Treasurer

COPY

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 13th day of June, 2017, by Yoniece Dixon, as President of THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation, on behalf of the corporation, [ ]who is personally known to me or [X]who produced a Florida Driver's License or _____ as identification.

Notary Public
My commission expires: 12/18/17

MITZI SCHOCH
Notary Public, State of Florida
Commission# FF 75532
My comm. expires Dec. 18, 2017

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 14 day of June, 2017, by Anthony Prestipino, as Treasurer of THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., a Florida not for profit corporation, on behalf of the corporation, [X]who is personally known to me or [ ]who produced a Florida Driver's License or _____ as identification.

VIRGINIA L. GARSKE
Notary Public - State of Florida
Commission # FF 245118
My Comm. Expires May 22, 2019
Bonded through National Notary Assn.

Virginia Garske
Notary Public
My commission expires: 5/22/2019

COPY

CONSENT OF BISHOP

I, **KENNETH CARTER**, Bishop of the Florida Area Annual Conference of the United Methodist Church, hereby consents to the above conveyance, and certifies that such conveyance has been approved by the undersigned and a majority of the District Superintendents of the Florida Area Annual Conference. I hereby certify that I have determined that such conveyance conforms to the Discipline of the United Methodist Church.

KENNETH CARTER, Bishop

COPY

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 13 day of June, 2017, by KENNETH CARTER, as Bishop of the Florida Area Annual Conference of the United Methodist Church, who is personally known to me or who produced a Florida Driver's License or _____ as identification.

VIRGINIA L. GARSKE
State of Florida
Commission # FF 245118
My Comm Expires May 22, 20[illegible]
Bonded through National Notary Assn

Notary Public
Commission Expires: May 22, 2019
Commission # FF 245118

R:\Florida Annual Conference UMC\Trinity St Augustine\QCD (BOT to Trinity Indep Methodist Church).doc
6/13/17 (8:11 AM)

St. Johns County, FL

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	2026700000
Location Address	84 BRIDGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug Granada/Riberia Corridor (COM) (610.18)
Tax Description*	CITY OF ST AUG LOTS 8 & 15 BLK 46-F OR4384/1490(Q/C) & 4390/395(C/D) *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.640
Homestead	N

Owner Information

Owner Name	Trinity Independent Methodist Church Inc 100%
Mailing Address	84 BRIDGE ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2021
Building Value	$162,901
Extra Features Value	$928
Total Land Value	$458,838
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$622,667**
Total Deferred	$12,527
Assessed Value	**$610,140**
Total Exemptions	$610,140
Taxable Value	**$0**

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	$162,901	$928	$458,838	$0	$0	$622,667	$554,673	$622,667	$0
2019	$148,119	$928	$458,838	$0	$0	$607,885	$504,248	$607,885	$0
2018	$148,119	$928	$309,360	$0	$0	$458,407	$458,407	$458,407	$0
2017	$148,401	$928	$309,360	$0	$0	$458,689	$458,689	$458,689	$0
2016	$137,607	$928	$309,360	$0	$0	$447,895	$447,895	$447,895	$0
2015	$137,607	$928	$309,360	$0	$0	$447,895	$447,895	$447,895	$0
2014	$129,512	$928	$330,958	$0	$0	$461,398	$461,398	$461,398	$0
2013	$129,512	$928	$330,958	$0	$0	$461,398	$461,398	$461,398	$0
2012	$129,512	$928	$330,958	$0	$0	$461,398	$461,398	$461,398	$0
2011	$129,512	$928	$367,732	$0	$0	$498,172	$498,172	$498,172	$0
2010	$134,396	$928	$408,590	$0	$0	$543,914	$543,914	$543,914	$0

Exemption Information

Exemption Type	Amount
Church/Religious	$610,140

Building Information

Building 1
Actual Area 4375
Conditioned Area 3455
Actual Year Built 1913
Use Churches
Style 04
Class N
Exterior Wall Jumbo Brick
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Pine Wood
Interior Wall Minimum
Heating Type None
Air Conditioning Window
Bedrooms
Baths

Category	Type	Pct
Exterior Wall	Jumbo Brick	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Minimum	100%
Interior Flooring	Pine Wood	100%
Heating Type	None	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	16 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED GARAGE	0	1020
BASE AREA	3255	3255
2 STORY	200	100
Total SqFt	3455	4375

Building 2
Actual Area 1388

Roof Structure Gable Hip
Roof Cover Slate

Conditioned Area	1161	**Interior Flooring**	Hardwood
Actual Year Built	1940	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	None
Style	01	**Air Conditioning**	None
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	
Roof Structure	Gable Hip		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Slate	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1161	1161
FINISHED OPEN PORCH	0	136
HALF SCREEN PORCH	0	91
Total SqFt	1161	1388

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Metal Fence 6'	0	0	0	0	200

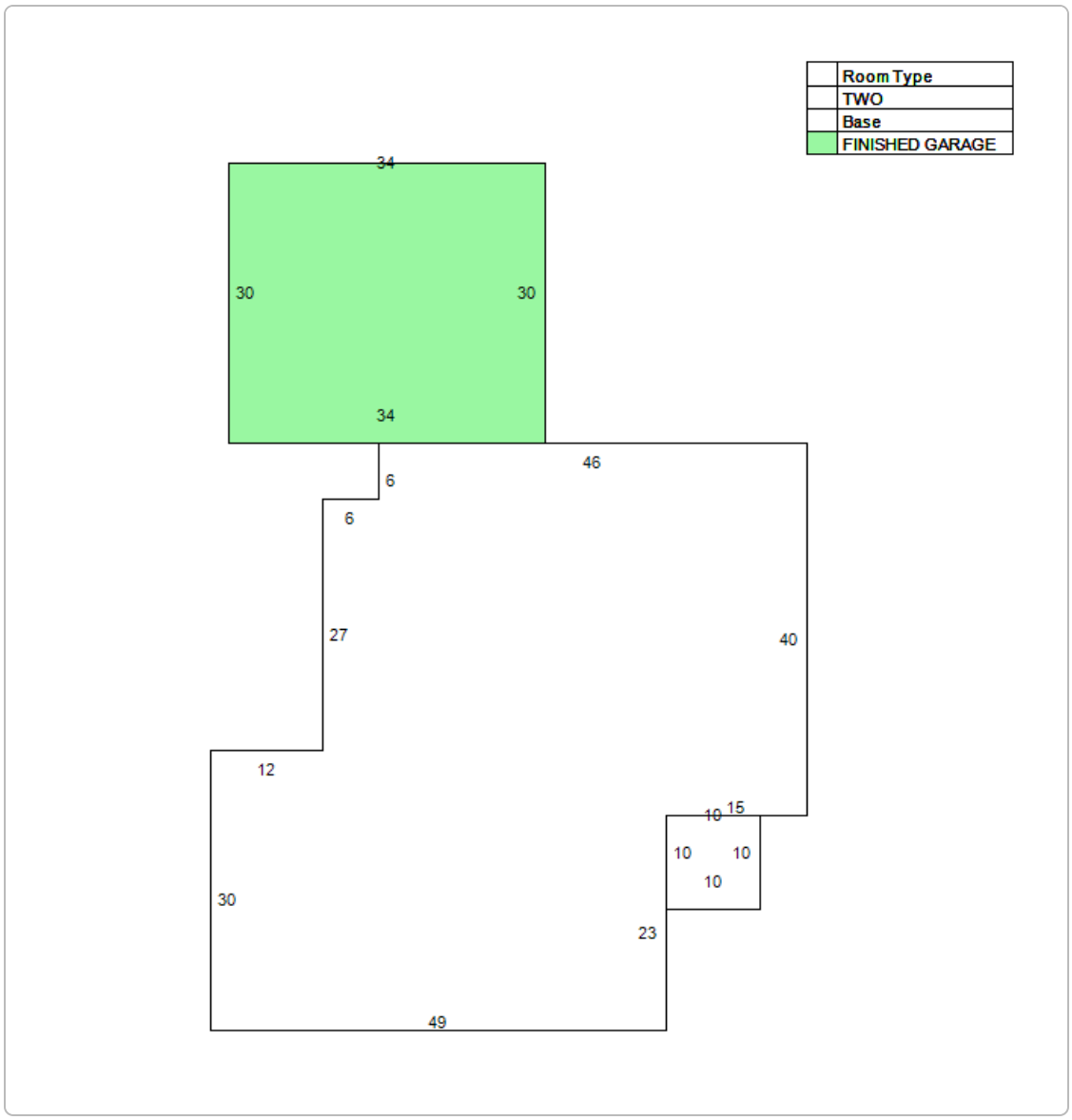
Land Information

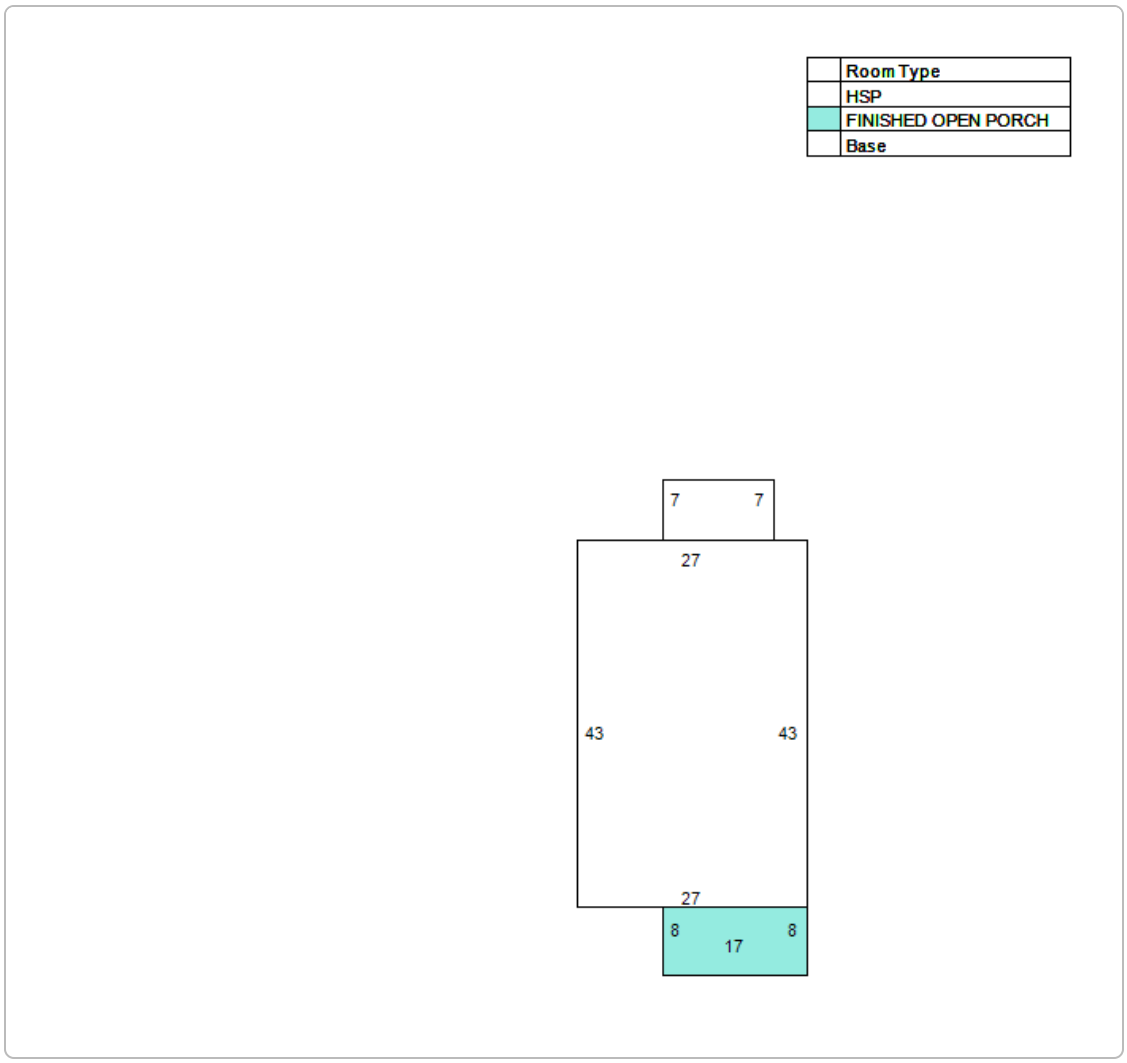
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	119	130	119	EF	$238,119
Churches	118	110	118	EF	$220,719

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/16/2017	6/13/2017	$100.00	CORRECTIVE DEED	4390	395	U	I	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIS CHURCH INC	TRINITY INDEPENDENT METHODIST CHURCH INC
6/6/2017	3/13/2017	$100.00	QUIT CLAIM DEED	4384	1490	U	I	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH INC	TIRNITY INDEPENDENT METHODIST CHURCH INC
6/6/2017	2/18/2017	$100.00	QUIT CLAIM DEED	4384	1485	U	I	TRINITY UNITED METHODIST CHURCH	FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH INC

Sketch Information


Room Type
TWO
Base
FINISHED GARAGE
34
30
30
34
46
6
6
27
40
12
10
15
10
10
10
30
23
49



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Version 2.3.131

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY INDEPENDENT METHODIST CHURCH, INC.

Filing Information

Document Number	N16000000970
FEI/EIN Number	N/A
Date Filed	01/21/2016
State	FL
Status	ACTIVE

Principal Address

84 BRIDGE STREET
SAINT AUGUSTINE, FL 32084

Mailing Address

84 BRIDGE STREET
SAINT AUGUSTINE, FL 32084

Registered Agent Name & Address

ANDERSON, CRAIG
63 SMITH STREET
SAINT AUGUSTINE, FL 32085

Officer/Director Detail

Name & Address

Title PD

ANDERSON, CRAIG
63 SMITH STREET
SAINT AUGUSTINE, FL 32084

Title VD

GARDENER, Gary
240 ORANGE STREET
SAINT AUGUSTINE, FL 32084

Title TD

DENNIS, ASHLEY, MS.

360 Ponce harbor, Apt101
Saint Augustine, FL 32086

Title Director

streeter, travon
63 smith street
st, augustine flo, FL 32084

Title Officer

holley, glady
3108 24 ave
tampa, FL 33605

Annual Reports

Report Year	Filed Date
2019	01/03/2019
2020	01/03/2020
2021	01/05/2021

Document Images

01/05/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

Removal of the Steeple Cone From Trinity Independent Methodist Church 82 Bridge Street, St Augustine, Florida

We plan the removal of the Bell Tower using lifting equipment to provide support for the structure while we cut through the mortar. Then we will lower it to the pre-prepared location on the ground to act as a historical exhibit while we repair the tower structure.

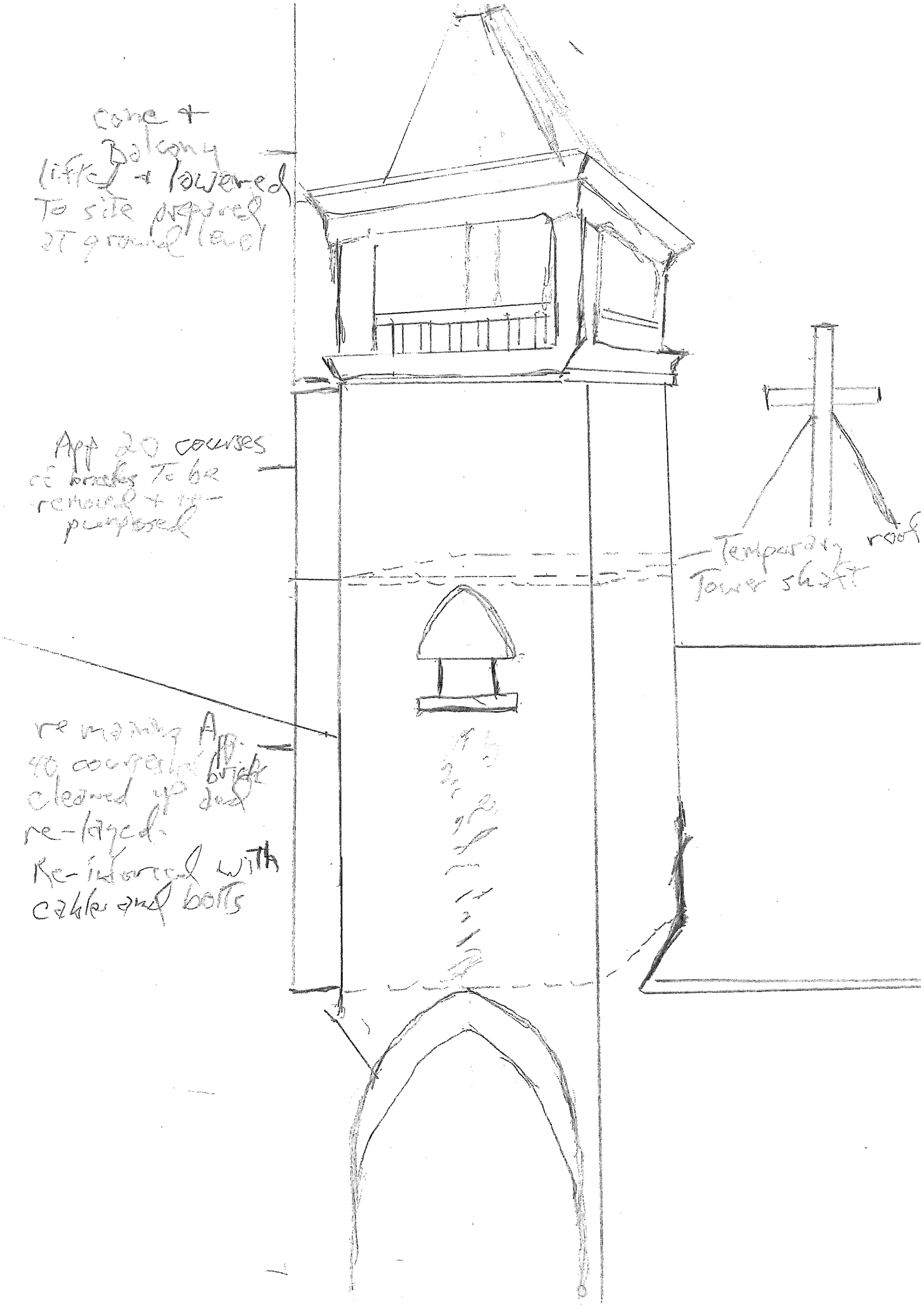
The cone will be supported with 16' cables and bolts, run diagonally through the cone to reinforce the structure. A four inch deep slab will be poured as a base for the tower and 24 concrete blocks will act as posts for the tower to set on. Salvaging the bell tower in this manner will aid in providing a visual history of Trinity as visitors come through Linconville.

After the cone and balcony are removed and approximately 20 courses of brick are salvaged for re-use, the opening of the tower shaft will be sealed temporarily with a flat roof. A cross will be installed with cables to support it, bolting it down through the roof.

All told about sixty courses of brick will need to be removed, cleaned up, and reinstalled to provide a long-term repair for the bell tower structure. Initially however, our immediate goal is to remove the cone and balcony and the first 20 or so courses of brick; cap the remaining section of the tower temporarily, then remove and restore the damaged sections of the tower (reinforcing with cables where needed). Then, eventually we want to return the cone to the top of the bell tower.

Craig Anderson
Pastor
Trinity Independent Methodist Church
St Augustine, Fl

RECEIVED
AUG 18 2021
Planning / Building Dept.



RECEIVED
AUG 18 2021
Planning / Building Dept.

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: August 19, 2021

Re: Planning and Building Permits – Historic Preservation Districts

During the month of July 2021, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans:

REPAIR MAINTENANCE AND NEW CONSTRUCTION

11 Aviles Street (Interior Renovation)

119 St. George Street (Install fire doors in existing opening, completed during remodel of old Bunnery to new Roosevelt room)

20 Avenida Menendez (Paint exterior of building with pre-approved colors)

30 St. George Street (Paint exterior of building with pre-approved colors)

174 Avenida Menendez (Install 10 kw standby generator)

12 Avenida Menendez (New fire sprinkler system)

46 Marine Street (HVAC change-out)

43½ Cordova Street (Mini-split change-out)

11 Cadiz Street (HVAC change-out)

105 St. George Street (Install new 3-ton, 14 seer system)

SIGNS

6 Cordova Street (1 new bracket sign on post and 1 new hanging sign to replace existing)

21 St. George Street (2 new double-faced bracket signs to replace existing)

DEMOLITIONS

83 Cerro Street (Demolition of entire structure damaged by fire. Approved administratively per attached letter from Fire Marshall and Building Official)

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer

CITY OF
ST AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

TO: Julie Courtney

DATE: June 9, 2021

RE: Demolition at 83 Cerro Street

On December 9, 2020, the St Augustine Fire Department responded to a structure fire at 83 Cerro Street. The result of the fire damage created a fire and life safety issue for the structure for anyone that enters the structure. It is my opinion the demolition of the structure is warranted as soon as possible to remove all possible future injuries and possible collapse of the fire damaged areas.

I understand this is a sensitive issue for the Historic Architectural Review Board and I support the demolition of the structure. If there are any questions, please contact me at 904 825-1095.

Robert J. Growick, Fire Marshal
Prevention Division Chief

RECEIVED
JUN 09 2021
Planning/Building Dept.

July 29, 2021

Olivia and Charlie Brown
83 Cerro Street
Saint Augustine, FL 32084-5113

RE: Demolition Permit 2021-1115

Mr. and Mrs. Brown,

An application has been submitted for the issuance of a Demolition Permit for the structure at 83 Cerro Street. The application for demolition is APPROVED. The following facts and findings were used for this decision:

- The building was constructed in 1956, according to the St. Johns County Property Appraiser.
- The building is 2,043 square feet, according to the St. Johns County Property Appraiser.
- The building suffered a structure fire on December 9, 2020.
- The fire caused extensive damage to most of the building.
- The structural fire to the building has compromised most of the structural stability of the building.
- The City Fire Marshal states "the result of the fire damage created a fire and life safety issue for the structure for anyone that enters the structure."

It is determined, from the evidence in the facts and findings, that:

- The decreased structural stability could cause the collapse of all or portions of the building.
- The amount of deterioration for the structure makes it unsalvageable for future use.

In the interest of public safety and to prevent the unexpected collapse, I am approving the Demolition Permit for 83 Cerro Street.

Respectfully,

Richard "Buddy" Schauland, CBO, CFM
Building Official
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@citystaug.com
Web: www.CityStAug.com

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: July 27, 2021

RE: Agenda item for the August 19, 2021 HARB meeting

In advance of the board packets and agenda distribution, draft publications for the flood mitigation grant projects are being provided to offer the HARB time to review these documents. We ask for any comments and suggestions to be provided before or during the next meeting to meet the grant deadlines. A brief summary of these 2 projects will be provided ahead of the discussion item by city staff. Upon final completion of these projects it is our intention to offer a public presentation with the consultants in person or via communications media technology.

These documents are generated as part of the grant requirements to provide disaster mitigation resources associated with the National Register nomination survey and updates of the Abbott Tract, Lincolnville, Model Land, and Town Plan districts. As such, they will also be reviewed by the Florida Division of Historical Resources and National Park Service. At this time, these documents are meant for educational purposes and are not policy documents. If the city considers adopting any policies, the protocols for public notice will be followed.

Please plan to return these copies to city staff at the HARB meeting. If you have any questions please feel free to contact me.

Jenny Wolfe
jwolfe@citystaug.com
904.209.4326
Historic Preservation Officer
Planning and Building Department

Note: the hardcopies distributed to HARB July 27 did not have the staff redlined versions as are attached here. However, the documents are the same.

FLOOD IMPACT IN ST. AUGUSTINE

Over 76% of the parcels located within St. Augustine's local and National Register Historic Districts are located within a floodplain, making many of the city's historic buildings vulnerable to flooding and associated damage. The waterways surrounding the city can be affected by normal rainfall coinciding with peak tides, tidal surges accompanying coastal storms, intense rainfall, tropical storms and hurricanes, resulting in overbank flooding that can impact roadways and buildings. This is exacerbated by the poor drainage qualities of some local soil that impedes groundwater absorption, resulting in stormwater being directed to the city's stormwater collection system. Like many of the country's older cities, St. Augustine's aging and undersized infrastructure is unable to handle the needs of its residents and businesses as well as the every increasing demands associated with stormwater collection from its roadways.

Along with nuisance flooding

~~Two recent events,~~ Hurricane Matthew in 2016 and Hurricane Irma in 2017 impacted many of the city's historic properties ~~including those found in Lincolnville, the Abbott Tract, and the Model Land Company Historic~~ Districts. ***The economic impact assessment of the ~~recent~~ hurricanes presented in Resilient Heritage found there was a significant increase in building permits in a storm year, representing approximately $11.7 million dollars more in construction related activity, greatly impacting the city's property owners. Similarly, there is a significant impact on tourism, resulting in forgone economic loss of approximately $20 million in tourist expenditures, resulting in a loss of jobs and estimated salaries of approximately $12.27 million.***

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

The grant was administered by the Florida Department of State, Division of Historical Resources.

Prepared by Dominique M. Hawkins, FAIA, LEED AP
Preservation Design Partnership, LLC
Philadelphia, Pennsylvania www.pdparchitects.com

TOP DOWN MAINTENANCE

Flooding is often accompanied by secondary factors, such as high winds, and can be followed by fire. Simple maintenance measures can reduce the vulnerability to primary and secondary hazards that should be completed at all properties, including:

Roof

- ❑ Maintaining roofing, flashing, gutters, and downspouts to direct stormwater away from buildings and allow absorption on the property
- ❑ Reinforcing roof framing to support wind loads

Exterior Walls

- ❑ Repointing masonry and repairing stucco, including chimneys, walls, foundations, and piers, to prevent collapse and stormwater infiltration
- ❑ Replacing or securing missing or dislodged siding to prevent stormwater infiltration and potential wind-borne debris
- ❑ Sealing openings between building components or around penetrations such as hose bibs or conduits through walls

Openings

- ❑ Replacing cracked window glass that can shatter in a wind storm and allow water infiltration
- ❑ Maintaining shutters in an operational condition to protect windows from airborne debris in a wind storm

Building Interior

- ❑ Removing clutter and unnecessary storage in a building, particularly if items are hazardous, highly flammable, or located in a flood-prone areas
- ❑ Replacing cracked pipes to prevent plumbing leaks or sewer failure
- ❑ Replacing batteries in smoke and carbon monoxide detectors to provide notification of a fire or gas leak

Foundation / Site

- ❑ Trimming overhanging tree limbs that might crash through a roof or take down electric and telephone lines in a wind storm
- ❑ Grading land to promote positive drainage away from historic buildings (City approval should be sought for potential impact on neighboring properties, sidewalks, or roadways, as required)
- ❑ Clearing site debris that might become waterborne or airborne, clog storm drains, provide fuel for a fire, and harbor pests or cause damage to the historic building or surrounding buildings
- ❑ Ensuring oil and propane tanks, including barbecue grills, and associated connections, are well maintained and anchored to prevent flotation

A well maintained building, particularly one that is structurally sound, is more likely to withstand flooding than a poorly maintained building.

RELOCATE CRITICAL SYSTEMS & EQUIPMENT

Damage to building systems and equipment can be a potentially costly effect of flooding. Traditionally, building systems and equipment are often located in a ~~basement,~~ on the first floor, or at exterior grade. ***Even short-term exposure to floodwater can permanently damage any of these systems, making them useless in the flood recovery process.*** In addition, relocating equipment to a higher elevation level may limit an environmental hazard by preventing gas, oil, and chemicals from mixing with flood water, in addition to electrification.

crawlspace

The systems and equipment that could be impacted by floodwater include:

- ❑ Heating
- ❑ Hot water
- ❑ Air conditioning
- ❑ Electrical / Security / Communications
- ❑ Kitchen / Laundry Appliances

Relocation will often require raising the systems and equipment to higher levels, at a minimum to the Design Flood Elevation. This includes not only major equipment but raising secondary elements such as electrical outlets, junction boxes, switches, disconnects, panels, and meters.

INSTALL BARRIERS & SHIELDS - DOORS & WINDOWS

To protect masonry and concrete buildings from low-level flooding, temporary barriers and shields can be installed at vulnerable door and window openings. ***Although not compliant with the NFIP at residential buildings and therefore not eligible for a reduction in flood insurance premiums, temporary barriers and shields can reduce flood damage.***

As a relatively low-cost alternative to sandbags, it may be possible to install a metal plate barrier at vulnerable door and window openings. Prior to a flood, channels must be installed to receive the panels. ***If properly fitted and sealed, these barriers can be effective to relatively low flood water heights of a couple of feet, for relatively short durations of time before seepage becomes serious.***

Florida-friendly landscaping

IMPROVE LANDSCAPE

Improve flood resilience by capturing stormwater for on site absorption to prevent it from running into a street drain or onto a neighboring property.

- ❑ **Reduce paved impervious surfaces** - ~~introduce~~ increase permeable surfaces like gardens, lawns and rain gardens
- ❑ **Install rain gardens** - Gardens located in depressed areas of land, often near paved surfaces, that collect stormwater runoff and often incorporate native plants.
- ❑ **Plant shade trees** - promotes stormwater absorption and reduces the ambient temperature. Tree limbs shading a roof can also reduce interior temperatures although care should be taken to locate trees in a manner that minimizes the potential for limbs damaging buildings in a storm.
- ❑ **Plant native plants** - require less maintenance, and can tolerate the range of temperature extremes from very wet to very dry soil.
- ❑ **Install rain barrels** - collect stormwater discharged from roof surfaces through downspouts, that can then be used to water gardens rather than being directed to storm drains.

Use terms; resilient trees like oaks and Yaupon Holly

PRE-STORM ACTIVITIES

- ❑ **Protective Materials** –Collect sandbags, plywood, plastic sheathing, lumber & tools on site
- ❑ **Clean-up Materials** – Collect sump pumps, wet-vacuums, bleach, cleaning supplies, rubber gloves, protective clothing & fans
- ❑ **Important Contacts** – Collect telephone numbers & account numbers
- ❑ **Recovery Plan** –Identify contractors, electricians, plumbers, clean-up crews, service providers & telecommunication companies

STORM PREPARATION

PROPERTY

- ❑ **Tree Limbs** - Trim overhanging tree limbs that might crash through a roof or take down electric and telephone lines in a wind storm
- ❑ **Site Debris** - Clear debris that might become waterborne or airborne, clog storm drains, provide fuel for a fire, or cause damage to buildings
- ❑ **Site Drains/Gutters/Downspouts/Floor Drains** – Clear for water flow
- ❑ **Oil and Propane Tanks** - Secure barbeque grills & close at main valve
- ❑ **Relocate Potted Plants** - Elevate above flood height and protect from wind
- ❑ **Outdoor Furnishings** - Relocate to interior or secure
- ❑ **Swimming Pools** - Partially drain

EXTERIOR BUILDING

- ❑ **Roof Hatches/Operable Skylights/Ventilators** - Secure and brace
- ❑ **Shutters** - Secure or install plywood panels secured to building wall, not window or door frames
- ❑ **Windows/Doors** - Secure & brace inward swinging windows and doors
- ❑ **Temporary Barriers/Shields** - Install at flood vulnerable openings, sandbags or metal panels

INTERIOR

- ❑ **Furnishings** - Remove breakable items from walls and cabinets, elevate vulnerable items, roll up rugs, close window treatments including interior blinds, drapes & interior shutters
- ❑ **Utilities** – Turn off electricity at panel/gas to equipment, water heater, stoves, oven & dryer
- ❑ **Important Documents** – Insurance policies, deeds, leases, photo albums - Place in a waterproof, fireproof & portable container – Maintain duplicates off site

AFTER THE FLOOD

Safety

- ❑ **Electricity** – Avoid standing in flood water unless electricity is turned off at the circuit breaker
- ❑ **Utilities** – Contact Florida Power and Light and gas service provider for emergencies, service resumption, or meter inspection if in contact with floodwater
- ❑ **Unsafe Buildings / Conditions** – Report to the Planning & Building Department
- ❑ **Stabilize Buildings** – Tarp damaged roof and stabilize structures
- ❑ **Secure** – Prevent building intruders

Assess & Record Damage

- ❑ **Document Losses** – Inventory and photograph property, equipment, furnishings damage
- ❑ **Insurance Company** – File claims

Cleaning Up & Drying Out

- ❑ **Remove Water** – Use sump pump & wet vacuum
- ❑ **Building Materials** – Remove & discard damaged carpets, baseboards, wall surfaces & insulation
- ❑ **Furnishings** – Discard if cannot be cleaned
- ❑ **Ventilation** – Open windows & operate fans to dry out materials and minimize mold growth, remove baseboard and cornice to ventilate wall cavities and minimize mold growth
- ❑ **Clean / Disinfect** – Use bleach & water solution, particularly kitchen surfaces, equipment & utensils

CARING FOR FLOOD-DAMAGED HISTORIC BUILDING MATERIALS

Historic building materials can often be salvaged if properly cared for after floodwaters recede ~~with proper planning~~. Factors impacting the potential success of drying out a building include:

- Building materials
- Height of floodwater
- Duration of flooding
- Containments in floodwater
- Duration prior to commencement of controlled drying

There are two principal causes of floodwater damage to historic building materials, the initial contact and secondary damage resulting from increased moisture and relatively humidity, such as mold growth.

Cleaning Up

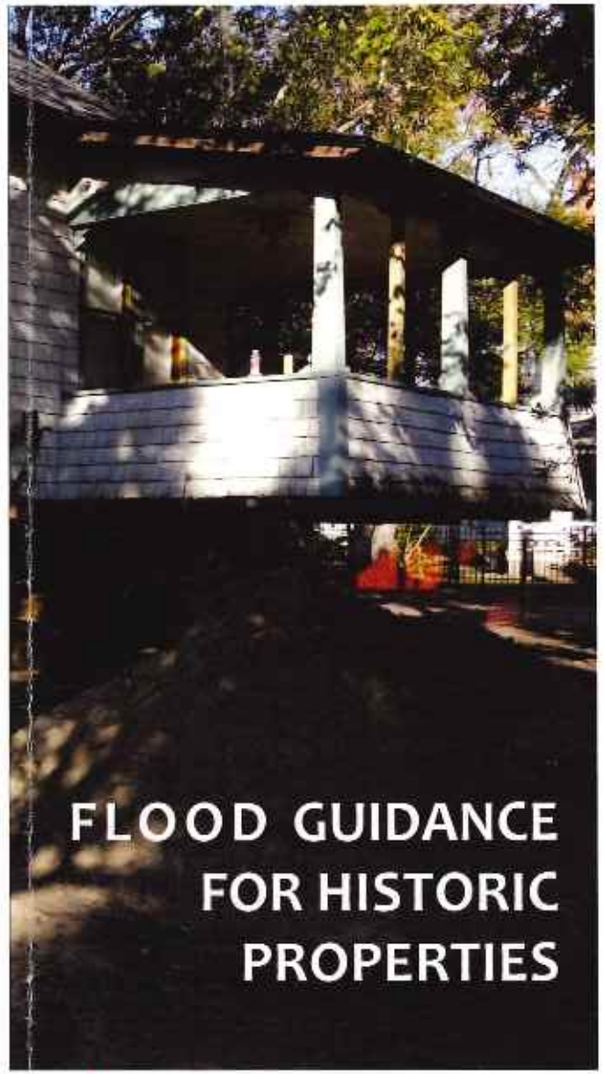
After the electricity has been disconnected and a building is deemed safe to enter, standing water can be removed and flood damaged materials, equipment, and furnishings can be discarded. As soon as feasible, mud and silt should be removed, preferably when wet with plastic shovels to avoid scaring materials. Mud and silt can enter wall cavities under baseboards and through electrical outlets and air ducts. All surfaces and openings should be thoroughly cleaned and dried prior to closing wall openings.

Drying Out

Although newer building materials such as drywall and wood laminates must be discarded if wet by flood-water, historic building materials, such as plaster and solid wood trim and flooring can be salvaged if dried out slowly. The rate of drying will largely depend on the ambient relative humidity. When humidity rates are high, like during St. Augustine's summers, the rate of drying needs to be slowed to prevent cracking of plaster and warping of wood.

Open all doors and cabinets and provide cross ventilation, aided by fans, to improve the effectiveness of the drying process. Humidifiers should be used with caution since they can dry out materials too quickly but modest heating can be used in cooler temperatures.

Hire only licensed contractors



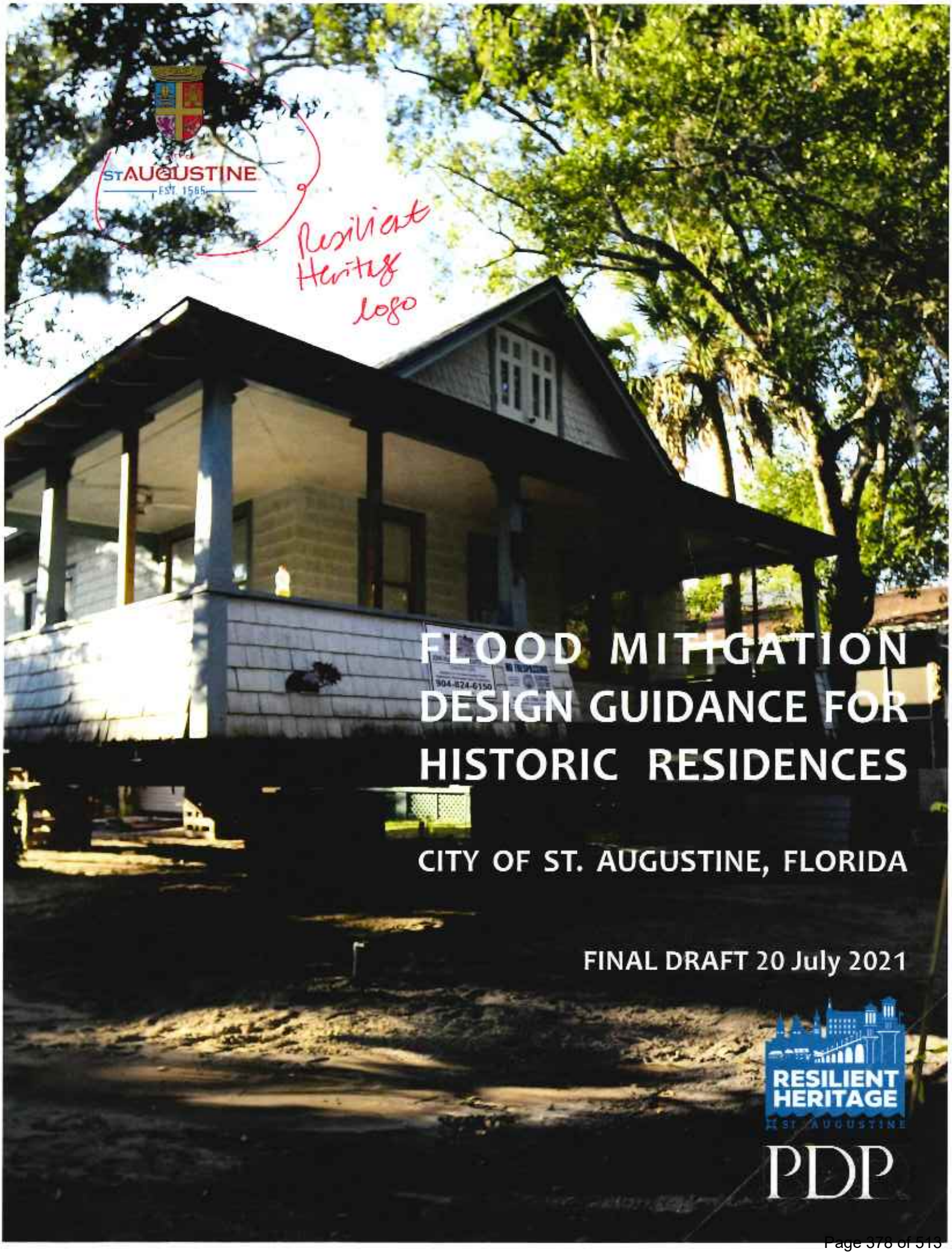
FLOOD GUIDANCE FOR HISTORIC PROPERTIES

Convert to randomized

CITY OF ST AUGUSTINE EST. 1565

RESILIENT HERITAGE ST AUGUSTINE

DRAFT 20 July 2021


ST AUGUSTINE
EST. 1565
Resilient Heritage logo
FLOOD MITIGATION DESIGN GUIDANCE FOR HISTORIC RESIDENCES
CITY OF ST. AUGUSTINE, FLORIDA
FINAL DRAFT 20 July 2021
RESILIENT HERITAGE
ST. AUGUSTINE
PDP

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CITY OF ST AUGUSTINE EST. 1565

RESILIENT HERITAGE ST. AUGUSTINE

We would like to express our appreciation to the City of St. Augustine and its Preservation Officer, Jenny Wolfe, as well as the Florida Department of State, Division of Historical Resources, for their support in the completion of this project.

All components of the *Elevation Design Guidelines for Historic Properties* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by Dominique M. Hawkins, FAIA, LEED AP.

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Lincolnville: Lincolnville is defined by a period of rapid growth beginning in 1866 with the settlement of former black slaves and ending around 1930 as a solidly black community. Lincolnville consists primarily of wood frame vernacular residences from this period as well as some churches, commercial structures and other buildings that contribute to the neighborhood's historic character. The close proximity to Maria Sanchez Creek and tidal marshes of the Matanzas and Sebastian Rivers makes Lincolnville prone to regular flooding.

Model Land Co.: Construction in this area began in 1873 when E.F. Joyce subdivided and sold lots for residential development resulting in about a dozen houses by 1885. Henry Flagler purchased the property and following the construction of the Hotel Ponce de Leon, he constructed elaborate winter residences for senior officials of the Flagler organization. He later expanded his landholdings to the west by filling in marshes of the San Sebastian River. In 1903, he conveyed title of the undeveloped thirty-seven acres to his Model Land Co. real estate firm, which then built residences for the working class of St. Augustine from 1914 to 1930, many in the Bungalow and Mediterranean Revival styles. Today, the northern portion of the neighborhood is primarily residential with Flagler College dominating land holdings to the south.

View of the City of St. Augustine, Fla. Norris, Weller & Swift. Brockton, Mass. 1885 (Image courtesy of City of St. Augustine.) The earliest settlement was concentrated around what is now known as the Town Plan Historic District and continued to the north, in the Abbott Tract, followed by Lincolnville and later Model Land Company. To maximize development potential during the city's periods of growth, marshy lands were infilled to allow for the construction of additional housing. The proximity to waterways make all of these historic districts susceptible to flooding.

Abbott Tract: The Abbott Tract Historic District is the first development outside of the colonial city and includes the largest concentration of 19th century in St. Augustine. The district's buildings are largely residential, ranging from one-story framed residences on small lots to more elaborate monumental residences. Some of the former residences on San Marco Avenue have been adapted for commercial purposes.

Flooding has been an ongoing issue for St. Augustine as demonstrated by this 1944 photograph. (Photograph courtesy of Florida Memory.)

1 Introduction

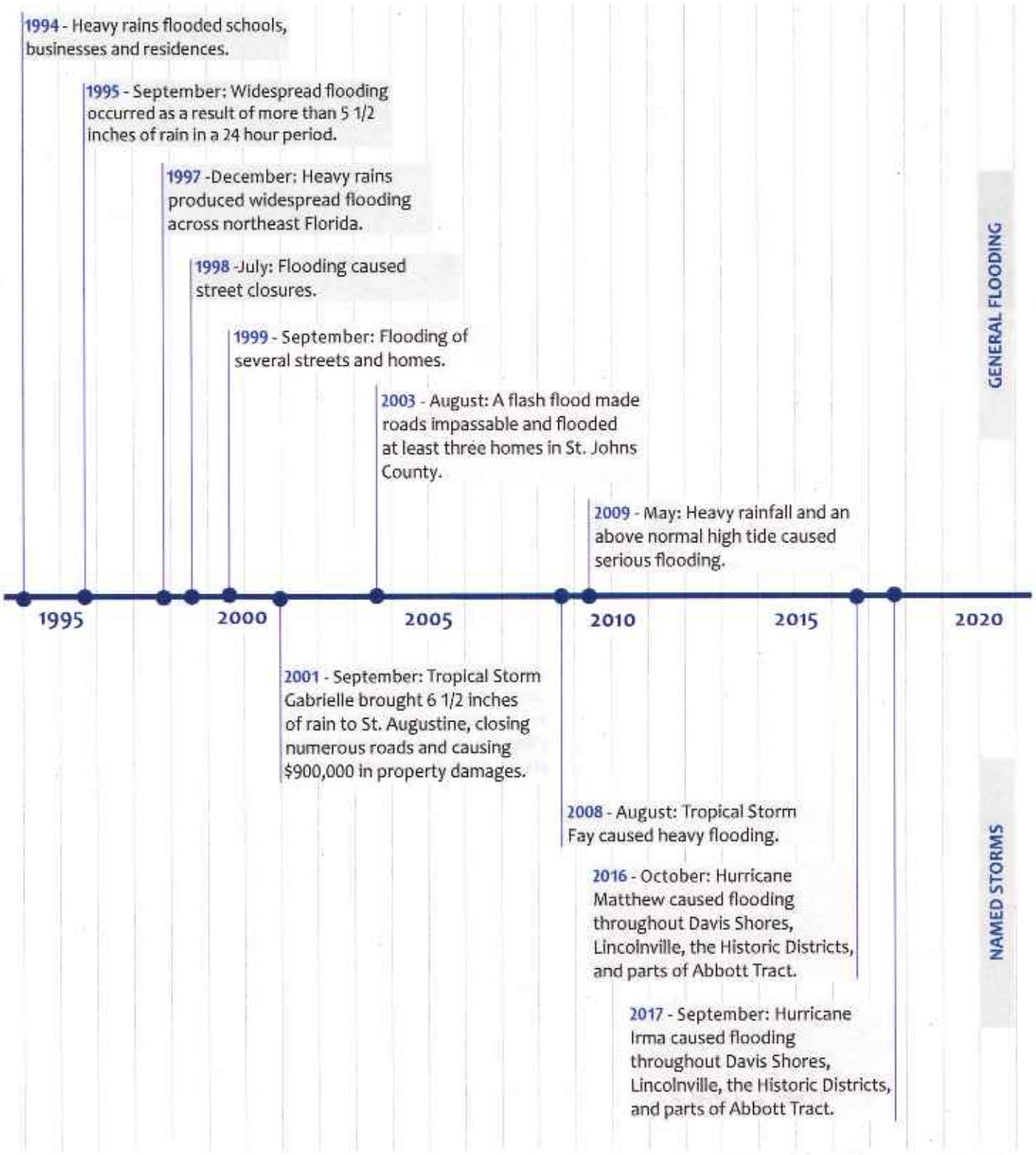
Founded on September 8, 1565, St. Augustine is the oldest, ~~successfully~~ continuously occupied European-established settlement within the borders of the continental United States. Today, the City of St. Augustine has five local Historic Districts and three locally designated Landmark Buildings and has completed approximately 800 excavations at archaeological sites. The largest concentration of the City's most significant historic resources, including Spanish Colonial buildings and archaeological remains, can be found in the National Historic Landmark designated Town Plan Historic District. In addition, there are seven National Register Historic Districts. There are also numerous individual properties designated as National Historic Landmarks and structures listed in the National Register of Historic Places.

St. Augustine is a low-lying city, crisscrossed by waterways. As the city was built-out to meet the ongoing housing demands, marshy land was infilled to maximize development opportunities. Recent hurricanes and the noticeable impacts of climate change, including more frequent and intense storms coupled with sea level rise, has increased the awareness of the vulnerability of many of St. Augustine's historic properties.

The information presented in this *Guide* was prepared to provide information to owners and tenants on evaluating options to minimize the impact of flooding on residential properties in the city's ~~Abbott Tract, Lincolnville, and Model Land Company~~ Historic Districts. It includes an overview of flood insurance and floodplain management requirements, and identifies strategies for minimizing the impact on historic integrity when implementing flood mitigation measures. This *Guide* should be considered as a supplement to consultation with architects and engineers; the St. Augustine City Code, the Florida Building Code; and, where applicable, the Historic Architectural Review Board (HARB) review process.

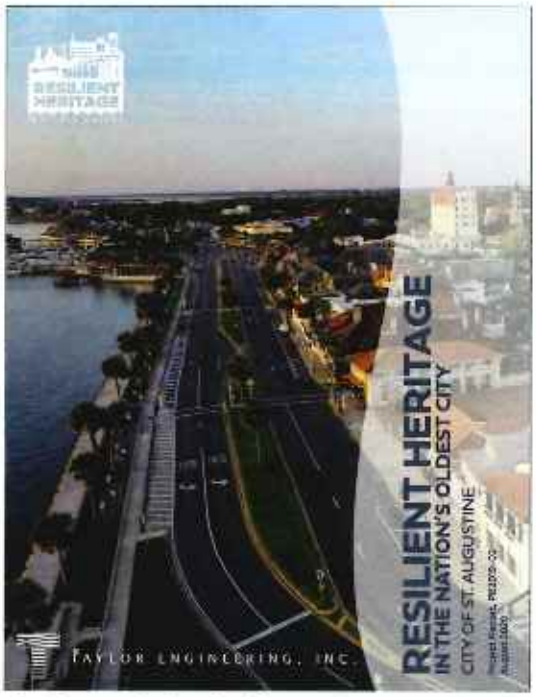
Note -
Dominique - I prefer we make this apparent all historic properties can benefit from this so we remove names of 19th + 20th c the 3 NRHDs after we say the Grant was developed with those areas in mind b/c of Hurricane Irma

ST. AUGUSTINE: RECENT FLOOD EVENTS (1994- PRESENT)



Floodplain management within a historic residential setting strives to balance each property owner's desire to protect their home with maintaining the historic character of the neighborhood.

2 Flooding

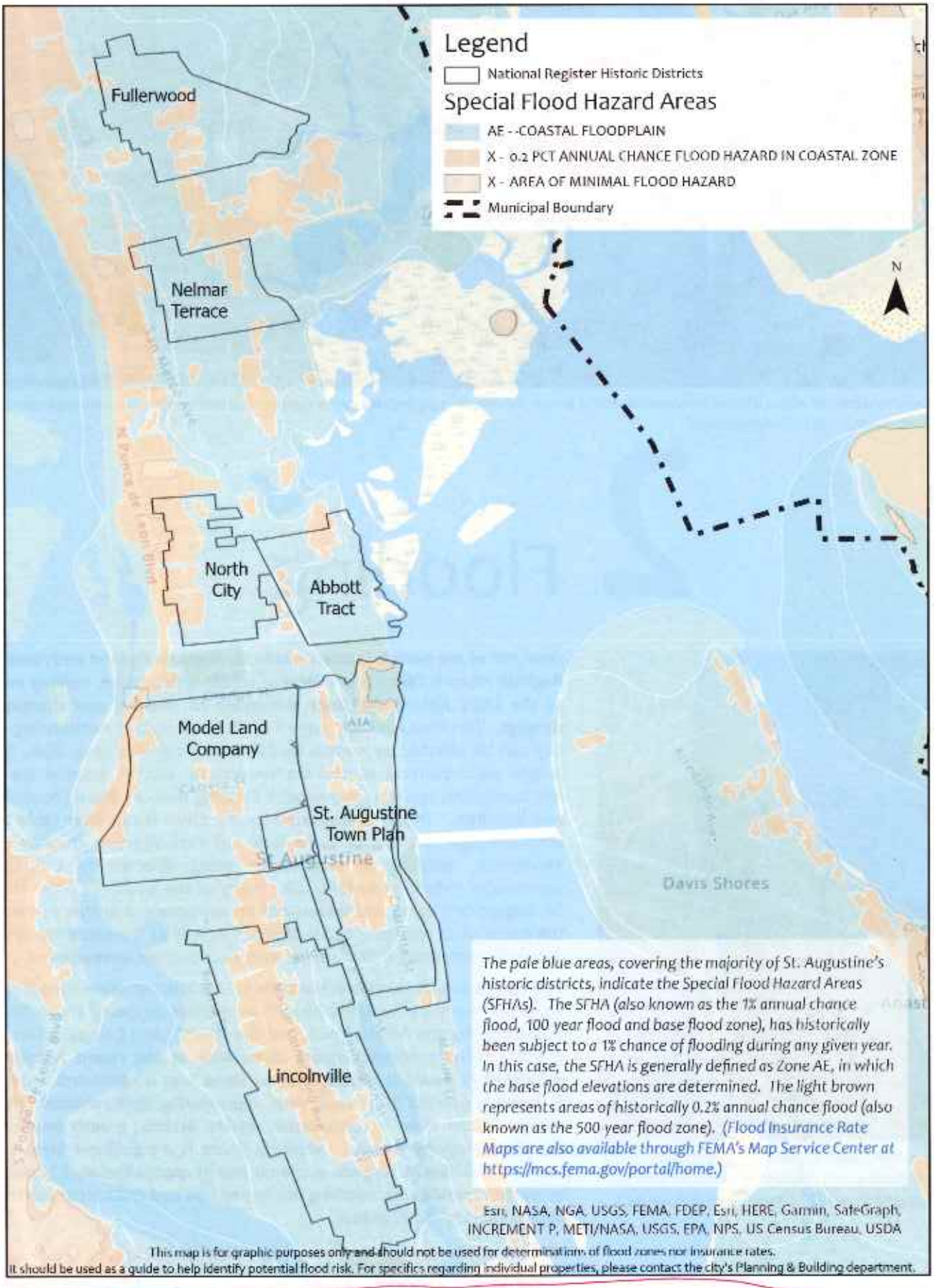


The city commissioned Resilient Heritage to assesses the impact of flooding on St. Augustine's historic resources. (www.citystaug.com/733/Preservation-Projects.)

Over 76% of the parcels located within St. Augustine's local and National Register Historic Districts are located within a floodplain, making many of the city's historic buildings vulnerable to flooding and associated damage. *(Resilient Heritage, page 11.)* The waterways surrounding the city can be affected by normal rainfall coinciding with peak tides, tidal surges accompanying coastal storms, intense rainfall, tropical storms and hurricanes, resulting in overbank flooding that can impact roadways and buildings. This is exacerbated by the City's high water table and poor drainage qualities of some local soil that impedes groundwater absorption, resulting in stormwater being directed to the city's stormwater collection system. Like many of the country's older cities, St. Augustine's aging and undersized infrastructure is unable to handle the needs of its residents and businesses as well as the every increasing demands associated with stormwater collection from its roadways.

Two recent events, Hurricane Matthew in 2016 and Hurricane Irma in 2017 impacted many of the city's historic properties including those found in Lincolnville, the Abbott Tract, and the Model Land Company Historic Districts.* ***The economic impact assessment of the recent hurricanes presented in Resilient Heritage found there was a significant increase in building permits in a storm year, representing approximately $11.7 million dollars more in construction related activity, greatly impacting the city's property owners. Similarly, there is a significant impact on tourism, resulting in forgone economic loss of approximately $20 million in tourist expenditures, resulting in a loss of jobs and estimated salaries of approximately $12.27 million.***

*These neighborhoods were the subject of grant funds that resulted in this publication and can be applied in other historic areas.


Legend
National Register Historic Districts
Special Flood Hazard Areas
AE - -COASTAL FLOODPLAIN
X - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE
X - AREA OF MINIMAL FLOOD HAZARD
Municipal Boundary
N
Fullerwood
Nelmar Terrace
North City
Abbott Tract
Model Land Company
St. Augustine Town Plan
Lincolnville
Davis Shores
The pale blue areas, covering the majority of St. Augustine's historic districts, indicate the Special Flood Hazard Areas (SFHAs). The SFHA (also known as the 1% annual chance flood, 100 year flood and base flood zone), has historically been subject to a 1% chance of flooding during any given year. In this case, the SFHA is generally defined as Zone AE, in which the base flood elevations are determined. The light brown represents areas of historically 0.2% annual chance flood (also known as the 500 year flood zone). (Flood Insurance Rate Maps are also available through FEMA's Map Service Center at https://msc.fema.gov/portal/home.)
Esri, NASA, NGA, USGS, FEMA, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA
This map is for graphic purposes only and should not be used for determination of flood zones nor insurance rates.
It should be used as a guide to help identify potential flood risk. For specifics regarding individual properties, please contact the city's Planning & Building department.

Larger properties with generous setbacks provide more opportunities for stormwater absolution and can easily accommodate extended stairs when elevation is considered as a mitigation option.

absorption

TYP.

HISTORIC PROPERTY FLOOD MITIGATION CONSIDERATIONS

can we make bigger/ bolder to fill in white space + pop?

Property-specific mitigation options are determined by individual owners or tenants within the requirements of local zoning, floodplain, and building code, and where applicable, the Historic Architectural Review Board (HARB). If the property-mitigation receives federal funding, review by Florida's Department of Historic Resources may also be required. *(Refer to Florida Division of Historical Resources, sidebar page 2.8.)* Implementation of property mitigation measures may have the added benefit of reducing flood insurance rates if compliant with the National Flood Insurance Program (NFIP).

Some of the considerations when evaluating flood mitigation options for properties include:

- **Level of flood vulnerability:** The level of a building's flood vulnerability can be determined by documenting the height of floodwater at a building during a prior storm event, consulting a Flood Insurance Rate Map (FIRM), or obtaining an Elevation Certificate. *(Refer to Identifying Flood Risk, page 2.3, and Elevation Certificate, page 2.4.)* It should be noted that FIRMs identify the flood risk at the ground on which a building sits, while Elevation Certificates identify the vulnerability at the habitable floor level. Basic improvements may be sufficient to protect buildings with lower vulnerability, while those with higher vulnerability may need to be elevated or wet floodproofed to protect from flooding.
- **Size and setbacks of parcel:** Floodproofing measures should protect a property without increasing the potential for flooding on adjacent parcels. Larger parcels with generous setbacks tend to facilitate stormwater absorption and increased options for floodproofing. Additionally, if considering building elevation, it is easier to add extended access stairs and ramps at large parcels. *(Refer to Stair Configurations, page 4.20.)*
- **Historic configuration:** At single-family homes, individual property owners can pursue the flood mitigation measures they feel are most appropriate. At attached or semi-attached homes that share a party wall(s) it is typically not possible to elevate unless all of the neighbors agree to work together.

Buildings whose first floors are located close to the surrounding ground level are more vulnerable to flooding than neighboring buildings on piers.

Queen Anne houses, which often include towers, chimneys and porches, can be more challenging to elevate than buildings with simpler geometries.

LOCATION DEFINITIONS

Base Flood Elevation (BFE): The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). [- SAFM]

Design Flood Elevation (DFE): The elevation of the "design flood," including wave height, relative to the datum specified on the city's legally designated flood hazard map. In areas designated as zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two (2) feet. [- SAFM]

Freeboard: An additional amount of height above the Base Flood Elevation (BFE) used as a factor of safety (e.g., 1 foot above the Base Flood) in determining the level at which a structure's lowest floor must be elevated or floodproofed to be in accordance with St. Augustine's floodplain management regulations.

Lowest Floor: The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [- SAFM]

Sandbags are a mitigation measure that can reduce the impact of flooding. However, sandbags and associated plastic sheets must be properly installed to be effective. (Photograph courtesy of the City of St. Augustine.)

Flood Mitigation

Flood mitigation entails actions taken by municipalities and individuals that decrease the negative effects of flooding, with the primary aim of protecting of human life and property. ***Mitigation projects can be undertaken as protective measures, in anticipation of potential flooding, but are more often a reaction to flooding, during or immediately following the recovery process.***

When considering mitigation after a flood, there is a tendency to strive to return to "normal" pre-flood conditions. Although emotionally comfortable, reinstating a condition that is prone to flood damage is not necessarily in a property owner's best long-term interest. The careful selection of mitigation options allows both a community and its constituents to be forward-thinking, particularly in considering rising flood vulnerability associated with increased storms, precipitation, and development in flood-prone areas.

A wide range of mitigation measures can be implemented to address flooding of various types and extents. ***Community-wide mitigation options tend to be larger and beneficial to an expanded area, such as the seawall along the Mantazas River, the Lincolnville drainage improvement project, and more rigorous construction codes that improve a structure's ability to withstand a flood or storm. By contrast, property-specific mitigation options are initiated by an owner or tenant and are typically implemented to reduce flood impact at a single parcel. In some circumstances, community-wide mitigation may alleviate the need for individual property mitigation, but are usually completed in conjunction with complementary property-specific mitigation options for the best long-term protection.***

FLOODPLAIN MANAGEMENT FOR HISTORIC PROPERTIES

Historic properties in St. Augustine include those designated as a contributing resource to a National Register Historic District, a local historic district, an individually designated National Register property, or an individually Landmarked property. ***Although the NFIP provides provisions for historic properties, all properties in St. Augustine are subject to the City's floodplain regulations, including historic properties.*** It should be noted that any variance for floodplain compliance:

- Leaves buildings vulnerable to flooding and damage;
- Does not otherwise relieve property owners from obtaining flood insurance if otherwise required; and
- May foster a false belief that the flood risk i r eliminated.

D-historic props are exempt from sub. imp. as long as designation remains

If a property has been substantially damaged an ; would cause the building to lose its historic design variance can be sought to forego full floodplain management compliance. However, ~~***if a property owner substantially improves a property over any five-year period or if***~~ ***alterations occur at a property causing it to lose its historic designation, the property must comply with all requirements of the city's Floodplain Management Ordinance and the Florida Building Code.*** (Historic properties are exempt from Substantial Improvement requirements.) ***To minimize future costs of flood recovery for all buildings, including those granted a variance to maintain historic integrity, it is recommended that mechanical equipment and systems be located at least 18" above the Base Flood Elevation (BFE).*** In addition, flood damage-resistent materials should be used in areas up to 18" above BFE. *(Refer to Basic Improvements, page 3.1.)*

HISTORIC ARCHITECTURAL REVIEW BOARD

Historic preservation review by the St. Augustine Historic Architectural Review Board (HARB) for flood mitigation is only applicable to those properties that would otherwise be subject to review. The goal of historic preservation review is to improve the resilience to flood hazards while minimizing the impact on historic setting, materials, features, and finishes.

The St. Augustine HARB has jurisdiction over all proposed exterior alterations to properties in locally designated historic districts. Proposed exterior improvements to address flood mitigation, whether proactively to provide protection, emergency repairs following a flood event, or larger projects to make buildings serviceable, fall within HARB's jurisdiction. Immediately following a flood, HARB encourages stabilization repairs, including the installation of temporary shoring and roof tarps. Quick action has the potential to reduce additional damage and secondary damage such as mold.

In its review of flood mitigation measures, HARB utilizes the same criteria as it does for other types of alterations. Their goal is to maintain integrity, or the ability of a property to convey its historic significance. This includes proposed additions intended to offset loss of usable space at existing buildings. However, HARB recognizes that the increased compliance for flood mitigation at the City's most vulnerable properties will likely require greater interventions and more flexibility in the historical review process. *(Refer to Maintaining Historic Character, page 4.4.)*

Floodplain management for historic properties balances the protection of human life and property with the maintenance of historic character.

SUBSTANTIAL ~~IMPROVEMENT~~ Damage

Substantial ~~improvement~~ means any repair, reconstruction, rehabilitation, or improvement of a structure, where the actual cost of the improvement or repair of the structure to its pre-damage condition equals or exceeds, ~~over a five-year period,~~ a cumulative total of fifty (50) percent of the market value of the structure either:

(1) Before the improvement or repair is started; or

(2) If the structure has been damaged and is being restored, before the damage occurred. (City Code)

Historic properties are exempt from Substantial Improvement requirements in St. Augustine.

FLORIDA DIVISION OF HISTORICAL RESOURCES REVIEW

The Florida Division of Historical Resources (DHR) reviews flood mitigation and repair measures for historic properties to ensure, to the degree possible, that the proposed alterations do not affect the property's historic character, integrity, and eligibility for funding. DHR reviews properties that are:

- Receiving federal tax credits;
- Receiving state or federal funding; or
- Receiving state or federal permits.

Prior to undertaking any further work, DHR should be contacted to review properties under their jurisdiction. DHR review is not a substitute for local HARB review. If there are differences of opinion between HARB and DHR review, the more stringent option will typically apply. *(Refer to Presidential Disaster Declaration Funding, sidebar page 2.6.)*

We changed code it's U or a per permit basis no 5-year/cumulative value

Nuisance flooding is a regular part of life in St. Augustine.

COMMUNITY RATING SYSTEM

The Community Rating System (CRS) program. The CRS is a voluntary program that recognizes and encourages community floodplain management activities that exceed NFIP requirements. A goal of the CRS is to reduce a property's vulnerability to flooding. One of the ways that municipalities achieve the goal is to require that buildings be elevated or constructed above the BFE, lessening the potential impact.

The City of St. Augustine has established a Design Flood Elevation (DFE) that is one foot above the Base Flood Elevation (BFE). The additional height requirement is referred to as freeboard. ***The city's higher standards have allowed St. Augustine to achieve a CRS rating of 5, providing property owners with up to a 25% reduction in their flood insurance premiums.***

The rating will vary according to NFIP audits

To be compliant with St. Augustine's floodplain regulations, the lowest floor of residences must be at or above the city's DFE or wet-floodproofed. However, a variance can be sought for designated historic properties. Dry floodproofing is not a compliant option for residences seeking to participate in the NFIP nor under St. Augustine's regulations. *(Refer to Wet Floodproofing, page 5.1, and Appendix A: Glossary, page A.1, for Dry Floodproofing.)*

Local Floodplain Management

Floodplain management requirements are intended to reduce the risk to human life, property, and building contents related to flooding. The City of St. Augustine's Planning and Building Department administers the floodplain management regulations that have been adopted by the city. The adoption of local floodplain management requirements allows the city to participate in the National Flood Insurance Program (NFIP), thus allowing its residents to apply for flood insurance and the community to receive assistance in the event of a disaster. *(Refer to National Flood Insurance Program, page 2.5.)* Although the NFIP establishes minimum requirements for floodplain management, the city's regulations are more stringent, encouraging increased protection for the city's properties and expedited recovery in the event of a flood. *(Refer to Community Rating System, sidebar at left.)*

Although property owners are encouraged to implement floodplain management requirements pro-actively and as part of minor construction and repair projects, there are some construction activities that require compliance. ***Proposed property improvements within a SFHA, ~~including within the Lincolnville, Abbot Tract, and the Model Land Company Historic Districts,~~ must comply with all applicable St. Augustine City Code requirements, including the floodplain management regulations, found in the City of St. Augustine's Code of Ordinances.***

Within a designated floodplain, there are many types of work subject to floodplain management regulations that are applicable to all properties, including those designated as historic within the city unless a variance is granted. *(Refer to Floodplain Management for Historic Properties, page 2.8.)* Flood Examples include, but are not limited to:

- Modifying or adding any building system or equipment, including electrical, plumbing, heating, air conditioning, and generators *(refer to Relocation of Critical Systems & Equipment, page 3.4, and Back Flow Preventers, page 3.5)*;
- Installed finishes, doors, and windows vulnerable to flooding *(refer to Use of Flood Damage-Resistent Materials in Flood-Prone Locations, page 18)*;
- Limiting the use of basements and flood-prone areas to parking, building access, and storage *(refer to Wet Floodproofing, page 5.1)*;
- Undertaking substantial improvements to existing structures *(refer to Substantial Improvement, sidebar, page 2.8)*;
- Constructing an addition to an existing structure; and
- Erecting a new building.

Property owners considering complex alterations and new construction should contact the Planning and Building Department to determine the floodplain management regulations applicable to a proposed project and to better understand the permit review process. In addition, there are numerous helpful resources available from the city and the federal resources. *(Refer to Appendix B: Resources, page B.1, and Construction Approval in the Floodplain (SFHA), sidebar page 2.12.)*

The first floor of this homes was built above today's anticipated height of floodwater and may benefit from lower flood insurance premiums if the lower level is unoccupied.

PROPERTY FLOOD INSURANCE

NFIP insurance is currently available to all owners of eligible residential and commercial properties throughout St. Augustine, regardless of the property's flood risk. ***Flood insurance is required for some properties, such as mortgaged properties located within high-risk areas, but it should be considered by owners of all properties at risk for flooding. In cases where flood insurance is not required, each property owner must assess their property's level of risk and their ability to financially recover from a flood event when considering forgoing coverage. In the event of a flood, any flood-related damage not covered by insurance is largely the responsibility of the owner and/or tenant.***

Some alterations required to protect a property from flooding (e.g., elevation, wet floodproofing, or dry floodproofing) and to achieve lower insurance premiums can sometimes be at odds with best practices for historic preservation. The key is to balance the extent of change required for flood protection with the historic character. *(Refer to Building Elevation, page 4.1, and Wet Floodproofing, page 5.1.)* Alterations can jeopardize the historic character and integrity of a building, property, and setting. If the changes cause the building to no longer meet the definition of a "Historic Structure," full floodplain management requirements must be met. All contributing properties in St. Augustine's National Register and locally designated historic districts in addition to all individually Landmarked properties meet the criteria of "Historic Structures" under the NFIP. *(Refer to Local Floodplain Management, page 2.7, Floodplain Management for Historic Properties, page 2.8, and Substantial Improvement, sidebar page 2.8.)*

WIND INSURANCE

The most severe flooding in St. Augustine typically occurs when the city is impacted by either a tropical storm or hurricane. Severe winds can cause damage to buildings both directly and indirectly with falling tree limbs and airborne debris. Unlike flood insurance, in the state of Florida wind insurance is included as part of a typical homeowner's insurance policy. Property owners should verify the adequacy of their coverage.

FLOOD INSURANCE COVERAGE

Flood insurance is available for tenants and property owners from the National Flood Insurance Program (NFIP) for buildings and contents at qualified properties in the following coverage amounts:

	Commercial	Residential
Building	$500,000	$250,000
Contents	$500,000	$100,000

Flood insurance is also available from private companies, although amounts may vary.

PRESIDENTIAL DISASTER DECLARATION FUNDING

The federal government provides financial assistance only in the event of a Presidential Disaster Declaration. ***However, most incidents of flooding do not warrant the declaration and even with a disaster declaration, not every impacted property will qualify for assistance. In both cases the property owner would be financially responsible for necessary repairs through flood insurance or other means.***

Following a Presidential Disaster Declaration, federal funding may be available from the:

- **Individuals and Households Program (IHP):** Administered by FEMA, IHP provides financial and direct services to eligible individuals and households affected by a disaster who have uninsured or under insured necessary expenses and serious needs. In 2018, the IHP program grant limit was increased to $34,900. *(www.fema.gov.)*
- **U.S. Small Business Administration (SBA):** The SBA makes long-term, low-interest loans for both residential and commercial use through its Disaster Loan Assistance program to address both physical and economic damage from a declared disaster. *(www.sba.gov.)*
- **U.S. Department of Housing and Urban Development (HUD):** HUD can provide funding through its Community Development Block Grant Disaster Recovery (CDBG-DR) Program. To be eligible for funding, the proposed project must be a CDBG eligible activity and meet a CDBG national objective. *(www.hudexchange.info/programs/cdbg-dr/.)*

Flood insurance, which is available through the National Flood Insurance Program (NFIP) and private companies, can allow property owners the financial means to more quickly recover from a flood.

Federal Flood Regulations

ACRONYMS

BFE: Base Flood Elevation

CRS: Community Rating System

DEM: Division of Emergency Management

DFE: Design Flood Elevation

DHR: Division of Historical Resources

FBC: Florida Building Code

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Map

GIS: Geographic Information System

HARB: Historic Architectural Review Board

LiMWA: Limit of Moderate Wave Action

NFIP: National Flood Insurance Program

NOAA: National Oceanic and Atmospheric Administration

NPS: National Park Service

SAFM: St. Augustine Floodplain Management Ordinance

SFHA: Special Flood Hazard Area

NATIONAL FLOOD INSURANCE PROGRAM

Established in 1968, the National Flood Insurance Program (NFIP) offers repair assistance for flood-damaged properties; provides maps of floodplain areas, delineating zones of risk; and makes flood insurance available to property owners.

The intent of the NFIP was to:

- Allow property owners to purchase flood insurance from the Federal government where private insurance was unavailable or cost prohibitive;
- Provide a national insurance funding pool to distribute the risk across a larger geographic area, thus reducing premium costs; and
- Provide incentives for flood risk management, thus reducing the overall costs of flooding.

In many ways, flood insurance works like other types of insurance. In exchange for the payment of a premium, the insurance provider guarantees compensation or partial compensation for a covered loss. The cost of premiums varies with the level of risk; for example, less flood-prone properties will have lower premiums than those in more vulnerable locations. With flood insurance, a property owner or tenant is eligible to receive funds for recovery following a flood event. Flood insurance is typically available to cover damage to both the property (i.e., residential and commercial buildings) and contents (i.e. furnishings and objects). As a participant in the Community Rating System, St. Augustine's property owners and tenants are eligible for discounted flood insurance premiums. *(Refer to Community Rating System, sidebar page 2.7.)*

all subheadings: Bolder or Bigger?

INCREASING FLOOD RISK

Like many communities in Florida, St. Augustine is experiencing an increase in the rate and intensity of flooding over historical trends. Roads that used to weather a storm can now become impassable; temporary ponds form after heavy rains; and property owners have to address new, more frequent, or more severe impacts, such as flood waters inundating their homes. Increased precipitation attributed to climate change is one of the key contributing factors, made worse by when occurring during high tide or accompanied by the high winds of a strong storm or hurricane. These factors can occur separately or together, and all stress infrastructure systems that, in some cases, have already begun to fall due to age and/or lack of maintenance.

Severe hurricane winds and changing wind patterns can contribute to more frequent coastal flooding and higher storm surge, while St. Augustine's high watertable can decrease the soil's ability to absorb a downpour. Significant increases in rainfall can overwhelm rivers, waterways and stormwater systems and lead to flash flooding. While disruptive to property owners and visitors alike, there is also a substantial economic impact on the City as a whole.

"Along the Atlantic and Gulf Coasts of Florida, the land surface is also sinking. If the oceans and atmosphere continue to warm, sea level along the Florida coast is likely to rise one to four feet in the next century. Rising sea level submerges wetlands and dry land, erodes beaches, and exacerbates coastal flooding."

- Environmental Protection Agency, August 2016

The City of St. Augustine strives to keep its residents safe and minimize the increasing risk of flood-related property damage. In consideration of rising sea levels, the City has established a Design Flood Elevation (DFE) that is one-foot higher than the Base Flood Elevation (BFE). To meet St. Augustine's floodplain management requirements, which the top of the bottom floor, typically the first floor, (B) must be at least one-foot higher than the Base Flood Elevation (A). The height of the first floor above the ground is calculated as the difference the top of the bottom floor and highest adjacent grade next to the building (B minus C). *(Refer to Floodplain Management for Historic Properties, page 2.8.)*

ELEVATION CERTIFICATE

The best way to obtain an accurate flood risk assessment for a specific property is to acquire an Elevation Certificate from a licensed surveyor, architect, or engineer. The Elevation Certificate will identify the height of the lowest floor relative to the Base Flood Elevation (BFE) or SFHA. ***The height of the lowest occupied floor, which may be the basement, can be used to calculate flood insurance rates and determine the height to which the building must be protected to comply with St. Augustine's floodplain management regulations. Elevation Certificates are also required when constructing a new building or an addition to an existing building to ensure compliance with floodplain regulations. They can also be commissioned by owners of existing properties within a floodplain whose lowest occupied floor is above the BFE to potentially take advantage of flood insurance rate reduction.*** These are not performed by city officials however the Building Dept. may have a copy on file associated w/ recent permit activity

SPECIAL FLOOD HAZARD AREAS

An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in Florida Building Code, Building Section 202.] [- SAFM]

The Special Flood Hazard Area (SFHA) is based upon historical data. It includes two different flood zones on the FIRMs: A Zones and V Zones. The difference between the two zones is that V Zones are subject to storm-induced velocity wave action (for example, a beach front house that could be inundated in a storm), while A Zones are not. ***Nearly all of St. Augustine's Historic Districts are within AE Zones.***

AE ZONE

Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

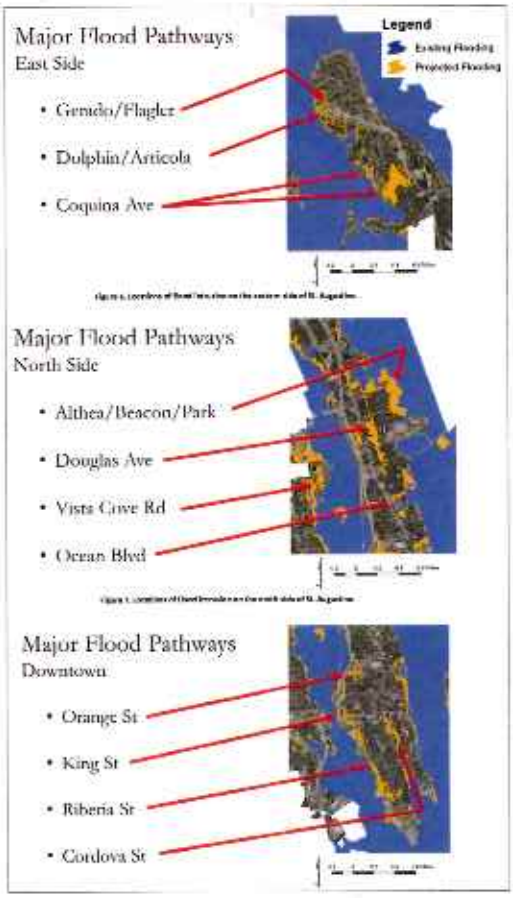
FLOODSMART

FloodSmart, administered by FEMA, is the official website of the National Flood Insurance Program (NFIP). It is valuable resource for property owners and includes information regarding flood risk, flood insurance, and reducing flood risk. *(www.floodsmart.gov/.)*

PRE-FIRM STRUCTURES

A building for which construction or substantial improvement occurred on or before December 31, 1974 or before the effective date of an initial Flood Insurance Rate Map (FIRM). [- NFIP]

Buildings constructed or substantially improved after the community's initial FIRM should have been constructed in compliance with the local floodplain ordinance. Most historic buildings are pre-FIRM structures.



St. Augustine is susceptible to flooding from multiple directions. The maps to the left indicate both existing flooding, in blue, and anticipated projected flooding, in gold. (Florida Dept. of Economic Opportunity, 2016)

FLOOD-PRONE WATERWAYS

- Hospital Creek
- Maria Sanchez Lake
- Matanzas Bay
- Oyster Creek
- Salt Run
- San Sebastian River

Identifying Flood Risk

Flooding can occur from a variety of natural sources including storms, precipitation, the ocean, bays, harbors, rivers, streams, and creeks. Flooding can also occur as a result of failures of man-made infrastructure such as water and storm water systems. Although flood threat from infrastructure failure is often sudden and unpredictable, low-lying, flood prone areas located adjacent to or near waterways, also known as floodplains, are mapped by the Federal Emergency Management Agency (FEMA). Information regarding a property's flood vulnerability can be found on FEMA's Flood Insurance Rate Maps (FIRMs) available online through FEMA's Flood Map Service Center, which can be searched by street address. FIRMs serve as the basis for floodplain regulation and management, as well as a tool for determining flood insurance premiums. ***However, FIRMs are based upon historical or current flood data and do not address future threats such as subsidence and sea level rise.***

The FIRMs identify the extent of the 1% floodplain of the ground, also known as the 100-year floodplain, or Special Flood Hazard Area (SFHA), representing the properties at the greatest risk of flooding. Buildings outside of the SFHA with levels below grade, such as basements, may be equally vulnerable to flooding while buildings that are a few steps above grade (such as many of St. Augustine's residences) are less vulnerable. In addition, properties outside of designated floodplains often experience flooding during major storm events, such as hurricanes and tropical storms.

crawlspaces

FLOODPROOFING CERTIFICATE

Documentation of certification by a registered professional engineer or architect that the design and methods of construction of a nonresidential building are in accordance with accepted practices for meeting the floodproofing requirements in the community's floodplain management ordinance. This documentation is required for both floodplain management requirements and insurance rating purposes. [- FEMA]

For insurance rating purposes, a building's floodproofed design elevation must be at least (12" - St. Augustine) above the Base Flood Elevation (BFE) to receive full rating credit for the floodproofing. If the building is floodproofed only to the BFE, the flood insurance rates will be considerably higher.

GUIDELINES FOR FLOOD ADAPTATION FOR REHABILITATING HISTORIC BUILDINGS

In June 2021, the National Park Service released the *Guidelines for Flood Adaptation for Rehabilitating Historic Buildings*, providing further direction for communities, property owners and tenants considering the impact of flood mitigation projects. *(www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf.)* The *Guidelines* include information on some mitigation options for non-residential properties that are not included in this document.

PRESERVATION RECOMMENDATIONS

- ❑ Retain historic building features
- ❑ Salvage and reuse features that cannot be retained
- ❑ Reconstruct features that cannot be salvaged, including foundation transitional features such as wood skirt boards and masonry water tables
- ❑ Minimize alteration of character defining features
- ❑ Integrate required new design elements and materials that are visually appropriate for the historic character

The best option for vulnerable wood-framed buildings is usually elevation.

- **Building type and style:** The historic relationship of a building to the ground will vary based on the type, style, and massing, with some forms of elevation lending themselves to some options. For example, slab-on-grade construction tends to be more challenging to elevate than a house supported by piers.
- **Historic building material:** Wood-framed buildings cannot be wet floodproofed nor are they good candidates for temporary barriers and shields, but they do tend to be easier to elevate. Temporary barriers and shields may offer protection to masonry and concrete buildings, which may be good candidates for wet floodproofing or elevation.
- **Potential for flood insurance premium reduction:** Residential property owners can achieve flood insurance rate reductions for an approved building elevation or wet floodproofing project. *(Refer to Floodproofing Certificate, sidebar at left.)* Others measures, such as basic improvements, can reduce damage from floodwater but will not result in insurance premium reductions. *(Refer to Basic Improvements, page 3.1.)*
- **Implementation costs:** Many of the basic repairs that can reduce the impact of flooding are relatively inexpensive, although the more complex options, such as building elevation and wet floodproofing, are significantly more costly. *(Refer to Construction Approval in the Floodplain (SFHA), sidebar page 2.12, for funding for opportunities for elevating existing buildings.)*
- **Impact on historic integrity:** It is important to keep in mind that the practice of flood mitigation has not traditionally taken a building's historic character into account. Flood mitigation strategies tend to require change, often radical change, that can damage or destroy the integrity or character of historic properties. If a property is altered to the point it is no longer eligible to be designated as historic, the owner must comply with the city's Floodplain Management ordinance. When selecting flood mitigation options, every effort should be made to minimize the impacts on the building's historic integrity. *(Refer to Floodplain Management for Historic Properties, page 2.8.)*

Although basic improvements can improve the flood resilience of many properties, elevation is often the best long-term mitigation option for vulnerable wood-framed buildings.

RESIDENTIAL FLOOD MITIGATION OPTIONS

since these are not sentences separate from following sentence

There are three general categories of flood mitigation options for residential properties, all of which should be planned in a manner that is compatible with the historic building and its setting.

- **Basic Improvements:** ***Simple, low-impact strategies that can be applied to almost all properties and are relatively easy and inexpensive to complete.*** Basic improvements do not typically require the services of a design professional. The location of building systems and equipment above floodwater are required for both building elevation and wet floodproofing. Basic improvements on their own can reduce the impact of flooding and facilitate recovery, however, it is unlikely that they will result in reduced flood insurance premiums.
- **Building Elevation:** ***Raising a building so the lowest habitable floor and building systems are located above the Base Flood Elevation (BFE).*** Although all buildings can be elevated, it is typically easier and less costly to elevate a wood-framed building than a masonry or concrete building. Both residential and non-residential buildings may be elevated for flood insurance premium reductions.
- **Wet Floodproofing:** ***Measures applied to a building that allows floodwater to enter a building and rise at the same rate and to the same level as floodwater outside of a building.*** Wet floodproofing can be applied to masonry or concrete buildings, and may be the best option for residential and non-residential buildings that are difficult to elevate. Both residential and non-residential buildings may be wet floodproofed for flood insurance premium reductions.

c19+20 century

The majority of historic residences in the ~~Lincolnville, Abbot Tract, and Model Land Company National Register Historic Districts~~ are wood-framed, lending themselves to building elevation as the most effective flood mitigation option. Most new residential construction tends to be wet floodproofed. ***Building alterations, such as elevation and wet floodproofing are more complex, require the assistance of a design professional, and typically have the greatest impact on the integrity of historic properties.*** To help offset more costly options, the local historic prop tax exemption can be used.

CONSTRUCTION APPROVAL IN THE FLOODPLAIN (SFHA)

The Planning and Building Department is available to assist applicants in determining the flood mitigation option that is most appropriate for their circumstances. The Planning and Building Department may be able to assist residential property owners in obtaining a federal grant to finance up to 75% of the cost of elevating their home. *(Refer to Florida Division of Historical Resources Review, sidebar, page 2.8.)*

DESIGN PROFESSIONALS

The National Flood Insurance Program (NFIP) has established specific compliance requirements for flood mitigation projects. ***In addition to complying with the Florida Building Code, alterations to buildings located within locally designated floodplains must also comply with the floodplain management and historic property regulations a found in the St. Augustine City Code.***

The review process for elevation and wet floodproofing, requires the preparation of drawings by a licensed architect or structural engineer. Improperly installed or constructed elevation or wet floodproofing alterations can result in significant damage to an existing building and prevent owners from benefiting from reduced flood insurance premiums. ***To expedite the review process, consultation with an architect or structural engineer who has specific experience with flood mitigation alterations and St. Augustine requirements is highly recommended.***

A licensed architect, engineer, or surveyor is also required to prepare an Elevation Certificate to take advantage of reduced flood insurance rates. *(Refer to Elevation Certificate, page 2.4.)*

Poorly maintained buildings are more suspectable to storm damage from floodwater and high winds. due to wear & tear on roof materials and fasteners etc

3 Basic Improvements

Basic improvements are generally simple, low-impact strategies that are relatively simple and inexpensive to complete, and in some instances, do not require the services of a design professional. Although they typically will not result in a reduction in flood insurance premiums, they can potentially reduce the damage caused by flooding.

Whether or not a more complex mitigation project is anticipated, there are several relatively low-cost basic improvements that can be undertaken by property owners to improve flood resilience and recovery. These basic improvements are relatively easy to complete, and if carefully executed, do not require significant modification of historic residences and typically have limited impact on historic integrity. ***Multiple basic improvements can often be implemented at a single property, improving its resiliency and flood recovery success.***

Basic improvements can include:

- Maintenance of historic resources and properties;
- Relocation of critical systems and equipment above the Design Flood Elevation (DFE);
- Installation of back flow preventers;
- Installation of secondary power sources to allow electrical independence in the aftermath of a storm;
- Use of flood damage-resistant materials in flood-prone locations;
- Temporary door and window barriers; and
- Landscape improvements.

BASIC IMPROVEMENT REQUIREMENTS

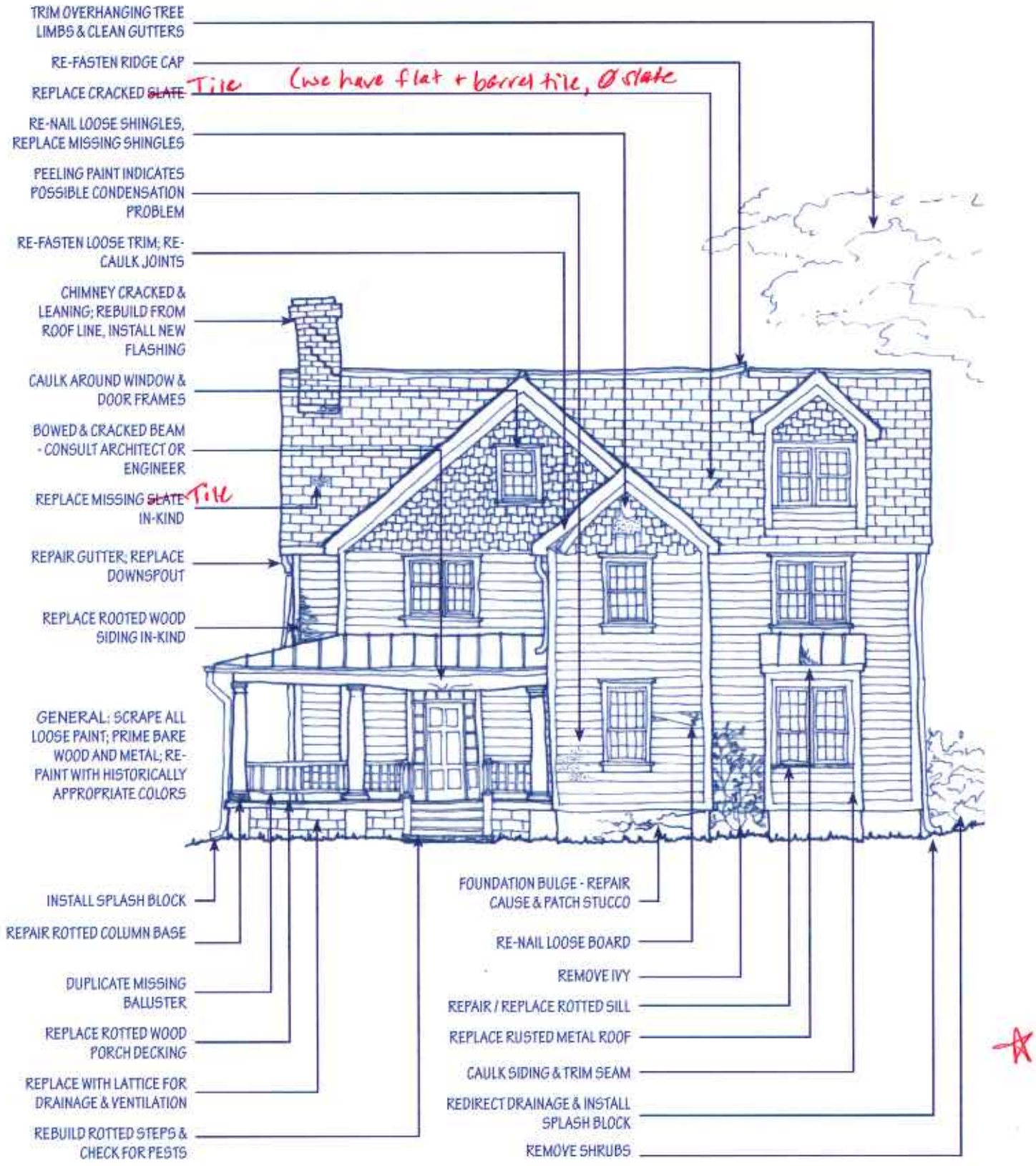
Some basic improvements are required as part of a building elevation or wet floodproofing project including the location of systems and equipment above the DFE and use of flood damage-resistent materials.

In addition, Planning and Building Department approval may be required for some work subject to the St. Augustine City Code and Florida Building Code including:

- Installation of building systems and equipment;
- Installation of back-flow preventers;
- Installation of solar panels and generators;
- Changes to impervious surface coverage; and
- Modification of site drainage patterns.

HARB approval may also be required for exterior modifications of properties under their jurisdiction. *(Refer to Historic Architectural Review Board, page 2.8.)*

TYPICAL BUILDING MAINTENANCE NEEDS



Downspouts should be oriented to discharge stormwater to allow flow away from and not towards building foundations.

High winds associated with tropical storms and hurricanes can topple and uproot trees.

Replacing damaged or missing siding can prevent stormwater infiltration and prevent it from becoming airborne debris.

MAINTENANCE

Regular maintenance helps to:

- Preserve buildings, structures, and properties;
- Protect real estate values and the investment;
- Protect buildings, structures, and properties from flood damage; and
- Keep St. Augustine an attractive place to live, work, and visit.

Flooding is often accompanied by secondary factors, such as high winds, and can be followed by fire. There are simple maintenance measures that can reduce the vulnerability of historic properties to primary and secondary hazards that should be completed at all properties, including:

- Grading land to promote positive drainage away from historic buildings (City approval should be sought for potential impact on neighboring properties, sidewalks, or roadways, as required); & archaeology
- Trimming overhanging tree limbs that might crash through a roof or take down electric and telephone lines in a wind storm;
- Clearing site debris that might become waterborne or airborne (if high winds accompany the flood), clog storm drains, provide fuel for a fire, and harbor pests or cause damage to the historic building or surrounding buildings;
- Ensuring oil and propane tanks, including barbecue grills, and associated connections, are well maintained and anchored to prevent flotation;
- Removing clutter and unnecessary storage in a building, particularly if items are hazardous, highly flammable, or located in a flood-prone area,;
- Maintaining roofing, flashing, gutters, and downspouts to direct stormwater away from buildings and allow absorption on the property;
- Reinforcing roof framing to support wind loads;
- Repointing masonry and repairing stucco, including chimneys, walls, foundations, and piers, to prevent collapse and stormwater infiltration;
- Replacing or securing missing or dislodged siding to prevent stormwater infiltration and potential wind-borne debris;
- Replacing cracked window glass that can shatter in a wind storm and allow water infiltration;
- Sealing openings between building components or around penetrations such as hose bibs or conduits through walls;
- Maintaining shutters in an operational condition to protect windows from airborne debris in a wind storm;
- Replacing cracked pipes to prevent plumbing leaks or sewer failure; and
- Replacing batteries in smoke and carbon monoxide detectors to provide notification of a fire or gas leak.

Regular maintenance is an important factor in the long-term protection of all buildings and structures. However, a poorly maintained building, particularly one that is structurally compromised, is a poor candidate for floodproofing since the floodwater can more easily enter a building and further destabilize its structure.

The height of the floodwater impacted the electrical service for this house. (Photograph courtesy of the City of St. Augustine.)

RELOCATION OF CRITICAL SYSTEMS & EQUIPMENT

Damage to building systems and equipment can be a potentially costly effect of flooding. Traditionally, building systems and equipment are often located in a basement, on the first floor, or at exterior grade. ***Even short-term exposure to floodwater can permanently damage any of these systems, making them useless in the flood recovery process.*** In addition, relocating equipment to a higher elevation level may limit an environmental hazard by preventing gas, oil, and chemicals from mixing with flood water, in addition to electrification.

The types of systems and equipment that could be impacted include:

- Heating;
- Hot water;
- Air conditioning;
- Electrical / Security / Communications; and
- Kitchen / Laundry Appliances.

Relocation will often require raising the systems and equipment to higher levels, at a minimum to the DFE. This includes not only major equipment but raising secondary elements such as electrical outlets, junction boxes, switches, disconnects, panels, and meters.

All relocated equipment should be installed in a manner that meets the Florida Building Code, the St. Augustine City Code, and the manufacturers' requirements including clearances, access, and ventilation. At the interior of a building, the equipment and appliances can be placed on raised platforms or relocated to upper floors can result in the loss of habitable space. This can include boilers, water heaters, electrical panels, washers, and dryers.

Relocation of exterior equipment may require mounting on roofs, freestanding platforms, or wall platforms. Every effort should be made to minimize the visibility of all equipment by selecting a visually inconspicuous location and screening materials such as shrubs and fencing from both the public way and neighboring properties. *(Refer to Foundation Screening, page 4.12.)*

Exterior equipment should be installed so that it is elevated above the anticipated floodwater height. As the shrubs grow, they will provide visual screening.

Building systems and equipment are vulnerable to damage from floodwater and can be costly to replace.

PROTECTING BUILDING SYSTEMS

FEMA publication P-348, Edition 2, *Protecting Building Utility Systems From Flood Damage Principles and Practices for the Design and Construction of Flood Resistant Building Utility Systems* (February 2017) provides guidance on the protection of residential systems and equipment.

Municipal back flow preventers can protect contaminated water from entering the water supply in a neighborhood. Individual property owners can also install back flow preventers to protect their homes.

Propane tanks can provide an alternative fuel source however, they should be secured, such as the strap tie-down in this example, to prevent floatation during a flood event.

BACK FLOW PREVENTERS

During a heavy rain or storm condition in which the flow in the sewer system exceeds the available pipe capacity, plumbing fixtures are vulnerable to backups. This is particularly true in cities with combined water and sewer systems like St. Augustine.

A back flow preventer, or a backwater valve, is a device that's installed on pipes that allows sewage to flow in one direction but never in the opposite direction. They can prevent contaminated sewer water from entering a building through the plumbing and discharging through floor drains, toilets, and sinks.

If a back flow preventer has not been installed in advance of a potential flood event, as an interim measure, drain plugs can be installed at floor drains to prevent sewer backups. However, they will likely need to be removed to allow trapped floodwater to recede.

Secondary power sources, such as solar panels, can facilitate recovery from a flood. The visual impact of solar panels can be mitigated with placement on secondary elevations; installation parallel to the roof surface; selecting a frame-less panel that matches the roof color; and maintaining a consistent minimum offset of 6-inches from eaves, rakes, and ridges.

INSTALLATION OF SECONDARY POWER SOURCES

Loss of power often occurs as the result of flooding, particularly when accompanied by high winds. This could be property specific – loss of power at a building – or impact multiple properties – downed electrical lines in a neighborhood. An independent power source, such as solar collectors or a generator, can provide a means of facilitating recovery after a flood, allowing equipment such as sump pumps and fans to remain operational, thus, speeding up a return by occupants. Like the relocation of critical systems, every effort should be made to minimize the visibility of secondary power sources and propane tanks.

Following a flood, dumpsters collect damaged materials and furnishings and temporary storage units hold salvageable items while the house is repaired.

USE OF FLOOD DAMAGE-RESISTANT MATERIALS IN FLOOD-PRONE LOCATIONS

Certain materials are less affected by being submerged in water than others. FEMA categorizes building materials in one of five levels to rank their potential resistance to flood, ranging from those that require a constant dry environment to those that can withstand high flood exposure. Several interior materials popularized during the mid-20th century that appear to be water resistant are also rated "unacceptable" for flood resistance including solid wood doors and flooring, linoleum tile, and regular plywood.

Brick, which is a common exterior material for historic buildings, is classified as having an "Acceptable" flood resistance without the application of any coatings. It should be noted that FEMA's material ratings are for individual materials rather than wall and floor assemblies. Therefore, each component in an assembly should be evaluated for flood resistance. For example, although individual bricks may be acceptable, brick walls can only provide protection if all components of the wall assembly are acceptable, and well maintained. This includes ensuring that mortar joints are repointed and that joints and penetrations are sealed.

Lower portion of wall finish removed in Lincolnville home to allow the cavity to dry out following a flood. Electrical service should be elevated if home remains at current elevation. (Photograph courtesy of the City of St. Augustine.) Also reveals sub standard work from prior flood recovery. Always use licensed professionals.

Although the brick may be an acceptable flood resistent material, the lack of mortar provides a path for flood water ingress. (Photograph courtesy of the City of St. Augustine.)

FLOOD-RESISTANT MATERIALS

Materials identified by FEMA as flood resistant and available in the following documents:

FEMA Technical Bulletin 2: *"Flood Damage-Resistant Material Requirements for Buildings Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program"* (2008)

FEMA Technical Bulletin 7: *"Wet Floodproofing Requirements for Structures Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program"* (1993)

Compliance with NFIP non-structural elevation wet floodproofing requirements may necessitate replacement of historic materials with alternative flood damage resistant materials below the BFE/DFE.

COQUINA

Coquina, found at many of St. Augustine's oldest buildings, is a sedimentary limestone rock composed almost entirely of shell and fossil fragments. It can be a fairly porous material that allows water to flow through, particularly when submerged for extended periods of time. Although not characterized by FEMA for flood resistance, it should be treated as an "unacceptable" material and be protected from prolonged exposure to floodwater.

In the 2015 publication Flooding and Historic Buildings, Historic England's conclusions differ from FEMA's Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, regarding historic materials and flooding.

FLOOD RESISTANT MATERIALS: AN ALTERNATIVE APPROACH

To best preserve historic building components, English Heritage recommends a slow, temperature-controlled, carefully monitored process of drying-out. Although they acknowledge that there will be some material degradation, particularly for high floods or if the floodwater contains salts or other contaminants, they argue that many historic materials can be saved with proper care. This approach may be an appropriate alternative to material replacement where not otherwise required for NFIP compliance.

Flooding and Historic Buildings

Although relatively resistant to flood damage, historic-building materials can all suffer some degradation and may need appropriate treatment. These materials include stone, solid brick-and-mortar walls, timber frames, wattle-and-daub panels, timber boarding and paneling, earthen walls and floors, lime-plaster walls and ceilings and many decorative finishes.

Organic materials such as timbers swell and distort when wet and suffer fungal and insect infestations if left damp for too long. If dried too quickly and at temperatures that are too high, organic materials can shrink and split, or twist if they are restrained in panels. Inorganic porous materials do not generally suffer directly from biological attack.

Significant damage can occur when inherent salt and water (frost) crystals carried through the substrate are released through inappropriate drying or very cold conditions.

- Historic England, 2015

(www.historicengland.org.uk/advice/technical-advice/flooding-and-historic-buildings/)

Removable baseboards and cornices can help dissipate standing interior water and promote air circulation, thus reducing the potential for mold.

Property owners should consider both interior and exterior materials, furnishings, and equipment and where they are installed to improve their resiliency and ability to recover from a flood. Options to consider include:

- **Floors:** Selecting flood finishes that are easy to clean and disinfect. A possibility would be to install a solid-surface material including tile or polished concrete flooring instead of carpet or wood laminate.
- **Walls:** Drywall (gypsum board) walls, and to a lesser extent plaster walls, are particularly vulnerable to flooding, particularly if exposed to flood water for long periods of time. Not only does the material deteriorate, but the inside of the wall cavity is often prone to developing mold. A method of reducing the possibility of mold is to remove any standing water and ventilate the room and wall cavity as quickly as possible. This can include installing baseboards and room cornices in a manner so they can easily be removed and installing dehumidifiers and fans to keep air circulating.

Furnishings can be carefully selected to reduce costly replacement. This can include chairs and storage units, such as shelving and drawers, raised above the floor on metal legs instead of resting directly on the floor. Electronics and power cords should be located above floodwater levels and vulnerable items stored in plastic bins.

Sandbags are often used as part of a barrier system to reduce or prevent floodwater from entering through doors and windows. They must be properly installed to be effective, and treated as hazardous waste if they come in contact with floodwater.

BARRIERS & SHIELDS – DOORS & WINDOWS

Even a few inches of floodwater entering a home can have a devastating impact, necessitating costly repairs. To protect masonry and concrete buildings from low-level flooding, temporary barriers and shields can be installed at vulnerable door and window openings. ***Although not compliant with the NFIP at residential buildings and therefore not eligible for a reduction in flood insurance premiums, temporary barriers and shields can reduce flood damage.***

Barriers and shields can be engineered to withstand several feet of floodwater for long durations of time. However, at residential buildings, far simpler alternatives, such as sandbags, are employed for protection. Relying on sandbags can be problematic. They must be obtained and positioned prior to a flood event, must be properly stacked to prevent water seepage, and disposed of as contaminated waste if they come in contact with floodwater. As a relatively low-cost alternative to sandbags, it may be possible to install a metal plate barrier at vulnerable door and window openings. ***If properly fitted and sealed, these barriers can be effective to relatively low flood water heights of a couple of feet, for relatively short durations of time before seepage becomes serious.***

To minimize potential seepage, the barrier and shield systems typically include gaskets at the junction of components and where they meet the building wall, door or window sill, or ground surface. To be effective, the installation of barriers and shields should be combined with the sealing of openings at the perimeter of the building including open mortar joints and crevices around penetrations such as hose bibs and conduits, as well as regular maintenance. *(Refer to Maintenance, page 3.1, and Joint Sealers, sidebar at right.)*

Sealing opening around penetrations such as hose bibs is recommended to reduce floodwater seepage, particularly if a barrier or shield system will be employed to minimize floodwater damage.

JOINT SEALERS

Many buildings have joints or gaps at penetrations, where dissimilar materials meet, or where different elements are joined. To improve the effectiveness of dry floodproofing, all crevices and gaps must be sealed to provide a continuous barrier at the wall and slab.

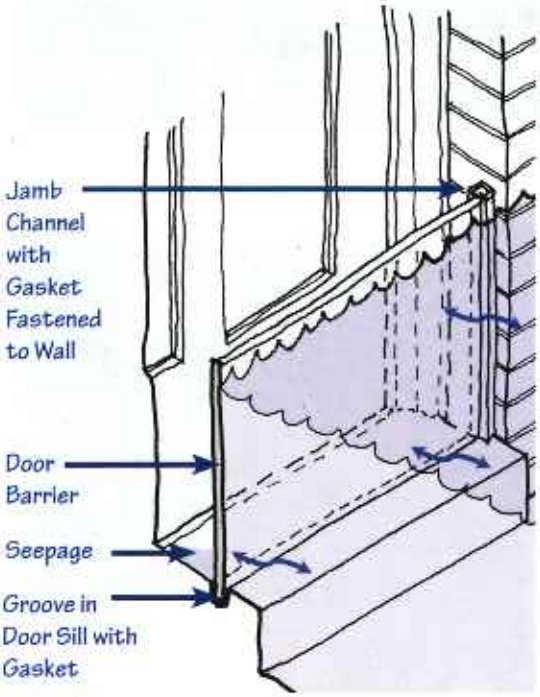
Joint sealers generally come in two categories, sealants and gaskets. Sealant is typically a flexible, putty-like material that adheres to surfaces and forms a watertight seal. Gaskets are generally rubber and are compression fit to form a water-resistant seal between two materials. While sealants adhere to adjacent materials, gaskets can be utilized as a sealer between two joining parts, such as around an operable door or window, or between components of a flood gate or barrier. *(Refer to Door Barrier diagram, sidebar page 3.9.)*

One of the difficulties associated with sealants and gaskets is that they tend to degrade and fail relatively quickly. As they begin to fail, they can become brittle, crack and lose their water tightness, lowering their effectiveness as a water barrier. As a result, they require frequent replacement, and become a long-term maintenance obligation.

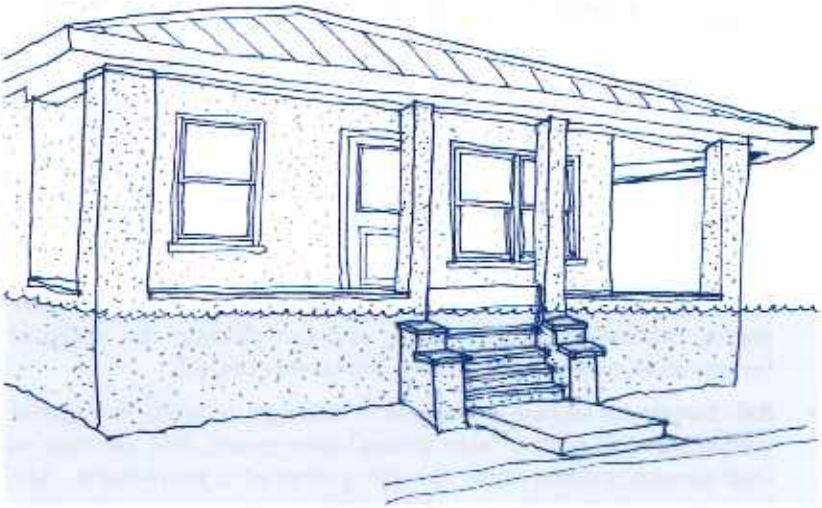
Openings at the perimeter of a building including open joints between bricks and openings between paving and walls can provide paths for floodwater ingress. Regular maintenance at vulnerable areas, including repointing and sealing gaps, can reduce floodwater entry.

Although not compliant with the National Flood Insurance Program, temporary barriers can be installed at openings in masonry porches on masonry buildings in lieu of sandbags. To maximize effectiveness, the height of the barrier should be similar to the height of the knee wall and similar barriers should be added to all low openings, such as back doors. Barriers should not be installed unless the structure is well maintained since the water pressure could result in significant wall pressure that can compromise the roof supports.

Similar to the door example, at left, a gasketed channel should be installed on the porch piers and a groove cut into the top landing. Flood barriers should be installed immediately in advance of the flood. It is prudent to have a sump pump available to remove any seepage.



Door barriers can provide temporary protection from rising floodwater. Simpler versions can be fabricated with channels permanently mounted in sealant to the door jambs with a groove cut into the sill. The panel, which can be metal or marine grade plywood, slots into the channel and groove. Water seepage can be reduced by a gasket at the perimeter of the panel.



Copy Resilient Heritage Tree strands Table 4.4 page 39

Gravel between driveway pavers is an attractive way to promote stormwater absorption and reduce runoff.

LANDSCAPE IMPROVEMENTS

Landscape improvements can be relatively low impact, inexpensive to implement, and integrated into a designed landscape, particularly at new areas of development. Many properties in St. Augustine's Historic Districts have very little land area that is not covered by buildings, sidewalks, walkways, patios, driveways, and swimming pools. As a result, the opportunity to improve flood resilience with landscape improvements in this densely built-out setting is very limited, and generally relies on capturing stormwater for on site absorption to prevent it from running into a street drain or onto a neighboring property.

- **Reduction of impervious surfaces and introduction of permeable surfaces** provides a means of increasing infiltration and decreasing stormwater runoff. Impervious surfaces include roofed buildings and structures, roadways, parking areas, and paved surfaces. Any rainfall or other form of water that hits these impervious surfaces becomes runoff, increasing the propensity for neighborhood flooding. Because of their limited absorption, impervious surfaces have the added effect of reducing infiltration into the ground, thus reducing the replenishment of aquifers. Berms and water absorbent trees can provide vertical landscape resiliency
- **Rain gardens** are gardens located in depressed areas of land, often near paved surfaces, that collect stormwater runoff and promote infiltration; they often incorporate native plants.
- **Shade trees** can be environmentally beneficial by promoting stormwater absorption, thus reducing runoff and the ambient temperature. If tree limbs shade a roof, they can also reduce interior temperatures although care should be taken to locate trees in a manner that minimizes the potential for limbs damaging buildings in a storm. ✓font?
- **Native plants** absorb water to a greater degree than non-native plants, require less maintenance, and can tolerate the range of temperature extremes from very wet to very dry soil.
- **Rain barrels** are located at the base of buildings to collect stormwater discharged from roof surfaces through downspouts, that can then be used to water gardens rather than being directed to storm drains. Rain barrels should not be located in the right-of-way where may block the pedestrian flow on sidewalks, and to the extent possible that limits their visibility from the public way should be limited.

The gravel along the edge of this driveway and lush plantings reduces stormwater runoff by promoting absorption.

Shade trees in Lincolnville promotes absorption and environmental cooling.

Rain barrels can collect stormwater discharge from roof surfaces and be used to water gardens.

Slab-on-grade ranch houses, and their chimneys, can be successfully elevated. Care should be taken when addressing the raised foundation. (Photograph courtesy of the City of St. Augustine.)

4 Building Elevation

Historic buildings and structures are increasingly vulnerable to the effects of environmental change including flooding from high tides and severe storms. As individual property owners are struggling with how to best protect their homes, they are challenged with balancing the level of desired protection with the maintenance of their community's historic character.

Building elevation is a common option considered by residential property owners to improve flood resilience. Elevation is the process of raising the habitable portion of a building above the anticipated flood level to minimize future loss. ***One of the benefits of properly completed building elevations are that they can significantly decrease future flood damage and flood insurance premiums.*** However, elevation can be both costly and significantly impact the historic character of individual properties, and surrounding neighborhoods. *(Refer to Presidential Disaster Declaration Funding, sidebar page 2.6, and Construction Approval in the Floodplain (SFHA), sidebar page 2.12, for potential elevation funding options.)* Property owners should balance the practical implications of elevations with maintaining the historic character of their residence within their neighborhood context. This includes avoiding extreme building elevation heights to minimize the impact on historic character.

The majority of properties in each of the Lincolnville, Abbott Tract, and Model Land Company maintain their historic integrity. As more properties complete mitigation projects, including building elevation, that integrity can be compromised, threatening their National Register designation. If the districts are no longer eligible to be characterized as "historic," property owners will be required to comply with all of the city's floodplain management requirements and those of the Florida Building Code. *(Refer to Floodplain Management for Historic Properties, page 2.8.)*

and negatively impact archaeological resources.

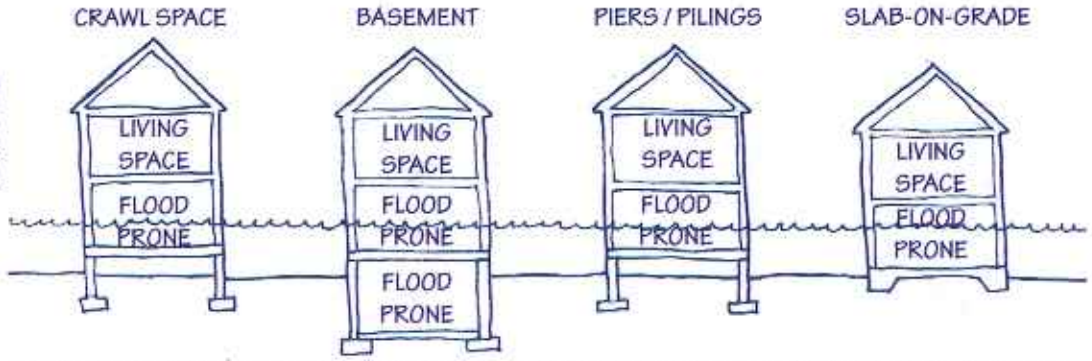
and lose historic property financial incentives

ELEVATED BUILDING

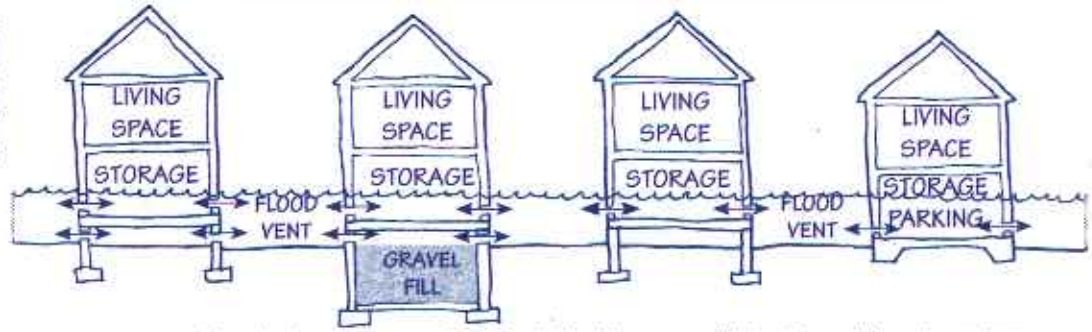
A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid (perimeter) foundations walls are not an acceptable means of elevating buildings in V and VE zones.

[- NFIP]

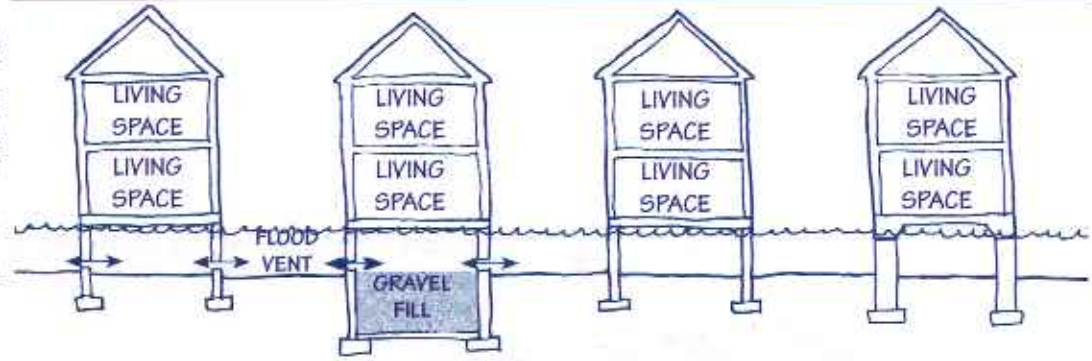
ZONE A ELEVATION OPTIONS



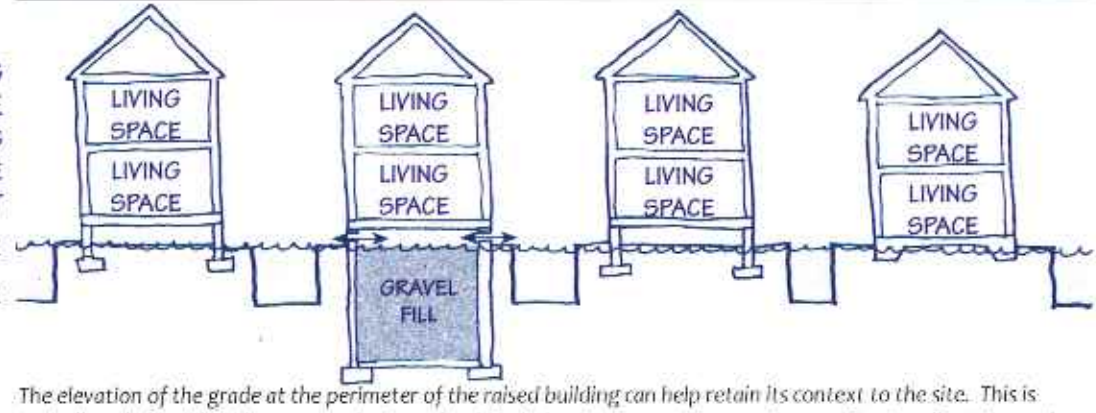
Areas below BFE/DFE are more vulnerable to flooding. Higher insurance premiums would apply to properties with occupied areas below the BFE.



The abandonment of flood-vulnerable areas reduces the habitable space and limits the use below the BFE/DFE to storage and parking. Flood vents are installed to allow the free flow of water in and out of the building, and basements are often infilled with gravel to prevent potential wall collapse.



Supporting the building on higher piers, piles, or foundation walls can reduce vulnerability at habitable spaces.



The elevation of the grade at the perimeter of the raised building can help retain its context to the site. This is typically only feasible at larger parcels. Care should be taken to prevent stormwater runoff onto adjacent parcels.

This one-story house has been elevated on piers. The piers and building base have been painted dark brown, reducing their visibility. The spaced driveway pavers allow for stormwater absorption.

A few buildings in St. Augustine were constructed on elevated sites. Elevating both a building and site maintains the historic context but it can increase stormwater runoff onto neighboring properties. Public Works should be consulted regarding potential stormwater runoff from a parcel when alterations are being considered.

PRESERVATION RECOMMENDATIONS

- ❑ Limit elevation of the first floor of existing buildings to the DFE + 1-foot
- ❑ Limit the first floor height of potential new construction or additions that must meet floodplain requirements to the DFE + 1-foot

ELEVATION OPTIONS

There are four general categories for building elevation:

- Non-structural elevation by abandoning flood-vulnerable areas of a building and relocating uses to higher, non-vulnerable areas – This could be as simple as abandoning portions of the basement or vulnerable first floor areas;
- Elevating the building and supporting it on piers or piles;
- Elevating the building and supporting it on higher foundation walls; and
- Elevating the site and building.

Each of these elevation types may be utilized on their own, or in combination, to suit local conditions. For a residence with a floor height that is vulnerable to flooding, raising all equipment and systems above the BFE/DFE, whether wall mounting or to a higher floor level, is a simple option with little or no impact on the exterior of the building. *(Refer to Relocation of Critical Systems & Equipment, page 3.4.)* In instances where the flood vulnerability is greater, such as a traditional masonry home with a wood porch and a basement, it may be appropriate to elevate a masonry building onto a higher foundation wall; support the wood porch on higher piers; relocate all of the systems to upper floor levels and abandon the first floor. Similarly, a wood framed residence may be elevated on higher piers while the masonry chimney would require an extended foundation, ideally matching the chimney material. *(Refer to Historic Property Flood Mitigation Considerations, page 2.10, Elevation Case Studies, page 4.13.)*

HEIGHT OF BUILDING ELEVATION

Individual property owners will make personal determinations regarding whether to elevate their buildings and there will be a period in which some properties are elevated, and others are not. One of the greatest challenges is limiting building elevation to a height that provides the community-identified level of safety while minimizing the impact on the historic character.

Some of the height considerations when considering elevation include:

- The St. Augustine City Code identifies the maximum allowable building height, currently established as 35-feet measured from the DFE.
- All additions to existing residential buildings and new residences, and substantially improved residences are required to have their lowest habitable floors elevated either to or above the DFE, or be wet floodproofed unless granted a variance as a historic property. *(Refer to Substantial Improvement, sidebar page 2.8, and Wet Floodproofing, page 5.1.)*
- Substantial elevation, such as raising a one-story cottage by a full story, can dramatically impact its historic integrity and dwarf its neighbors, negatively impacting the character of the surrounding streetscape, particularly in neighborhoods with a lot of small parcels, such as Lincolnville or the Abbott Tract.

Consistency regarding the goals of elevation and design parameters that work for the individual characteristics of a neighborhood can improve the outcome. Therefore, applying a height standard consistent with the BFE/DFE for new construction will limit the "lollipop" houses that often loom over smaller-scale historic residences, particularly in neighborhoods with one-story residences on smaller parcels.

The houses are all different but share similar features. They have similar forms, setbacks, gable roofs, and materials.

MAINTAINING HISTORIC CHARACTER

Owners of historic properties need to balance the practical implications of building elevations with maintaining the historic character of their residence and within their neighborhood context. This can be best achieved by identifying clear parameters related to appropriate flood mitigation measures to provide for safety without destroying neighborhood character. These parameters consider localized flood risk; floodplain management requirements; parcel site limitations; as well as building type, style, and materials.

Property owners must consider an enormous number of administrative and design factors in their decision-making process when considering elevating a historic building, some of which may be conflicting. An understanding of the varying requirements can help assess the long-term benefits of different elevation options.

Proposed alterations should be considered holistically for their impact on the individual building as well as within the larger neighborhood context. To the extent possible, proposed alterations to historic buildings should retain:

- The overall building proportions, appropriate to typology and style;
- Historic access and orientation;
- The composition of character-defining building elements;
- Historic building features, including appendages such as porches, bays, and chimneys; and
- Character-defining materials and features.

When retention in place is not possible, it may be feasible to salvage character-defining elements for sensitive reuse as required to accommodate the building elevation. Where salvage is not feasible, historic elements can be reconstructed in an integrated manner with the elevation.

As appropriate, design elements and features at the existing building should be thoughtfully copied, complemented, or contrasted to accommodate the increased building height.

WHAT IS HISTORIC?

For the purposes of flood mitigation projects, a historic building is a building or structure that is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing property in a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district. [FBC]

PRESERVATION DEFINITIONS

Historic character refers to all visual aspects and physical features that comprise the appearance of historic properties and extends to the setting of historic properties to include a building's relationship to the environment and adjacent streets and buildings, landscape plantings, views, and the presence of accessory features.

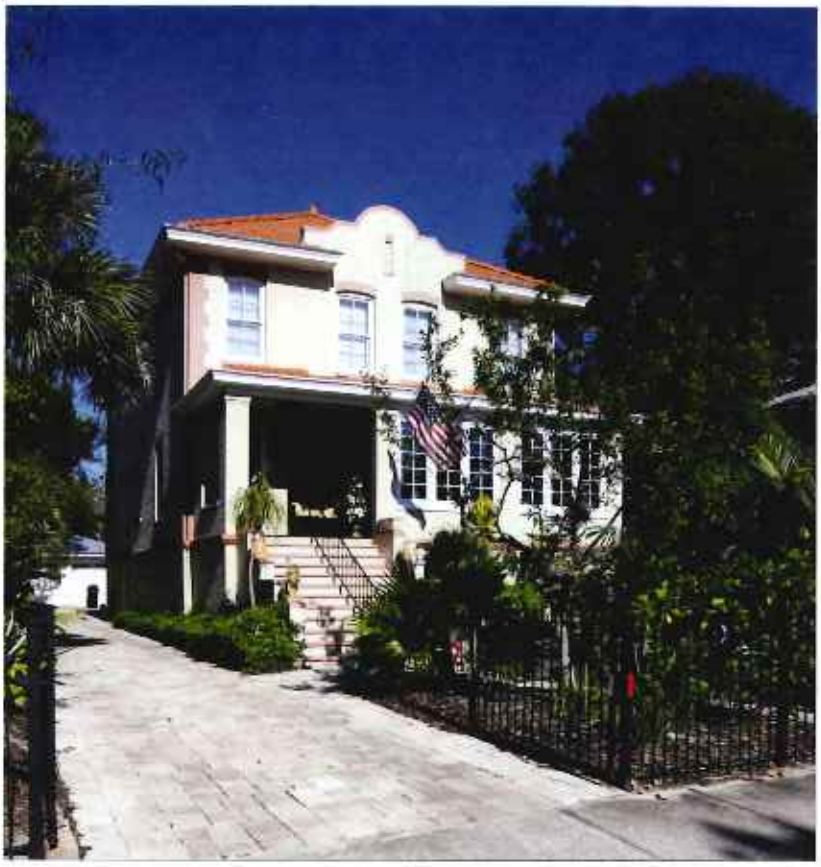
Historic integrity is the authenticity of a property's identity, evidenced by the survival of physical characteristics that existed during the property's historic period including evaluation of any changes that may have occurred through time which could contribute to the building's later-acquired historic character and significance. An overall sense of past time and place are evident in the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association.

Historic period is the primary time line for which the historic building derived its historic association with an event, person, place, pattern of development or other historic context.

PRESERVATION RECOMMENDATIONS

- ☐ Identify a property's character-defining elements
- ☐ Retain or integrate key elements into elevation strategy
- ☐ Minimize destruction of archaeological resources

Many of St. Augustine's historic residences are plain wood-framed buildings. This house includes Victorian-period detailing at the front gable and two-story porch.



The building type is a foursquare in the Mediterranean Revival style.

TYPE VS. STYLE

A building type addresses the overall size, shape, and proportions of a building. Style refers to the decorative elements applied to a specific form, such as brackets or a type of window or door and is often associated with specific construction periods. A front-gabled house can have an Italianate bracketed cornice, a Greek Revival Frieze, or Colonial Revival pedimented door surround.

PRESERVATION RECOMMENDATIONS

- ❑ Identify building type and style - The City of St. Augustine has information available regarding the type and style of buildings in the local and National Register Historic Districts
- ❑ Understand the building's character-defining characteristics and context
- ❑ Identify examples that are appropriate within the historic context

BUILDING TYPES & STYLES

St. Augustine's historically designated residences date to 16th century European settlements well into the 20th century. Historic building types include everything from grand vacation houses, to bungalows and shotgun houses. Residences were constructed of stone, coquina, brick, concrete block as well as wood framing. Historic building styles include Spanish Colonial, Queen Anne, Italianate, Colonial Revival, Mediterranean Revival, and Mid-Century Modern. The characteristics of St. Augustine's historic residential building types vary in size, height, form, and appendages that include porches, bays, and chimneys.

In most cases, elevating buildings alters the relationship of the building to the ground, introducing visual verticality. As such, buildings that have a vertical emphasis, such as a 3-story Queen Anne with a corner tower, can be easier to sensitively elevate than a 1-story cottage.

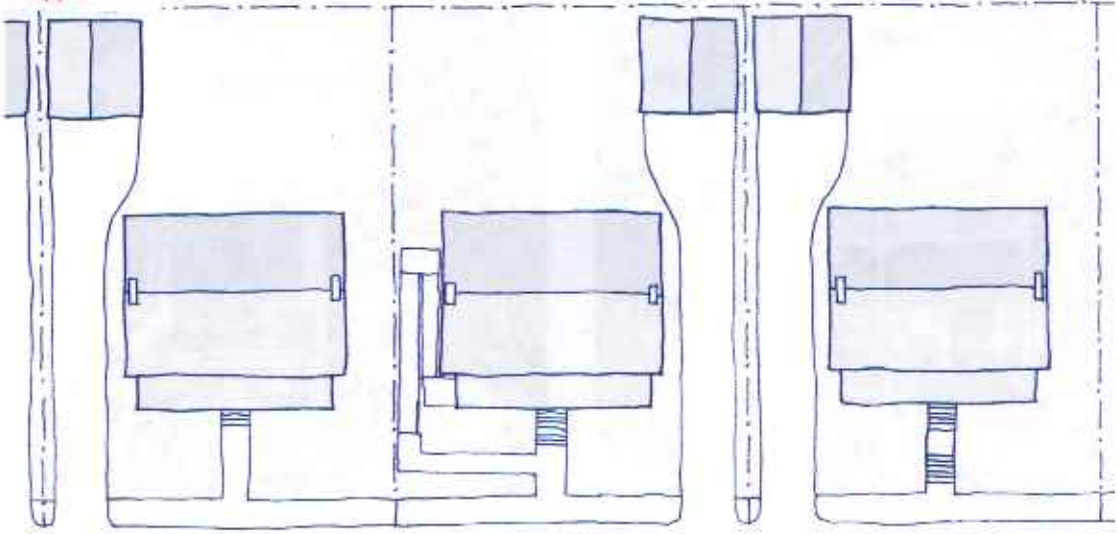
Although it is not possible to identify every elevation option, a framework for selecting appropriate alterations can property owners make appropriate choices for their homes. Examples provided in the Elevation Case Studies address a variety of St. Augustine's residential building types to identify strategies for addressing elevation in a variety of contexts. *(Refer to Elevation Case Studies, page 4.13.)*

PARCEL CONFIGURATIONS

The diagrams below depict the same sized house on three parcel sizes in the rows, large, medium and small. To show different levels of flood risk, each house is elevated either 2'-4", 4'-8" or 7'-0" above grade. It becomes more challenging to install extended stairs as parcels and setbacks become smaller and elevation heights increase. *(Refer to Stair Configurations, page 4.20.)*

HT./BFE

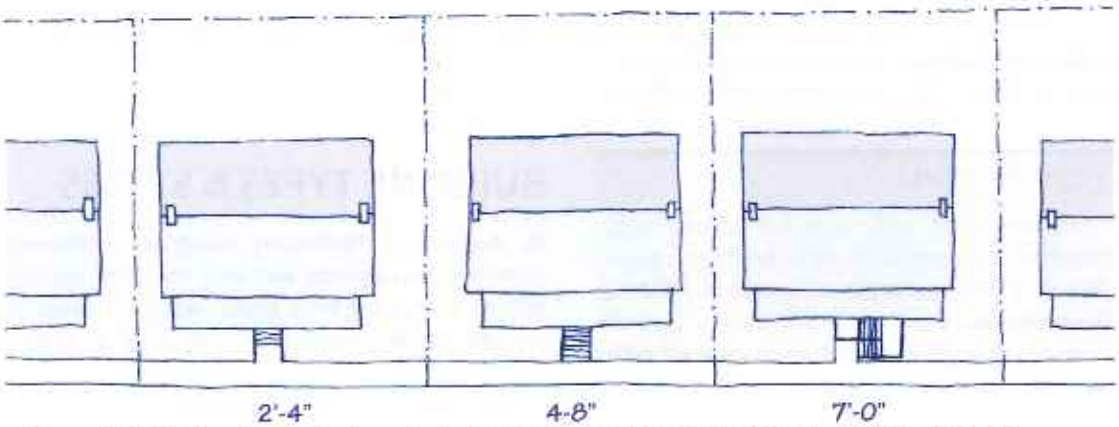
LARGE PARCEL WITH LARGE SETBACKS
ACCESS WALKWAY AND DRIVEWAY



1ST FLOOR HEIGHT ABOVE GRADE

Large parcels with generous setbacks provide greater flexibility for maintaining stair alignments and incorporating intermediate landings and accessible ramps.

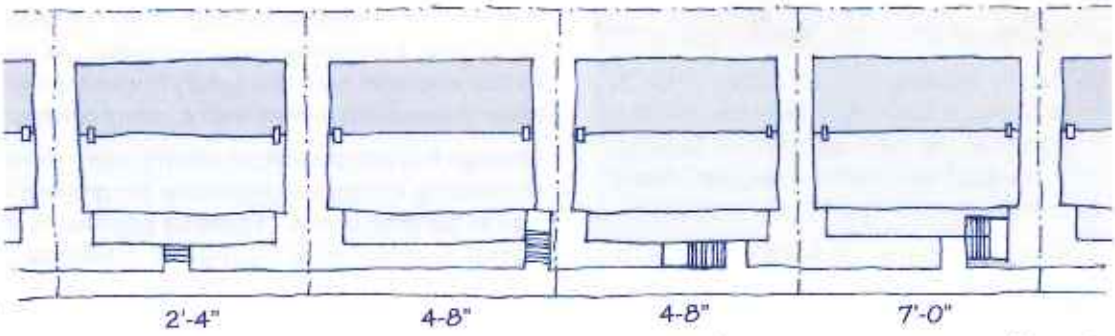
MEDIUM PARCEL WITH SMALL SETBACKS
ACCESS WALKWAY



1ST FLOOR HEIGHT ABOVE GRADE

At sites with limited front yard setbacks, extended stairs may require re-orientation to fit within the property boundaries.

SMALL PARCEL WITH MINIMAL SETBACKS
ACCESS WALKWAY



1ST FLOOR HEIGHT ABOVE GRADE

Narrow setbacks can limit options for extended stairs. If needed, it may be necessary to remove a portion of the porch to accommodate elongated stairs.

PRESERVATION RECOMMENDATIONS

- ❑ Maintain relative visual setbacks and building heights between adjacent parcels
- ❑ Consider potential options for building relocation while maintaining the surrounding historic character and visual relationship between adjacent parcels at larger properties
- ❑ Work with Planning and Building Department to identify appropriate options for extended stairs located within front or side yard setbacks that maintain historic character
- ❑ Identify screening elements to conceal expanded foundation walls, piers, stairs, and mechanical equipment that are consistent with the space limitations and historic character

PARCEL SIZE & CONFIGURATION

Like topography, the size of parcels in historic districts and at historic parcels can vary dramatically from closely spaced, compact residences on relatively small lots and minimal setbacks, to generous suburban style lots with larger setbacks. When considering options for elevation, the size and configuration of parcels can have a substantial impact on elevation options and screening possibilities.

At larger parcels, it may be possible to elevate the grade beneath the residence, relocate it onto a higher portion of the parcel (although building on fill is discouraged), or relocate it away from vulnerability. If the distance between the building and the ground is not dramatically altered, it easier to screen including higher foundations or pier supports, expanded stairs, and raised mechanical equipment. If modifying the height of a site by regrading, care should be taken to prevent stormwater runoff onto adjacent properties.

Smaller sites do not provide the same opportunity for relocation, and if a residence could be relocated, their relationship with adjoining parcels may be compromised. Those with narrow front and/or side yard setbacks, can present a significant challenge, particularly to accommodate extended stairs and associated screening required for higher elevations.

Can photo be lightened up.

The houses are all different but share similar features. They have similar forms, small setbacks, gable roofs, front porches, and materials. Given the small parcel size, adding stairs to an elevated house would be a challenge.

PRESERVATION RECOMMENDATIONS

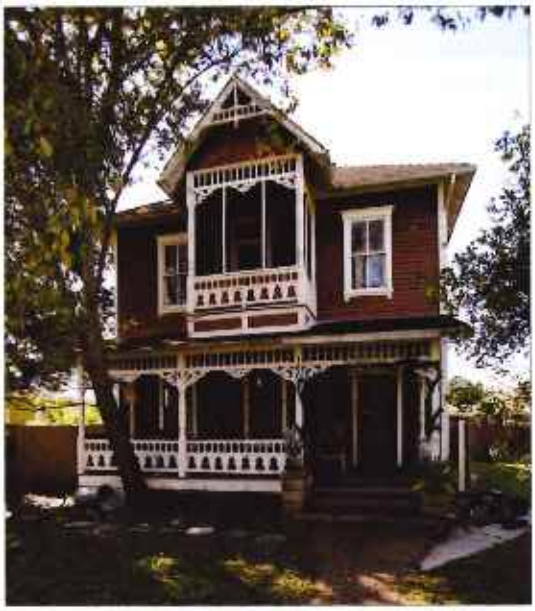
- ❑ Minimize alteration of existing walkways, driveways and parking areas to the extent possible to maintain historic setting
- ❑ Provide landscape screening to visually minimize the impact of required alteration
- ❑ Maintain existing curb cuts and limit front yard paving
- ❑ Maintain front porches
- ❑ Limit additional garage doors under living story, particularly front-facing garage doors

ACCESS & PARKING

St. Augustine's historic homes can be entered directly from a sidewalk or may include a walkway to the front entrance and potentially a driveway with a parking area near the house. Based upon the size and configuration of the site and relative height of a proposed elevation, it may be necessary to utilize existing walkways, driveways, and parking areas to accommodate extended stairs, requiring the alteration of historic alignments.

Property owners will often seek increased building elevation to allow for parking beneath their residences. This will typically necessitate relocated and potentially wider curb cuts, front yard paving for vehicular access, and the elimination of front porches. Furthermore, the addition of garage doors under the living story facing the street can greatly alter the historic character of the streetscape particularly when introduced at the front elevation.

The porch is located approximately 3 1/2-feet above grade. The split stairs accommodate the stair length without discharging into the street.



Porches and stairs can be significant components of historic residences and should be retained whenever possible.

STAIRS, PORCHES & STOOPS

Stairs are often a character-defining feature, leading to a porch or stoop to access a primary entrance door. The combination of stais, porches and/or stoops can be key elements in defining a building's type and style. Increased building elevation heights require longer stair runs to access the raised living floor level. To the extent possible, extended stairs should retain the original orientation and configuration, as well as relationships to the primary entrance door, walkways, and sidewalks. This can pose significant challenges when the parcel size and setbacks are restricted. *(Refer to Parcel Size and Configuration, page 4.6.)*

Building codes establish the minimum number of steps required and their associated length relative to the height of the living surface above exterior grade. For example, a floor surface that is 4-feet above grade requires a minimum of 7 steps, at a minimum length of 6'-5". *(Refer to Stair Configurations, page 4.20.)*

Handrails and guardrails are an important component of stairs, porches, and stoops. With the extended height, it may be necessary to extend or introduce handrails and guardrails where they did not previously exist. Handrails and guardrails should be compatible to the building type, style, and location, with attention the typical historic materials and features, such as newel posts. Additionally, their height must meet Florida Building Code requirements.

Accessibility

Providing access to an elevated building to individuals with physical disabilities is especially challenging. The length of ramps meeting accessibility requirements to accommodate extended heights can be prohibitive, particularly at smaller parcels. A ramp for an elevation of 4-feet above grade must be at least 53-feet long. If the installation of a ramp is not feasible, an accessible lift or elevator can be installed. When installing a lift or elevator, consideration should be given to limiting the visibility of roof penetrations and installing associated mechanical equipment above the DFE.

Ramps become very long as buildings are elevated.

PRESERVATION RECOMMENDATIONS

- ❑ Extend stairs in a manner that maintains historic alignments and relationship with the entrance door to the extent possible
- ❑ Align extended piers with vertical elements such as porch columns or posts and corners of stair landings
- ❑ Install screening to visually minimize porch piers, stair supports, and ramps
- ❑ Install railings that are compatible with the historic building type and style
- ❑ Minimize visual impact of accessible elevators or lifts

PRESERVATION RECOMMENDATIONS

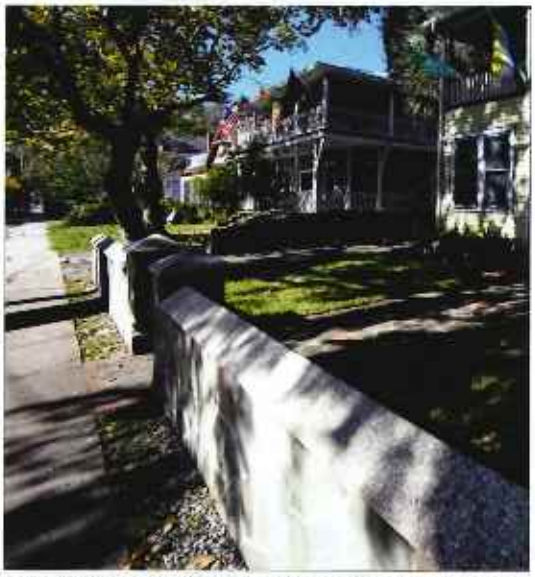
- ❑ Extend stairs in a manner that maintains historic alignments and relationship with the entrance door to the extent possible
- ❑ Locate extended foundation of building walls, bays, and chimneys to align with existing wall plane
- ❑ Locate extended piers to align with vertical elements such as porch columns or posts
- ❑ Maintain the existing fenestration pattern and reflect it in the extended foundation as appropriate

PROMINENT ALIGNMENTS & ARRANGEMENTS

A street façade often includes a home's most ornate and significant building elements, helping to define its style. Significant building features, their alignments, and decorative elements on the street façades can guide the parameters of an elevation. Some of these elevation features may include:

- The primary entrance door;
- The porch (or stoop), and associated steps, railings, columns, and piers;
- Chimneys;
- Projecting bays;
- Towers; and
- Windows.

Historic arrangements can be symmetrical, as in a Colonial Revival home with central doors and aligned windows, or asymmetrical, typical of Queen Anne and many Arts and Crafts bungalows. Alterations associated with a building elevation should complement the alignments, arrangements, and materials of the historic structure.



Historic landscape features, such as this wall and shade tree, should be retained if possible as flood mitigation measures are implemented.

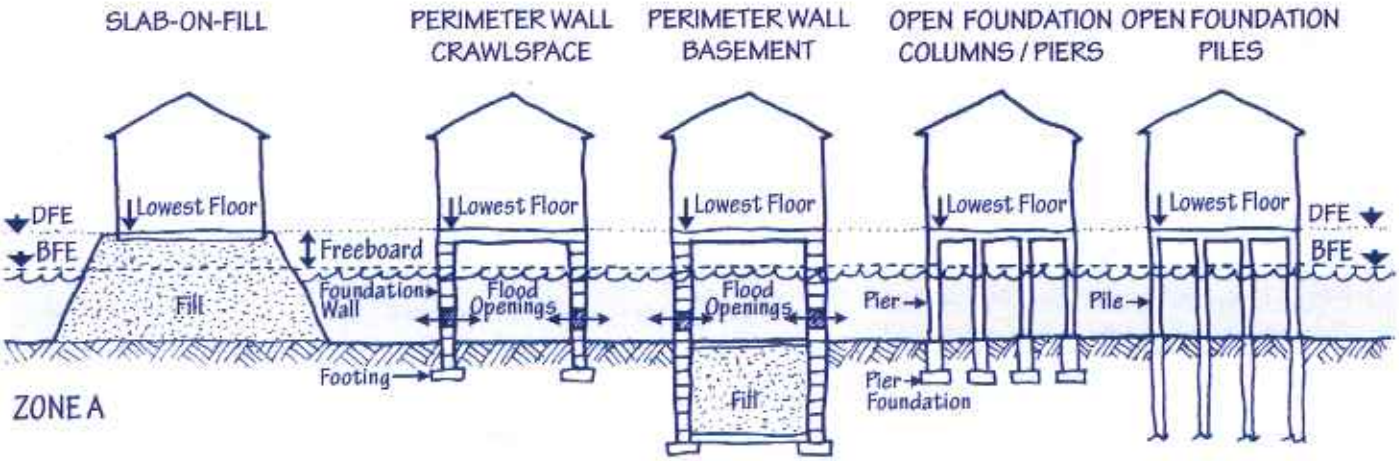
The entrance stairs are often oriented towards the primary entrance door.

PRESERVATION RECOMMENDATIONS

- ❑ Minimize alteration of character-defining landscape features to the extent possible to maintain historic setting
- ❑ Prevent stormwater drainage onto neighboring parcels and minimize drainage onto the roadway

LANDSCAPE FEATURES

Landscape features within at a historic property can be significant in defining a sense of place. Landscape features can include a tree canopy over a roadway, fences and walls marking a property's boundaries, and mature shrubs at the foundation. Significant landscape features may need to be removed and/or relocated to implement certain elevation strategies. Raising the grade beneath the building may have the most significant impact on landscape features, including trees, landscape walls, and fences. It may be possible to relocate plantings to accommodate building elevation activities and extended stairs. *(Refer to Foundation Screening, page 4.12, for landscaping utilized for screening and Landscape Improvements, page 3.10, for additional resilient design recommendations for landscapes.)*



Examples of NFIP-compliant homes in Zone A where the top of the lowest floor is located above the BFE. (Base diagram obtained from FEMA.)

BUILDING FOUNDATIONS

Foundations support buildings above the ground but in some instances, also must be designed to restrain buildings from the force of floodwater and wave action and high winds. In addition to holding a building up, a flood resilient foundation resists buoyancy to prevent a building from floating off its foundation. Given the significant role they play in the structural performance of a building, foundations must be engineered to ensure a building's long-term stability. Any building required to be in full compliance with NFIP requirements must meet or exceed NFIP foundation design criteria. This includes all new construction as well as any existing building determined to be Substantially Damaged or Substantially Improved unless a variance is granted for a historically-designated property. *(Refer to Substantial Improvement, sidebar page 2.8, and Substantially Damaged, Appendix A, Glossary, page A.1.)*

In evaluating compliance, FEMA classifies foundations as either open or closed.

- **Open foundations**, found at buildings supported by piers or piles, allow flood water to freely pass under the building. Open foundations are often found at wood-framed buildings, porches, and in coastal environments. Although not appropriate for all building types, styles, and materials, open foundations typically allow for increased elevation heights and are less susceptible to flood damage, particularly in coastal zones, where foundation are vulnerable to wave storm surge damage. *(Refer to Foundation Screening, page 4.12, for NFIP requirements for architectural treatments, such as lattice.)*
- **Closed foundations** have perimeter masonry or concrete construction that enclose all or part of a building's perimeter that prohibit the flow of flood water. Closed foundations can be found at buildings with basements and crawlspaces, and depending on their design, slab-on-grade construction.

  Closed foundations are vulnerable to lateral pressure of raised floodwater against building walls. This could lead to structural failure or collapse. A manner of reducing the pressure is to allow the unimpeded flow of water in and out of the foundation so that the interior and exterior water heights rise and fall at the same rate and to the same levels. The unimpeded transfer of floodwater through flood openings equalizes the lateral forces, significantly reducing the strain on the building's structure.

This open foundation house is supported by brick piers. Brick is a common pier material at historic homes. When elevating a house, brick can be applied over concrete to maintain the historic appearance.

This home has a closed foundation with regularly-spaced flood openings along the side elevation.

FOUNDATION REQUIREMENTS

FEMA's **Hurricane Sandy Recovery Fact Sheet No. 2,** *Foundation Requirements and Recommendations for Elevated Homes* (May 2013), provides guidance on foundation design to improve flood resistance.

NFIP FLOOD OPENING REQUIREMENTS

The minimum requirements for flood openings as established by the National Flood Insurance program (NFIP) are as follows:

A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding,

The bottom of all openings shall be no higher than one foot above grade. Garage doors do not meet the National Flood Insurance Program (NFIP) minimum requirements for openings.

Flood water must be able to freely flow in and out of all enclosed areas without requiring electrical, mechanical, or manual operation. This includes exterior walls as well as interior walls separating enclosed spaces. To allow the free flow of water, a minimum of two flood openings are required and they must be located on different walls. Any modification to or covering of flood openings such as louvers, screens, or netting, should be installed in a manner that does not impede the free flow of flood water.

FEMA's **Technical Bulletin No 1**, *Requirements for Flood Openings in Foundation Walls and Walls of Enclosure: Below Elevated Buildings in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program (March 2020)* provides guidance that conforms within accordance with the National Flood Insurance Program, addressing the requirements for flood openings for enclosed foundations.

PRESERVATION RECOMMENDATIONS

- ❑ Extend foundations and piers in a manner that is consistent with the existing building foundation
- ❑ Cover concrete or concrete block foundation elements with stone, brick, or stucco to be more compatible with the historic building materials or utilize tinted concrete
- ❑ Locate flood openings in a manner that minimizes visibility without impeding functionality, typically at both side elevations
- ❑ Provide foundation screening to minimize visual impact of elevation and flood vents without impeding their function

The size of the building and area of free water flow of the flood openings is key to determining the number of required flood vents. When proposing the installation of a non-traditional flood opening, care should be taken to verify there is adequate water flow.

Flood openings allow the passage of floodwater in and out of a building without mechanical intervention such as sump pumps. They must be of sufficient size, number, and location to be able to quickly equalize interior and exterior water levels. They will typically be located around the perimeter of a building or foundation, no more than 12-inches above the adjacent exterior grade height, and may also be needed between adjacent, enclosed spaces, such as in interior foundation walls. In the case of a filled or abandoned basement, the installation of flood openings and drainage through the basement slab may be required.

Many manufactured flood openings are metal louvers or vents. Some flood openings are designed to be more in keeping with the architectural character of historic buildings. They should be selected and installed to allow the free flow of water and to prevent animal infestation. Care should be used if considering insect screening as it can trap debris, hindering water flow.

In addition to providing openings for flood water, it is important to ensure that all building spaces are well ventilated after a flood. Secondary damage after a flood such as mold and rot can be reduced with adequate ventilation. Operable windows can typically be used to ventilate inhabited spaces, while ventilation of abandoned basements or areas below raised finished floors can be more challenging. Some flood vents are designed to allow ventilation and can eliminate the need for additional air vents.

To improve resilience, piers, piles, and most closed foundations are constructed with either concrete or filled concrete block, which are typically not compatible with historic stone and brick foundation materials. To improve visual compatibility, it is possible to install a stone or brick veneer, stucco, or colored concrete to match the historic material.

When evaluating elevation options for historic buildings, the consideration must balance safety with historic character. To the extent possible, the visual qualities of historic building foundation materials should be continued at the foundation. However, NFIP design parameters that minimize damage in the event of a flood are often not historically sensitive.

This custom lattice provides foundation screening between the piers. The use of diagonal or square lattice should be appropriate for the building's style.

FOUNDATION SCREENING

add emphasis that lattice is not flush with piers

Screening of extended foundations can serve to mitigate the adverse impact of a building elevation and elevated mechanical equipment. Screening can be achieved utilizing landscaping or architectural elements. However, the use of screening elements must be designed in a manner that does not impede the flow of flood water, particularly in Coastal High Hazard Areas *(Refer to Special Flood Hazard Areas, sidebar page 2.3.)* At parcels with narrow setbacks, raised planter walls can be utilized to mitigate the visual impact of elevations, incorporating stairs "buried" into the landscape, although care should be taken to prevent stormwater run-off onto adjacent parcels. *(Refer to Landscape Improvements, page 3.10.)*

Landscape screening can be utilized at the base of a building and can be scaled to minimize the visual impact of the elevation. For example, the use of taller plantings and small trees will likely be more successful than just low ground cover at higher building elevation projects. Similarly, utilizing vegetation native to St. Augustine, will generally be more appropriate, encourage stormwater absorption, and require less maintenance. If it is not possible to locate mechanical equipment away from public view, it can be screened with vegetation or architectural elements such as fencing.

Architectural screening, in the form of lattice or panels, is generally utilized on pier or piling support systems. Similar to building foundation walls, extended piers, either those supporting a residence or an appendage such as a porch, should be screened in a manner that is sensitive to the character of the building. However, the walls, lattice or screening should be designed and installed in a manner that allows them to break-away or collapse to allow unimpeded water flow. *(Refer to Building Foundation Screening Requirements, sidebar at right.)*

Decorative concrete block is used as foundation screening between the piers at this residence.

The evergreen hedge provides manicured, year round foundation screening.

The landscaping around the house is very lush and conceals the foundation.

BUILDING FOUNDATION SCREENING REQUIREMENTS

FEMA's **Technical Fact Sheet No. 27,** *Enclosures and Breakaway Panels* (December 2010) summarizes design and building code requirements for architectural screenings, differentiating requirements for various hazard zones.

PRESERVATION RECOMMENDATIONS

- ❑ Utilize landscape screening that is scaled to the proposed elevation
- ❑ Indigenous plantings, including evergreens, as appropriate to the location
- ❑ Install architectural foundation screening between piers that is consistent with the building type and style

Elevation Case Studies

The following pages include illustrations of a variety of house types similar to those that can be found in Lincolnville, the Abbott Tract, and the Model Land Company. Each example is elevated approximately 1-foot above the DFE, approximately three to five feet above adjacent grade. Many of the examples include limited front yard setbacks, making stair configurations more challenging.

For elevation each type, it is assumed that:

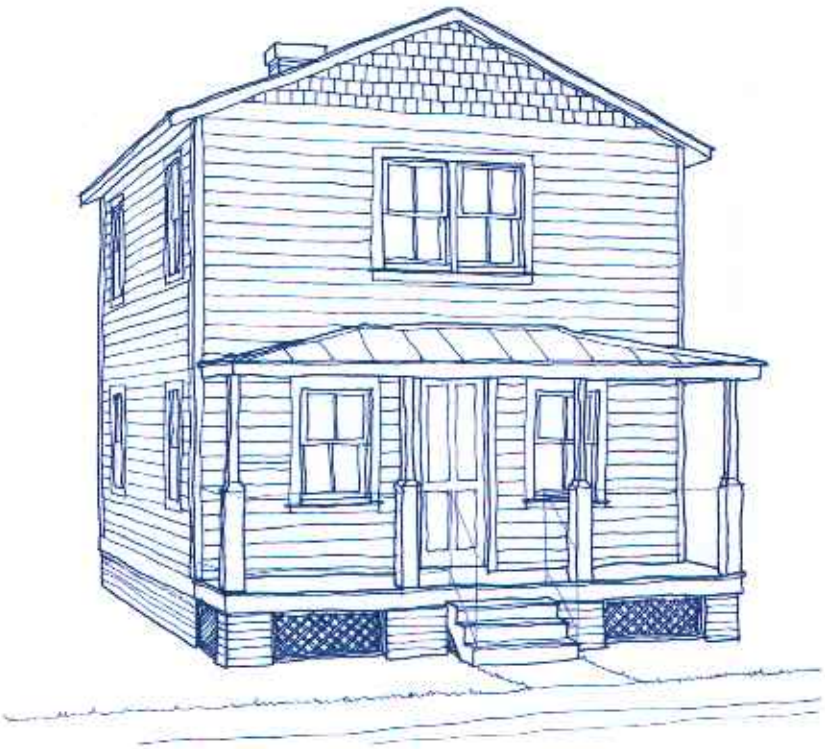
- Existing basements, where they exist, will be abandoned and infilled *(refer to Building Foundations, page 4.10)*;
- Building systems and equipment will be elevated in an inconspicuous manner *(refer to Relocation of Critical Building Systems & Equipment, page 3.4)*;
- Stylistically appropriate railings, simplified for drawing clarity, will be included at stairs, landings, and porches *(refer to Stairs, Porches & Stoops, page 4.8)*;
- Flood openings will be installed at side elevations where possible *(refer to Building Foundations, page 4.10)*;
- Parking and garage doors will not be introduced at street-facing façades *(refer to Access & Parking, page 4.7)*; and
- Landscape screening will be introduced to obscure extended foundations *(refer to Foundation Screening, page 4.12)*.

Add: lattice infill will meet rear face of pier or flush w front face?

The recommendations in the case studies are intended to meet the requirements of the NFIP and the St. Augustine floodplain management regulations. However, property owners should work with a professional architect or engineer to ensure municipal compliance.

7'-0" ABOVE ADJACENT GRADE

- ❑ Historic building features retained including door, windows & siding
- ❑ Extended piers with colored stucco or concrete to match historic condition
- ❑ Square wood lattice between building piers and under wood stair
- ❑ Compatible wood stair, landing & railing
- ❑ Access orientation towards street maintained requires 14'-6" setback from sidewalk edge



4'-8" ABOVE ADJACENT GRADE

- ❑ Historic porch retained
- ❑ Historic chimney retained
- ❑ Historic building features retained including door, windows & siding
- ❑ Extended brick foundation walls with flood vents at side elevations
- ❑ Extended brick piers at porch
- ❑ Diagonal wood lattice between building piers and under wood stair
- ❑ Compatible wood stair, landing & railing

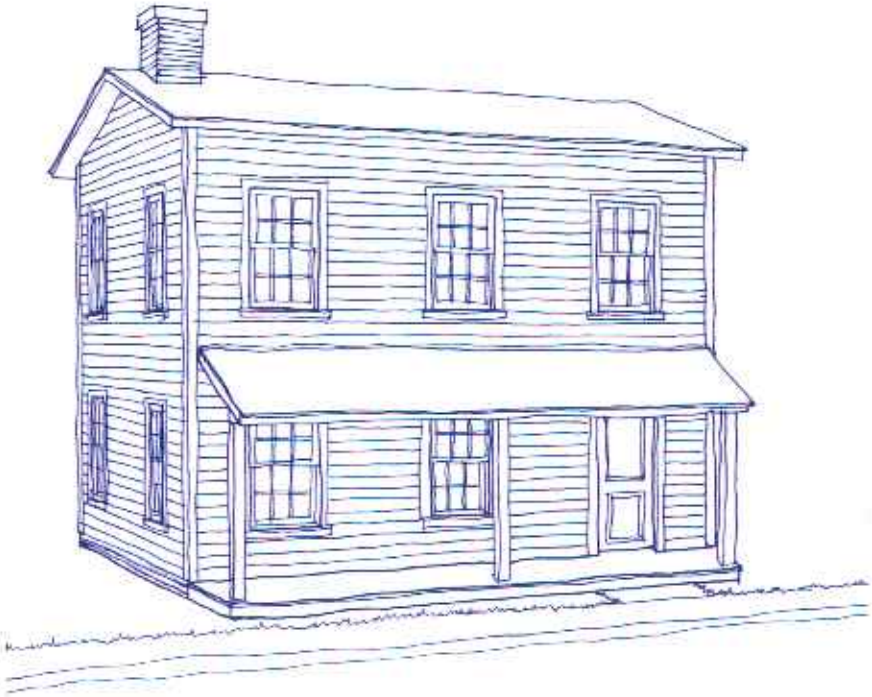
Add Alternate (?)

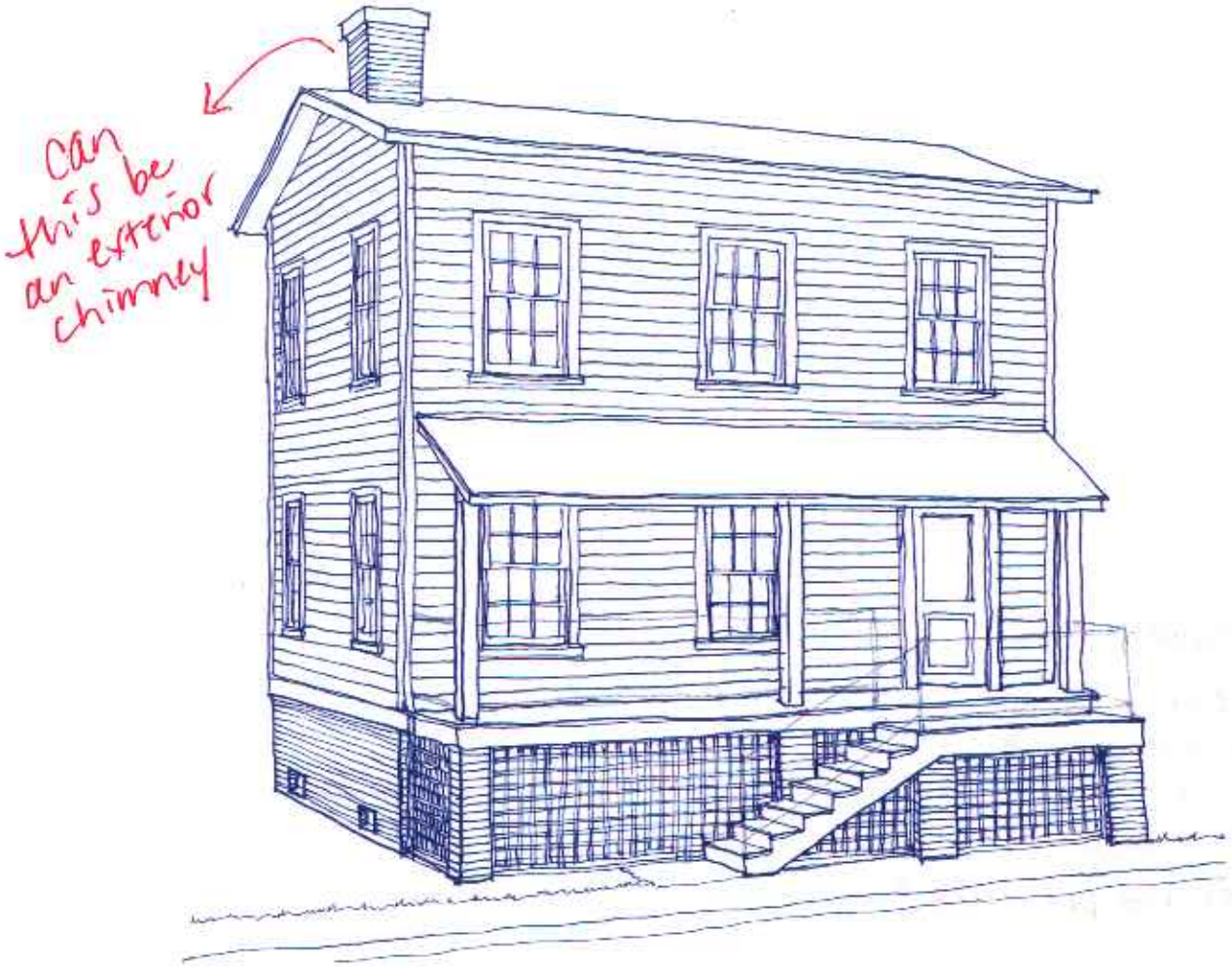
Could these be brick-faced "piers" with stucco in between?

Or is that not preferred?

4'-8" ABOVE ADJACENT GRADE

- ❑ Historic porch retained
- ❑ Historic chimney retained
- ❑ Historic building features retained including door, windows & siding
- ❑ Extended brick foundation walls with flood vents at side elevations
- ❑ Extended brick piers at porch
- ❑ Square wood lattice between building piers and under wood stair
- ❑ Compatible wood stair, landing & railing
- ❑ Access stair re-orientation towards side to allow setback to remain





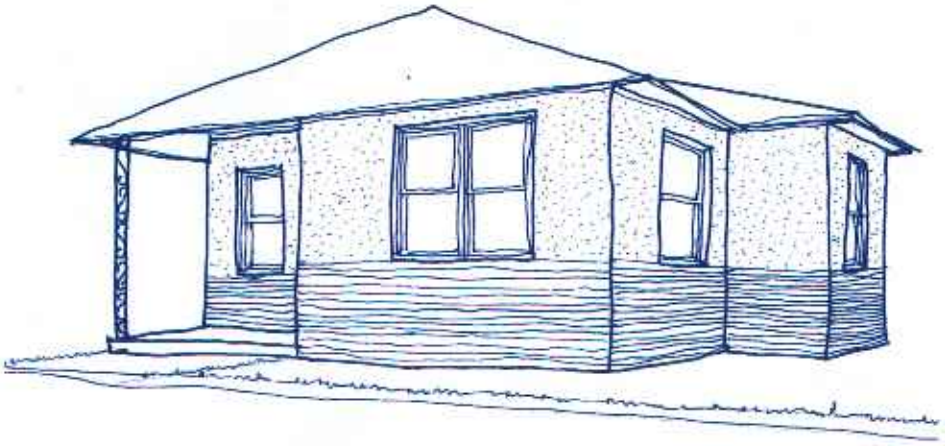
4'-8" ABOVE ADJACENT GRADE

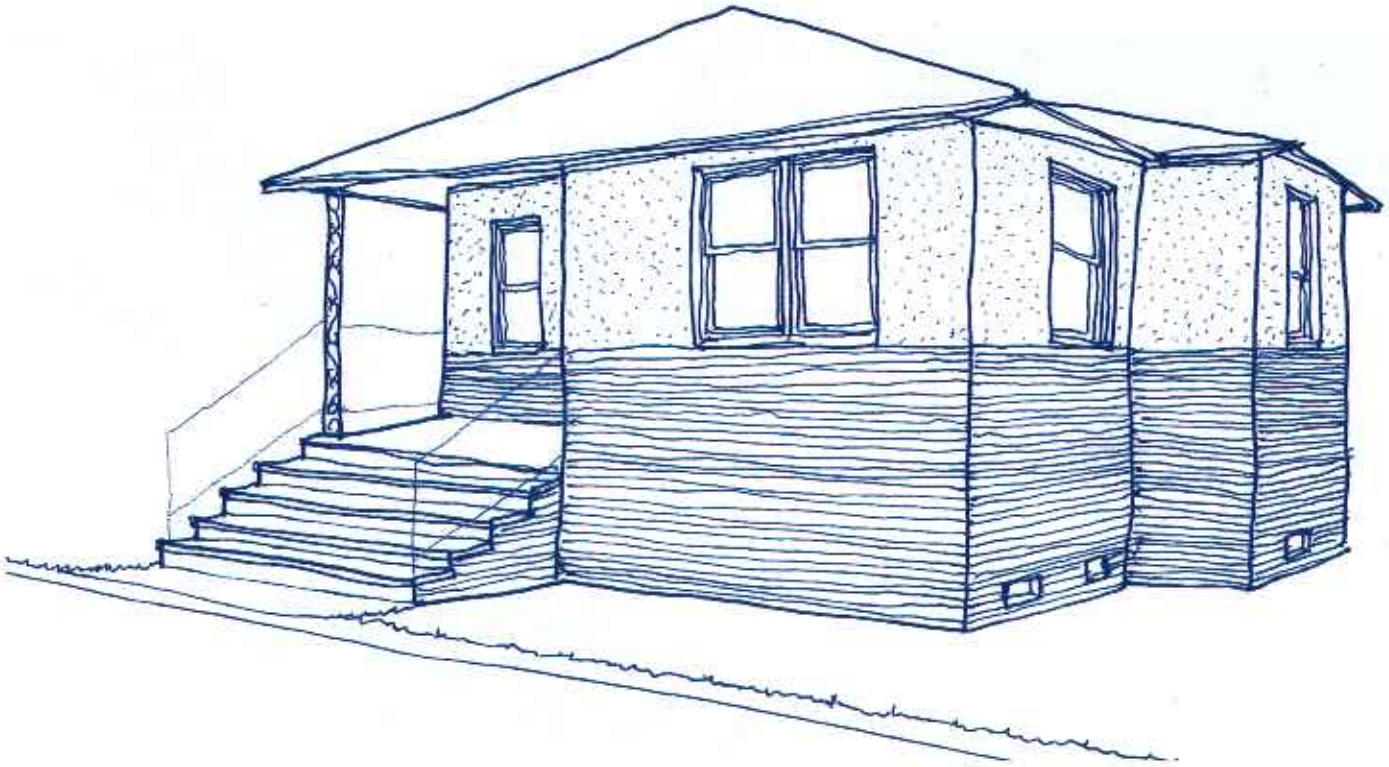
- ❑ Historic building features retained including door, windows & siding
- ❑ Extended brick piers to match historic condition
- ❑ Square wood lattice between building piers
- ❑ Compatible wood stair, landing & railing
- ❑ Access orientation towards street maintained

TO BE DETERMINED

3'-6" ABOVE ADJACENT GRADE

- ❑ Maintained inset porch & projecting bay
- ❑ Historic building features retained including windows & masonry wall surfaces
- ❑ Extended foundation walls with matching masonry
- ❑ Flood vents at side elevations
- ❑ Compatible masonry stair, landing & railing
- ❑ Access orientation towards street maintained requires 7'-0" setback from street edge





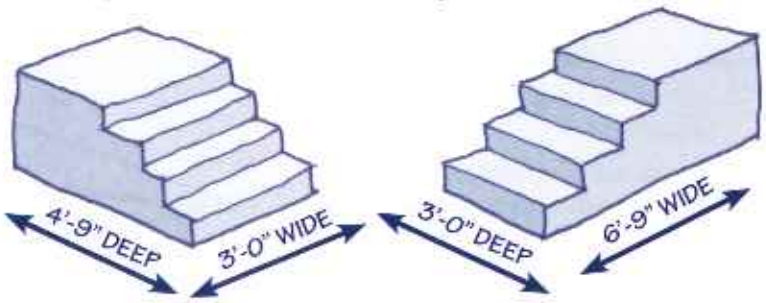
STAIR CONFIGURATIONS

THE CONFIGURATIONS & DIMENSIONS OF STAIRS INCLUDED IN THE ILLUSTRATED CASE STUDIES CAN PROVIDE ASSIST IN DETERMINING APPROPRIATE OPTIONS FOR EXISTING SITE CONSTRAINTS AT AN ELEVATED HOUSE.

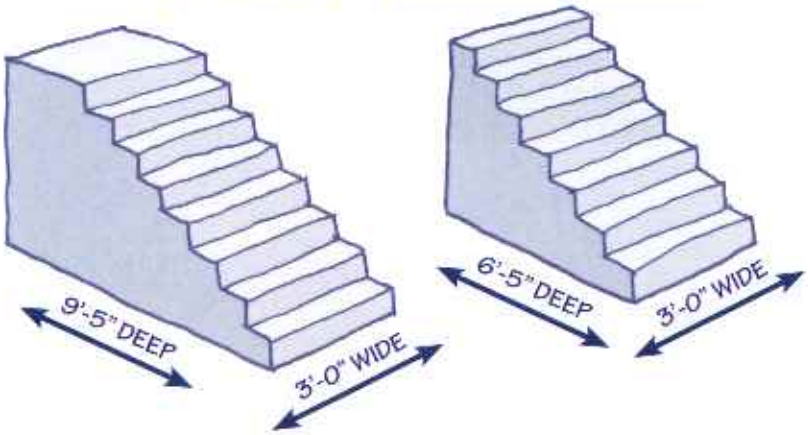
THE FOLLOWING ASSUMPTIONS WERE MADE REGARDING DIMENSIONS:

- LANDINGS ARE 3'-0" DEEP
- STAIRS ARE 3'-0" WIDE
- STAIR TREADS ARE 11" DEEP AND RISERS 7" HIGH
- THERE IS A STEP UP ONTO A PORCH FOR STAIRS WITHOUT A TOP LANDING

FIRST FLOOR 2'-4" ABOVE ADJACENT GRADE



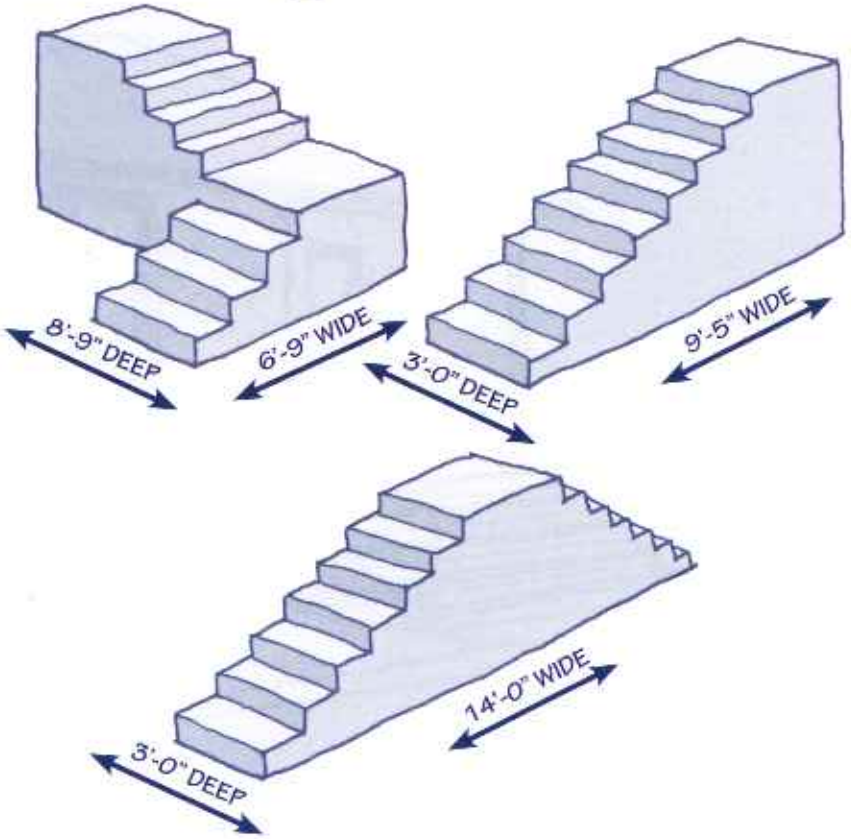
FIRST FLOOR 4'-8" ABOVE ADJACENT GRADE



STAIR DIMENSION MATRIX

THE MATRIX BELOW CAN BE UTILIZED TO PLAN FOR EXTENDED STAIRS.

Height to Living Floor from Grade	Number of Steps	Stair Length Excluding Landings	Ramp Length Including Minimum Required Landings
7"	1	11"	7'-0"
1'-2"	2	1'-10"	14'-0"
1'-9"	3	2'-9"	21'-0"
2'-4"	4	3'-8"	28'-0"
2'-11"	5	4'-7"	35'-0"+5'
3'-6"	6	5'-6"	42'-0"+5'
4'-1"	7	6'-5"	49'-0"+5'
4'-8"	8	7'-4"	56'-0"+5'
5'-3"	9	8'-3"	63'-0"+10'
5'-10	10	9'-2"	70'-0"+10'
6'-5	11	10'-1"	77'-0"+0'
7'-0"	12	11'-0"	84'-0"+10'
7'-7"	13	11'-11"	91'-0"+15'
8'-2"	14	12'-10"	98'-0"+15'
8'-9"	15	13'-9"	105'-0"+15'



BUILDING ELEVATION CHECKLIST FOR HISTORIC PROPERTIES

EXISTING FEATURES

- ❑ Maintain existing house walls, porches, chimneys, and bays
- ❑ Maintain the historic configuration of window and door openings
- ❑ Maintain historic landscape elements such as walkways, fences, and walls
- ❑ Maintain mature trees and shrubs
- ❑ Limit on-site driveways and parking to existing locations

BUILDING WALL EXTENSIONS

- ❑ Extend masonry wall material or piers to match existing material → for discussion: Soils to distinguish alteration vs blend
- ❑ Install true or veneer brick or stone to match historic material if concrete support is installed to meet National Flood Insurance Program (NFIP) requirements
- ❑ Install colored concrete or stucco to match historic material if brick or stone finish is financially infeasible
- ❑ Install flood openings on secondary elevations
- ❑ Install metal louvers and flood vents that are compatible in color with the wall to minimize the visual impact
- ❑ Install wood lattice or similar screening material between extended piers or piles that is compatible to style of the house - Typically, square lattice at Colonial Revival houses and diagonal lattice at Victorian period houses and recessed from outer face of pier
- ❑ Avoid installing horizontal board lattice, which is typically inappropriate for historic residences

PORCH EXTENSIONS

- ❑ Locate porch piers under the center line of columns and at corners of stair landings
- ❑ Install new piers to match historic masonry whenever possible
- ❑ Install true or veneer brick or stone to match historic material if concrete support is installed to meet National Flood Insurance Program (NFIP) requirements
- ❑ Install colored concrete or stucco to match historic material if brick or stone veneer is financially infeasible
- ❑ Install wood railings that are compatible to the style of the house in style and detailing, as required by the Florida Building Code

STAIR EXTENSIONS

- ❑ Maintain the principal exterior building access orientation and features for stairs, including railings, and landings
- ❑ Construct new stairs and landings of materials compatible for house - Typically wood at wood framed houses and porches and stone or brick at stone or brick houses or those without a porch
- ❑ Install railings that are compatible with existing historic railings or the historic character of the house that are of traditional materials and detailing including terminations such as newel posts at wood railings and lambs tongues at metal railings

SYSTEMS & EQUIPMENT

- ❑ Relocate all building systems and equipment out of flood prone areas to an inconspicuous location
- ❑ Screen systems and equipment with landscaping or fencing to minimize visibility

LANDSCAPING

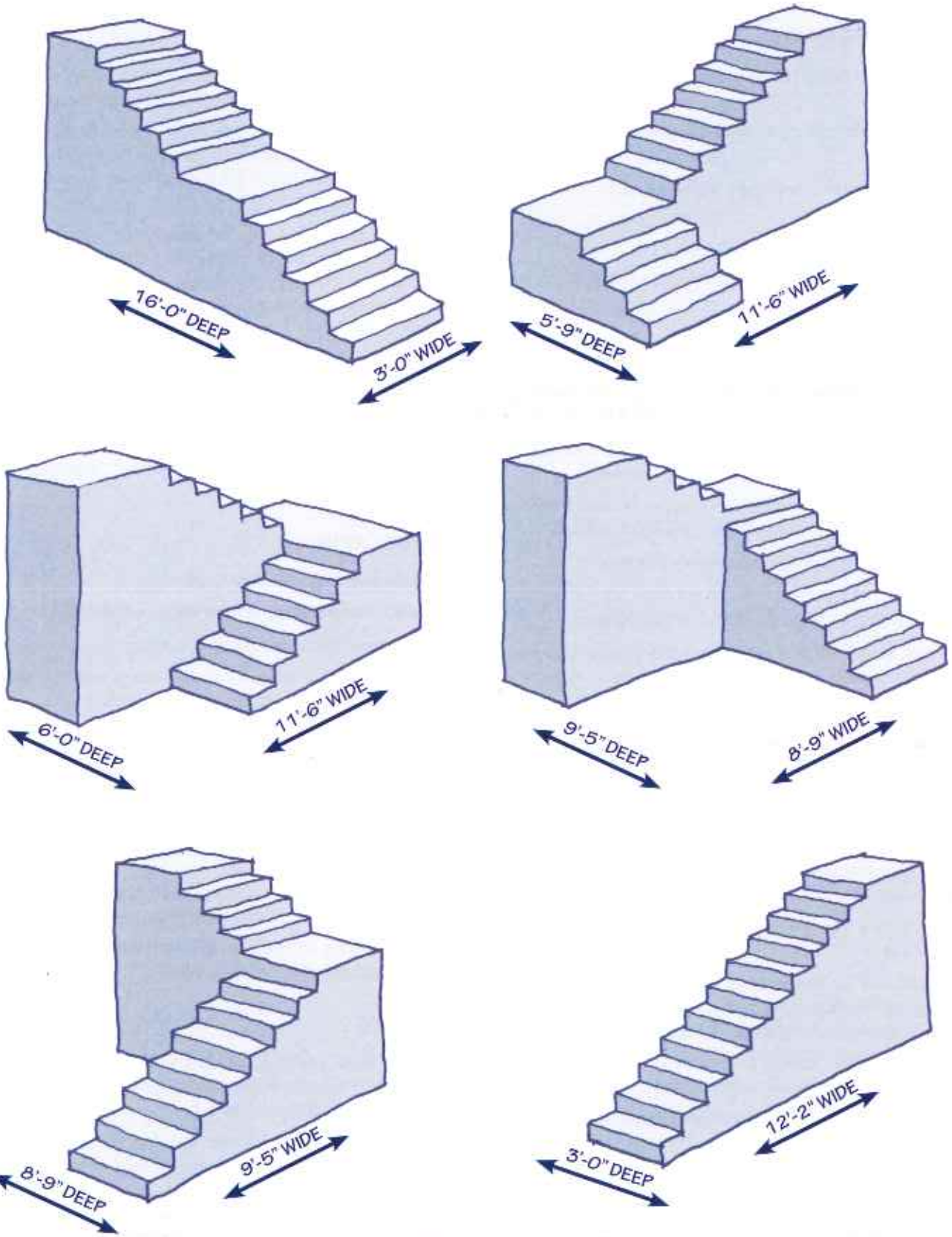
- ❑ Avoid elevating a building on fill
- ❑ Avoid adding parking in front yards or under houses
- ❑ Avoid new curb cuts in front of houses
- ❑ Replace asphalt or concrete driveways with permeable material to improve storm water absorption
- ❑ Install landscaping of varying heights and forms, including ? evergreens to add visual interest along the sidewalk complementing arrangement of building façade and entrance path
- ❑ Locate plants so they do not interfere will flood vent operation as they grow
- ❑ Install vegetation that is native to St. Augustine to minimize the need for watering and fertilizers
- ❑ Install fences or walls to conceal raised foundations or relocated systems and equipment.

GARAGES

- ❑ Install flood openings below the BFE to be compatible with NFIP requirements - Garage doors do not meet the requirements of flood openings
- ❑ Construct garages that are compatible to the historic nature of the residence and neighborhood character
- ❑ Orient garage doors away from the building façade ✓ primary

*Evergreens like yaupon holly, ~~[illegible]~~ ~~cabbage~~ palms, magnolia

FIRST FLOOR 7'-0" ABOVE ADJACENT GRADE



This home has three levels, two in the main block and an intermediate level at the one-story section to the right. The lower level of the main block is most vulnerable to flooding and it could be wet floodproofed. Wet Floodproofing would include relocating any systems or equipment to a higher level.

5 Wet Floodproofing

Wet floodproofing is a flood mitigation alternative that can comply with St. Augustine's floodplain management requirements for residential and non-residential buildings that does not have an enclosure below grade on all four sides. ***Wet floodproofing allows floodwaters to enter an enclosed area of a building and rise at the same rate, and to the same levels, as floodwaters outside of the building.*** The unimpeded transfer of floodwater through flood openings equalizes the lateral and buoyancy forces, significantly lessening strain on the building's structure. *(Refer to Building Foundations, page 4.10.)*

To be compliant with the NFIP, wet floodproofing relies on automatic passage of floodwater in and out of a building. ***In addition, spaces located below the flood protection elevation should be considered "wet," use of these spaces should be limited to non-living functions, and flood damage-resistant materials utilized. Potential uses include parking, building access including stairs and elevators, and incidental, low-value storage.*** *(Refer to Use of Flood Damage-Resistant Materials in Flood-Prone Locations, page 3.6.)* In addition, building systems and equipment should be located above the Design Flood Elevation (DFE). *(Refer to Relocation of Critical Systems & Equipment, page 3.4.)* These criteria apply to all wet floodproofed floor levels, including basements.

Wet floodproofing is often utilized for new residential buildings and may be the best alternative for masonry or concrete buildings that are required to comply with NFIP design criteria and are technically difficult to elevate or relocate. This can include very large or complex buildings, or slab on grade buildings. To meet wet floodproofing requirements, it may be necessary to abandon or limit the use of a portion of a building. Any newly constructed addition to replace abandoned space must comply with floodplain management requirements and is subject to compliance with the St. Augustine City Code and the Florida Building Code.

WET FLOODPROOFING

Wet floodproofing includes permanent or contingent measures applied to a structure or its contents that prevent or provide resistance to damage from flooding while allowing floodwaters to enter the structure or area. Generally, this includes properly anchoring the structure, using flood resistant materials below the Base Flood Elevation (BFE), protection of mechanical and utility equipment, and use of openings or breakaway walls.

[- NFIP]

If elevation of a 1-story masonry building is not an option, there are alternatives that can improve resilience. It may be possible to add a second floor addition, add flood openings to the current first floor, and limit its use to parking, storage and entry. Adding a second floor would be a substantial improvement and would result in the loss of historic designation, resulting in the requirement for full compliance with floodplain management requirements.

USES BELOW DESIGN FLOOD ELEVATION

To be considered wet floodproofed, the allowable uses of enclosed space below the flood protection elevation should be limited to minimize potential flood damage. *(Refer to Relocation of Critical Systems & Equipment, page 3.4.)* Uses that are permitted include building entrances, storage, and parking. To be considered wet floodproofed, all building systems must be located above the Design Flood Elevation (DFE). In the case of existing buildings, modification and/or abandonment of the lowest floor levels to comply with St. Augustine's floodplain management requirements can include the following options:

Potential Lower Level Modifications

- **Allow floodwater to freely enter and leave the building.** This might include adding flood openings in the walls and providing openings for floodwater to infiltrate the soil through the floor slab. In addition, a sump pump with a secondary power supply above the flood protection-elevation should be considered to expel residual water during and after an event. *(Refer to Building Foundations, page 4.10.)*
- **Modify lower level window and door openings.** Depending on their location, lower level windows and doors might require modification to allow drainage or ventilation to facilitate drying after a flood.

Potential First Floor Modifications

- **Raise the floor.** If sufficient first floor ceiling height is available, raise the floor level above the DFE. This may require the interior modification of stairs, adjustment of interior doors, and may potentially alter the relationship between the floor height and the windows.
- **Limit first floor use.** If the floor level is below the DFE and sufficient floor to ceiling height is not available to raise the floor, the use of the first floor may be limited to non-residential uses or if residential to a building entrance, parking, and storage. This may require re-configuration of upper building floors to accommodate formerly first floor public spaces, such as living rooms or kitchens.

If wet floodproofing were to be considered for this existing masonry building, the current use of the first floor as living space would need to be abandoned. The first floor could be modified to have the use limited to an entrance to the second floor, storage, or parking with the addition of a driveway.

In this example of wet floodproofing of a new residence in Lincolnville, the front elevation (at left) is compatible with scale, form, and stylistic components of many of the neighboring houses. The ground level parking area is accessed from the rear and could be largely concealed with vegetation.

New residences constructed in flood vulnerable locations are often wet floodproofed. To the extent possible, the form, scale, and materials of new construction should be compatible with neighboring existing buildings. This example includes a small front porch at the entry. In addition, the site has been raised, reducing its flood vulnerability. Flood impacts to adjacent properties Should be mitigated

WET FLOODPROOFING IN A HISTORIC CONTEXT - NEW RESIDENCES

Most new residences in St. Augustine's flood-vulnerable neighborhoods are designed to be wet floodproofed. Although a goal of preservation in flood vulnerable areas is to retain historic residences that have been modified to the extent required for safety, new construction within a historic district can have a significant impact on the visual sense of a neighborhood. The following design principles should be considered for new construction when compared to neighboring buildings:

- **Scale: Height & Width:** The proportions of the new building.
- **Building Form & Massing:** The three-dimensional relationship and configuration of the new building, its walls and roof.
- **Setback:** The distance between the new building to the street and between adjacent property lines.
- **Orientation:** The location of the primary entrance door or front façade.
- **Architectural Elements & Projections:** The size, shape, proportions, and locations of entrances, porches, chimneys, dormers, and elements that contribute to an overall building's shape and silhouette.
- **Alignment, Rhythm & Spacing:** The effect the new building will have on the existing patterns on its block.
- **Façade Proportions:** The relationship of window and door patterns in their size, shape, and location of the new building façade and building elements to each other.
- **Trim & Detail:** The moldings, decorative elements, and features of a building that are secondary to major surfaces such as walls and roofs.
- **Materials:** The substance of which something is composed or constructed.

Style is excluded because new buildings should not imitate/replicate historic buildings

WET FLOODPROOFING CHECKLIST FOR HISTORIC PROPERTIES

EXISTING FEATURES

- ❑ Maintain existing house walls, porches, chimneys, and bays
- ❑ Maintain the historic configuration of window and door openings
- ❑ Maintain historic landscape elements such as walkways, fences, and walls
- ❑ Maintain mature trees and shrubs
- ❑ Limit on-site driveways and parking to existing locations

SYSTEMS & EQUIPMENT

- ❑ Relocate all building systems and equipment out of flood prone areas to an inconspicuous location
- ❑ Screen systems and equipment with landscaping or fencing to minimize visibility

FLOOD OPENINGS

- ❑ Install flood openings on side elevations when possible
- ❑ Install metal louvers and flood vents that are compatible in color with the wall to minimize the visual impact

PARKING AT EXISTING BUILDING

- ❑ Install flood openings below the BFE to be compatible with NFIP requirements - Garage doors do not meet the requirements of flood openings
- ❑ Orient garage doors away from the primary(?) building façade

LANDSCAPING

- ❑ Avoid adding parking in front yards or under houses
- ❑ Avoid new curb cuts in front of houses
- ❑ Replace asphalt or concrete driveways with permeable material to improve storm water absorption
- ❑ Install landscaping of varying heights and forms, including ? evergreens* to add visual interest along the sidewalk complementing arrangement of building façade and entrance path
- ❑ Locate plants so they do not interfere will flood vent operation as they grow
- ❑ Install vegetation that is native to St. Augustine to minimize the need for watering and fertilizers
- ❑ Install fences or walls to conceal raised foundations or relocated systems and equipment.

ADDITIONS & NEW RESIDENCES

- ❑ Avoid building on fill
- ❑ Construct additions that comply with floodplain management requirements in an unobtrusive manner to compensate for lost interior space
- ❑ Construct new residences in a manner that is compliant with wet floodproofing requirements and compatible with the character of the surrounding historic context including limiting the overall building height and integrating front porches
- ❑ Avoid installing parking or garages in a manner that is visible from the primary elevation or front façade

* evergreens like Yaupon holly, palms, magnolia

Appendix A Glossary

ACRONYMS

BFE: Base Flood Elevation

CRS: Community Rating System

DEM: Division of Emergency Management

DFE: Design Flood Elevation

DHR: Division of Historical Resources

FBC: Florida Building Code

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Map

GIS: Geographic Information System

HARB: Historic Architectural Review Board

LiMWA: Limit of Moderate Wave Action

NFIP: National Flood Insurance Program

NOAA: National Oceanic and Atmospheric Administration

NPS: National Park Service

SAFM: St. Augustine Floodplain Management Ordinance

SFHA: Special Flood Hazard Area

The definition sources referenced in the glossary:

- **FBC:** Florida Building Code
- **FEMA:** Federal Emergency Management Agency
- **NFIP:** National Flood Insurance Program
- **NOAA:** National Oceanic and Atmospheric Administration
- **NPS:** National Park Service
- **SAFM:** St. Augustine Floodplain Management Ordinance

1% Annual Chance Floodplain (100-year Floodplain). An area that has a 1% chance of flooding in any given year. Properties can experience a "100-year flood" in two consecutive years, just as it is possible for properties to flood even if they are located outside of the floodplain, particularly in a severe weather event such as a hurricane.

0.2% Annual Chance Floodplain (500-year Floodplain). An area that has a 0.2% chance of flooding in any given year.

100-Year Flood. See Base Flood. [NFIP]

Accessory Structure. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings. National Flood Insurance Program (NFIP) regulations for new construction generally apply to new and substantially improved accessory structures. [NFIP]

*Disclaimer: definitions provided herein are for reference only. Check the source to confirm the most recent definitions for legal use.

Adaptive Reuse. The conversion of functional change of a building from the purpose or use for which it was originally constructed or designed. [FBC]

Adaptive Use. A use for a building other than that for which it was originally designed or intended. [FBC]

Addition. An extension or increase in floor area, number of stories, or height of a building or structure. [FBC]

Alteration. Any construction or renovation to an existing structure other than a repair or addition. [FBC]

Alteration of a Watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood. [SAFM]

Anchored. Adequately secured to prevent flotation, collapse or lateral movement. [NFIP]

Anchoring. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. There are specific requirements for manufactured homes and structures in V Zones. [NFIP]

Appeal. A request for a review of the floodplain administrator's interpretation of any provision of this article. [SAFM]

ASCE 24. A standard titled flood resistant design and construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA. [SAFM]

Base Flood. A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in Florida Building Code, Building, Section 202.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood." [SAFM]

Base Flood Depth (BFD). The depth shown on the Flood Insurance Rate Map (FIRM) for Zone AO that indicates the depth of water above highest adjacent grade resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. [NFIP]

Base Flood Elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Basement. The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in Florida Building Code, Building, Section 202; see "Basement (for flood loads)".] [SAFM]

Breakaway Wall. A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system. [NFIP]

Certifications. Certain activities (e.g., floodproofing design, V-Zone construction design, survey of building elevations, hydrologic and hydraulic analyses, survey and topographic data) require certification by a licensed professional architect, engineer, surveyor, or the community floodplain administrator. [NFIP]

Climate Change. Climate is determined by the long-term pattern of oceanic and atmospheric conditions at a location. Climate is described by statistics, such as means and extremes of temperature, precipitation, and other variables, and by the intensity, frequency, and duration of weather events. Over Earth's history, indications of climate change have been recorded in fossils and ice core samples. At one extreme, climate change can result in extended periods of heat and drought; at the other, extensive glaciation. Currently, our planet's global surface temperature is rising. This change is linked to human activities that increase the amount of greenhouse gases (e.g., carbon dioxide and methane) in the atmosphere. It is important to understand climatic processes because they have the potential to affect environmental conditions. [NOAA]

Coastal High Hazard Area. A special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on flood insurance rate maps (FIRM) as zone V1-V30, VE, or V. [SAFM]

Coastal A Zone. Area within a special flood hazard area, landward of a V zone or landward of an open coast without mapped coastal high hazard areas. In a coastal A zone, the principal source of flooding must be astronomical tides, storm surges, seiches or tsunamis, not riverine flooding. During the base flood conditions, the potential for breaking wave height shall be greater than or equal to 1 ½ feet (457 mm). The inland limit of the coastal A zone is (a) the Limit of Moderate Wave Action if delineated on a FIRM, or (b) designated by the authority having jurisdiction. [FBC]

Coastal High Hazard Area. Area within the special flood hazard area extending from offshore to the inland limit of a primary dune along an open coast and any other area that is subject to high-velocity wave action from storms or seismic sources, and shown on a Flood Insurance Rate Map (FIRM) or other flood hazard map as velocity Zone V, VO, VE or V1-30. [FBC]

Community Rating System (CRS). A program developed by FEMA to provide incentives for those communities in the Regular Program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding. [NFIP]

Crawlspace. Crawlspace foundations are commonly used in some parts of the nation to elevate the lowest floors of residential buildings located in Special Flood Hazard Areas (SFHAs) above the Base Flood Elevation (BFE). Crawlspaces should be constructed so that the floor of the crawlspace is at or above the lowest grade adjacent to the building. Crawlspaces that have their floors below BFE must have openings to allow the equalization of flood forces. [NFIP]

Cumulative Damage Building. Any building that has incurred flood-related damage as a result of two or more flooding events in which the cumulative amounts of payments equals or exceeds the fair market value of such building, as determined through use of the following procedure. To determine whether a building has been cumulatively damaged, a loss percentage will be calculated, for each loss, equal to the claim payment amount for that loss divided by the fair market value of such building on the day before each loss. [NFIP]

Cumulative Damage Property. Either a cumulative damage building or the contents within a cumulative damage building, or both. [NFIP]

Dangerous. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads. [FBC]

Design Flood. The flood associated with the greater of the following two (2) areas: [Also defined in Florida Building Code, Building, Section 202.]

(1) Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or

(2) Area designated as a flood hazard area on the city's flood hazard map, or otherwise legally designated. [SAFM]

Design Flood Elevation (DFE). The elevation of the "design flood," including wave height, relative to the datum specified on the city's legally designated flood hazard map. In areas designated as zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two (2) feet. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities. [SAFM]

Digital Flood Insurance Rate Maps (DFIRMs). Digitally converted Flood Insurance Rate Maps developed in conjunction with FEMA.

Dry Floodproofing. A combination of design modifications that results in a building or structure, including the attendant utilities and equipment and sanitary facilities, being water tight with walls substantially impermeable to the passage of water and with structural components having the capacity to resist loads as identified in ASCE 7. [FBC]

Elevated Building. A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid (perimeter) foundations walls are not an acceptable means of elevating buildings in V and VE zones. [NFIP]

Elevation Certificate. A community's permit file must have an official record that shows new buildings and substantial improvements in all identified Special Flood Hazard Areas (SFHAs)are properly elevated. This elevation information is needed to show compliance with the floodplain management ordinance. FEMA encourages communities to use the Elevation Certificate developed by FEMA to fulfill this requirement since it also can be used by the property owner to obtain flood insurance. [NFIP]

Encroachment. The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas. [SAFM]

Equipment or Fixture. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment. [FBC]

Erosion. The collapse, undermining, or subsidence of land along the shore of a lake or other body of water. [FEMA]

Event Flooding. Occasional flooding that has a specific cause, typically a storm or a devastating failure of infrastructure.

Exceptional Hardship. The exceptional or unreasonable hardship associated with the land that would result from a failure to grant the requested variance. Mere economic or financial hardship alone is not unreasonable or exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an unreasonable or exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended. [SAFM]

Existing Building and Existing Structure. Any buildings and structures for which the "start of construction" commenced before October 6, 1972. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Federal Emergency Management Agency (FEMA). The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program. [SAFM]

Fill. Earthen fill is sometimes placed in a Special Flood Hazard Area (SFHA) to reduce flood risk to the filled area. The placement of fill is considered development and will require a permit under applicable Federal, state and local laws, ordinances, and regulations. Fill is prohibited within the floodway unless it has been demonstrated that it will not result in any increase in flood levels. Some communities limit the use of fill in the flood fringe to protect storage capacity or require compensatory storage. The use of fill is prohibited for structural support of buildings in V Zones. [NFIP]

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in Florida Building Code, Building, Section 202.]

(1) The overflow of inland or tidal waters.

(2) The unusual and rapid accumulation or runoff of surface waters from any source. [SAFM]

Flood Damage-Resistant Materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Flood Elevation Determination. A determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year. (NFIP)

Flood Hazard Area. The greater of the following two areas: [Also defined in Florida Building Code, Building, Section 202.]

(1) The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.

(2) The area designated as a flood hazard area on the city's flood hazard map, or otherwise legally designated. [SAFM]

Flood Insurance Rate Map (FIRM). The official map of the city on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the city. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that contains the flood insurance rate map, the flood boundary and floodway map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Floodplain. Any land area susceptible to being inundated by floodwaters from any source. [NFIP]

Floodplain Administrator. The office or position designated and charged with the administration and enforcement of this article (may be referred to as the floodplain manager). [SAFM]

Floodplain Development Permit or Approval. An official document or certificate issued by the city, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this article. [SAFM]

Floodplain Management.

a. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to, emergency preparedness plans, flood-control works and floodplain management regulations.

b. Floodplain management is a decision-making process that aims to achieve the wise use of the nation's floodplains. "Wise use" means both reduced flood losses and protection of the natural resources and function of floodplains. [NFIP]

Floodplain Management Ordinances. Once FEMA provides a community with the flood hazard information upon which floodplain management regulations are based, the community is required to adopt a floodplain management ordinance that meets or exceeds the minimum NFIP requirements. The overriding purpose of the floodplain management regulations is to ensure that participating communities take into account flood hazards, to the extent that they are known, in all official actions relating to land management and use. [NFIP]

Floodplain Management Regulations. Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance), and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction. [NFPI]

Floodproofing. Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. [NFIP]

Floodproofing Certificate. Documentation of certification by a registered professional engineer or architect that the design and methods of construction of a nonresidential building are in accordance with accepted practices for meeting the floodproofing requirements in the community's floodplain management ordinance. This documentation is required for both floodplain management requirements and insurance rating purposes. [NFIP]

Flood-Resistant Material. Flood-resistant material includes any building product capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Prolonged contact is defined as at least 72 hours. Significant damage is any damage requiring more than low-cost cosmetic repair (such as painting). All structural and non-structural building materials at or below the Base Flood Elevation (BFE) must be flood resistant. [NFIP]

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Floodway Encroachment Analysis. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models. [SAFM]

Flood Zones. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. [NFIP]

Florida Building Code. The family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas. [SAFM]

Foundation. Without a proper foundation, an elevated building can suffer damage from a flood due to erosion, scour, or settling. The National Flood Insurance Program (NFIP) regulations provide performance standards for anchoring new buildings and foundation and fill placement standards for buildings, for manufactured homes, and in V Zones. However, the NFIP performance standards do not specify how a building"s foundations are to be constructed in A Zones. The national model building codes address building foundations and the proper placement, compaction, and protection of fill. [NFIP]

Foundation Walls. Masonry walls, poured concrete walls or precast concrete walls, regardless of height, that extend above grade and support the weight of a building. [NFIP]

Freeboard. An additional amount of height above the Base Flood Elevation used as a factor of safety (e.g., 2 feet above the Base Flood) in determining the level at which a structure's lowest floor must be elevated or floodproofed to be in accordance with state or community floodplain management regulations. [NFIP]

Functionally Dependent Use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities. [SAFM]

Grade Elevation. The lowest or highest finished ground level that is immediately adjacent to the walls of the building. Use natural (pre-construction), ground level, if available, for Zone AO and Zone A (without BFE). [NFIP]

Grandfathering. An exemption based on circumstances previously existing. [NFIP]

Pre-existing legal non-conforming - City Code refers to non-conforming parcels

Highest Adjacent Grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure. [SAFM]

Historic Building. For the purposes of this code and the referenced documents, an historic building is defined as a building or structure that is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing property in a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district. [FBC]

Historic Character. The essential quality of an historic building or space that provides its significance. The character might be determined by the historic background, including association with a significant event or person, the architecture of design, or the contents or elements and finishes of the building or space. [FBC]

Historic Context. A unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period and geographical area. [NPS]

Historic Fabric. Original or added building or construction materials, features and finishes that existed during the period that is deemed to be most architecturally or historically significant or both. [FBC]

Historic Integrity. The authenticity of a property's identity, evidenced by the survival of physical characteristics that existed during the property's historic period including evaluation of any changes that may have occurred through time which could contribute to the building's later-acquired historic character and significance. An overall sense of past time and place are evident in the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. [CoSA]

Historic Period. The primary time line for which the historic building derived its historic association with an event, person, place, pattern of development or other historic context. [CoSA]

Historic Preservation. A generic term that encompasses all aspects of the professional and public concern related to the maintenance of an historic structure, site or element in its current condition, as originally constructed, or with the additions and alterations determined to have acquired significance over time. [FBC]

Historic Site. A place, often with associated structures, having historic significance. [FBC]

Historic Structure. A building, bridge, lighthouse, monument, pier, vessel or other construction that is designated or that is deemed eligible for such designation by a local, regional or national jurisdiction as having historical, architectural or cultural significance. [FBC]

Integrity. The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. [NPS]

Letter of Map Change (LOMC). An official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

Letter of Map Amendment (LOMA). An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

Letter of Map Revision (LOMR). A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

Letter of Map Revision Based On Fill (LOMR-F). A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the city's floodplain management regulations.

Conditional Letter of Map Revision (CLOMR). A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM. [SAFM]

Limit of Moderate Wave Action (LiMWA). Line shown on FIRMs to indicate the inland limit of the 1 ½- foot (457 mm) breaking wave height during the base flood. [FBC]

Load-Bearing Element. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load. [FBC]

Local Floodplain Management Ordinance. An ordinance or regulation adopted pursuant to the requirements in Title 44 Code of Federal Regulations, Parts 59 and 60 for participation in the National Flood Insurance Program. [FBC]

Lowest Adjacent Grade. The lowest point of the ground level immediately next to a building. [NFIP]

Lowest Floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Lowest Floor Elevation (LFE). The measured distance of a building's lowest floor above the National Geodetic Vertical Datum (NGVD) or other datum specified on the FIRM for that location. [NFIP]

Lowest Horizontal Structural Member. In V Zones, new construction must have the elevation of the lowest horizontal structural member at or above the Base Flood Elevation (BFE). Horizontal structural members are obstructions and can transmit the force of wave impacts to rest of the structure. This elevation is used as the reference level to determine insurance rates. This contrasts with construction and insurance rating in A Zones, which uses the elevation of the lowest floor including basement as the reference level. [NFIP]

Market Value. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this article, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, actual cash value (replacement cost depreciated for age and quality of construction), or tax assessment value established by the St. Johns County Property Appraiser plus ten (10) percent. Appraisals by qualified independent appraisers shall not use the "income capitalization approach," which based value on the use of the property and not on the structure. [SAFM]

Map Revision. A change in the Flood Hazard Boundary Map (FHBM) or Flood Insurance Rate Map (FIRM) for a community which reflects revised zone, base flood or other information. [NFIP]

Masonry Walls. Walls constructed of individual components laid in and bound together with mortar. These components can be brick, stone, concrete block, etc. [NFIP]

Mean Sea Level. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced. [NFIP]

Mechanical Equipment. The National Flood Insurance Program (NFIP) requires that all mechanical equipment in new or substantially improved structures be elevated to above the BFE or designed so that floodwaters cannot infiltrate or accumulate within any component of the system. This would include electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities. [NFIP]

National Flood Insurance Program (NFIP). The program of flood insurance coverage and floodplain management administered under the Act and applicable federal regulations promulgated in Title 44 of the Code of Federal Regulations, Subchapter B. [NFIP]

National Geodetic Vertical Datum (NGVD) of 1929. National standard reference datum for elevations, formerly referred to as Mean Sea Level (MSL) of 1929. NGVD 1929 may be used as the reference datum on some Flood Insurance Rate Maps (FIRMs). [NFIP]

Natural Grade. The grade unaffected by construction techniques such as fill, landscaping or berming. [NFIP]

New Construction. For the purposes of administration of this article and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after October 6, 1972 and includes any subsequent improvements to such structures. [SAFM]

Nuisance Flooding. Minor, recurrent flooding that takes place at high tide. It occurs when the ocean has reached the "brim" locally. Because of sea level rise, nuisance flooding in the United States has become a "sunny day" event – not necessarily linked to storms or heavy rain. [NOAA]

Openings. In A Zones, all new construction and substantial improvements may have fully enclosed areas below the lowest floor that are usable solely for vehicle parking, building access, or storage, in an area other than a basement, which are subject to flooding These enclosed areas must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing the entry and exit of floodwaters. [NFIP]

Participating Community. A community for which FEMA has authorized the sale of flood insurance under the NFIP. [NFIP]

Participation in the NFIP. Participation in the National Flood Insurance Program (NFIP) is voluntary. To join, the community must:

1. Complete an application;
2. Adopt a resolution of intent to participate and cooperate with FEMA;
3. Adopt and submit a floodplain management ordinance that meets or exceeds the minimum NFIP criteria. The floodplain management ordinance must also adopt any FIRM or FHBM for the community.

Within participating communities, the Federal government makes flood insurance available throughout the community. [NFIP]

Permit for Floodplain Development. A permit is required before construction or development begins within any Special Flood Hazard Area (SFHA). If FEMA has not defined the SFHA within a community, the community shall require permits for all proposed construction or other development in the community including the placement of manufactured homes, so that it may determine whether such construction or other development is proposed within flood-prone areas. Permits are required to ensure that proposed development projects meet the requirements of the NFIP and the community's floodplain management ordinance. [NFIP]

Persistent Flooding. See Nuisance Flooding.

Positive Roof Drainage. The drainage condition in which consideration has been made for all loading deflections of the roof deck, and additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation. [FBC]

Post-FIRM Building. A building for which construction or substantial improvement occurred after December 31, 1974 or on or after the effective date of an initial Flood Insurance Rate Map (FIRM), whichever is later.

Post-Flood Insurance Rate Map (FIRM) Buildings. New construction and those built after the effective date of the first FIRM for a community. Insurance rates for Post-FIRM buildings are dependent on the elevation of the lowest floor in relation to the Base Flood Elevation (BFE). [NFIP]

Pre-FIRM Building. A building for which construction or substantial improvement occurred on or before December 31, 1974 or before the effective date of an initial Flood Insurance Rate Map (FIRM). [NFIP]

Preservation. The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic building or structure. [FBC]

Proper Openings - Enclosures (Applicable to Zones A, A1-A30, AE, AO, AH, AR and AR Dual). All enclosures below the lowest elevated floor must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of 2 openings, with positioning on at least 2 walls, having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding must be provided. The bottom of all openings must be no higher than 1 foot above the higher of the exterior or interior (adjacent) or floor immediately below the openings. [NFIP]

Provisional Rating. A method for placing flood coverage prior to the receipt of a FEMA Elevation Certificate. [NFIP]

Rehabilitation. Any work, as described by the categories of work defined herein, undertaken in an existing building.. [FBC]

Rehabilitation, Historic Building. The act or process of making possible a compatible use of a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values. [FBC]

Repair. The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage. [FBC]

Repetitive Loss Structure. An NFIP-insured structure that has had at least 2 paid flood losses of more than $1,000 each in any 10-year period since 1978. [NFIP]

Reroofing. The process of recovering or replacing an existing roof covering. See "Roof recover" and "Roof replacement. [FBC]

Resilience, Flood. The ability to withstand, respond to, and recover from a flooding or storm event.

Restoration. The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features, and repair or replacement of damaged or altered features from the restoration period. [FBC]

Retrofit. The voluntary process of strengthening or improving buildings or structures, or individual components of buildings or structures, for the purpose of making existing conditions better serve the purpose for which they were originally intended or the purpose that current building codes intend. [FBC]

Roof Recover. The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering. [FBC]

Roof Repair. Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance. [FBC]

Roof Replacement. The process of removing the existing roof covering, repairing any damaged substrate and installing a new roof covering. [FBC]

Roof Section. A separating or division of a roof area by existing expansion joints, parapet walls, flashing (excluding valley), difference of elevation (excluding hips and ridges), roof type or legal description; not including the roof area required for a proper tie-off with an existing system. [FBC]

Severe Repetitive Loss Building. Any building that:

1. Is covered under a Standard Flood Insurance Policy made available under this title;
2. Has incurred flood damage for which:
   a. 4 or more separate claim payments have been made under a Standard Flood Insurance Policy issued pursuant to this title, with the amount of each such claim exceeding $5,000, and with the cumulative amount of such claims payments exceeding $20,000; or
   b. At least 2 separate claims payments have been made under a Standard Flood Insurance Policy, with the cumulative amount of such claims payments exceed the fair market value of the insured building on the day before each loss. [NFIP]

Severe Repetitive Loss Property. Either a severe repetitive loss building or the contents within a severe repetitive loss building, or both. [NFIP]

Solid (Perimeter) Foundation Walls. Walls that are used as a means of elevating a building in A Zones and that must contain sufficient openings to allow for the unimpeded flow of floodwaters more than 1 foot deep. [NFIP]

Special Flood Hazard Area. An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in Florida Building Code, Building Section 202.] [SAFM]

Start of Construction. The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within one hundred eighty (180) days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in Florida Building Code, Building Section 202.] [SAFM]

Sea Level Rise. The increasing of the average global sea level. [NOAA]

Storm Surge. The abnormal rise in seawater level during a storm, measured as the height of the water above the normal predicted astronomical tide. The surge is caused primarily by a storm's winds pushing water onshore. The amplitude of the storm surge at any given location depends on the orientation of the coast line with the storm track; the intensity, size, and speed of the storm; and the local bathymetry. [NOAA]

Subsidence. Sinking of the ground because of underground material movement—is most often caused by the removal of water, oil, natural gas, or mineral resources out of the ground by pumping, fracking, or mining activities.

Subsidence can also be caused by natural events such as earthquakes, soil compaction, glacial isostatic adjustment, erosion, sinkhole formation, and adding water to fine soils deposited by wind (a natural process known as loess deposits). Subsidence can happen over very large areas like whole states or provinces, or very small areas like the corner of your yard. In the Chesapeake Bay area, for example, land subsidence may be caused by a combination of sediment loading (when rivers deposit sediment in an area that then sinks under the additional weight) and sediment compaction after groundwater is removed. [NOAA]

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These changed a few years ago

Substantial Damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the building or structure before the damage occurred. [Also defined in Florida Building Code, Building Section 202.] [SAFM]

Substantial Improvement. Any combination repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure taking place during a ~~five-year period, the cumulative~~ cost of which equals or exceeds fifty (50) percent of the market value of the building or structure before the improvement or repair is started. For each building or structure, the five-year period begins on the date of the first permit issued for improvement or repair of that building or structure subsequent to April 12, 2010. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in Florida Building Code, Building, Section 202.]

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure. [SAFM]

Substantial Structural Damage. A condition where one or both of the following apply:

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral loadcarrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the Florida Building Code, Building for new buildings of similar structure, purpose and location. [FBC]

Substantially Damaged Property. Either a substantially damaged building or the contents within a substantially damaged building, or both. [NFIP]

Unsafe. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe. [FBC]

Variance. A grant of relief from the requirements of this article, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this article or the Florida Building Code. [SAFM]

V-Zone Certificate. National Flood Insurance Program (NFIP) regulations require coastal communities to ensure that buildings built in V Zones are anchored to resist wind and water loads acting simultaneously. Buildings in V Zones are subject to a greater hazard than buildings built in other types of floodplains. Not only do they have to be elevated above the Base Flood Elevation (BFE), they must be protected from the impact of waves, hurricane-force winds and erosion. [NFIP]

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically. [SAFM]

Water Surface Elevation. The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas. [NFIP]

Wet Floodproofing. Wet Floodproofing includes permanent or contingent measures applied to a structure or its contents that prevent or provide resistance to damage from flooding while allowing floodwaters to enter the structure or area. Generally, this includes properly anchoring the structure, using flood resistant materials below the Base Flood Elevation (BFE), protection of mechanical and utility equipment, and use of openings or breakaway walls. [NFIP]

Zone. A geographical area shown on a Flood Hazard Boundary Map (FHBM) or a Flood Insurance Rate Map (FIRM) that reflects the severity or type of flooding in the area. [NFIP]

Zone A. Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone A99. Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. [NFIP]

Zone AE and A1-30. Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone AH. Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone AO. Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR. Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone V. Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone VE and V1-30. Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Appendix B Flood Resources

The Federal Emergency Management Agency (FEMA) has numerous publications available to address construction in flood-prone areas available on their website at *www.fema.gov*.

Hurricane Sandy in New Jersey and New York: Mitigation Assessment Team Report - Recovery Advisories and Fact Sheets for Hurricane Sandy

- RA1. Improving Connections in Elevated Coastal Residential Buildings (February 2013)
- RA2. Reducing Flood Effects in Critical Facilities (April 2013)
- RA3. Restoring Mechanical, Electrical, and Plumbing Systems in Non-Substantially Damaged Residential Buildings (April 2013)
- RA4. Reducing Interruptions to Mid- and High-Rise Buildings During Floods (March 2013)
- RA5. Designing for Flood Levels Above the BFE After Hurricane Sandy (April 2013)
- RA6. Protecting Building Fuel Systems from Flood Damage (April 2013)
- RA7. Reducing Flood Risk and Flood Insurance Premiums for Existing Residential Buildings in Zone A (November 2013)
- Fact Sheet 1. Cleaning Flooded Buildings (May 2013)
- Fact Sheet 2. Foundation Requirements and Recommendations for Elevated Homes (May 2013)

FEMA Fact Sheets

- Community Rating System (June 30, 2017)
- Historic Structures and The Biggert-Waters Flood Insurance Reform Act of 2012
- Historic Preservation and Cultural Resources: Protecting Our Heritage (July 2016)
- Technical Fact Sheet 1.2: Summary of Coastal Construction Requirements and Recommendations

FEMA Technical Bulletins

- Technical Bulletin 0: User's Guide to Technical Bulletins (July 2019)
- Technical Bulletin 1: Requirements for Flood Openings in Foundation Walls and Walls of Enclosure: Below Elevated Buildings in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program (March 2020)
- Technical Bulletin 2: Flood Damage-Resistant Materials Requirements (August 2008)
- Technical Bulletin 3: Non-Residential Floodproofing - Requirements and Certification (1993)
- Technical Bulletin 4: Elevator Installation (November 2010)
- Technical Bulletin 5: Free-Of-Obstruction Requirements (August 2008)
- Technical Bulletin 6: Below-Grade Parking Requirements (1993)
- Technical Bulletin 7: Wet Floodproofing Requirements (1993)
- Technical Bulletin 8: Corrosion Protection for Metal Connectors in Coastal Areas (1996)
- Technical Bulletin 9: Design and Construction Guidance for Breakaway Walls (June 2019)
- Technical Bulletin 10: Ensuring That Structures Built on Fill in or Near Special Flood Hazard Areas Are Reasonably Safe from Flooding (May 2001)
- Technical Bulletin 11: Crawlspace Construction (November 2001)

FEMA P-234: Repairing Your Flooded Home (October 2010)

FEMA P-259, 3rd Edition: Engineering Principles and Practices of Retrofitting Floodprone Residential Structures (2012)

FEMA P-312, 3rd Edition: Homeowner's Guide to Retrofitting: Six Ways to Protect Your Home from Flooding (2014)

FEMA P-348, Edition 1, Protecting Building Utilities from Flood Damage (2019)

FEMA 386-6, Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning (2006)

FEMA P-467-2, Floodplain Management Bulletin: Historic Structures (2008)

FEMA P-499 Home Builder's Guide to Coastal Construction (2010)

FEMA P-758 Substantial Improvement/Substantial Damage Desk Reference (2010)

FEMA P-1037 Reducing Flood Risk to Residential Buildings That Cannot Be Elevated (September 2015)

ADDITIONAL RESOURCES

City of St. Augustine. *Resilient Heritage in the Nation's Oldest City.* (Taylor Engineering, 2020)
www.citystaug.com/DocumentCenter/View/4058/St-Augustine-Resilient-Heritage-Report

Historic England. *Flooding and Historic Buildings.* (2015)
www:historicengland.org.uk/advice/technical-advice/flooding-and-historic-buildings/

Historic Scotland. *Flood Damage to Traditional Buildings.* (2014)
www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=13349883-20bf-48ec-afd9-a59500e9a44e

Livingston, Dennis. *Rebuilding Water-Damaged Homes.* (2009)
www.hud.gov/sites/documents/AFHH_WATER_DAMAGED.PDF

National Park Service. *Guidelines for Flood Adaptation for Rehabilitating Historic Buildings.* (2021)
www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf

National Trust for Historic Preservation. *Treatment of Flood Damaged Older and Historic Buildings.* (Information Booklet No. 82, 1993)
www.ncptt.nps.gov/wp-content/uploads/NTHP-Information-Booklet-82-Flood-Damage-and-Older-Homes.pdf?b5c287

City of St Augustine

Flooding Adaptation and Design Guidelines for Historic St Augustine pre 1820 Coquina structures at Risk of Flooding and Sea Level Rise

St Augustine, Florida

2021

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Chapter 1

Mitigating the effects of rising water tables, periodic flooding, and storm events for historic coquina structures.

St Augustine faces significant challenges related to sea level rise. High water natural disasters continue to increase in both frequency and in scope as climate change continues to drive global sea level rise. The problem has become increasingly apparent over the last two decades. Within a span of three years, St. Augustine suffered impacts from Hurricanes Matthew (2016) Irma (2017), and Dorian (2019). These storms caused significant physical and economic damage. In addition to major storm events, the city also experiences increasingly frequent nuisance flooding and will continue to have to deal with the effects of rising water tables. These hazards threaten the historic assets that define St. Augustine's 'contributing' structures.

This document is the review and analysis of thirty-one pre-1820 coquina structures located in the St. Augustine Town Plan National Historic Landmark District whose walls are constructed partially or entirely of natural coquina. Coquina, Spanish for "tiny shell" emerged as a building material during Florida's first Spanish period (1513 - 1763) at St. Augustine. Of the thirty - one structures, eight were chosen as “case studies” due to the availability of these sites for more in-depth review and because they represent both unique or exemplary examples of a type of construction or method of preservation**.** ***(Additional information is available at the links on the study pages.)***

This document is intended for those involved in historic resource management and construction professionals to assist in the adaptation of structures specifically referenced in this document and wider use, for those involved in the management and/or restoration of similar structures from of similar age.

It is the intent of this publication to encourage research, design, conservation, construction, mitigation efforts, and on-going preservation that is in compliance with the Secretary of the Interior Standards for the Rehabilitation of Historic Buildings (Standards). Projects undertaken as a result of this study should meet these Standards. A project meets the Standards when the overall effect of all work is consistent with the property’s historic character. Treatments that might be deemed unacceptable in other rehabilitation contexts because of their impacts on historic character may be acceptable in the context of adapting a property to flooding hazards. Nevertheless, treatments should always minimize changes to a building’s historic character and appearance. In summary, adaptation treatments should increase a building’s resilience to flooding risks as much as possible, but should do so without destroying significant historic materials, features, or spaces.

These guidelines will use the term "flood risk level" to describe the property-specific danger due to the relative height of anticipated floodwater. This measurement is based upon recognized GIS data, past flood events, site-specific reports, and other applicable information and is provided for the 31 structures measured from the Base Flood Elevation. The timeframe

that this document is targeted for is adapting historic coquina buildings to be more resilient to rising damp and tidal and storm flooding is over the next 10 years (2031).

In order to obtain an accurate flood risk assessment, property owners in the historic district need to acquire an Elevation Certificate from a licensed surveyor. An Elevation Certificate will identify the height of the lowest floor relative to the Base Flood Elevation (BFE).

In order to meet the regulatory flood elevations, St. Augustine's historic coquina resources can be made more resilient through actions such as dry flood proofing, wet flood proofing, and site flood proofing. The design guidelines herein outline the various approaches for meeting flood requirements while striving for consistency with the Secretary of the Interior Standards for the Rehabilitation of Historic Buildings.

Flooding Adaptation & Building Elevation Design Guidelines in this document have been developed in accordance with the National Park Service's (NPS) *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings published in 2021*. These standards are referenced throughout this document and provide the basis for resiliency recommendations and outline flood mitigation strategies for historic buildings. As is the case for the Secretary of the Interior's Standards for Rehabilitation, it is up to the St. Augustine Historic Architecture Review Board to interpret the standards. The NPS standards are organized by various treatments and approaches to resiliency. The most common categories of adaptation measures are described using definitions established by the Federal Emergency Management Agency (FEMA). These adaptation categories include:

- Planning and Assessment for Flood Risk Reduction
- Temporary Protective Measures
- Dry Floodproofing
- Wet Floodproofing
- Abandon the Lowest Floor
- Protect Utilities

These approaches and treatments should be reviewed and assessed for their applicability to St. Augustine's historic coquina resources, which are at risk. Planning and assessment for reducing flood risk is the first step that property owners and contractors should take prior to selecting an adaptation treatment. Temporary protective measures are treatments that usually do not have a major affect on a property's appearance. The impacts of the other adaptation treatments to the historic property will vary greatly depending on factors such as location and site conditions, historic significance, flood risk, materials, site and setting and architectural style.

National Park Service Guidelines on Flood Adaptation for Rehabilitating Historic Buildings

1. Identify, retain, and preserve features of the historic site and setting that are important in defining its overall historic character before undertaking site mitigation work or changing the landscape or its features.

2. Protect and maintain buildings, site, and landscape features by providing proper drainage to ensure that water does not erode foundation walls, drain toward the building, or damage or erode the landscape.
3. Design new or improve existing storm water management systems to reduce surface floods and reverse flow flooding (water moving backward through the system to flood through drains).
4. Develop and implement a plan to reduce the risk of damage or destruction to the historic building.
5. Maintain the building, its site, and setting in good repair, and regularly monitor character-defining features.
6. Undertake work to prevent or minimize the loss, damage, or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building, its site, and setting.
7. Use and maintain existing historic and non-historic characteristics, features, and materials of the historic building, its site, setting, and larger environment that may help to avoid or minimize the impacts of flooding.
8. Ensure that, when planning work to adapt for flooding, all feasible alternatives are considered, and that the options requiring the least alteration are considered first.

Chapter 2

Coquina Definition

Coquina, in common usage, is a term applied to many materials as noted below

Glossary of terms related to Coquina

Natural Coquina: A naturally occurring sedimentary rock; a mixture of quartz sand and mollusk shells (calcium carbonate) weakly cemented or indurated with calcite. All naturally occuring Coquina is a “stone”, a “limestone”, *and* a “shell stone”. (**PHOTO 102.1)**

Coquina Masonry: The construction of walls or structures from individual Coquina units most often laid in, and bound together by, cementitious mortar. Coquina Masonry can be constructed of un-dressed or dressed Coquina units.

- Dressed Coquina: Quarried or “found” Coquina where TWO OR MORE sides have been cut flat having a regular geometry with respect to each other. **PHOTO 102.2)**
- Un-dressed Coquina: Coquina that has fewer than two sides cut or dressed; sometimes referred to as “rubble”. **PHOTO 102.3)**

Manufactured Coquina: Manufactured units, poured, and trowel-applied material with a cementitious matrix and shells used as aggregate to approximate the appearance of Coquina. The materials include:

- Coquina block: Plant manufactured pre-cast modular units with small shells as aggregate. These usually have some bas-relief detail on the presentation face. (**PHOTO 102.4)**
- Coquina concrete: Poured-in-place concrete with small shell as aggregate (**PHOTO 102.5)**
- Coquina Stucco: Trowel-applied cementitious parge or stucco with small shells added to approximate the apparence of Coquina. (**PHOTO 102.6)**

While common in usage, for the purposes of this report, coquina masonry and manufactured coquina are referred to as "shell-aggregate" materials rather than coquina. This report considers only natural coquina structures.

Chapter 3

FLOOD MITIGATION STRATEGIES

The negative impacts of periodic flooding, storm surge, and sea level rise on historic coquina structures can be reduced and in some cases, mitigated through temporary and /or permanent interventions. The general classifications of these interventions are described below.

Temporary Measures

Temporary or non-permanent protective installations use materials or systems that can be deployed or activated when flooding is predicted, and removed and/ or stored when flood waters have receded. Temporary measures are generally the most affordable options and can have a low to no impact on the historic character of the property because they rarely involve permanent changes. However, temporary measures may not be well suited for areas subject to frequent flooding. Temporary measures require time and people to quickly deploy them, so they are not a good option in locations where flooding may occur without sufficient warning time. Although someone may need to be on site to deploy the system, property owners or tenants themselves should secure the property as best they can and move to a safe location outside the flood zone for the duration of the event. Temporary measures include sandbags, temporary dams, temporary floodgates, and flood-wrapping systems. Sandbags are the most widely-recognized tool used to protect a property from flood water, but there are also synthetic products that function in a similar fashion.

Temporary dams are intended to encircle a building or close gaps in floodwalls. Temporary floodgates are removable barriers installed in windows, doorways, and other openings. Depending on the condition of the opening - the temporary barriers can be pressure fit to the opening and avoid permanently installed brackets. This helps maintain the historical integrity of the structures. In some cases permanently installed brackets are appropriate and do not impact the historical integrity. Flood wrapping systems cover the most vulnerable portion of an existing structure to create a temporary impervious barrier. Wrapping systems do not lend additional strength or stability to a structure, therefore any building using such a system must be able to withstand the forces of the flood waters. No temporary system is fail proof. There can be water seepage with these materials and systems, and they should be used in conjunction with pumps and emergency generators. Generators should be elevated above the established design flood elevation. If a temporary measure is breached or overtopped, the deployed system should be immediately removed once flood waters have receded to promote drying. With any of these systems, if custom-sized or special components are needed for certain locations (like a floodgate for a specific-size opening), it is important that they be easy to locate and identify to facilitate timely installation when flooding is predicted.

Summary of Temporary Floodproofing recommendations relevant to coquina structures (from National Park Service Guidelines)

1. Selecting a temporary barrier, system, or equipment that will protect the historic building from the predicted type of flooding and that can be deployed using the labor, equipment, and warning time available.

2. Evaluating and ensuring the ability of masonry walls and temporary flood barriers or other systems covering masonry openings to withstand the forces of flooding. Reinforcing walls as necessary to withstand such forces.

3. Installing fastening devices or stanchions to attach the temporary barrier or system in concealed or secondary locations of the building, and in a manner that does not damage, alter, or otherwise impact the historic character of the property.

4. Installing pumps to remove water that breaches the temporary barrier or other system. Ensuring that the water is pumped an adequate distance to avoid seeping back in.

5. Investing in a generator as a backup to operate pumps if there is a power failure during or after a flood. Installing a generator in a flood proof enclosure or above the established flood risk level.

6. Obtaining removable flood barriers for openings in any existing solid masonry perimeter site walls that are strong enough or reinforced to withstand the forces of a flood.

7. Relocating furnishings and valuable collections to higher floors, upper shelves, or off-site to protect them from seepage or possible failure of the temporary barrier or system. Using water-tight containers for storage whenever possible.

Dry Floodproofing

Dry floodproofing is an adaptation method designed to keep water out of a building through exterior barriers, door floodgates, window shutters, and other preventive techniques. Strategies include installing a temporary or permanent barrier around the building, creating a watertight seal around the foundation up to the established design flood elevation, and deploying temporary flood barriers at building openings. This adaptation may involve significant alterations that impact historic spaces, features, and materials affecting the building's historic character and appearance.

Any building component, which includes foundations, walls, slab, or sanitary systems, must be able to withstand hydrostatic forces. Walls may need to be reinforced and anchored to withstand flooding forces, including buoyancy and debris impact, and a specially engineered drainage system might need to be installed.

The aspect of dry floodproofing that can pose the greatest concern from a technical preservation perspective is waterproofing. There are numerous products and technologies that are available and each product has different performance standards and the potential to negatively impact the historic materials to which it is applied. Waterproof coatings that are vapor impermeable can trap moisture in the wall or on the interior wall surface, which can

cause deterioration or damage to historic materials. For this reason, the application of vapor impermeable coatings is not recommended on the surface of historic coquina structures.

Technical limitations:

Dry floodproofing has limitations. Because of the strength of the flood forces, dry floodproofing is generally not recommended where the anticipated flood or high water level is more than three feet, particularly for unreinforced masonry. In addition, dry floodproofing requires a high frequency of maintenance when exposed to frequent flooding.

Designing temporary or permanent floodgates for all openings (i.e. windows and doors) that are below the established design flood elevation is a key component of dry floodproofing. This is best achieved by installing stanchions, fasteners, or tracks for floodgates in concealed or secondary locations, and in a manner that does not damage, alter, or otherwise impact the historic character of the property. As mentioned above, depending on the condition of the opening - temporary floodgates can be pressure fit to the opening and avoid permanently installed brackets.

Many properties have crawl spaces with vents that allow air circulation in the crawl space. The vents can be protected from flood waters with low protective walls. (See photo 2 at 71 Marine) The low walls surrounding the vent still allow for air circulation but in some circumstances, the installation of a fan to provide additional air circulation in the crawl space is recommended. The low walls should be compatible with the historic building. If crawl space vents have been previously sealed, investigation should be undertaken to determine if the vent closures are watertight and, if not, they should be sealed. (Photo of Prince Murat house with sealed vents)

Wrapping the walls with a temporary, removable waterproof membrane is an option if there is a likelihood of flood waters seeping through the wall material itself. If a dry floodproofing measure is breached or overtopped, the deployed system should be immediately removed once flood waters have receded to promote drying.

Summary of Dry Floodproofing recommendations relevant to coquina structures (from National Park Service Guidelines)

1. Evaluate the strength of masonry walls and footings of historic buildings to ensure that they have the capacity to withstand floodwater pressure and debris if the floodwaters are likely to be moving.

2. Install a drainage system around the foundation and footings of the historic building to avoid undermining the building and to allow for proper site drainage.

3. Design temporary or permanent closures for all openings (i.e. windows, doors, crawl space vents) that are below or extend into the established design flood elevation while maintaining the historic character of the building.

4. Block character-defining window or door openings that extend into the flood protection zone

with temporary floodgates.

5. Install fasteners or tracks for floodgates in concealed locations, and in a manner that does not damage, alter, or otherwise impact the historic character of the property.

Site Floodproofing

In some cases, properties that are enclosed by a perimeter wall can take advantage of site floodproofing that will protect the entire site from inundation. This is a highly advantageous solution in St. Augustine where many sites are walled. In the case of Site Floodproofing, walls are assessed in terms of height and structural ability to resist hydrostatic pressure. Temporary or permanent operating flood doors are prepared or installed and one or more sump pumps is recommended, if needed, to effectively control water on the site and reduce hydrostatic pressure as floodwaters recede.

Dry floodproofing the building or site also requires the control of any utility related penetrations through the flood barrier. Yard drains, floor drains, electrical service entrances, foundation vents, and other physical connections through or around the flood barrier can provide an entrance pathway for floodwater. Installing check valves to prevent infiltration though sewer, waste, and drain systems, grouting around utility service entrances, and walling around vents can provide protection for these systems.

Technical Limitations:
This adaptation method is only appropriate for load-bearing masonry buildings or frame buildings with masonry foundations, where the established Design Flood Elevation is below the top of the wall, since masonry walls can be made to withstand flooding forces.
The treatment requires regular maintenance, monitoring, and repair to perform effectively in repetitive flood events, as system components such as sealants and membranes can degrade or become damaged.

Summary of Site Floodproofing recommendations relevant to Coquina Structures (from National Park Service guidelines)

1. Identifying, retaining, and preserving features of the historic site and setting that are important in defining its overall historic character before undertaking site mitigation work or changing the landscape or its features.

2. Altering the site or setting in locations that are not critical to the significance of the historic character of the property.

3. Protecting and maintaining buildings, site, and landscape features by providing proper drainage to ensure that water does not erode foundation walls, drain toward the building, or damage or erode the landscape.

4. Surveying and documenting areas where the terrain will be altered or new features constructed to determine the potential impact to important landscape features, archeological resources, other cultural or religious features, or burial grounds.

5. Constructing a levee, berm, or embankment on adjacent or nearby land outside the historic site or district to minimize impacts to the character of the historic property and increase the area of protection for the historic site or district. Designing a new floodwall or berm or improving an existing barrier to provide flooding protection to a historic site.

7. Ensuring that the new or modified floodwall or berm is compatible with the historic character of the property.

8. Where the building wall forms part of the site enclosure, compatible dry flood proofing measure need to be employed.

Wet Floodproofing

Wet floodproofing allows water to flow through the building with no or minimal damage during a flood event. It is a method to reduce damage that typically involves three elements - allowing floodwaters to enter and exit to minimize structural damage, using flood damage-resistant materials, and elevating utility services, and equipment. When a building is retrofitted to be wet flood proofed, non-flood damage-resistant materials that are below the Base Flood Elevation (BFE) should be removed and replaced with appropriate flood damage-resistant materials. It may be appropriate to fill in all or portions of crawl spaces and improve the grading around the building.

Wet floodproofing is not recommended where flooding is expected to exceed 24 hours in duration. Because this approach allows flood waters to enter the building, which will likely cause damage to historic materials, features, and finishes. It is best to limit this treatment to buildings where the area of inundation is an unfinished space or where materials are of a flood damage-resistant quality.

Water must also be able to move through the interior spaces of the flooded portions of the building, such as through door and other openings in order to prevent the build up of hydrostatic pressure on one side of a wall or the other. The building may require structural reinforcement and anchoring to the foundation to allow it to withstand the force of floodwaters. In a noted example in St. Augustine at 172 Avenida Menendez, rapidly receding floodwaters caused a wall to topple outwards from the force of water receding during Hurricane Matthew in 2016. The site wall was then reinforced and heightened and withstood hydrostatic force nine months later during Hurricane Irma.

All mechanical, electrical, and plumbing systems must be elevated above the established design flood elevation or otherwise designed to withstand floodwaters. Where the floodwater may not drain naturally from the lowest levels of the property, a new mechanical drainage system should be designed and installed to help remove the water from the building.

Interior spaces must be altered to allow for inundation, potential contamination, draining, cleaning, and drying, which can require removal and replacement of historic materials. Materials that will be in contact with the water may need to be replaced with more water-resistant and impervious materials. For example, gypsum wall board will need to be completely removed and replaced with a more flood-damage resistant substitute material such as marine-

grade wood or vapor permeable non paper-backed, gypsum board to avoid moisture and mold issues. Any wall cavities will need to be opened and accessed after each flood to clean and dry. If the wall is solid coquina with vapor permeable stucco and plaster the wall will need to be lightly cleaned after water inundation - please reference the appendix for cyclical or post-flood event maintenance and repairs. Additionally, all interior furnishings and personal effects must be moved from the area prior to the flooding event to protect them from damage of the floodwaters. Be aware that drying and cleaning can take extended periods of time, and the building may not be habitable during this process. The drying process can be moderately accelerated by using dehumidifiers and fans. Heated air systems are not recommended.

The primary preservation concern about this adaptation method is the potential loss of historic materials. It is crucial to identify and document the condition of the historic materials, features, and finishes before selecting this treatment. Some traditional materials perform as well as modern flood-damage resistant materials. Many historic buildings have been altered over time and may no longer retain a high degree of historic interior materials (e.g., plaster has been replaced with drywall). In these instances, it may be possible to replace these with flood-damage resistant materials without impacting the historic character of the building. Flood-damage resistant substitute materials may be used to replace deteriorated or damaged historic materials and features below the established design flood elevation.

This adaptation method is generally not appropriate for a historic building that still retains a high level of historic materials, features, finishes, and spaces at or below the established design flood elevation because it could result in their loss.

Technical Limitations:
This adaptation is not viable for buildings where flooding will likely exceed 24 hours due in part to the potential for damage, contamination, and biological growth possible over longer exposures to floodwater. Any building component, which includes foundations, walls, slab, or sanitary systems, must be able to withstand hydrostatic forces. The building has to dry out after a flood, so this method is not suitable if there is inadequate ventilation. This adaptation requires a lengthy cleaning process and drying time, and, therefore, is best applied when flood waters will be limited to non-living spaces (i.e. crawlspaces, garages, etc.) or for non-residential properties.

It is recommended that all utilities be relocated above the established design flood elevation or to protect them in place with a watertight or impermeable enclosure. Likewise, it is recommended that electrical outlets and panels are relocated above the established design flood elevation in a manner compatible with the historic character of the building by placing them in less visible locations and possibly concealing them with existing features such as a door frame or chair rail.

Summary of Wet Floodproofing recommendations relevant to Coquina Structures
(from National Park Service guidelines)

1. Evaluating the strength of walls and footings of historic buildings to ensure that they are strong enough to withstand floodwater pressure and flood-borne debris.

2. Anchoring the structure, where necessary, to prevent movement or collapse of the historic building.

3. Relocating all utilities above the established flood risk level or protecting them in place with a watertight or impermeable enclosure.

4. Installing a Ground Fault Circuit Interrupter (GFCI) to protect the electrical system of the historic building and prevent possible fires.

5. Following the recommended structural engineering guidance for the number, size, and placement of hydrostatic flood vents, as well as any other ventilation requirements.

6. Designing a system for draining the building as floodwaters recede outside the building.

7. Retaining historic materials, features, and finishes that are flood-damage resistant. Removing non-historic finishes and furnishings that absorb and trap moisture, such as carpets.

8. Using substitute materials that are more flood-damage resistant when replacing deteriorated or destroyed historic materials and features that are compatible with the historic character of the building. Replacing character-defining features with a substitute material that matches the design and appearance of the historic component.

9. Relocating furnishings and possessions to higher floors, upper shelves, or off-site to protect them from floodwaters.

Abandon the First Story during a Food Event

This adaptation method requires modifying a multi-story building to relocate all living spaces to upper floors above the established design flood elevation. The abandoned first story must be altered and adapted into a utilitarian wet or dry flood proofed space. This option is best suited for multi-story masonry buildings. Historic buildings with unfinished interior spaces that are constructed of durable materials are also likely candidates. While permanently abandoning the first floor is an option, an alternative is to occupy the first floor but be prepared to move furniture and artifacts to a second floor when a storm is approaching. First floor spaces can be lightly washed and dried after they have been inundated.

The abandoned first story can also be used for storage or items that can easily moved and for building access. The abandoned story can be wet or dry floodproofed (see sections above). The application of dry floodproofing when abandoning the first story may impact the exterior due to the treatments necessary to resist water infiltration. In addition, dry floodproofing the first story requires a sump pump to remove water that may penetrate the space. Masonry walls may still require air venting that can be closed in the event of a flood.

Elevate the Building on a New Foundation

This adaptation method involves raising the height of a building by lifting the building from the existing foundation, constructing a new, higher foundation, and resetting the building on the new foundation. This is one of the most common solutions for wood frame residential buildings at risk from flooding and is often the most effective approach to protecting historic buildings and therefore from flooding. This approach, however, is impractical and potentially

destructive, to the soft and heavy coquina structures in St. Augustine, its application should only be undertaken in the most dire of circumstances.

Technical Limitations:
The historic building must be structurally stable and/or repaired or temporarily reinforced in order to be raised onto a new foundation. There must be a structural system that can support the building on temporary cribbing while a new foundation is constructed. For example, buildings in which a structural slab also functions as the floor or subfloor do not have a platform that would support the walls when lifted. The building must be physically separated from neighboring buildings, although attached buildings that are essentially one structure can be elevated together.

Protect Utilities
Utilities and mechanical systems for historic buildings are often placed in side and back yards to conceal them from sight. Any part of these systems in such flood-vulnerable locations should be elevated or relocated above the established design flood elevation. Utilities and mechanical systems should be relocated to utilitarian or other secondary spaces in historic buildings that are unlikely to flood. Exterior utilities and mechanical systems should similarly be elevated to protect them from flooding, and placed in locations that minimize, as much as possible their visibility and impact on the historic character and appearance of the building. Consider relocating HVAC equipment to rear roof lines not readily visible from the street. When planning a project involving mechanical, electrical, plumbing, or fire suppression systems, it is helpful to be aware of the service life of the various features of the systems involved.

Technical Limitations:
It may be necessary to keep the systems, in whole or in part, in the existing location even though it is a known flood risk area of the property. This part of the system will need to be placed within a watertight enclosure or be sacrificial and replaced after a flood. Depending on the frequency of expected flooding, the cost of that part of the system, and its expected service life, this approach may be economically reasonable.

Summary of protecting and elevating utilities
1. Elevate HVAC units or any other exterior equipment as inconspicuously as possible.
2. Secondary elements such as electrical outlets, switches, junction boxes, meters, and wiring should also be raised above the base flood elevation.
3. HVAC units should be screened with landscaping, wood lattice or slats or other screening elements per HARB guidelines.
4. Consider ladders and moveable screen panels for access and servicing raised utilities.
5. All utilities which are placed on elevated platforms should be securely anchored to meet wind-resistant requirements.
6. Similarly, propane and other fuel tanks should be screened and anchored so they do not float and become a hazard during a flood

Property Clean- Up Post Flooding
Once a storm or flood event has passed it is important to evaluate the building for safety and cleanup. Clean-up includes using the gentlest means possible for removing surface grime and

killing flood-borne bacteria. This can include low-pressure water wash and appropriate cleaners. Identifying and assessing the flood-damaged building to determine the impacts to the historic materials will be necessary to determine which materials and features can be cleaned, dried and repair and which materials must be replaced. All materials that were submerged or in contact with the flood waters need to properly dry using dehumidifies and fans before repairing or occupying the building.

Address:	46 St. George Street
Name:	**Arrivas House**
Ownership:	University of Florida
Construction Date:	1740
Additions/alterations:	1926, 1937
Restoration Date:	1962
Exterior walls:	Stucco / exposed coquina
First Floor Elevation (FFE):	
Flood Risk Level:	Low. Flood zone “X” BFE 7’
Window Sill Height (abv FFE):	24” (min)
Case Study (y/n):	Yes
Site Walls (y/n):	Yes

Summary
This resource is only one of three buildings included in the study that has exposed coquina on the entirety of the public façade. The north, south, and west facades are painted stucco over coquina. All exterior walls are coquina masonry with painted plaster on the interior. This resource has not been inundated in a named storm event however heavy localized rain poses a periodic concern in the rear yard. The building is air-conditioned but limited visual access prevents observation of rising damp or potential condensation issues. From our limited observations of the interior (displays were covering most of the walls) the first floor suffers slight rising damp issues due largely to the higher elevation and extensive roof and porch overhangs around the building.

The site is not walled. Of the four ground-level doorway openings, two have been permanently closed and sealed shut but not reinforced to support hydrostatic pressure. The two open doorways have a threshold height of 5 ½”.

Recommendations:
This resource can be protected by temporary measures including improvements to the water resistance of the two sealed doorways and temporary floodgates at the two open doorways. Protecting the exposed coquina could be undertaken through the use of sheet waterproofing to avoid staining and subsequent cleaning although any trapped moisture that can damage coquina if not removed quickly after a storm.

Address:	41 St. George Street
Name:	**Avero House**
Ownership:	Greek Orthodox Archdiocese
Construction Date:	1743
Additions/alterations:	
Restoration Date:	1970
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Low. Flood zone “X” BFE 7’
Window Sill Height (abv FFE):	24”
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary
All of the exterior walls of this resource are coquina masonry with painted stucco in excellent condition on the exterior and painted plaster on the interior. This resource has not been inundated in a named storm event and heavy localized rain seems not to pose a concern as the enclosed courtyard drains through the main entry into St. George Street.

Recommendations:
While site flood proofing measures could be applied to this property, sealing the door facing St George Street would eliminate the means by which the water in the courtyard could escape. The building alone could be protected by temporary measures including removable pressure fit floodgates.

Address:	38 Cathedral Place
Name:	**Cathedral of St. Augustine**
Ownership:	Catholic Diocese
Construction Date:	1797
Additions/alterations:	1894
Restoration Date:	1966
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Moderate. Zone "AE" BFE 7' (29% in Zone "X")
Window Sill Height (abv FFE):	60"
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary
This resource "fronts" on Cathedral Place but has significant exposure to St. George Street. Exterior walls are thick coquina masonry with stucco in excellent condition on the exterior and stone veneer and plaster on the interior. The site is separated from the streets by a 36" (min) concrete wall with significant gates and gaps along the perimeter. Doorways are raised less than 5" from the street and all windows sills are very high. Through-wall air conditioning units at floor level pose the greatest opportunity for water infiltration.

Recommendations:
This resource is a good candidate for dry floodproofing. Two alternatives for dry floodproofing are site floodproofing the property at the surrounding wall or floodproofing the building. Although the garden wall has significant openings, the largest (separating the property from the Pena-Peck house) could be narrowed (with a floodgate installed) or in-filled completely to remove the opening. Installing permanent brackets for floodgates could protect the other site wall openings. The brackets would not significantly impact the existing historic fabric and would block flooding through these openings. A generator could be installed with a sump pump to remove water accumulating in the yard. Alternatively, the building alone can be flood proofed with removable pressure fit floodgates at the doors that do not require permanent brackets. In the event of a significant flood event, the air conditioning units will need to be removed and the openings covered with flood barriers. In either method, door dams will be required on Cathedral Place.

Address:	43 St. George Street
Name:	**Demesa-Sanchez House**
Ownership:	University of Florida
Construction Date:	1764
Additions/alterations:	c. 1791, 1857
Restoration Date:	1959, 1980
Exterior walls:	Stucco, wood siding
First Floor Elevation (FFE):	
Flood Risk Level:	Moderate. Zone "AE" BFE 7' (74%) BFE 8' (14%)
Window Sill Height (abv FFE):	18" – kitchen windows above main floor elev.
Case Study (y/n):	Yes
Site Walls (y/n):	No

<u>Summary</u>

The majority of the first floor exterior walls are coquina masonry with painted stucco on the exterior and painted plaster on the interior. Floors are wood in areas and concrete in the rear 1821 kitchen addition (recessed 4" from the main house level). This resource had minor flooding in a recent named storm event however heavy localized rain poses a periodic concern. The building is air conditioned but apparently not enough to cause vapor drive or condensation problems. However, the air conditioning's unique under floor distribution system provides a potential pathway for water infiltration.

The site is not walled and is open to adjacent properties. Of the three ground-level doorway openings, the one in on St. George Street has the highest threshold height with the others being almost at grade level. The first floor suffers rising damp issues in areas where the roof overhangs are minimal and at the kitchen addition that is at grade level.

<u>Recommendations:</u>

Although not significantly inundated, this resource should be carefully protected against future water damage. Protection by temporary measures including removable pressure fit floodgates at the three doorways is recommended. Installing a sump and pump to remove water that infiltrates the air conditioning system would be useful if the underground floor distribution system is inundated in future flooding events.

Address:	21 Aviles Street
Name:	**Don Manuel Solana House**
Ownership:	Private
Construction Date:	1803
Additions/alterations:	c. 1880, c.1970
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Low. Zone "X" (70%) BFE 7' Zone "AE" (30%) BFE 7'
Window Sill Height (abv FFE):	24"
Case Study (y/n):	No
Site Walls (y/n):	No

Summary
The first floor is historic coquina masonry with painted stucco on the exterior. Access to the interior was limited. This resource has not been inundated in a recent named storm. The nuisance flooding concern is reduced largely due to the fact that the site rises as much as 20" above Charlotte Street. The site is not walled and is open to adjacent properties. The two ground-level doorway openings facing Aviles Street are almost at grade level and the one door facing Charlotte Street threshold height is 22".

Recommendations:
Although not recently inundated, future-flooding events may impact this resource. Protection by temporary measures including removable pressure fit door floodgates is recommended.

Address:	279 St. George Street
Name:	**Dummet House – St. Francis Inn**
Ownership:	Private
Construction Date:	1791
Additions/alterations:	c. 1888, c. 1903, c. 1976
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	High. Zone "AE" BFE 8'
Window Sill Height (abv FFE):	36"
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary
The first floor exterior walls are coquina masonry with painted stucco in fair condition on the exterior and painted plaster on the interior. This resource was inundated in a recent named storm to a depth of 24" but localized storms or nuisance flooding does not pose a concern largely due to the fact that the floor level is approximately 8" above street level. The door on St. Francis Street has been sealed shut. The site is walled with a low coquina garden wall on St. George and CMU / coquina walls encompassing the rest of the site. The wall has significant openings but appears sound.

Recommendations:
This resource is a good candidate for dry floodproofing. Two alternatives for flood protection are site floodproofing the property at the surrounding wall or floodproofing the building. Although the garden wall has significant openings, installing permanent brackets for floodgates at the site wall would not significantly impact existing historic fabric and would block flooding through these openings. A generator could be installed with a sump pump to remove water accumulating in the yard. Alternatively, the building alone can be floodproofed with the doors closed and removable pressure fit door floodgates. The existing doorway on St. Francis should be reinforced against hydrostatic pressure.

Address:	110 Charlotte Street
Name:	**Espinosa-Sanchez House**
Ownership:	Private
Construction Date:	1756
Additions/alterations:	1790s, 1920s
Restoration Date:	1965
Exterior walls:	Coquina, Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone “AE” BFE 8’
Window Sill Height (abv FFE):	27”
Case Study (y/n):	No
Site Walls (y/n):	No

Summary
This resource is one of three buildings in this study that has exposed coquina on an entire public façade. The north, south, and west facades are painted stucco over coquina in good condition with “windows” into the coquina substrate. All exterior walls are coquina masonry. There are three ground-level doorway openings - the threshold height for the door facing west at Charlotte Street is 12", the door facing east towards Avenida Menendez threshold height is 4" and the threshold height for the door facing north to the alley is 6". The site is not walled.

Recommendations:
This resource can be protected by temporary measures including removable pressure fit door floodgates at the two recessed openings and a surface applied dam facing east towards Avenida Menendez.

Address:	36 Aviles Street
Name:	**Gaspar Papy House**
Ownership:	Sisters of St. Joseph
Construction Date:	1810
Additions/alterations:	1944
Restoration Date:	
Exterior walls:	Stucco, coquina
First Floor Elevation (FFE):	
Flood Risk Level:	Moderate. Zone "AE" BFE 7'
Window Sill Height (abv FFE):	17"
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary:
Perimeter walls are painted stucco on the exterior in excellent condition and unknown material on the interior. According to the owners, the interior of this building has been extensively re-built with little remaining historic fabric. Recent named storm events have inundated this resource to a reported depth of several inches. There are three doors into the building, one from Aviles Street with a 6" curb and two within the courtyard at grade. The site is walled but has numerous large openings. Window sills are low and the natural grade rises above the interior floor elevation on the south side.

Recommendations:
This resource is a good candidate for dry floodproofing of the building. The building alone can be floodproofed with temporary measures including removable pressure fit door floodgates set in between the door jambs and without the use of permanently installed brackets. Window floodgates would also be recommended because the sills are low.

Address:	14 St. Francis Street
Name:	**Gonzalez-Alvarez House (Oldest House)**
Ownership:	St. Augustine Historical Society
Construction Date:	1723
Additions/alterations:	1791
Restoration Date:	1960
Exterior walls:	Stucco, wood siding, coquina
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone "AE" BFE 8'
Window Sill Height (abv FFE):	26"
Case Study (y/n):	Yes
Site Walls (y/n):	Yes

Summary:
Perimeter walls are painted stucco on the exterior in fair condition and a patchwork of various plaster-type materials on the interior. Recent named storm events have inundated this resource to a reported depth of several inches. There are multiple doors into the building and only one with a 6" curb; the others open into the courtyard at grade. There is a site wall it but includes several buildings including numerous large openings.

Recommendations:
The natural and unadorned state of the interior of this resource suggests that it is a good candidate for wet floodproofing. For storm events, the furniture and artifacts on the first floor can be removed to the second floor and the spaces lightly washed and dried after they have been inundated. Alternatively, the building alone could be temporarily floodproofed with the doors closed and removable pressure fit door floodgates without the use of permanently installed brackets.

Address:	56 Marine Street
Name:	**Gonzalez-Jones House**
Ownership:	Private
Construction Date:	1763
Additions/alterations:	Early 20c., 1980s
Restoration Date:	
Exterior walls:	Stucco, siding
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone "AE" BFE 8'
Window Sill Height (abv FFE):	42" from curb. 49" from street
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary:
First floor perimeter walls are painted stucco on the exterior in excellent condition and unknown material on the interior. Flooding history is unavailable but its elevation suggests that it is likely the property would have been inundated during recent named storm events. The one door into the building from Aviles Street has a sill 18" up from the Marine Street. Access to the rear of the house and interior was not available. The entire site appears to be enclosed with a tall and structurally sound wall containing two large openings, which includes a large vehicular opening.

Recommendations:
This resource is an excellent candidate for site floodproofing with only the two openings in the site wall and the main door of the house needing temporary floodgate protection. The building alone may be floodproofed but openings to the side and rear were not observable.

Address:	57 Treasury Street
Name:	**Joaneda House**
Ownership:	University of Florida
Construction Date:	1806
Additions/alterations:	c. 1920, c. 1986
Restoration Date:	1976
Exterior walls:	Stucco, wood siding
First Floor Elevation (FFE):	
Flood Risk Level:	High. Zone “AE” BFE 7’
Window Sill Height (abv FFE):	28” (at street) 23" interior
Case Study (y/n):	Yes
Site Walls (y/n):	No

Summary
This resource is a valuable example of Second Spanish Period colonial architecture and the “St. Augustine plan” with the original fabric intact. Perimeter walls are painted stucco on the exterior and painted plaster on the interior. This resource was severely inundated in both recent named storm events with water levels reportedly reaching 36” deep in the main room on the first floor. Heavy localized rain also flowed into the building (the floor is at grade in the rear) until the owner installed a trench drain. The site is not walled and is open to adjacent properties. The one main entry door is at grade as is the one to the kitchen addition. The first floor appears not to have any rising damp issues despite its low elevation and short overhangs.

Recommendations:
Two options exist for addressing future inundation. Wet floodproofing - removing or elevating furniture and materials to the upper floor and allow the water to enter and exit the building and then cleaning and drying the interior. Dry floodproofing – protect the first floor against flooding by temporary measures including removable pressure fit floodgates at the two doorways. The fairly straightforward nature of the shutters suggests the possibly of altering the existing shutters with gaskets to act as flood protection in the closed position rather than installing dam brackets. The integrity of the shutters should be evaluated prior to installing a gasket and using them as a temporary floodproofing measure. Installing a sump and pump on the interior of the structure is recommended to remove any water inundation.

Address:	99 Marine Street
Name:	**Kings Bakery**
Ownership:	US Parade Grounds
Construction Date:	1796
Additions/alterations:	
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone “AE” BFE 8’
Window Sill Height (abv FFE):	26”
Case Study (y/n):	No
Site Walls (y/n):	No

Summary:
The perimeter walls are painted stucco on the exterior in excellent condition and painted plaster on the interior. This resource was inundated severely in both recent named storm events and is unique in that the entire eastern façade has been removed and the first floor is used for parking.

Recommendations:
The current flood mitigation strategy is a combination of wet floodproofing and abandonment of the first floor. Given its location and severity of flooding, these are sound strategies.

Address:	214 St. George Street
Name:	**Lindsley (Horruytiner) House**
Ownership:	Private
Construction Date:	1763
Additions/alterations:	1889, 1915, 1977
Restoration Date:	
Exterior walls:	Stucco, wood
First Floor Elevation (FFE):	
Flood Risk Level:	Low. Zone "X" BFE 7'
Window Sill Height (abv FFE):	23" above sidewalk
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary
Perimeter walls are painted stucco in excellent condition on the exterior. The interior was not accessible. The site is walled and is completely closed to the neighboring properties.

Recommendations:
Protection by temporary measures, including removable pressure fit door and window floodgates, should be considered. This resource is also a good candidate for site floodproofing. Temporary door floodgates can be installed at the narrow site wall opening and the vehicle gates can be made watertight, provided the wall is capable of supporting the hydrostatic forces. A check valve should be installed on the yard drain if one exists and a sump pump to remove water that enters around the protection measures would be helpful.

Address:	31 St. Francis Street
Name:	**Llambias House**
Ownership:	City of St. Augustine
Construction Date:	1763
Additions/alterations:	1780s
Restoration Date:	1954
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	High. Zone "AE" BFE 8'
Window Sill Height (abv FFE):	19" from sidewalk
Case Study (y/n):	Yes
Site Walls (y/n):	No (see * below)

Summary
This resource is a valuable example of Second Spanish Period colonial architecture with the original fabric intact. Perimeter walls are painted stucco in good condition on the exterior and plaster on the interior. The site is partially walled and also open to adjacent properties; however there is considerable site area for mitigation design.

Recommendations:
Two options exist for addressing future inundation. Wet floodproofing - removing or elevating furniture and materials to the upper floor and allowing the water to enter and exit the building and then cleaning and drying the interior. Dry floodproofing – protect the first floor against flooding by temporary measures including removable pressure fit floodgates at the two doorways. *This property was also the study of *RESILIENT HERITAGE In the Nation's Oldest City* project report August 2020, which suggested sheet waterproofing and berms around the site.

Address:	7 Bridge Street
Name:	**Long Sanchez House**
Ownership:	Private
Construction Date:	1793
Additions/alterations:	
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	Flush at east courtyard.
Flood Risk Level:	Severe. Zone AE BFE 8’
Window Sill Height (abv FFE):	15 ½” in courtyard, 26” (min) at street
Case Study (y/n):	Yes
Site Walls (y/n):	Yes

Summary

This resource “fronts” on Marine Street, Bridge Street, and Avenida Menendez; a fact that makes it highly susceptible to storm damage and flooding. Inundated in both recent named storm events, this resource has a high risk of damage from flooding and rising water table issues. All exterior walls are coquina masonry with stucco on the exterior and painted plaster on the interior. The site is walled with a very low concrete wall abutting Avenida Menendez and a taller mixed material garden wall on both sides. The short wall is too low to form an effective barrier to storm events and the taller wall is in very poor condition and is incapable of resisting hydrostatic pressure from a significant flood event.

The first floor suffers from severe rising damp issues due in part from the application of modern vapor impermeable latex paint. The doorway facing Avenida Menendez is level with grade and the doorway facing Bridge Street is slightly elevated with a threshold height of approximately seven inches.

Recommendations:

Two options for this resource are site floodproofing the property at the garden wall or dry floodproofing the building using floodgates. For site floodproofing - The garden wall is currently structurally inadequate, improvements could be made to its condition and two gates equipped with permanent brackets that allow for installation of floodgates at the openings. For dry floodproofing the building - removable pressure fit floodgates could be installed and the two doors. Damage related to rising damp should be addressed as outlined in the main report.

Address:	47 Marine Street
Name:	**Marin House**
Ownership:	Private
Construction Date:	1791
Additions/alterations:	
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone "AE" BFE 8'
Window Sill Height (abv FFE):	28" from curb, 34" from street
Case Study (y/n):	No
Site Walls (y/n):	No

Summary
This waterfront resource fronts on Marine Street and Avenida Menendez and is adjacent to the Long Sanchez house. Three of the perimeter walls are painted stucco in poor condition on the exterior and there are modern materials such as drywall on the interior. The site is not walled and is open to adjacent properties; and the east-building wall is open to a large frame addition that has many openings. The main entry door is at grade and many other openings in the addition are susceptible to flooding. Inundated in both recent named storm events, this resource is likely to be subject to recurring flooding.

Recommendations:
There is no practical method to protect this resource from inundation. Given the modern materials on the interior and the frame sections, wet floodproofing is not recommended. The only remediation scenario is site floodproofing with an adequately high and strong wall around the entire site, which may not be practical.

Address:	32 Aviles Street
Name:	**O'Reilly House**
Ownership:	Sisters of St. Joseph
Construction Date:	1702
Additions/alterations:	1910
Restoration Date:	1940s
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Moderate. Zone "AE" BFE 7'
Window Sill Height (abv FFE):	19 ½" minimum
Case Study (y/n):	Yes
Site Walls (y/n):	Yes

Summary:
Perimeter walls are painted stucco on the exterior in excellent condition and painted plaster on the interior. The interior of the walls are a combination of dressed and rubble coquina with some tabby. There are four doors into the building, two from Aviles Street and two within the courtyard. The site is walled, but the wall encompasses the majority of the block and has numerous large openings.

The first floor suffers from severe rising damp issues due in part from the application of modern vapor impermeable latex paint. The doorways have a threshold height of approximately seven inches.

Recommendations:
This resource is a good candidate for dry floodproofing of the building. The building can be floodproofed with removable pressure fit floodgates set in between the door jambs and without the use of permanently installed brackets. Site flood proofing is not recommended because of the large openings in the site walls.

Address:	54 St. George Street
Name:	**Paradres-Dodge House**
Ownership:	University of Florida
Construction Date:	1813
Additions/alterations:	1822 – 1860, c. 1890, 1948
Restoration Date:	
Exterior walls:	Stucco, coquina
First Floor Elevation (FFE):	
Flood Risk Level:	Low. Zone "AE" BFE 7'
Window Sill Height (abv FFE):	21"
Case Study (y/n):	Yes
Site Walls (y/n):	Yes

Summary
All exterior walls are coquina masonry with stucco exterior and painted plaster on the interior. One interior wall is exposed coquina and a few other details are exposed. This resource has not been inundated in a named storm event, however heavy localized rain poses a periodic concern in the rear.

The site is walled. The two open doorways fronting St. George Street have a threshold height of 12 ½". The rear door is at grade.

The first floor exterior exhibits severe rising damp and spalling issues on the east facade due at least in part to very short overhangs and vapor impermeable paint materials. Interior walls have a much smaller incidence of rising damp.

Recommendations:
This resource can be protected with minimal site floodproofing measures by installing permanent brackets for short floodgates at the site wall and removable pressure fit floodgates at the three doorways.

Address:	224 St. George Street
Name:	**Parades-Ortega-McMillan House**
Ownership:	Private
Construction Date:	1763
Additions/alterations:	1820s, 1884, 1899, 1970
Restoration Date:	1964
Exterior walls:	Stucco, coquina, wood siding
First Floor Elevation (FFE):	
Flood Risk Level:	Moderate. Zone "X" BFE 7'
Window Sill Height (abv FFE):	28"
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary
Perimeter walls are painted stucco on the exterior; the interior was not accessible. The site is walled and is completely closed to the neighboring properties. The coquina site wall section is not historic and is buttressed with steel. The one main entry to St. George has been sealed shut. The owner installed a yard drain that is piped through the curb. This property was not inundated in a named storm event.

Recommendations:
This resource is a very good candidate for site waterproofing. Temporary floodgates can be installed at both narrow site wall openings and the vehicle gates can be made watertight. The site wall appears capable of supporting significant hydrostatic forces. A check valve should be installed on the yard drain and a sump and pump to remove water that enters around the protection measures would be helpful. The building can be floodproofed with removable pressure fit floodgates set in between the door jambs and without the use of permanently installed brackets.

Address:	143 St George Street
Name:	**Pena Peck House**
Ownership:	City of St. Augustine
Construction Date:	1750
Additions/alterations:	1930s, 1960s
Restoration Date:	1969
Exterior walls:	Stucco, wood siding
First Floor Elevation (FFE):	
Flood Risk Level:	High. Zone AE BFE 7’
Window Sill Height (abv FFE):	24” on two major streets
Case Study (y/n):	No
Site Walls (y/n):	Partial

Summary
Perimeter walls are painted stucco on the exterior in excellent condition and painted plaster on the interior. Door openings are up 5” from St. George Street and 11” up from Treasury Street.

The site is partially walled and appears structurally sound enough to resist some hydrostatic forces.

Recommendations:
This resource is a good candidate for dry floodproofing. At a minimum, the building could be floodproofed with removable pressure fit floodgates set in between the four doorways and without the use of permanently installed brackets. In addition, the property could be site floodproofed by installing permanent brackets for floodgates to protect the openings at the south and east site walls.

Address:	105 St. George Street
Name:	**Poujoud-Burt House**
Ownership:	Private
Construction Date:	1816
Additions/alterations:	1968
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Low. Zone "X" BFE 7'
Window Sill Height (abv FFE):	36"
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary
Perimeter walls are painted stucco in excellent condition on the exterior and painted plaster on the interior. The site is walled and not open to adjacent properties. There are closed-off vents that appear to have ventilated joist space below the floor. This resource was not inundated in the two recent named storm events.

From our limited observations of the interior (displays were covering most of the walls) the first floor does not suffer from rising damp issues perhaps due to the slightly higher elevation.

Recommendations:
This resource is a good candidate for dry floodproofing. Protection by temporary measures around the perimeter of the site and removable pressure fit floodgates at the two doorways should be considered. Door dams should be removable and not require permanent brackets. Floodgates in openings in the site wall can protect the rear of the building. Investigation should be undertaken to determine if the vent closures are watertight and, if not, sealing these openings should be a priority.

Address:	250 St. George Street
Name:	**Prince Murat House**
Ownership:	Private
Construction Date:	1815
Additions/alterations:	c. 1880, c. 1940
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Moderate. Zone "AE" BFE 7'
Window Sill Height (abv FFE):	30"
Case Study (y/n):	No
Site Walls (y/n):	No

Summary
This resource is a valuable example of Second Spanish Period colonial architecture and the "St. Augustine plan" with the original fabric intact. Perimeter walls are painted stucco in excellent condition on the exterior and painted drywall on furring strips on the interior. The site is not entirely walled and is open to adjacent properties. The one main entry door is 10" above the sidewalk as is the one to the rear. There are closed-off vents that appear to have ventilated joist space below the floor.

Recommendations:
The first floor should be carefully protected against future water damage using the least intrusive methods possible. Protection by temporary measures including removable pressure fit floodgates at the two doorways should be considered at a minimum. Floodgates should be removable and not require permanent brackets. Investigation should be undertaken to determine if the vent closures are watertight and, if not, they should be sealed.

Address:	53 Marine Street
Name:	**Puello House**
Ownership:	Private
Construction Date:	1812
Additions/alterations:	1987
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone “AE” BFE 8’
Window Sill Height (abv FFE):	26” from curb, 30” from street
Case Study (y/n):	No
Site Walls (y/n):	Minimal

Summary
This resource fronts on Marine Street and Avenida Menendez with direct exposure to the water. Walls are painted stucco in good condition on the exterior and indeterminate materials on the interior. The site is walled with a low (24”) wall and is open to adjacent properties. The one main entry door is at grade and many other openings are low. The flooding history for the property is unknown but its elevation suggests inundation in recent named storm events. This resource is extremely likely to be subject to recurring flooding.

Recommendations:
This resource is a good candidate for dry floodproofing of the building. Site flood proofing could be employed however the site wall would need to be raised, strengthened, and floodgates provided at the openings. The building alone can be floodproofed with the doors closed with removable floodgates set in between the door jambs with or without the use of permanently installed brackets. The low window sill elevation may need to be addressed with removable floodgates on permanent brackets that allow for installation of floodgates on the outside of the reja (window grille).

Address:	52 St. George Street
Name:	**Rodriquez Avero Sanchez House**
Ownership:	Private
Construction Date:	1763
Additions/alterations:	1791-1802, 1833-1869, 1960s, 1966
Restoration Date:	1962
Exterior walls:	Stucco, coquina
First Floor Elevation (FFE):	
Flood Risk Level:	Low. Zone "AE" BFE 7'
Window Sill Height (abv FFE):	26"
Case Study (y/n):	No
Site Walls (y/n):	No

Summary
This resource is one of three buildings included in the study that has exposed coquina on the entirety of the public facade. The north, south, and west facades are painted stucco over coquina. All exterior walls are coquina masonry. The flood history of this resource is unknown however its elevation suggests that it has not been inundated in a named storm event. The grade behind the building suggests heavy localized rain may pose a periodic concern.

The site is not walled. The main doorway has a threshold height of 11". Interior access was unavailable.

Recommendations:
This resource can be protected by temporary measures including removable pressure fit floodgates within the door openings and without permanent attachment. Protecting the exposed coquina could be undertaken through the use of sheet waterproofing to avoid staining and subsequent cleaning of the stone although any trapped moisture can damage coquina if not removed quickly after water has receded.

Address:	71 Marine Street
Name:	**Rovira-DeWhurst House**
Ownership:	Private
Construction Date:	1798
Additions/alterations:	1910-1914
Restoration Date:	
Exterior walls:	Stucco, wood shingles
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone "AE" BFE 8'
Window Sill Height (abv FFE):	21"
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary
This waterfront resource fronts on Marine Street and Avenida Menendez. Walls are painted stucco in excellent condition on the exterior and indeterminate materials on the interior. The site is walled with a window through to the property on the north. Foundation or crawl space is vented but vents have 26" tall protective walls surrounding them. Flood history on this property is unavailable however it is very likely that it was inundated in both recent named storm events and is extremely likely to be subject to recurring flooding. There is a large garage door with indeterminate strength or conditions within the garage.

Recommendations:
This resource is a good candidate for site floodproofing due to the strong and tall nature of the surrounding wall. The main entry to the west can be floodproofed with a removable floodgate set in between the door jambs with or without the use of permanently installed brackets. The garage door may withstand hydrostatic pressure and could be floodproofed or, alternatively, allow water into the garage with the flood barrier taking place within. The gate on Avenida Menendez is easily floodproofed with a removable floodgate and the large windows in neighbor's perimeter wall can be closed with a removable floodgate mounted to permanent tracks. Coordination with the neighbor to close a small gap and flood proof the windows is required.

Address:	172 Avenida Menendez
Name:	**Rovira -Hernandez House**
Ownership:	Private
Construction Date:	1803
Additions/alterations:	c. 1888
Restoration Date:	
Exterior walls:	Stucco, coquina
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone "AE" BFE 8'
Window Sill Height (abv FFE):	30.5" from Marine Street
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary
This resource fronts on Marine Street and Avenida Menendez with direct exposure to the water. Walls are painted stucco in good condition on the exterior and varying materials on the interior. The site is walled with only two gates. Foundation or crawl space is vented but vents have protective walls surrounding them. Inundated in both recent named storm events, this resource is extremely likely to be subject to recurring flooding. The owner has installed a sump and pump to evacuate water from the site.

Recommendations:
The owner is proactive and has implemented strategies for dry and site floodproofing. The owner has already has improved site wall integrity and opening protection measures. The gates in the site wall are easily floodproofed with removable dams. The foundation or crawl space is vented but have protective walls surrounding them

Address:	12 Aviles Street
Name:	**Segui House**
Ownership:	Public Library
Construction Date:	1790
Additions/alterations:	1888-1895
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Low. Zone "X" BFE 7'
Window Sill Height (abv FFE):	26"
Case Study (y/n):	No
Site Walls (y/n):	No

Summary
Perimeter walls are painted stucco on the exterior in excellent condition and painted plaster on the interior. There are six doors into the building from within the compound and door openings are up at least 6" from St. Aviles Street. The rear of the site is walled with the garden accessed through a large gate and archway through the building. There is an obvious low spot in the garden at the entry arch and no visible yard drainage.

Recommendations:
This resource is a good candidate for dry floodproofing. Two alternatives for flood protection are site floodproofing of the property at the surrounding wall or floodproofing the building. Although the garden wall has significant openings, these openings can be protected with removable door floodgates and permanent brackets would not significantly impact existing historic fabric. A generator could be installed with a sump pump to remove water accumulating in the yard. Alternatively, the building alone can be floodproofed with the doors closed with removable floodgates.

Address:	82 Marine Street
Name:	**St. Francis Barracks**
Ownership:	State of Florida
Construction Date:	1767
Additions/alterations:	
Restoration Date:	
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone "AE" BFE 8'
Window Sill Height (abv FFE):	24"
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary

This resource fronts on Avenida Menendez and St. Francis Street with direct exposure to the water. Walls are painted stucco in excellent condition on the exterior although decades of coating with vapor impermeable treatments has likely entrapped moisture within the walls. The interior walls vary in materials interior including drywall and exposed coquina. Although in a precarious location, the building is elevated on a plinth with additional elevation to the interior. The site is walled with a large vehicular gate and an adjacent building completing the enclosure. Foundation or crawl space is vented above the plinth. The crawl space was inundated in both recent named storm events. This resource is extremely likely to be subject to recurring flooding.

Recommendations:

This resource is a good candidate for site floodproofing to the rear and easily protected on the east facade with removable floodgates set in between the door jambs with or without the use of permanently installed brackets. The large gate in the perimeter wall can be made to withstand hydrostatic forces and sealed to the adjacent walls. Foundation vents will need to be protected with removable covers.

Address:	22 St. Francis Street
Name:	**Tovar "Cannonball" House**
Ownership:	St. Augustine Historical Society
Construction Date:	1791
Additions/alterations:	
Restoration Date:	
Exterior walls:	Stucco, wood siding
First Floor Elevation (FFE):	
Flood Risk Level:	Severe. Zone "AE" BFE 8'
Window Sill Height (abv FFE):	17"
Case Study (y/n):	Yes
Site Walls (y/n):	No

Summary:
Perimeter walls are painted stucco on the exterior in fair condition and a patchwork of various plaster-type materials on the interior. Recent named storm events have significantly inundated this resource up to 24". There are three doors into the building and all are at sidewalk level, which in this instance is slightly below natural grade. There is a site wall it but includes several buildings and has numerous large openings. The floor elevation is one of the lowest in the city.

Recommendations:
The natural and unadorned state of the interior of this resource suggests that it is a good candidate for wet floodproofing. For storm events, the furniture and artifacts on the first floor can be removed to the second floor and the spaces lightly washed and dried after they have been inundated.

Address:	42 Spanish Street
Name:	**Triay House**
Ownership:	Private
Construction Date:	1806
Additions/alterations:	
Restoration Date:	1951
Exterior walls:	Stucco
First Floor Elevation (FFE):	
Flood Risk Level:	Moderate. Zone “AE” BFE 7’
Window Sill Height (abv FFE):	28" sill window / 11.5" door sill
Case Study (y/n):	No
Site Walls (y/n):	Yes

Summary:
Perimeter walls are painted stucco on the exterior in fair condition and unknown material on the interior. There are three doors into the building with sills approximately 11 ½” from the Spanish Street. The front door has been sealed shut but is not watertight or structurally sound. The site is walled with only a few openings and appears sound.

Recommendations:
This resource is a good candidate for dry floodproofing of the building and/or site floodproofing. The building alone can be floodproofed with the sealing of the Spanish Street door improved and the other doors closed with removable floodgates with permanent or temporary brackets. Similar floodgates would be necessary at site wall openings if site floodproofed.

Address:	20 Aviles Street
Name:	**Ximenez Fatio House**
Ownership:	Society of Colonial Dames
Construction Date:	1797
Additions/alterations:	
Restoration Date:	1979
Exterior walls:	Stucco, coquina, wood siding
First Floor Elevation (FFE):	
Flood Risk Level:	Low. Zone "X" BFE 7'
Window Sill Height (abv FFE):	
Case Study (y/n):	Yes
Site Walls (y/n):	Yes

Summary
The first floor exterior walls are coquina masonry with painted stucco on the exterior and painted plaster on the interior. Floors are wood in areas and concrete in a few places. There are many exterior doors on the first floor. This resource has not been inundated in a recent named storm event however heavy localized rain poses a periodic concern. There is a French drain along the courtyard facade and a sump and pump in the former well location to evacuate rain accumulation in the courtyard.

The site is walled but has several very large openings that would be difficult to close. The first floor shows evidence of rising damp in areas evidenced by exterior discoloration. The discoloration is important because this is how the stone behaves naturally and attempting to change this process becomes problematic. Unlike most buildings in this study, the stucco, plaster, and paint used on this property are all vapor permeable.

Recommendations:
Site floodproofing is impractical and, given the number and nature of the openings, a preferred strategy may be wet floodproofing - removing or elevating furniture and materials to the upper floor and allowing the water to enter and exit the building and then gently cleaning and drying the interior. The resource could also be dry floodproofing with temporary pressure fit floodgates at the main house doorways.

Chapter 4

Specific flood mitigation strategies and recommendations

This document is the review and analysis of thirty-one pre-1820 coquina structures located in the St. Augustine Town Plan National Historic Landmark District whose walls are constructed partially or entirely of natural coquina. Of the 31 structures, eight were chosen as "case studies" due to the availability of these sites for more in-depth review and because they represent both unique and exemplary case studies of a type of construction or method of preservation**.** The case studies are noted on the resources specific analysis.

The recommendations for individual recourses are meant as guideline to address the most pressing needs related to anticipated future weather - related events. Property owners should consult professional architects and building contractors if there are questions regarding these recommendations.

Listed below are the specific resources:

xx) Arrivas House - 46 St George Street *
2) Avero House - 41 St George Street
3) Cathedral of St Augustine - 38 Cathedral Place
4) Demesa-Sanchez House - 43 St. George Street*
5) Don Minuel Solana House - 21 Aviles Street
6) Dummet House - St Francis Inn - 279 St. George Street
7) Espinosa-Sanchez House - 110 Charlotte
8) Gaspar Papy House - 36 Aviles Street
9) Gonzales - Alvarez House - 14 St Francis Street*
10) Gonzales - Jones House - 56 Marine Street
11) Joaneda House - 57 Treasury Street
12) Kings Bakery - 99 Marine Street
13) Lindsley (Horruytiner) House - 214 St George Street
14) Llambias House - 31 St Francis Street
15) Long Sanchez House - 7 Bridge Street*
16) Marin House - 47 Marine Street
17) O'Reilly House - 32 Aviles Street*
18) Padres - Dodge House - 54 St George Street*
19) Parades-Ortega-McMillan House - 224 St George Street
20) Pena-Peck House - 143 St George Street
21) Poujoud-Burt House - 105 St George Street
22) Prince Murat House - 250 St George Street
23) Puello House - 53 Marine Street
24) Rodriquez Avero Sanchez House - 52 St George Street
25) Rovira-DeWhurst House - 71 Marine Street
26) Roira - Hernandez House - 172 Avenida Menendez

27) Segui House - 12 Aviles Street
28) St. Francis Barracks - 82 Marine Street
29) Tovar House - 22 St Francis Street*
30) Triay House - 42 Spanish Street
31) Ximenez Fatio House - 20 Aviles Street*

Appendix

Condition of Existing Natural Coquina

The single greatest cause for concern among owners of historic coquina structures is rising damp and the rising water table contributes to the severity of rising damp. Rising damp and flood events are likely to occur in concert in the future. Understanding the condition of natural coquina structures is essential to implementing any strategy for flooding and rising water table mitigation. It is important that planned mitigation measures are compatible with the stone itself. In fact, most of the damage done to historic coquina structures is by property owners trying to combat rising damp by using incompatible materials and systems. This concern, as well as causes and treatment strategies, are described below.

Rising Damp

Coquina is a very porous "stone" with a high rate of absorption. When coquina is placed in damp, wet earth, moisture rises through small gaps in the stone structure through capillary action to dryer regions of the stone. This active process occurs in all coquina structures that are exposed to moisture. It is important to note that this is how the stone behaves naturally and attempting to change this process is problematic. For centuries coquina wicked moisture from the ground to the dryer stone above and the stone would "breathe" the moisture into the environment.

Vapor Impermeable Materials

Modern vapor-impermeable materials including high-strength portland cement based mortar and stucco, single coat plasters, and latex and oil based paints are commonly applied to coquina structures. The effect of applying these coatings traps moisture and it's associated salts within the wall. This subsequently results in pressure from capillary action, which can cause the failure of the vapor impervious coating or, if the coating remains in place, salts are deposited in the moist area behind the coating while the moisture rises ever higher seeking a place to escape. The continued rise of moisture can result in peeling paint, delaminating and failing plaster, damp and rotting wood window sills, and structural failure of stucco coverings. Salts in the moisture are concentrated and deposited on the surface of the coquina eventually breaking down the calcium carbonate that binds the stone together. This problem is being exacerbated by steadily rising water tables.

Recommendations to Restore the Natural Cycle of Coquina

Listed below are long term strategies for restoring the natural cycle of vapor migration in historic coquina buildings. (Interior and Exterior)

- Evaluate moisture content and migration in the existing coquina walls. Obvious signs of moisture within walls include peeling paints, delaminating and failing plaster or stucco, condensation on the wall surface, damp and rotting window-sills, fungal growth around

doors and windows, and weeping. Hidden moisture can be detected with both infrared and probe-type moisture meters.

- At a minimum, vapor impermeable coatings such as latex paints should be removed from the surface of the plaster and stucco applied to coquina walls. These coatings should be replaced with vapor permeable coatings including pigmented lime wash and mineral silicate paint coatings. There are manufacturers that supply lime based coatings, stuccos and mortars appropriate for coquina structures.
- Complete restoration of the natural moisture cycle can be accomplished by removing all moisture impervious materials (i.e. portland cement) from the surface of coquina walls. Since removing impermeable coatings on an entire building can be cost prohibitive, one option may be to remove vapor impermeable coatings to a height of approximately 30 inches above grade and then re-coating with a lime-based or other vapor permeable stucco. This process allows rising moisture that enters coquina an opportunity to escape and restores the coquina wall to its natural cycle. It is recommended to provide a thin control joint between the new pervious surface and impervious surface to remain. Using a simple tool joint, this will control future cracking. Additionally, the entire building (permeable and impermeable) should be painted with a mineral coating to provide a consistent appearance.
- Walls previously covered with impermeable coatings will need to dry. Even after that drying process it is likely that dissolved salts that were deposited behind the coating will remain on the surface of the stone. If a lime wash is applied after the impermeable material is removed the salts may be drawn out through the lime wash and require its re-application.
- Historic stucco, plaster, paints, and coatings such as lime wash were vapor permeable and, as a result, the water vapor escapes and takes with it soluble salts and other minerals. Escaping moisture leaves a small amount of condensation on wall surfaces that provide a medium for mildew growth and may evaporate some of the coatings. To hide the discoloration from mildew, a tinted coating or 'zocalo' is applied to the bottom 30” or so of historic buildings. The 'zocalo' is a historic treatment that not only disguised dirt and mud splatters from unpaved roads but also hid the discoloration of rising damp on coquina structures. **PHOTOS 2 - BEFORE AND AFTER TINTED COATED**

PHOTOS 3 - SECTION AND ST FRANCIS BARRACKS AND LLAMBIAS

Interior treatments - Coquina

There are different treatments and aesthetic preferences for interior spaces of Coquina Buildings. Several interior options and recommendations are listed below.

1) Exposed Coquina - It may be desirable to leave the coquina exposed on the interior as a decorative feature. As described above the coquina on the interior needs to be able to "breath" and allow moisture to escape. While leaving the exposed coquina in it's natural uncoated natural state is recommended it may 'dust' and leave a fine powder on interior flooring and furniture. Applying a vapor permeable clear coating may be acceptable in addressing this issue.

2) Plaster over Coquina - The historic interior finish application is a hydraulic lime render plaster over the natural coquina. This finish is applied in many structures such as the Ximenez Fatio and Llambias house. The lime-based plaster protects the natural coquina and allows it to "breath". Rising damp evidence (salts collecting) may be visible on the lower portion of the walls and this can be repaired over time with additional coats of the lime-based plaster. While plaster over coquina is the historic application the wall finish can appear textured and mottled. This is the wall "breathing" and in it's natural state. It is important to note that vapor permeable plaster will need to be lightly cleaned after water inundation.

3) The "most pristine" wall aesthetic is to remove any evidence of the coquina by installing a flood-damage resistant material over furring strips attached to the mortar joints in the coquina wall. The covering needs to be a vapor permeable non-paper, backed gypsum or marine grade wood to avoid moisture and mold issues. Any wall cavities will need to be opened and accessed after each flood to clean and dry. In a noted example at the Prince Murat house the coquina wall is hidden behind plastic furring strips and vapor permeable non-paper, backed gypsum. An important detail in this method is to allow vents in the wall so that the coquina can release moisture. If it is not allowed to "breath" the moisture can build up in the cavity and disintegrate the coquina wall. Post flooding the non-paper, backed gypsum can be allowed to dry out and then gently cleaned.

Conditioning the Interior

It may be desirable or necessary to condition the interior of coquina structures. Because air conditioning dries the air in a structure it can disrupt the natural flow of moisture through the coquina wall by encouraging moisture migration to the interior. It is recommended to provide positive air pressure to conditioned spaces with a dedicated duct that allows air into the structure from the exterior. If the airflow is not properly balanced, it can disrupt the moisture balance and compromise the wall integrity.

Vapor Permeable Materials

With very few exceptions, historic coquina building walls have been covered with a protective covering. Listed below are appropriate materials to use on Coquina that have been used historically and are recommended today. When using stucco, plaster, or mortar, it is important to match the compressive strength of the coquina to the coating. Each coquina building is unique; mortars and coatings can be custom mixed by specialty companies from stone samples provided by the owner.

STUCCO / PLASTER

Lime-based, multi coat stucco and plaster is the preferred solid coating.

RESTORATION MORTAR

Mortar should have the same or lesser compressive strength than the coquina itself and approximate vapor permeability of the stone as well. Lime-based mortar is the preferred mortar. If commercially available mortar is used, the strength must be decreased by adding more aggregate (sand) to allow for an appropriate compressive strength and provide some degree of vapor permeability and softer mortar.

HYDRAULIC LIMEWASH

This traditional coating provides a breathable, decorative finish that soaks into the underlying material to which it is applied. The material is primarily composed of slaked lime (calcium hydroxide) usually with a low proportion of an organic binder. The calcium hydroxide sets slowly by combining with carbon dioxide to form calcium carbonate, the principal component of limestone and marble. As a coating for lime-based render and stucco, and limestone in particular, limewash is in many ways comparable in nature to that of the underlying material, with similar porosity, alkalinity (pH value) and coefficient of thermal expansion.

In the past, periodic redecoration of building facades with limewashes every few years was very much the norm and specific compositions varied almost on a building by building basis, relying heavily on past experience, local availability of raw materials and what had previously proved successful. Lime wash can be tinted with natural pigments and needs to be reapplied on a regular basis. **PHOTOS 5 - LIME WASH PLASTER AND STUCCO**

MINERAL SILICATE PAINT SYSTEMS

As with limewashes, silicate paints soak into the underlying material, but in addition the potassium silicate binder chemically reacts with the mineral underlying material to form a microcrystalline silicate bond, which is insoluble. Secondary chemical crystallizations also take place between the binder, the color pigment and carbon dioxide in the atmosphere. The resultant microcrystalline structure has a pore size that allows the free passage of vapor, but the pores or 'holes' are small enough to prevent the ingress of driven rain. The inherent nature of silicate paint is that of a semi-permeable membrane. Combined with this basic structure, silicate paints employ inorganic fillers and earth oxide color pigments that are unaffected by the action of UV degradation. The microcrystalline structure is comparable to that of the mineral structure to which it is applied and it has a comparable coefficient of thermal expansion. The insoluble silicates formed in the chemical reaction are resistant to strong acid and alkali attack in the same way that silica sand is a highly resistant product.

As a highly porous protective coating, silicate paints offer a valuable alternative to a limewash, and can provide for much longer life expectancies. There are documented examples of such paint systems performing satisfactorily on lime based render facades in Germany, Switzerland and Norway for periods in excess of 100 years.

Interior mineral paint is available in a variety of colors. It has a photo-catalytic agent that gives the paint a self-cleaning property, and it remains bright and colorful for many years. There are several types of stains and glazes that are available as well.

Damage Due to Maintenance and Repairs

Almost all of the historic coquina buildings included in this study and the vast majority of buildings dating from the nineteenth century have had significant changes made to them through purposeful modification, or ad hoc repair. Repairs tend to have been constructed in a way that was not identical to, and sometimes not in harmony with, the historic coquina masonry wall structure. In addition to rising damp and using incompatible materials there are

other significant causes of deterioration to historic coquina listed below and suggestions for their treatment.

Weathering and Erosion

For exposed coquina, weathering or surface erosion is due principally to exposure to the elements. Contributing factors include: wind driven particles, water (e.g., scupper wash and splash-back), acid rain, and evaporation of moisture containing ionized salts. Many garden walls, gateways, and, for more recent (post-1820) structures, exposed coquina masonry. Other causes of loss of stone surface include: application of an inappropriate surface consolidating treatment, **Photos 1** surface repair coating (e.g., portland cement stucco), and repointing with cement-based mortar that is harder than the stone. Water impermeable mortar traps water in the coquina face and it erodes the coquina eventually leaving a ledge of mortar that traps even more water and worsens the condition.

Repairing Damaged Coquina

In-kind replacement of severely deteriorated coquina can be accomplished for a permanent repair that is fully compatible in appearance and physical performance with the surrounding historic masonry. In lieu of replacing a full width piece of stone, a veneer or Dutchman can be inserted after the spalling stone is chiseled back to stable material. The Dutchman can be adhered to the existing stone on five sides with mortar matching the physical properties of the original mortar.

When re-pointing, as noted above there are manufacturers that supply lime-based mortars that can match the appearance, compressive strength and porosity of the original mortar. The use of high strength Portland cement based mortar should be avoided. Portland cement is vapor impermeable, has a compressive strength several times higher than coquina, and bonds tightly to the stone. The high strength and vapor impermeability requires that the sacrificial element in the system is the stone itself. As the stone erodes the mortar will protrude. Careful consideration should be given to removing portland cement based mortars because the bond with the stone can be so great that the removal of the mortar will significantly damage the original material. If using a commercially available mortar, the strength must be decreased by adding more aggregate (sand) to allow for a more appropriate compressive strength and provide some degree of vapor permeability and softer mortar.

When repointing, hand chisel rather than mechanical tools, should be used without damaging the coquina. Joints should be finished to match the original work.

Drainage

Prevention strategies for reducing capillary rise in coquina building materials are to reduce the amount of water in contact with the historic material. Strategies are listed below:

- Install a drainage system around the foundation and footings of the historic building to avoid undermining the building and to allow for proper site drainage. An interior or exterior pumping system may need to be installed to drain the building or yard.
- Yard drains, floor drains, electrical service entrances, foundation vents, and other physical connections through or around the flood barrier can provide an entrance pathway for

floodwater. Installing a backflow valve to prevent infiltration though sewer and drain systems, grouting around utility service entrances, and walling around vents can provide protection for these systems.

- Another approach is minor re-grading to ensure adequate drainage of storm and irrigation water away from the building. Please note that regrading can adversely affect archaeological resources and should be monitored with the City of St Augustine archaeological department.
- For a landscape / nature-based approach - refer to the "Resilient Heritage" study / and report and the Llambias house landscape project.

Cleaning

Cleaning techniques must be the most effective, least invasive approach. Cleaning techniques should be carefully tested to ensure that they cause no harm to either the coquina or mortar. All cleaning treatments should utilize gentle, hand application or low-pressure spray application and rinses to avoid possible erosion of coquina. Landscape buffer zones, which require no mowing or trimming should be established at the base of historic masonry walls. It is important that these buffers are not so constructed as to retain moisture or cause water to stand against the masonry. Ensure that herbicides used to control plant growth do not react chemically with the coquina or otherwise change its appearance or physical properties.

Use of Metal Anchors

Any mechanical ties or anchors used in repair of coquina construction should be of corrosion resistant material (e.g., stainless steel or of an appropriate plastic material). Masonry damaged by expansion of exfoliated metal features should be repaired following removal of all ferrous material. These repairs may make use of specially formulated epoxies and, when the damage is visible, coquina aggregate. Causes of structural cracks in masonry should be identified and addressed, otherwise, the use of metal ties (staples) or epoxy repair materials may be simply transfer the damaging shear forces to an adjacent portion of the wall.

Appendix - Clarification of Terms used in Report

Above Finished Floor Elevation - A distance measured vertically from the finished interior floor level of a structure.

Base Flood Elevation (BFE) - Elevation of a 100-year flood. The BFE is determined by statistical analysis for each local area and is designated on the FIRMs. This elevation is the basis of the insurance and floodplain management requirements of the NFIP.

Design Flood Elevation (DFE) – Regulatory flood elevation adopted by a local community. If a community regulates to minimum NFIP requirements, the DFE is identical to the BFE. Typically, the DFE is the BFE plus any freeboard adopted by the community. (FEMA).

Door Dam - The watertight structure or device put in place to resist the intrusion of water into a structure though a doorway. These devices have some seal around the edges that prevent water from bypassing through gaps and posess structural integrity to resist hydrostatic forces (pressure) from water depth. Door dams typically block less than half the height of the door.

Elevation Certificate – NFIP form used to provide elevation information to ensure compliance with floodplain regulations and to aid in determining the insurance rate for a specific property.

Flood Damage Resistant Materials — Materials identified by FEMA as flood resistant. Flood Elevation = Determination– A determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Floodplain or Flood-prone Area – Any land area susceptible to being inundated by water from any source (see definition of ``flooding'').

Floodproofing — Any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

Floodproofing Certificate — A certification, in the form and containing the information required by FEMA, that a structure has been designed and constructed to be dry floodproofed to the flood protection elevation. A floodproofing certificate may only be prepared and certified by a licensed professional engineer or professional architect.

Floodproofing, Dry — The floodproofing method that is used to render a structure's envelope substantially impermeable to the entrance of floodwaters.

Floodproofing, Wet — The floodproofing method that relies on flood damage-resistant materials and construction techniques to minimize flood damage to areas below the design-flood elevation of a structure.

Freeboard — A factor of safety usually expressed in feet above a flood level for purposes of flood plain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Resilience, Flood — The ability to withstand, respond to, and recover from a flooding or storm event

Sheet Waterproofing - Plastic sheeting material that is placed against the exterior wall of a building from the ground surface up a certain distance to prevent the intrusion of water through openings or porous wall construction. Sheet waterproofing is continuous across door and window openings and some attempt is made to seal the sheet to building or grade at the bottom.

Threshold height - A vertical measurement between the floor level or door threshold and the horizontal plane of the sidewalk or street on the exterior. This is generally the depth of water required to surmount the threshold.

Window Dam - Similar to a Door Dam, window dams are generally very short because they rest on an alreay-elevated sill.

Appendix - **References for Flood adaptation strategies**

NATIONAL PARK SERVICE PRESERVATION BRIEFS
1 - Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2 - Repointing Mortar Joints in Historic Masonry Buildings
6 - Dangers of Abrasive Cleaning to Historic Buildings
15 - Preservation of Historic Concrete
16 - The Use of Substitute Materials on Historic Building Exteriors
17 - Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18 - Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
21 - Repairing Historic Flat Plaster—Walls and Ceilings
22 - The Preservation and Repair of Historic Stucco
24 - Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
39 - Holding the Line: Controlling Unwanted Moisture in Historic Buildings
42 - The Maintenance, Repair and Replacement of Historic Cast Stone
47 - Maintaining the Exterior of Small and Medium Size Historic Buildings

FEMA Technical Bulletins

- Technical Bulletin 0: User's Guide to Technical Bulletins (July 2019)
- Technical Bulletin 1: Openings in Foundation Walls and Walls Of Enclosures (2008)
- Technical Bulletin 2: Flood Damage-Resistant Materials Requirements (August 2008)
- Technical Bulletin 3: Non-Residential Floodproofing - Requirements and Certification (1993)
- Technical Bulletin 4: Elevator Installation (November 2010)
- Technical Bulletin 5: Free-Of-Obstruction Requirements (August 2008)
- Technical Bulletin 6: Below-Grade Parking Requirements (1993)
- Technical Bulletin 7: Wet Floodproofing Requirements (1993)
- Technical Bulletin 8: Corrosion Protection for Metal Connectors in Coastal Areas (1996)
- Technical Bulletin 9: Design and Construction Guidance for Breakaway Walls (June 2019)
- Technical Bulletin 10: Ensuring That Structures Built on Fill in or Near Special Flood Hazard Areas Are Reasonably Safe from Flooding (May 2001)
- Technical Bulletin 11: Crawlspace Construction (November 2001)
- Floodproofing Non-Residential Buildings, FEMA P-936 (July 2013)
- Integrating Historic Property and Cultural Resource Considerations Into Hazard Mitigation
- Planning, State and Local Mitigation How-To Guide, FEMA 386-6 (May, 2005)
- Protecting Building Utility Systems from Flood Damage, FEMA P-348, Edition 2 (February 2017)

FEMA Fact Sheets

- Community Rating System (June 30, 2017)
- Historic Structures and The Biggert-Waters Flood Insurance Reform Act of 2012
- Historic Preservation and Cultural Resources: Protecting Our Heritage (July 2016)
- Technical Fact Sheet 1.2: Summary of Coastal Construction Requirements and Recommendations

Federal, State and Community Resources

The Conservation and Preservation of Coquina: A Symposium on Historic Building Material in the Coastal Southeast, Historic Buildings Design Guide. City of St. Augustine. 2000

Disaster Mitigation for Historic Structures: Protection Strategies. Florida Department of State, Division of Historical Resources.

Disaster Planning for Florida's Historic Resources. Division of Historical Resources, Florida Department of State.

Guidelines on Flood Adaptation for Rehabilitating Historic Buildings. National Park Service.

Guidelines for Rehabilitating Historic Buildings. National Park Service.

St. Augustine Resilient Heritage Report. City of St. Augustine. 2020

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board

DATE: August 19, 2021

RE: Agenda item 10(b) HARB Rules and Procedures

The HARB discussion during the July hearing including recommendations to revise the adopted rules of procedure. Namely, this includes adding an agenda item for the chair to provide introductory remarks that references the rules and time limits, re-ordering the agenda in terms of application complexity and staff recommendations and providing more direction for the HARB in consideration of new materials presented at the hearings.

Proposed changes have been reflected in the attached update to the HARB Rules of Procedure and any additional discussion by the board is welcome. Please contact me for any questions or to discuss this in advance of the meeting.

Jenny Wolfe
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904.209.4326
Historic Preservation Officer
Planning and Building Department

City of St. Augustine

Historic Architectural Review Board

Regular Conduct of the HARB Meetings

Adopted on: April 21, 2016

Amended: March 21, 2019

Amended: August 19, 2021

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I. Introduction

a. Administrative policies and procedures including board membership and board responsibilities are outlined in the City of St. Augustine Code of Ordinances, Article II, Division 3. This document does not supersede the Code and rather is the exercise of the Board's power to adopt rules and procedures necessary to implement its duties consistent with the Code.

b. The purpose of establishing a program of regular conduct for the meetings is to provide a framework for efficient meetings for the benefit of the applicants, the public, the board, and staff. These rules of procedure are adopted pursuant to Sec. 28-87(9) and Sec. 28-88(1) and are consistent with Resolution 2018-44.

c. All hearings held by the Board shall be conducted in accordance with the Sunshine Law of the Florida Statues, as amended.

II. Decorum

a. Resolution 2015-36 Notice: Disruptive Behavior establishes rules of decorum for public forum with the City of St. Augustine and all speakers shall adhere to this notice. A copy is posted in the Alcazar Room of City Hall and on the city website.

III. Applications

a. HARB is the reviewing body for the following applications:

1. Opinion of Appropriateness
2. Certificate of Appropriateness
3. Certificate of Demolition (partial and full demolition)
4. Certificate of Relocation
5. Certificate of Appropriateness with Historic Property Tax Exemption

b. HARB is the also the reviewing body for local landmark designations and matters related to the Certified Local Government Program

c. The application requirements are available to all applicants either on the application form, City Code, and/or the associated planning document (Architectural Guidelines for Historic Preservation).

d. A sufficiency review of the application is performed by staff after all applications have been submitted for the next board meeting. Applications must be sufficiently complete in accordance with the scope of work and associated requirements listed on the application. Pre-application conferences are available to discuss the process and requirements.

e. Applications that are sufficiently complete will be included on the advertised agenda for the meeting. These applications may require a minor level of additional material that can be submitted up to 10 days prior to the meeting. Refer to Ordinance 2010-09.

f. Applications that are insufficient will be included on the advertised agenda for the meeting as an Incomplete Application at the end of the agenda. These applications do not have the minimum application requirements for the scope of work and/or the application and required attachments are incomplete. Applicants will be notified through the sufficiency review process that the application is deficient. Refer to City Code Section 28-31. Legal advertising requirements and associated administrative processing time provides a minimal window for the applicant to remedy the deficiency prior to the agenda being published.

g. Application materials should be organized in a manner that the Board and staff can easily understand the scope and substance of the proposed project.

IV. Order of Business

a. At each regular meeting, the order of business shall be:

1. Roll Call
2. Chair Introductory Remarks
3. General Public Comments for Items not on the Agenda
4. Approval of Minutes
5. Modification and Approval of Agenda as applicable
6. Expedited Hearing Items
7. ~~Continued Items from Previous Meeting(s)~~Staff Recommended Approvals, in order of project complexity
8. ~~New Business Items~~ Staff Recommended Continuances, in order of project complexity
9. Incomplete Applications and applications with Staff Recommended Denials
10. Planning and Building Staff Approved Permit Report
11. Other Business
12. Adjournment

b. The order of business may be changed by the Chair or by a majority of the members present and voting. Expedited Hearing Items may be added or moved to the regular agenda as needed.

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V. Hearing

a. All testimony may be under oath. When applicable, many speakers can be sworn in by the Recording Secretary at the same time. Following the oath, when speakers first address the Board each will state their name and address. Failure to state their name or address may affect their ability to establish standing in future proceedings.

b. Robert's Rules of Order shall facilitate the parliamentary procedure when it does not constrict the Board's ability to be flexible and accessible to the applicant and public, nor shall it be used in violation of Florida law regarding quasi-judicial hearings.

c. Ex-parte communications shall be disclosed by each board member. Board members may refer any inquiries to the unified HARB email address rather than communicate directly with applicants or the public regarding matters that fall under the board's purview. The email address is: harb@citystaug.com.

d. Expedited Hearing Items: These are applications that are identified by staff to be clearly compatible with the AGHP ~~or DSEC~~ and will likely include a recommendation for approval without conditions or with minor conditions. In order to benefit the applicant and increase the efficiency of the meeting these items shall be offered an expedited review at the beginning of the meeting. ~~Certificates of Demolition are not eligible for the expedited hearing.~~

    1. Staff will read the application address and an abbreviated report into the record
    2. Public comment for each application will be heard during one public comment period
    3. The applicant will be asked to waive a presentation and agree to the staff recommendation and any conditions, if not the item will be placed on the regular agenda for a complete hearing.
    4. The board will vote on each item.
    5. Upon a vote by the Board, applications may be removed from the Expedited Hearing for the following reasons:
        a) If the applicant requests to make a presentation, beyond brief answers to any public or board questions
        b) If the applicant does not agree to the staff recommendation and/or conditions
        c) If the Board identifies the need for more discussion

e. Regular Hearing Items ~~(Continued Items, New Items, Incomplete Items)~~

    1. All time limits are subject to adjustment by the Chair in order to preserve the parties' due process rights.
    2. The Chair will read the agenda item and call the applicant to the podium to be sworn in.

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3. The staff will read an abbreviated staff report with the recommendation and conditions as applicable. The complete staff report is available to the public and provided to the applicant and Board in advance of the meeting.
4. The applicant may present a summary of the application and address the staff report in an allotted time of 10 minutes for general applications and 15 minutes for demolition/relocation and/or new construction.
    a) All application materials are provided to the Board in advance of the meeting and additional materials must be received at least 10 days prior to the meeting. No new materials will be presented to the Board between this 10-day deadline and the hearing.
    b) Materials presented in the application should be sufficient to stand alone as evidence to clearly describe the scope and substance of the project.
    c) The Board ~~may choose~~ will vote whether or not to accept any new evidence during the hearing based upon the scope of work for the project and the significance of the evidence to allow ample time for the Board, staff, and the public to review such evidence.
    d) New evidence presented at the meeting should relate to comments provided in the staff report or otherwise minor level of details that serve to clarify the project rather than major project revisions or major application deficiencies.
    e) A specified presentation time extension may be given to the applicant upon a vote by the Board
5. Public comment speakers will be offered 3 minutes per speaker and minutes shall not be "given" from one speaker to another.
6. Testimony providing competent, relevant, and substantial evidence will be taken into consideration during the hearing
7. Upon completion of all testimony, the Chair shall close the public comment period.
8. Applicant may offer rebuttal comments (limited to 3 minutes with discretion of the chair to extend this time)
9. The Chair shall close rebuttal period with the applicant and entertain board member questions to the applicant.
10. The Chair shall close the question and comment period with the applicant and begin board deliberation. The Board shall discuss the application based upon the application's merits with respect to the City Code Section 28-89 and Section 28-353 including their related administration provisions and definitions, the Architectural Guidelines for Historic Preservation, and the Design Standards for Entry Corridors as applicable. Material facts of the case will include the application materials, the staff report, and any evidence and testimony provided at the hearing that the Board deems as competent, relevant, and substantial. The Board should discuss any conditions to be imposed.
11. The Chair shall call for a motion on the application. Motions may include Approval, Approval with Conditions, Continuance, and Denial as provided in

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the City Code. The motion shall include the justification for the decision and any associated conditions.

a) Applications that are "Continued" multiple times will incur additional advertising costs to the applicant if the continuance is due to the applicant's error or omission. If the error or omission continues to be unresolved at future meeting(s) the Board may vote to deny the application for insufficiency. The applicant may file a new application at any future time.
b) Conditions shall be clearly stated and sufficiently detailed to ensure the applicant understands the requirement(s) and can be monitored administratively by staff.
c) Applications for Certificate of Demolition which include a request for consideration of economic hardship shall include a distinct motion regarding the merits of the economic hardship.

12. Following a second on the motion, any additional Board discussion can occur.
13. If no second is offered, the motion fails and another motion may be offered.
14. The Board will vote on a valid motion. The decision is recorded in writing by staff and provided to the applicant.
15. Applications that require additional municipal board action will proceed accordingly and will adhere to posted administrative and board schedules.
16. Appeals of the Board decision is outlined in City Code Section 28-90(f)
17. The meeting shall continue with the next agenda item.

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