CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, DECEMBER 21, 2023 - 1:00 PM

COMMUNICATIONS CONFERENCE ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) October 19, 2023 Regular Meeting
4. Modification and approval of Agenda
*5. Recommended Expedited Hearing Items (to be recommended one week in advance)
   a) HP2023-0084 — Christopher Ropero - Applicant and Owner
   101 Magnolia Drive
   To demolish a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and not located in a district.
6. Continued Items from the previous HARB meetings
   *a) Certificate of Demolition HP2023-0062
   Continued from September 21, 2023
   REQUESTING CONTINUANCE TO JANUARY 18, 2024
   R K S Construction & Design, Inc. - Applicant
   BCS Acquisition Group, LLC - Owner
   56 Carrera Street
   For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.
   *b) Certificate of Demolition HP2023-0052
   Continued from August 17, 2023
   REQUESTING CONTINUANCE
   Alexandra & William Daughtery - Applicant and Owner
   15 Lovett Street
   To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site file and a contributing building to the Lincolnville National Register Historic District.

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

   a) HP2023-0034 — Historic Property Associates, Inc. - Applicant
   Sanford Cedar LLC - Owner
   30 Sanford Street
   To review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File.

8. Certificate of Appropriateness

   a) HP2023-0087 — Jason Canning Architect Inc - Applicant
   Bishop of the Diocese of St. Augustine - Owner
   35 Treasury Street
   To replace existing windows and doors, including changes to existing fenestration, expand existing covered balcony on the north elevation, and install new ADA accessible ramps with stairs on the north and east elevations.

9. Certificate of Demolition and Partial Demolition

   a) HP2023-0090 — Mario Cano - Applicant and Owner
   57 Dumas Street
   To partially demolish a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include wholesale replacement of existing windows and doors in a different design and material, wood siding, and front porch.

10. Certificate of Appropriateness – City owned property

    a) HP2023-0088 — Lane Architecture, PA - Applicant
    City of St. Augustine - Owner
    10 S Castillo Drive
    To replace all existing wood doors and windows with new.

    b) HP2023-0086 — City of St. Augustine - Applicant and Owner
    143 St. George Street
    To remove and replace the existing roof and gutter system to include layers of roofing and limited rotted structural framing, trim, and details; correct areas of improper flat roof slope; and change finished galvanized metal roofing material to a copper roof.

c) HP2023-0085 City of St. Augustine - Applicant and Owner
75 King Street
To waterproof the exterior walls of the Hotel Alcazar building by applying a sealant after cleaning surfaces, repairing areas of loss or damage, repainting mortar joints and filling cracks.

11. Planning and Building Staff Communications
    a) Staff Approved Permits Report
12. Other Business
    a) Approve the modified 2024 HARB meeting schedule.
13. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
October 19, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 19, 2023, 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
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Brad Beach

Absent: Paul Weaver III

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

2. General Public Comments for Items not on the Agenda

None

3. Approval of Minutes

None

4. Modification and approval of Agenda

Mr. MacDonald MOVED to continue Certificate of Appropriateness HP2023-0064 52 Charlotte Street to the November 16, 2023, meeting. Mr. Beach SECONDED the motion.
Motion PASSED by UNANIMOUS voice vote.

Mr. MacDonald MOVED to continue Certificate of Appropriateness HP2023-0065 54 Charlotte Street to the November 16, 2023, meeting. Mr. Beach SECONDED the motion.
Motion PASSED by UNANIMOUS voice vote.

MOTION
Mr. Benoit MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. Beach.
Motion PASSED by UNANIMOUS voice vote.

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Demolition HP2023-0076 Old City Investment Group LLC Applicant and Owner 90 Palmer Street

To demolish a commercial building constructed c. 1940 that is recorded in the Florida Master Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 90 Palmer Street because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:
(None)

23 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened, however there was no response.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0076 agreeing with the staff report that the building was not a local landmark or historical building. The motion was SECONDED by Mr. Beach.

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

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

6. (a) HP2023-0075 Jennifer and Bradley Aufdenberg – Applicant and Owner 24 Nelmar Avenue

To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1924, that is recorded in the Florida Master Site File, and is a contributing building to the Nelmar Terrace National Register Historic District.

Ms. Courtney read the staff report and said based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can APPROVE a CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption at 24 Nelmar Avenue if the HARB finds:

1. This is a qualifying property since it is listed as contributing to the Nelmar Terrace National Register Historic District

2. The proposed scope of work to the exterior and interior of the existing building is generally consistent with the Secretary of the Interior's Standards for Rehabilitation

3. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

With the condition:

If the extent of damage to the existing elements is too extensive for repair, and more replacement is needed than is indicated or any alteration or new work is proposed, an amended project scope should be submitted for this ad valorem tax exemption application.

Ex Parte Communication:

(None)

Jennifer and Brad Aufdenberg reviewed the application.

Public hearing was opened, however there was no response.

The Board had the following questions:

- Did the proposed exterior work on the house meet the twenty-five percent limit
- Did systems that were not seen such as plumbing and sanitary lines qualify as exterior work
- What was the plan for kitchen and bathroom spaces
- Goal was to identify and retain the historic materials
- Was the scope of the project in line with the Secretary of the Interior standards

Ms. Courtney advised that based on her calculations, the twenty-five percent limit would be met.

Ms. Aufdenberg said that the kitchen had been redone already and the existing cabinets were not salvageable. She explained that most of the items in the

bathrooms were not original and would be replaced except for one cast iron tub and one pedestal sink. She advised that her plan was to maintain the original space but update the fixtures.

Discussion continued:

- The outline of the project was very thorough
- There was a schedule of values for each work project
- Proposals had been obtained from contractors
- No changes in the interior of the structure
- Patina would be maintained
- Materials would be saved and re-used in the house or the garage
- There was room in the requirements for replacement of modern conveniences; in a similar style of existing amenities

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0075 for 24 Nelmar Avenue that 1) it fulfills the requirement for a qualifying property and 2) it is consistent with the Secretary of the Interior Standards as designed. The motion was SECONDED by MR. MacDonald.

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

7. Certificates of Appropriateness

7. (a) HP2023-0072 Lane Architecture, PA– Applicant Flagler College, Inc – Owner 74 King Street

To temporarily alter features of the southwest property corner, including removal of a portion of masonry site wall, landscaping, and paved walkways in conjunction with ongoing renovations.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 74 King Street if the board finds proposed replacement of the site features being removed will mitigate their temporary absence during construction.

The Board provided their ex parte communication.

Michael Blake, Mike Davis, and Reese Davis reviewed the application.

Public hearing was opened, however there was no response.

The Board Discussed:

- Preservation of the Ponce Hotel and Flagler College was the important work of the project
- Would replant with mature trees
- Would keep tree removal to a minimum
- Featured walls and walkways would be replaced like in kind
- Columns would be retained for replacement to maintain patina

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0072 at 74 King Street for the removal and replacement of the section of wall as needed to gain access for a lay down area and removal of the trees in the designated area for the same end. The motion was SECONDED by Mr. Beach.

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

7. (b) HP2023-0073 Lane Architecture, PA – Applicant Flagler College Inc – Owner 102 King Street

To construct a new mechanical equipment enclosure with associated site features including paved parking and walkway areas and landscaping.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 102 King Street if the HARB finds the following:

The proposed mechanical enclosure:

a. Meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design;

b. Is in an area minimally visible to public rights-of-way; and,

c. Is appropriately softened by proposed landscaping.

2. The proposed site modifications are compatible with the AGHP
Ex Parte Communication:

(None)

Michael Blake, Mike Davis, and Reese Davis reviewed the application.

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

The Board discussed:

Mr. Benoit asked what would be done to build resiliency into the mechanical equipment.

Mr. Blake indicated that the floor elevation would be made as high as possible within the building to avoid severe regrading and, the equipment would be elevated as high as possible on pads or pedestals to keep it above flooded areas. This would allow the building height to be managed.

Mr. Macdonald questioned the original building height, and asked if the new cooling towers were bigger. He also suggested that shellcrete be used in the parking area.

Mr. Blake said that the existing screen wall was approximately fifteen feet high. He estimated the cooling towers were between twelve and fourteen feet high and total height was about thirty feet. He advised the Board that there was a small swale east of the building, and they would rely on that for water retention on the site.

Board discussion continued:

- There was an effort to architecturally enhance the structure with relief in the exterior walls
- Liked that the mansard tile roof matched the adjacent buildings
- Equipment was completely screened
- Suggested landscaping that would add layers to the building and take away from the height factor
- Landscape the façade facing the campus with more mature shrubs and trees

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0073 102 King Street for the construction of a structure for the cooling towers with a palm tree surround as shown hedging behind with a minimum of six feet on planting aspiring to eight feet after established. The motion was SECONDED by Mr. Beach.

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

7. (c) HP2023-0071 – The Vestry of Trinity Church of St. Augustine, Inc. - Applicant and Owner 2 Artillery Lane

To modify an existing parking area with new paving materials and landscaping.

Mr. Benoit recused himself from the application.[1]

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 2 Artillery Lane for the plans submitted with this application, if the board finds it meets the Secretary of the Interior's Standards 8 and 9, with the following conditions:

1. That coquina concrete is used in areas that concrete pavement is specified on the approved plans

2. Any changes to the planting materials on the landscape plan include plants listed in the AGHP or are Florida natives
Meredith Schwartz reviewed the application

Ex Parte Communication :

(None)

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

The Board discussed:

- The purpose was to increase parking space
- Regular concrete was used on the aprons
- Coquina shell dashed concrete should be used to become compliant
- Trees that were removed would be replaced and additional landscaping was required
- Wall on St. George Street would remain
- Needed to coordinate with the City Archaeologist
- Irrigation was recommended but felt that it should be added as a condition

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0071 with the stipulation that the area that is marked as concrete will be done with shell aggregate concrete and would supply irrigation for the future trees being planted to ensure their survival. The motion was SECONDED by Mr. Beach.

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

8. Opinion of Appropriateness

8. (a) HP2023-0074 – John Valdes & Associates, Inc. – Applicant Keith G. & Tina M. Andrews – Owner 156 Avenida Menendez

To remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez .

Ms. Seymour read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can CONTINUE an Opinion of Appropriateness at 156 Avenida Menendez to allow the applicant time to provide additional information including:

1. Site plan showing proposed placement of existing and new structures on the lot

2. Scaled streetscape line drawing elevation and building footprint comparisons of existing and proposed structures

[1] Recusal form attached to original minutes

3. More developed conceptual information on proposed architectural style and mass and scale for the new construction along Avenida Menendez.

4. More information on proposed project scope for residential structure fronting Marine Street, including details on the elevation of the structure

The Board provided their ex parte communication.

John Valdes reviewed the application.

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

After a series of questions and answers with the applicant, the Board discussed the following items:

- Remove later additions to the structure
- Elevate and relocate the existing structure
- Construct a new building on Avenida Menendez
- There was a possibility of not removing the later front addition
- There would be no parking on Marine Street

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness HP2023-0074 with the condition 1) to remove later additions, elevate and relocate the existing structure along Marine Street, and construct a new residential building along Avenida Menendez 2) to not assume that the front later addition will be removed and 3) no parking on Marine Street. The motion was SECONDED by Beach.

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

9. Continued Items from the previous HARB meetings
9. (a) Certificate of Appropriateness HP2023-0067 Continued from September 21, 2023 Best Roofing & Waterproofing, LLC– Applicant - Maria Pellecer - Owner 295 St. George Street

To replace the existing asphalt shingle roof with a metal roof material

Ms. Seymour advised the Board that no additional information was submitted by the applicant.

MOTION

Mr. Benoit MOVED to CONTINUE application 2023-0067. The motion was SECONDED by Mr. Beach. MOTION PASSED by UNANIMOUS VOICE VOTE

9. (b) Certificate of Appropriateness HP2023-0064 Continued from September 21, 2023
REQUESTING CONTINUANCE TO NOVEMBER 16, 2023
Southern Construction – Applicant Baijanti & Brothers Estates Inc – Owner 52 Charlotte Street

To remove the existing driveway and walkways and install pervious pavers

Applicant requested continuance to November HARB meeting. See MOTION under Item 4

9. (c) Certificate of Appropriateness HP2023-0065
Continued from September 21, 2023
REQUESTING CONTINUANCE

[2] 3:14 p.m. – 3:28 p.m. Break

TO NOVEMBER 16, 2023
Southern Construction – Applicant Baijanti Estates, LLC - Owner 54 Charlotte Street

To remove the existing driveway and walkways and install pervious pavers

Applicant requested continuance to November HARB meeting. See MOTION under Item 4

9. (d) Certificate of Appropriateness HP2023-0063 Continued from September 21, 2023 Gabriel Wicks – Applicant Gabriel & Megan Wicks - Owner 155 Cordova Street

To make alterations to the existing house, including restoration of previously existing porch details, enclosing an existing secondary front entry porch and exterior stair on the south elevation, and construction of a new rear deck; and, to expand the existing garage at the rear of the property and construct an exterior stair.

Ms. Seymour read the staff report and said Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 155 Cordova Street:

1. APPROVE the application if the HARB finds that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design which utilizes appropriate materials and colors with the understanding that approval of the garage design does not guarantee future approvals required to obtain a building permit for the alterations to that structure and with the condition that if replacement window locations not identified and approved with this application are proposed in the future, the applicant must return to the HARB with a window survey for approval; OR,

2. CONTINUE the application to allow the applicant time to provide further details and/or modify the scope of work as directed by the HARB.

Ex Parte Communication:
(None)

Gabriel Wicks reviewed the application

Public hearing was opened.

BJ Kalaidi spoke about how impressed she was with the applicant's response to the direction of the Board from the previous meeting. She expressed the desire to see more of the same responses in the future.

Public hearing was closed.

The Board discussed:

- Sunroom/porch area would be a nice space
- Austin Historical was helping with the windows
- Supported the resubmittal
- Post was missing on the upper porch
- Needed to have 4 posts on the two sides and remove the middle one to allow for parking in the middle
- Railings on stairs did not match railings on the porch
- Back porch railing needed to match railing on back stair as well as railing on detached garage
- Window sizes looked too similar, should be slight difference from the main elevation
- Needed to consider a four-foot, twelve-foot, four-foot placement of columns near parking area
- There were existing pilasters on the back of the house
- Would need to put railings on the stairs

DRAFT

MOTION

Mr. Beach MOVED to APPROVE HP2023-0063 for the proposed design with the following conditions 1) the stairwells be matched with the existing new railing for the back porch deck and the detached garage 2) intermediate columns on the new porch addition; one being up against the house one being five feet from the house and holding the corners that are currently shown 3) for the sunroom create trim that will tie in the windows horizontally per the applicants discretion. The motion was SECONDED by Mr. MacDonald.

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

9. (e) Certificate of Demolition HP2023-0062 Continued from September 21, 2023 R K S Construction & Design, Inc– Applicant - BCS Acquisition Group, LLC - Owner 56 Carrera Street

For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

Ms. Seymour advised the Board that no additional information was submitted by the applicant.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Reconcay felt that a continuance was in order as the applicant had not provided any additional drawings showing the work that would be done.

BJ Kalaidi agreed that a continuance would be appropriate as there was no additional written information.

Public hearing was closed.

Ms. Courtney explained to the applicant what materials and information would be needed to obtain approval. She added that the information would need to be received at least ten days prior to the meeting but said sooner would be better to allow for a comprehensive staff report.

MOTION

Mr. Benoit MOVED to CONTINUE application 2023-0062 to the November 16, 2023, meeting. The motion was SECONDED by Mr. Beach.

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

10. Planning and Building Staff Communications

10. (a) Staff Approved Permits Report

11. Other Business

11. (a) Discussion to consider the appropriateness of alternative materials for the Architectural Guidelines for Historic Preservation (AGHP) update

Julie Courtney reviewed the information presented to the Board for discussion.

The Board discussed:

- The process by which changes would be made could not be done quickly and needed proper consideration
- There were specific opportunities for improvement
- Wanted to see composites alternatives proposed for tongue and groove decking
- Neighborhoods in Historic Districts could use composites for decking and not affect the integrity of the building
- Guidelines required homeowners to use wood products but had no instructions for correct trim installation
- Applicants would be able to use some composite materials, however, would also have to ensure that proper trim work was built and installed so finishing on the project would be correct
- A condition would be added to the permit process that would include the finish
- Wanted to elevate the process by which siding, and porch detailing was installed
- Siding products with proper look were available
- Propose a list of acceptable composite materials
- Find alternate siding that once painted, it would have a wood look
- Needed to be careful to protect the architectural value of the structure
- Details were the most important piece of preserving the historic integrity of a building
- Architect should provide drawings and pictures of current details of the projects as well as the proposed plans
- If alternative materials were going to be approved, certain specifications needed to be provided so that a decision could be made
- Needed to become more knowledgeable on the availability of new materials that could be used as alternatives
- Should a study of alternate materials be conducted to determine the compatibility with older materials
- Should products be brand specific

Public hearing was opened:

Melinda Reconcay said she was an advocate of historic preservation. She was very impressed and supportive of the Board's conversation. She indicated that she was open to using composite materials, however in a limited way.

Patrick Crocetta spoke about renovation of his own home. He said that much of the old materials were saved and reused, however new material had to be used and was well hidden. He added that it was difficult to use the original concept when today there were a lot of alternatives.

Gabriel Wicks would like some consideration when dealing with outbuildings related to using composite materials.

Public hearing was closed.

The Board discussed:

- Needed to determine if damage was from flood or wear and tear
- Flood damage would be a consideration for using a composite

Mr. Benoit asked what would happen procedurally for future applicants. He asked if there would be directions for applicants and no changes to the Architectural Guidelines for Historic Preservation (AGHP) or would each applicant be reviewed on a case-by-case basis.

Ms. Lopez raised her concerns regarding an ad hoc approach to approvals. She said that there potentially would be problems, in that an applicant could say there were no criteria and decisions were arbitrary. She also advised that brand named products should not necessarily be recommended but a description of characteristics with examples of products would be more acceptable.

Board discussion continued:

- Suggestion that a room could be designed and trimmed for future

applicants to see in person so there would be no questions for renovation
- Suggestion for a detailed video
- Would have to use care for this as it could be perceived as a license to use alternate materials without approval

Ms. Courtney said that she had looked in the AGHP for any reference to alternative materials and based on what she found, she advised that from the roof down to the foundation, the AGHP encouraged work to stay with historical material; however, in multiple areas there was flexibility if the look, feel, and design was similar. She added that a mockup would be a valuable tool for the Board and general contractors. She added that the Board could exercise some flexibility in the approval process also.

Board discussion continued:

- Needed to see a sample of the proposed product to be used for a project to be confident that the application of the product was appropriate
- Needed to be cautious with colonial structures
- Consider the significance of the building
- Commercial business had a higher obligation for preservation
- Different threshold for residential properties
- Needed to close the communication gap between the individual that presents to the Board and the person that does the actual work in the field
- For the next meeting, allow for samples to be examined for consideration
- AGHP is in the final stages and needed to be completed

The Board agreed to finish the AGHP and amend it as necessary to include future products to be used in preservation.

12. Next Scheduled Meeting Date(s):

12 (a) November 16, 2023 Regular Meeting

13. Adjournment

There being no further business, the meeting was adjourned at 5:11 P.M.[3]

_____

Catherine Duncan, Chairperson

[3] Transcribed by Michele Fudo

DRAFT

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 21, 2023 Meeting



Application HP2023-0084 Address: 101 Magnolia Drive

Christopher Ropero – Applicant & Owner

Project description: To demolish a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and not located in a district.

Architectural Style:	Garage Apartment/ Frame Vernacular	Florida Master Site File:	SJ01253
National Register:	N/A	Construction date:	c. 1924-30
Archaeology Zone:	N/A	Zoning District:	RS-2
Parcel number:	1583400000		
Agenda Item:	5(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

Located on a large and heavily treed lot in the Lighthouse Park Neighborhood, this converted Garage Apartment residence was constructed between 1924 and 1930. It sits on the east side of Magnolia Drive close to where it intersects with Anastasia Avenue, and immediately north of R.B. Hunt Elementary School.

The building, which appears to have seen several alterations over time, features a side gable stamped metal roof with vents in each gable end, aluminum siding covering both the upper and lower floors, a large second story deck which wraps both the east and north elevations, 2/2 wood DHS windows, 1/1 and fixed pane aluminum replacement windows, and several sliding glass doors. A hip-roofed irregularly shaped 1-story addition extends from the south elevation, and a two-story shed-roof addition extends from the east elevation. Neither of these additions are seen on the 1965 update of the 1930 Sanborn Fire Insurance Map. An exterior brick chimney stack is visible on the south elevation. Decorative lattice screening and brick landscaping features are also seen around the building.

An outbuilding on the northeast corner of the property is also proposed for demolition with the main structure. While the St. Johns County Property Appraiser lists this secondary structure as being constructed in 1928, it is not visible on the 1965 update to the 1930 Sanborn Map, is not mentioned on the 1980 Florida Master Site File form and appears to be constructed of more modern materials.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any full demolition of a structure aged 50 years or older and listed on the Florida Master Site File requires review and approval by the HARB.

STAFF RECOMMENDATION:

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a **Certificate of Demolition** at **101 Magnolia Drive** because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. Useable materials such as the existing landscape bricks and ground floor exterior concrete block be salvaged for reuse consistent with section 28-89(2)d.6.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Demolition of a residential building.

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. The contribution of the structure to the mass and scale of the streetscape. The building's mass and scale does not contribute greatly to the streetscape as it is set far back on the lot and its visibility is limited by large trees and heavy brush along the front property line.

3. The impact of the loss of the structure on the streetscape. The building's typology is not unique for the Lighthouse Park area which features a wide variety of buildings of different architectural styles and time periods. The subject building has been heavily modified over time and most of its windows, exterior cladding, porches, and doors do not appear to be original material.

4. Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape. Part of the property is situated within the Anastasia Boulevard Entry Corridor and is subject to the Design Standards for Entry Corridors. Additionally, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc. Any redevelopment plans need to consider the Tree and Landscape Ordinance and meet zoning requirements.

5. The historical or cultural merit of the structure. The 1975 Polk City Directory lists Frank J. Miller, curator of Marineland, as resident. By 1979-80, he is noted as manager of Leonardi's Nursery which is currently located just across the Magnolia Street from the property. The building is recorded in the Florida Master Site File but is not located in a district. No historic or cultural associations are known that would qualify the building for listing individually, although it could contribute to a district if one were created, according to the Florida Master Site File. The 2015 Survey of Anastasia Island does not include the building as potentially contributing to a Lighthouse Park district.

6. The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood. The building is not designated as historic and is not eligible for individual designation or to be considered contributing to a district since no districts are extant in the area.

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 a garage apartment which was converted into a single-family home with several alterations over time.

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 typology is commonly found throughout St. Augustine in many neighborhoods including North City and Old City South.

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.* While the architectural style of the building would not be difficult to replicate, the ground floor of the building is constructed of a locally produced concrete block, common in the area in the 1920s and 1930s which would be difficult to reproduce.

10. *The justification for the proposed demolition.* The applicant seeks to demolish the building due to health and safety concerns related to the production of methamphetamines at the house in 2011. The police report for this incident is provided in the application packet. The applicant expressed intent to redevelop the property; however, no clear plans were submitted for the redevelopment with the application.

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 1930 and is thus more than 50 years old. The building is not in a Historic Preservation Zoning District, National Register Historic District, or individually listed on the National Register of Historic Places but is recorded in the Florida Master Site File.

The requirements have been sufficiently met.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:
Defined as an onerous and excessive financial burden that would be placed upon a property owner by the denial of a certificate of demolition or a similar burden which would be placed on a property owner by conditions which the Commission seeks to place on the granting of a certificate. (Section 28-2 CoSA Code of Ordinances)
Is applicant entitled to a Certificate of Demolition independent of any hardship? ☑ Yes ☐ No
Did applicant submit evidence of undue economic hardship? ☐ Yes ☑ No

In any instance where an undue economic hardship, as defined in this chapter, is claimed by a property owner, the property owner may submit to the board any or all of the following information before the board makes a decision on the application for certificate of demolition: (Section 28-89(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. Sanborn Map
4. Polk City Directory Research

STAFF PHOTOGRAPHS
101 Magnolia Drive



Southwest Elevation

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STAFF PHOTOGRAPHS
101 Magnolia Drive



Southwest Elevation



West Elevation

STAFF PHOTOGRAPHS
101 Magnolia Drive



South Elevation



STAFF PHOTOGRAPHS
101 Magnolia Drive



Northwest Elevation

STAFF PHOTOGRAPHS
101 Magnolia Drive



North Elevation

STAFF PHOTOGRAPHS
101 Magnolia Drive



Secondary structure

STAFF PHOTOGRAPHS
101 Magnolia Drive





Secondary structure

STAFF PHOTOGRAPHS
101 Magnolia Drive





Secondary structure

STAFF PHOTOGRAPHS
101 Magnolia Drive





Secondary structure

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101 Magnolia Drive





Secondary structure interior

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STAFF PHOTOGRAPHS
101 Magnolia Drive



Entry Door on North Elevation



STAFF PHOTOGRAPHS
101 Magnolia Drive



North Elevation



STAFF PHOTOGRAPHS
101 Magnolia Drive



View of property from street

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STAFF PHOTOGRAPHS
101 Magnolia Drive



Context Photographs



FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1853 1009==

Site Name: 821 Magnolia Drive 830== Survey Date: 7909 820==

Address: 821 Magnolia Drive, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Paul Capo (subdivision) B (block) 3, 4, 5 (lot) 868==

868==

Owner of Site: Name: Miller, J. Frank;

Address: 821 Magnolia Drive

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: (zone) (easting) (northing) 890== Location: T07S (T) R30E (R) N21 (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==

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

II. SITE DESCRIPTION, continued.

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

Date: +1930 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Garage apartment 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Concrete block (rusticated), asbestos shingles 854==

Structural Systems: Masonry concrete block (first floor) wood frame, (2nd floor) 856==

Features of Structure: (942)

Window Type: DHS, 1/1, 2/1, sliding glass, attic louver 942==

Foundation: Concrete block wall 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch, hip porch 942==

Porches & Balconies: 2 story enclosed front porch 942==

Chimney Location: 942==

Materials: (882)

Chimney: 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: 882==

Quantitative Data: (950-954)

Chimneys: 952== Dormers: 0 954== Stories: 2 950==

Other: First floor built of locally produced coquina concrete block 956==

Surroundings: Mixed residential/institutional 864==

Relationship to Surroundings: Residential building adjacent to R. B. Hunt School 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Garage apartment at 821 Magnolia Avenue was constructed between 1924 and 1930. Significant details include the usage of locally produced coquina concrete block, common in the area in the 1920's and 1930's, for the first floor of the building.

Lighthouse Park, on northeast Anastasia Island just inside the city limits, is St. Augustine's oldest beach area, dating from the early years of the Flagler era. Webb's St. Augustine Directory in 1886 predicted: "at no distant day elegant villas, the winter homes of the beau monde of the north, will dot the bluffs of this sea girt isle which gems the bosom of the sea". This is some of the highest land in the city, atop a coquina ledge whose outcroppings can be seen at the waterfront. The Lighthouse located here is one of St. Augustine's tallest structures and also its oldest surviving brick building. The waterfront and inlet here have changed greatly over the years, with hurricanes, dredging, etc., so that the original waterfront property is no longer necessarily so. Previously marshy land to the north and west was filled in the 1920's to create Davis Shores, a neighborhood that eventually surrounded the Lighthouse Park area. There are some interesting surviving Victorian beach cottages in Lighthouse Park, particularly the Octagon House (62 Lighthouse Avenue) and Castle Betsworth (46 White Street). Development continued in the 20th century with many bungalow-influenced houses as well as more modern styles. Some streets in the area are still unpaved, lending a rustic air to what has actually become a contiguous neighborhood to the rest of the city. The area includes the Lighthouse reservation, the former U. S. Navy Wireless Station, a park, tennis courts, and public boat ramp.

HISTORY

The neighborhoods collectively known as Lighthouse Park evolved out of a 1793 Spanish land grant to Lorenzo Rodriguez, a naval captain, who cultivated the estate, "Buena Vista," for several decades. The grant, extending just west of the 18th century stone watchtower to the creek bordering the coquina quarries, encompassed most of the high dunes and partially wooded areas at the northern end of Anastasia Island. In 1871, five

(over)

V. BIBLIOGRAPHY

1. Works Projects Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 251; St. Johns County Courthouse, Deed Records, Book M, p. 338; Book T, p. 305.

2. Deed Records, Book Q, pp. 276, 332; Book S, p. 193; Book T, p. 419; Book V, p. 332; Book Y, pp. 81, 111, 113, 136, 261; Book BB, p. 15; Book EE, p. 566; Book FF, p. 603; Book GG, p. 92; Map Book 1, pp. 19, 58.

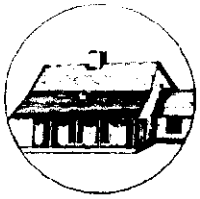
3. Map Book 3, p. 48; Tatler, February 6, 1892, p. 13; St. Johns Weekly, April 24, 1886, p. 3; 1894 Birds-Eye View; Sanborn Fire Insurance Map, 1917, 1924, 1930.

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acres of the tract was sold to the U. S. Government which built the extant Lighthouse and Lighthouse keeper's house shortly thereafter.(1) The remainder of the Rodriguez tract was acquired in 1872 by James Renwick, noted architect who designed St. Patricks Cathedral, the Smithsonian Institution building, and the tower on the St. Augustine Cathedral. Renwick sold the property to a family relation, William Aspinwall whose executors began selling the estate between 1879 and 1886. Paul Capo Subdivision developed out of the sale to W. S. M. Pinkham in 1879. Pinkham, mayor of St. Augustine between 1889 and 1897, later superintendent of the county public school system and also proprietor of The Ocean View Hotel, sold the property in 1882 to Paul Capo, a city councilman and owner of the popular bayfront bathhouse. Capo subdivided this high ground west of the Lighthouse in 1886. Moses Bean, a New Englander, purchased the largest section of the Aspinwall estate by the same year and quickly platted it as Anastasia or Carvers Subdivision. Dr. Charles Carver, a local dentist and promoter of the Oldest House, was a business partner of Bean's as was Col. Milo S. Cartter.(2) Extensive residential development was hampered by transportation difficulties across Matanzas Bay, although ferry and railway service in the late 1880's and a wooden bridge a decade later facilitated communication between "the new city of Anastasia" and The Ancient City, and brought tourists to explore the attractions, including the Alligator Farm, on the island. Residential construction commenced in the mid-1880's with most early development, including the Clapp Octagon House, taking place north of the Lighthouse on White Street and Lighthouse Avenue in Carvers Subdivision. Development proceeded much more slowly in the Paul Capo and Aviles Terrace Subdivisions. Keegan's Addition developed from land of the U. S. Navy Wireless Station which was declared surplus after World War II. In general, Lighthouse Park is essentially a 20th century neighborhood as over three-quarters of the houses were built between 1910 and 1930. North Anastasia Island was included within the expanded corporate limits of St. Augustine in 1923.(3)

Page 1

☐ Original
☒ Update



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

Site #8 SJ01253
Field Date 4-2-2015
Form Date 4-2-2015
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) 101 Magnolia Drive — Multiple Listing (DHR only)
Survey Project Name Architecturial Survey of Anastasia Is. Structure — 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
101		Magnolia	Drive	

Address: 101 Magnolia Drive
Cross Streets (nearest / between)
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1988 — 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 58 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1583400000 — Landgrant
Subdivision Name Paul Capo — Block B — Lot 3,4,5
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1928 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Current Use Private Residence (House/Cottage/Cabin) — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature roof, windows
Additions: ☐yes ☐no ☒unknown Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Square — Number of Stories 2
Exterior Fabric(s) 1. Wood siding 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Wood shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) Paired wood 2/2 SHS

Distinguishing Architectural Features (exterior or interior ornaments) Rear screened porch with shed roof.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Lot boarder over grown with trees.

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 9/3/15 Init. AMM 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 SJ01253

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Masonry - General 2. Wood frame 3. _____

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

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

Main Entrance (stylistic details) Can not be determined.

Porch Descriptions (types, locations, roof types, etc.) 2nd story enclosed front porch /wood deck

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

Narrative Description of Resource originally recorded as 821 Magnolia -- See original form for significance and 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) Windshield Survey

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) seems to retain integrity and could possibly contribute to a district

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way, Ste. 100 Jacksonville, FL 32256/ 904-470-2200/pdavenport@esinc

(address / phone / fax / e-mail)

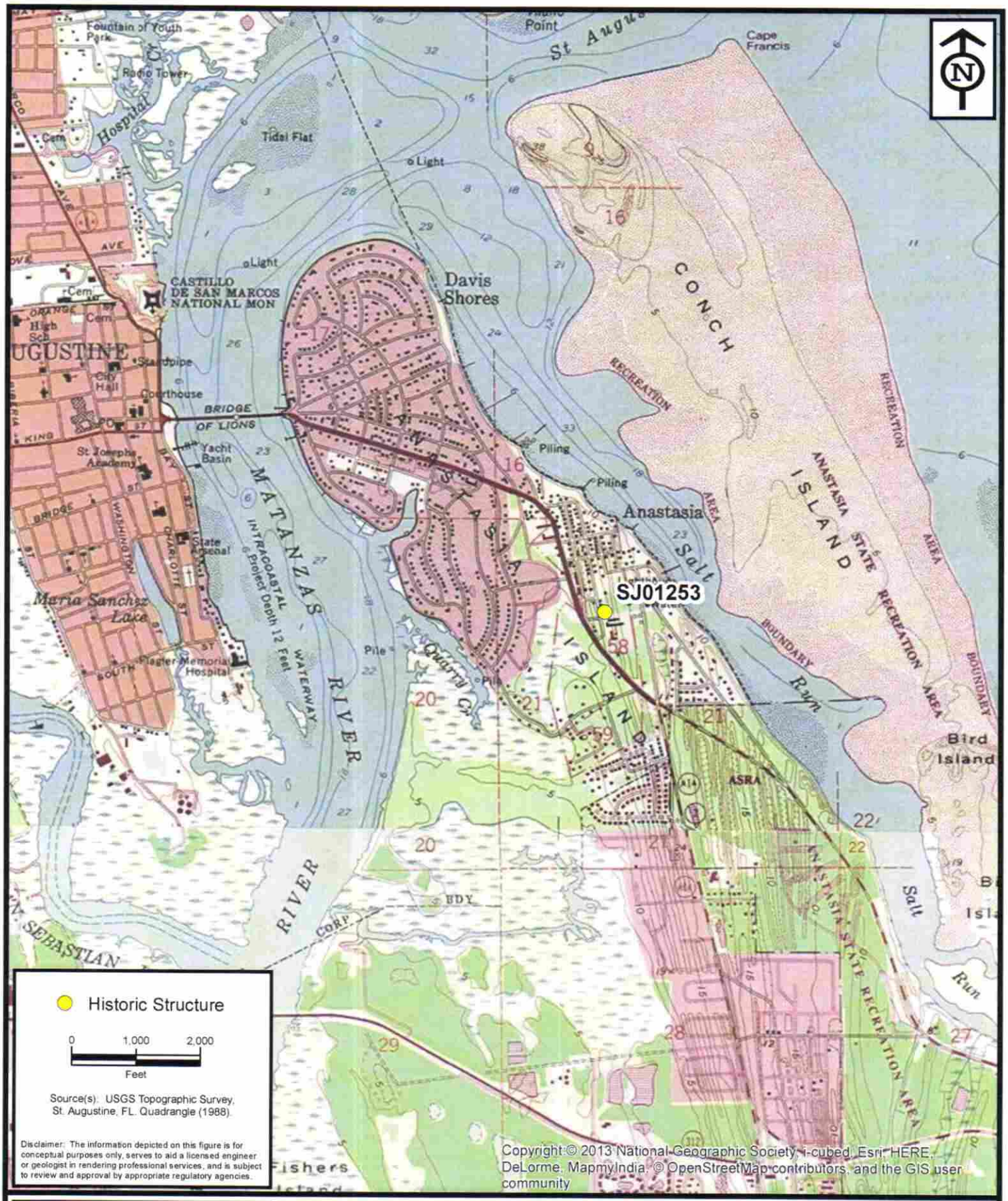
Required Attachments

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

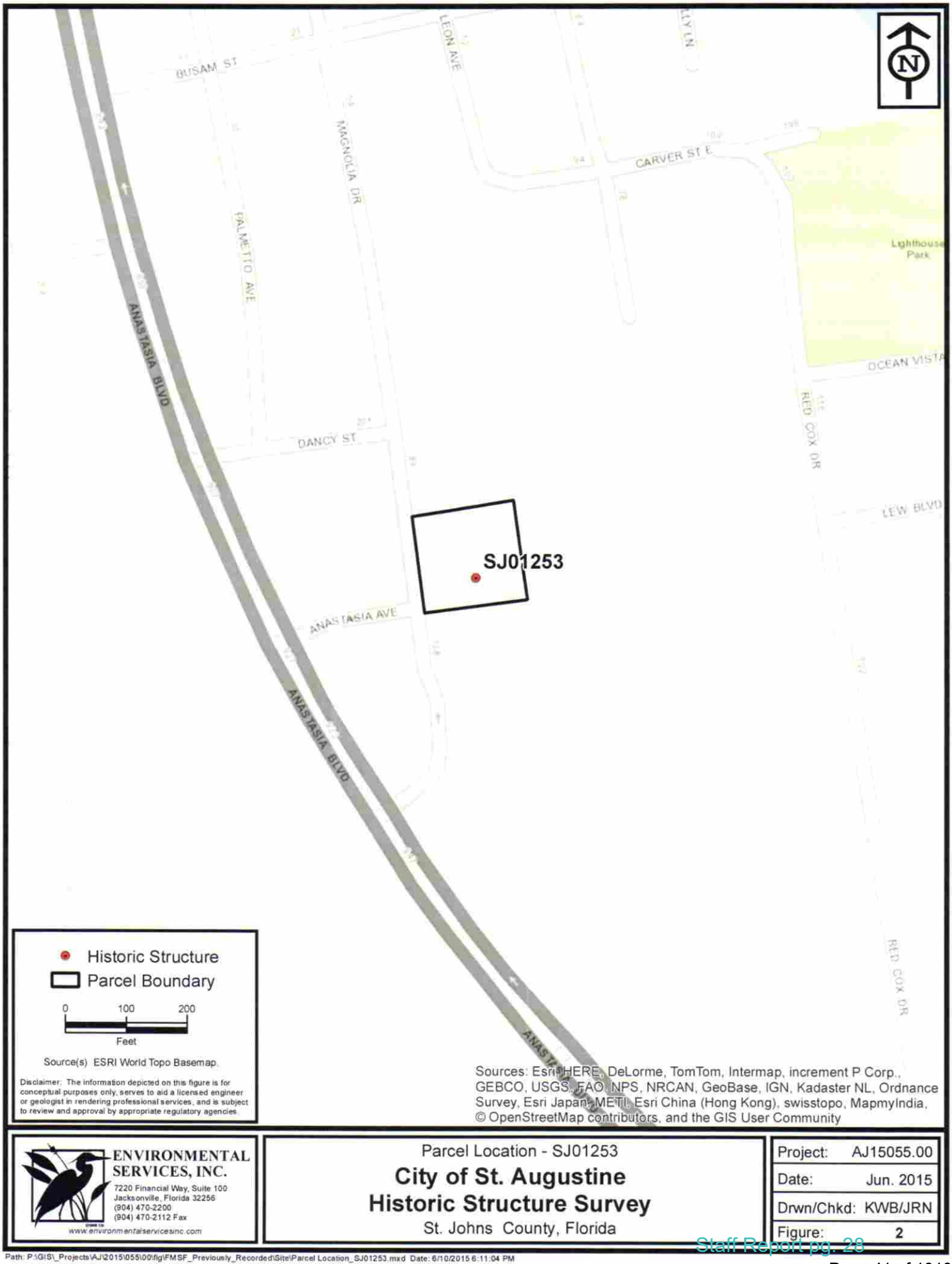
Project Location - SJ01253

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15055.00
Date:	Jun. 2015
Drwn/Chkd:	KWB/JRN
Figure:	1

Path: P:\GIS_Projects\AJ\2015\055\00\fig\FMSF_Previously_Recorded\Location\Project Location_SJ01253.mxd Date: 6/10/2015 4:53:33 PM



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

Parcel Location - SJ01253

City of St. Augustine
Historic Structure Survey

St. Johns County, Florida

Project:	AJ15055.00
Date:	Jun. 2015
Drwn/Chkd:	KWB/JRN
Figure:	2

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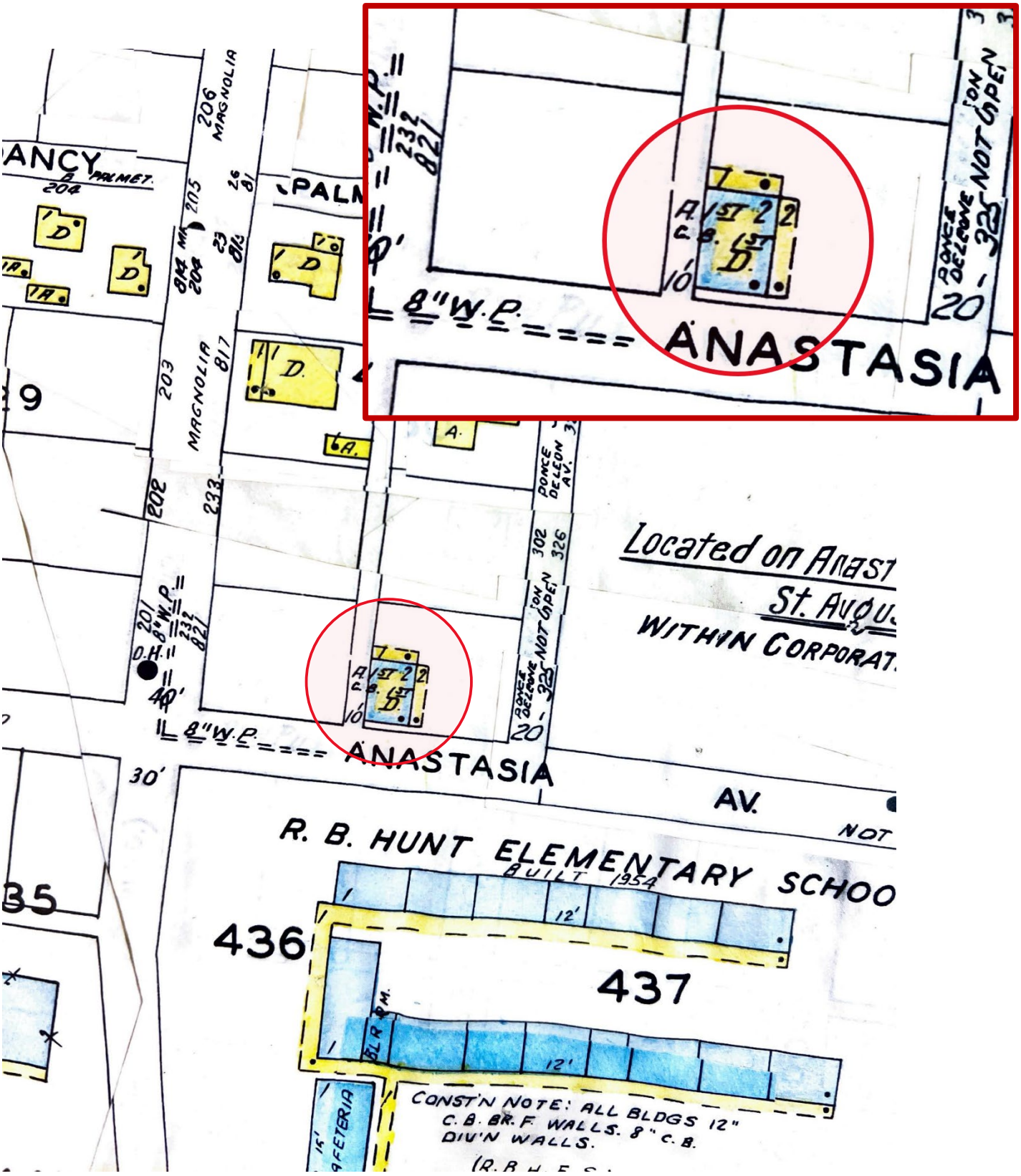






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1930 SANBORN MAP UPDATED TO 1965
101 Magnolia Drive

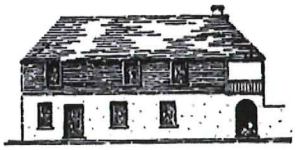


101 Magnolia Drive (a.k.a. 821 Magnolia Drive) (c. 1924-1930)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
1953-54	(No Address) Julian R. Henley (wife: Alice L.)		Agent, Prudential Insurance
1955	(819) Julian R. Henley (wife: Alice L.)	(o)	Agent, Prudential Insurance
+1959	(821) Julian R. Henley (wife: Alice L.)	(o)	Agent, Prudential Insurance
1965	Julian R. Henley (wife: Alice L.)	(o)	Agent, Prudential Insurance
1970	Julian R. Henley (wife: Alice L.)	(o)	Agent, Prudential Insurance of America
1975	Frank J. Miller (wife: Irene L.)	(o)	Curator, Marineland
1979-80	Frank J. Miller (wife: Irene L.)	(o)	Manager, Leonardi's Nursery

Note: Limited address numbers are listed in the Polk City Directory listings for Magnolia Drive until the 1950s. The 190 Sanborn Map, updated to 1965, lists two address numeric for the property: 232 and 821. Address 232 Magnolia Drive does not appear to be extant in the Polk City Directory.

\+ First entry found for this address
(o) Owner



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. HP2023-0084

Receipt No. 2765622 Meeting Date December 21, 2023

Advertising Costs $_____ Paid on _____ Receipt No. _____

1. NAME OF APPLICANT Christopher Ropero

   Business (if applicable) _____

   Address 503 Arricola Ave

   City St Augustine State FL Zip 32080

   Daytime telephone (904) 377-0707 E-mail address ChrisRopero@gmail.com

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER Christopher Ropero

   Business (if applicable) _____

   Address 101 Magnolia DR.

   City St Augustine State FL Zip 32080

   Daytime telephone (required) (904) 377-0707 E-mail address Chrisropero@gmail.com

3. PROJECT STREET ADDRESS 101 Magnolia Dr.

4. LEGAL DESCRIPTION OF PROPERTY
   Lot ✓ Block ____ Subdivision _____ Parcel Number 158340 00000

5. DATE OF CONSTRUCTION 1928 Source: County

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.

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8. PROPOSED REPLACEMENT BUILDING/FEATURE:

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.

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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 Christopher Nyce DATE 11/6/23

SIGNATURE OF APPLICANT _____

PRINT 1st OWNER'S NAME Christopher Nyce DATE 11/6/23

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 _____

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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.

IMPORTANT INFORMATION REGARDING YOUR APPLICATION

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 or at www.citystaug.com). 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.

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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.

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures Appeal of staff determination	$200.00 + ads
Certificate of Demolition: Partial	$150 + ads & notices
Certificate of Demolition: Full	$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 101 Magnolia Dr.

Applicant's Name: Chris Ruper Applicant's Signature:

Owner's Name: Christopher Ruper Owner's Signature:

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Meredith H. Randolph

From: Christopher Ropero <chrisropero@gmail.com>
Sent: Monday, November 6, 2023 12:01 PM
To: Harb
Cc: Christopher Ropero
Subject: Pictures of 101 MAGNOLIA DR. for Harb demo request

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Her are the pictures of the 101 MAGNOLIA DR. Also I can submit the Police report that the home was used to cook meth and keeping and remodeling the home would have health issues.

Thank you for your help,
Chris Ropero

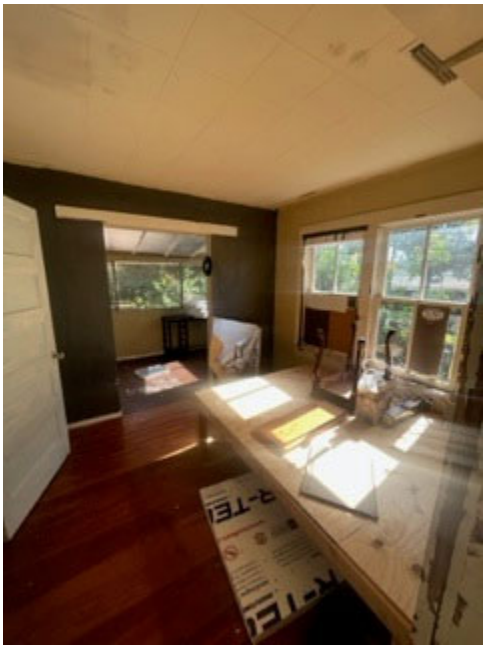










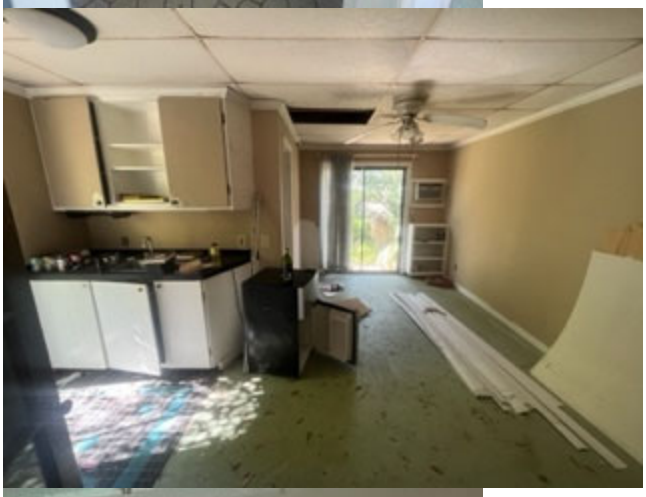


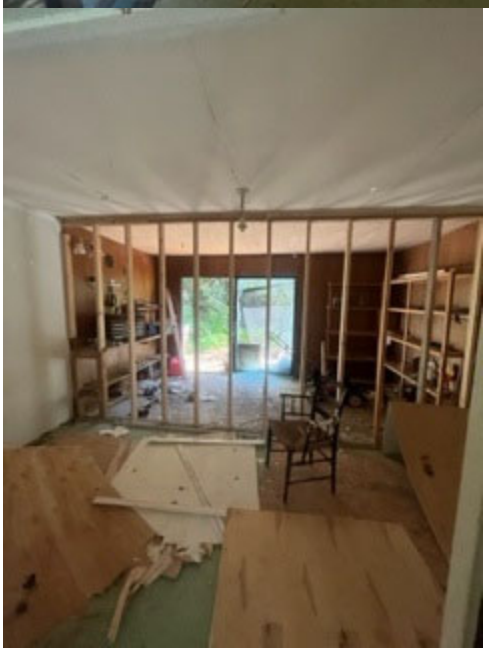















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JM
Johns Manville
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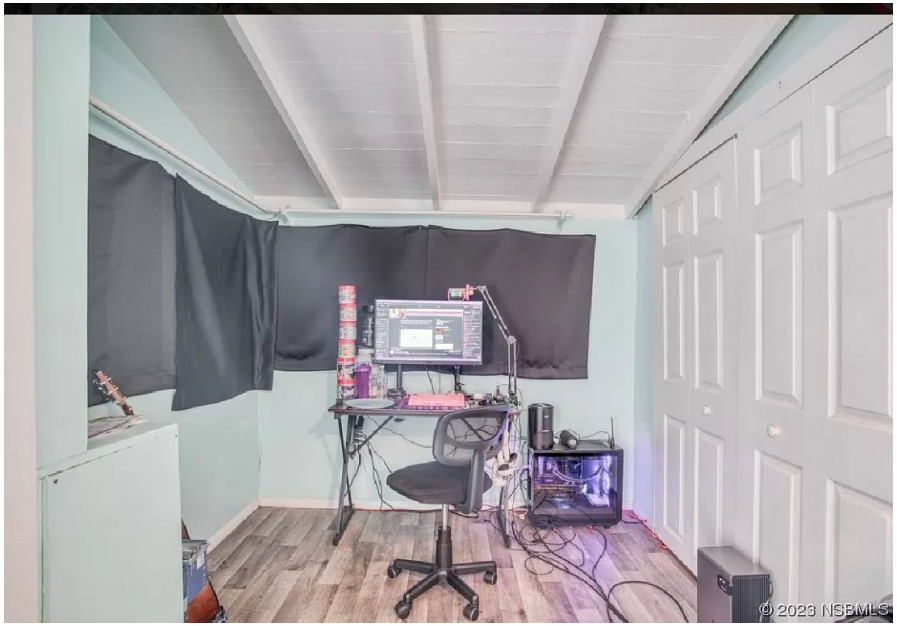





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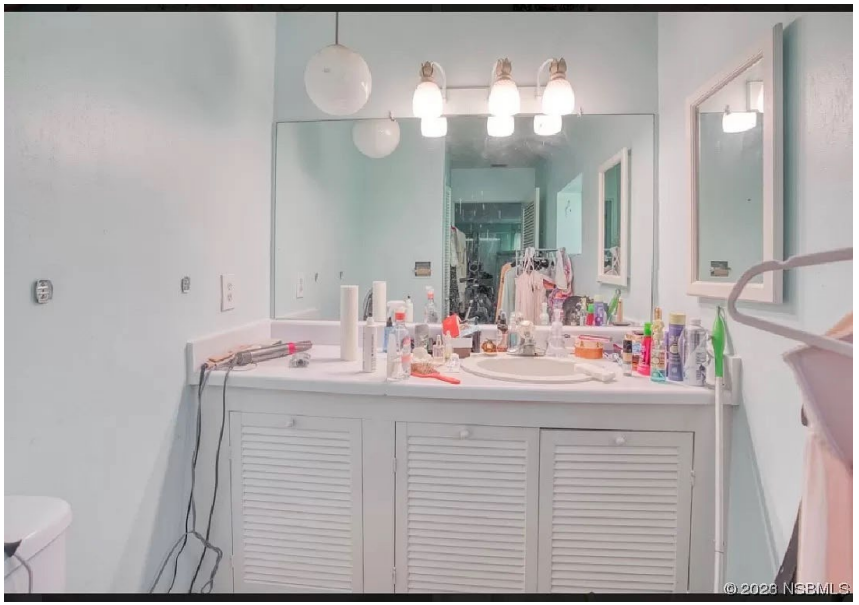

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ST. AUGUSTINE POLICE DEPARTMENT

CALL HISTORY RECORD

DISPATCH TO LOCATION

Address	Apt / Lot	Domicile Type
101 MAGNOLIA DR		
101 MAGNOLIA DR		

Cross Street	City	Incorporated?	State	County	Zip Code
		Yes		**ST JOHNS**	

Latitude	Longitude	National Grid
0.00000	**0.00000**	

Assignment	District	Sector	Sub-Sector	SA-Zone	Wrecker
4					

LOCATION OF OCCURRENCE

Address	Apt / Lot	Domicile Type
101 MAGNOLIA DR		
101 MAGNOLIA DR		

Cross Street	City	Incorporated?	State	County	Zip Code
		Yes		**ST JOHNS**	

Latitude	Longitude	National Grid
0.00000	**0.00000**	

Assignment	District	Sector	Sub-Sector	SA-Zone	Wrecker

Complaint Type / Call Nature	Priority	Additional Info	Weapon
DRUGS	**2**	**SAPD11OFF039150**	

Complainant	Phone Number	Ext	Contact 911
	( ) -		

Primary Unit	BackUp Units	Dispatcher	Disposition Codes
		9708	(1) **B** (4)
		Call Taker	(2) (5)
		2603	(3) (6)

Incident Number	CALL DATES & TIMES (Note: Individual Unit Times & Close/Code Times are listed after the Call Notes)					
SAPD11CAD064852	Received	Shipped	Dispatched	Enroute	Onscene	Closed
Radio Channel	**12/15/2011 05:44:00**	**12/15/2011 05:44:00**	**12/15/2011 05:44:00**		**12/15/2011 05:44:00**	**12/15/2011 13:35:00**

CALL STATISTICS	Create Time	Hold Time	Rollout Time	Enroute Time	Onscene Time
	00:00:00	**00:00:00**			**07:51:00**
		Dispatch Time		Response Time	Total Call Time
		00:00:00		**00:00:00**	**07:51:00**

Report Number

SAPD11OFF039150

CALL NOTES

Added By	Date	Time	CallNo	Note
2603	12/15/2011	05:44:39		1046
2603	12/15/2011	05:52:23		1098 1046
2603	12/15/2011	06:00:55		HAVE FIRE DEPT COME IN

END OF CALL HISTORY RECORD

Agency Case Number	Report Date / Time	Offense Description
SAPD11OFF039150	12/15/2011 05:44 AM	1102 NARCOTICS-POSSESSION-FELONY
CAD Incident Number	External Case Reference Number	Range of Occurrence Date/Time
110000064852	110000039150	12/15/2011 05:44 AM to 12/15/2011 05:44 AM

Counts	Charge Number	Charge
0	893.13.6A	DRUGS

Charge Degree	Charge Level	General Offense Code	Hate Crime	Domestic Violence
	FELONY	PRINCIPAL	☐	☐

Charge Description: DRUG

PROPERTY ITEMS

Property Code	Article Type	Description
EVIDENCE		NEEDLE KITCHEN TABLE (LODIS)

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178425	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		KITCHEN TABLE

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178424	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		GLASS BOTTLE CONTAINING METHAMPHETIMINE

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
			178425	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		DISH KITCHEN TABLE POSITIVE TEST METH

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178424	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		ON STOVE UNKNOWN LIQUID USED COOK METH

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178424	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		SCALE KITCHEN TABLE

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178424	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		GLASS PIPE KITCHEN TABLE (LODIS)

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178425	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		LIGHTER KITCHEN

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178424	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		SALT GENERATOR POS. TEST METH KIT. TABLE

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178425	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		K TABLE C/BAGGIES W/WHITE SUBS IN BAGGIE

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178424	1	0	12/15/2011	1

Property Code	Article Type	Description
EVIDENCE		RESIDUE KITCHEN TABLE POSITIVE TEST METH

Brand	Model	Serial Number	OAN	Qty	Value	Recovered Date/Time	Recovered Value
N/A	N/A	N/A	178424	2	0	12/15/2011	1

WEAPONS

Weapon	Weapon Feature	Description

REPORTING OFFICER / SUPERVISOR APPROVAL

Reporting Officer		Approving Supervisor		
Call Number	Name	ID Number	Rank	Name
2001	JOHNSON G			
Signature		Signature		

Instr #2023068740 BK: 5817 PG: 1139, Filed & Recorded: 8/29/2023 3:16 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $4,900.00

Prepared by and return to:
Pamella Gesell
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080
(904) 471-2553
File No 2023-7986

Parcel Identification No 158340-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **29th day of August, 2023** between **Austin Andrew Miller, an unmarried man**, whose post office address is **3715 North Valdosta Road, 58, Valdosta, GA 31602**, of the County of Lowndes, State of Georgia, Grantor, to **Christopher Lee Ropero, a single man**, whose post office address is **101 Magnolia Drive, St. Augustine, FL 32080,** of the County of St. Johns, State of Florida, Grantee:

COPY

Witnesseth, that said Grantor, for and in consideration of the sum of SEVEN HUNDRED THOUSAND AND 00/100 (700,000.00) 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 St. Johns, Florida, to-wit:

Lot 3, 4, and 5 and that portion of a certain unnamed, vacated alleyway lying between said Lots 4 and 5, and also the eastern one-half of said unnamed alleyway which lies westerly of the west line of said Lot 3, all in Block "B" of Capo's Addition to Anastasia, as per plat on file in the office of the Clerk of the Circuit Court of St. Johns County, Florida, in Plat Book 1, page 19, EXCEPTING THEREFROM the West 5 feet of Lot 5 conveyed to the City of St. Augustine for street purposes by deed recorded May 21, 1926, in Deed Book 70, page 246, of said Public Records.

ALSO Lot 6, Block "B" Capo's Subdivision of Anastasia according to plat thereof recorded in Plat Book 1, page 19 of the Public Records of St. Johns County, Florida, and the West five feet of an unnamed alley closed by ordinance of the City of St. Augustine dated October 28, 1957, and recorded in Deed Book 241, page 97, public records of St. Johns County, Florida, lying between the northerly and southerly lines of said lot extended westerly to the center of said alley.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Kayla Beaver
WITNESS
PRINT NAME: Kayla Beaver

Rachael Allen
WITNESS
PRINT NAME: Rachael Allen

Austin Miller
Austin Andrew Miller

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 29th day of August, 2023, by Austin Andrew Miller.

Kayla Beaver
Signature of Notary Public
Print, Type/Stamp Name of Notary

KAYLA BEAVER
Notary Public - State of Florida
Commission # HH 162505
My Comm. Expires Jun 22, 2025
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification:___x_____
Type of Identification
Produced: vaild drivers license

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1583400000
Location Address	101 MAGNOLIA DR SAINT AUGUSTINE 32080-0000
Neighborhood	Capo's Addition (714)
Tax Description*	1-19 CAPOS ADDN ANASTASIA LOTS 3 4 5 & 6 BLK B & 10FT ALLEY LYING BETWEEN (EX E5FT OF LOT 5 FOR RD IN DB70/246) OR5817/1139 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Crosby, Map Of Property Belonging To She
Sec/Twp/Rng	58-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.510
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Ropero Christopher Lee 100%
Mailing Address	101 MAGNOLIA DR SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2024
Building Value	$231,724
Extra Features Value	$1,725
Total Land Value	$577,808
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$811,257**
Total Deferred	$0
Assessed Value	**$811,257**
Total Exemptions	$0
Taxable Value	**$811,257**

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
2023	$235,107	$1,725	$577,808	$0	$0	$814,640	$580,760	$233,880	$580,760
2022	$205,056	$4,555	$577,808	$0	$0	$787,419	$527,964	$259,455	$527,964
2021	$118,766	$4,555	$462,000	$0	$0	$585,321	$479,967	$105,354	$479,967
2020	$137,174	$4,555	$377,300	$0	$0	$519,029	$436,334	$82,695	$436,334
2019	$116,024	$4,555	$377,300	$0	$0	$497,879	$396,667	$101,212	$396,667
2018	$82,656	$4,555	$377,300	$0	$0	$464,511	$360,606	$103,905	$360,606
2017	$75,402	$4,408	$311,850	$0	$0	$391,660	$327,824	$63,836	$327,824
2016	$78,303	$4,408	$311,850	$0	$0	$394,561	$298,022	$96,539	$298,022
2015	$70,839	$4,408	$269,500	$0	$0	$344,747	$270,929	$73,818	$270,929
2014	$59,581	$4,408	$225,610	$0	$0	$289,599	$246,299	$43,300	$246,299
2013	$51,634	$4,408	$173,250	$0	$0	$229,292	$223,908	$5,384	$223,908

Building Information

Building 1
Building Value $199,611
Year Built 1928
Actual Area 3443
Conditioned Area 1754
Use Single Family Residence
Style 01
Exterior Wall Aluminum Vinyl

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

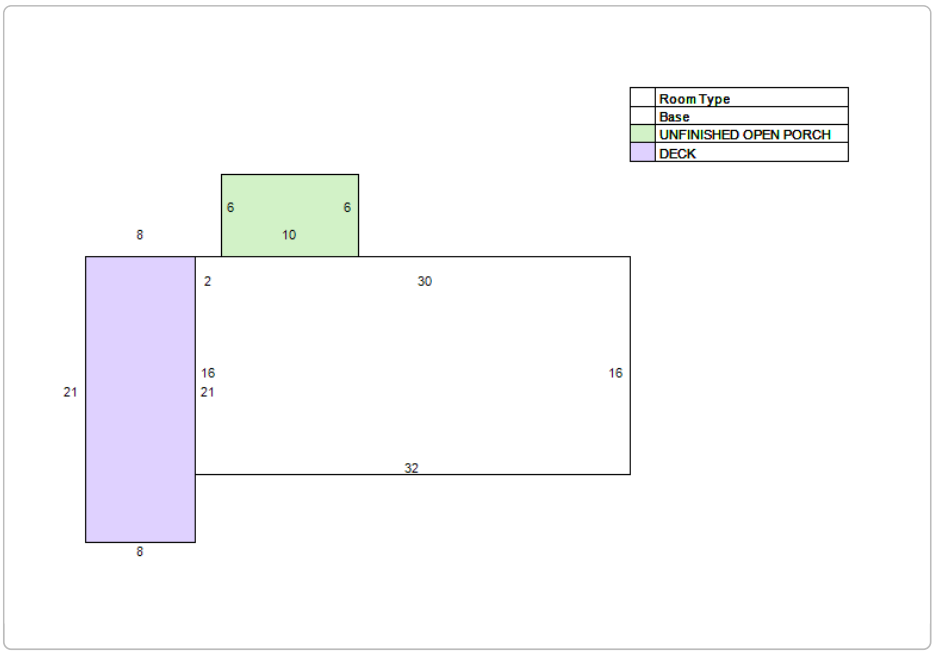
Description	Square Footage
UNFINISHED OPEN PORCH	500
FINISHED DECK	967
FINISHED UPPER STORY	864
BASE AREA	890
FINISHED STORAGE/UTILITY	72
FINISHED OPEN PORCH	114
OUTSIDE STAIRS	36
Total SqFt	3443

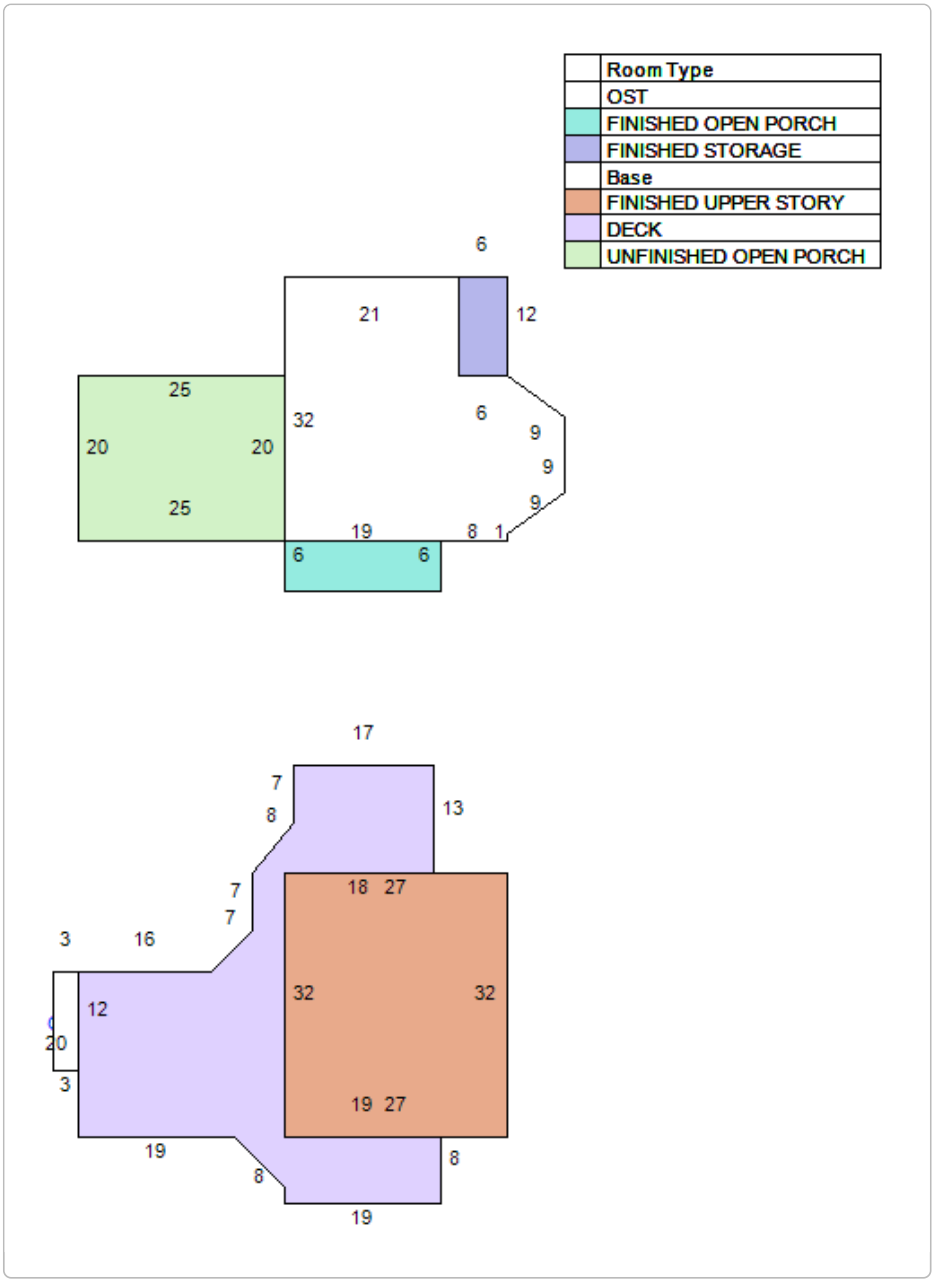
Building 2
Building Value $32,113
Year Built 1928
Actual Area 740
Conditioned Area 512
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Concrete Finish
Interior Wall Drywall
Heating Type None
Air Conditioning Window
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	512
FINISHED DECK	168
UNFINISHED OPEN PORCH	60
Total SqFt	740

Sketch Information





Extra Feature Information

Code Description	Status	Value
Spa / Hot Tub (Mix)		1725

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	140	160	140	EF	$577,808

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/29/2023	8/29/2023	$700,000.00	WARRANTY DEED	5817	1139	U	I	MILLER AUSTIN ANDREW	ROPERO CHRISTOPHER LEE
7/14/2023	7/13/2023	$0.00	TRUSTEES DEED	5792	1277	U	I	LAWRIE IRENE LEWIS TRUST	MILLER AUSTIN ANDREW
8/29/2017	6/15/2023	$0.00	DEATH CERTIFICATE	5817	1135	U	I	LAWRIE IRENE LEWIS (DEC'D)	LAWRIE IRENE LEWIS (DEC'D)
	3/16/2004	$100.00	OTHER INSTRUMENT	2156	1234	U	I	LAWRIE IRENE W,JOHN H	LAWRIE IRENE LEWIS TRUST
	10/14/1996	$100.00	LIFE ESTATE	1205	1121	U	I	LAWRIE IRENE W	LAWRIE JOHN H ***
	5/1/1981	$0.00		494	404	U	I		LAWRIE IRENE W

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
Last Data Upload: 11/4/2023, 12:30:53 AM

Contact Us

Developed by Schneider GEOSPATIAL

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, December 11, 2023 2:26 PM
To: Meredith H. Randolph
Cc: Julie Courtney
Subject: FW: 56 carrera elevation plans

From: Joshua Strickland <josh@1stfla.com>
Sent: Monday, December 11, 2023 2:24 PM
To: Candice Seymour <cseymour@citystaug.com>
Subject: Re: 56 carrera elevation plans

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I would like to request a continuance, as I am have a custom wood company make the window design that was previously in this home at 56 carrera and he has yet to get me the profile and drawings of the exact window. But we have taken all of y'all's suggestions and input into consideration and are trying to get this process finished. Just custom wood window makers are very backed up at this time.

Get Outlook for iOS

From: Candice Seymour <cseymour@citystaug.com>
Sent: Thursday, December 7, 2023 11:18:55 AM
To: Joshua Strickland <josh@1stfla.com>
Subject: RE: 56 carrera elevation plans

Good morning,

Following up with a reminder that the additional materials deadline for the December 21, 2023 HARB meeting is this Monday, December 11. Any request to continue to a future meeting should also be submitted by this date.

Thank you! I hope you and yours are having a pleasant Holiday Season!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

Candice Seymour

From: Alex M. Daugherty <amd@wmdaugherty.com>
Sent: Sunday, December 10, 2023 6:34 PM
To: Candice Seymour
Cc: William Daugherty; George Daugherty; scott hill
Subject: Re: Certificate of Demolition – 15 Lovett Street – HP2023-0052

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Candice
Hope you had a nice weekend.
Fun to see all of the holiday activity in Downtown StAug!
Seems like option 2 makes the most sense at this time. Will you please send us the deadline/hearing dare schedule for early 2024?
Many thanks.
Alex Daugherty
805-452-3787

On Dec 7, 2023, at 12:10 PM, Candice Seymour <cseymour@citystaug.com> wrote:

Hi Alex,

You have a few options:

1. You can request continuance to January if you think he will be back with enough time to provide the additional information you need.
2. You can request a continuance to an uncertain date—the application will need to be readvertised for the meeting you intend to be heard at, so we would need notification by the application deadline (30 days before the scheduled hearing date) for whichever meeting that will be, so we have the appropriate amount of time to advertise.
3. You had mentioned considering renovation/partial demo rather than a full demolition. If that is the case, you could consider withdrawing this application and resubmitting a partial demolition application when you have everything in order. Applications are now submitted through our department's Online Application Portal. For information on registering and submitting applications via the Online Portal, watch our short video or read our brief How-To Guide. The portal just launched last Friday, so if you chose this option, we would appreciate any feedback you have on submitting an application through the portal, and if there are any issues with submitting online, we will still accept an application submitted in-person or via harb@citystaug.com.

Whatever you decide, we will be happy to help in any way we can. Fee free to reach out with any questions.

Take care!

Candice Seymour
Historic Preservation Planner

City of St. Augustine
cseymour@citystaug.com
904-209-4326



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Alex M. Daugherty <amd@wmdaugherty.com>
Sent: Thursday, December 7, 2023 11:42 AM
To: Candice Seymour <cseymour@citystaug.com>
Cc: William Daugherty <wmd@wmdasset.com>; George Daugherty <gdaugherty13@gmail.com>; scott hill <scott@scottvhill.com>
Subject: Re: Certificate of Demolition – 15 Lovett Street – HP2023-0052

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Thank you for the good wishes & reminders.
Our architect, Bob Balch, is still out of the country. Is it possible to continue until he confirms his return travel?
Be Merry & Happy & Festive & Joyful & Well!
Alex Daugherty
805-452-3787

On Dec 7, 2023, at 11:16 AM, Candice Seymour <cseymour@citystaug.com> wrote:

Good morning,

Following up with a reminder that additional information for the December 21, HARB meeting is this Monday, December 11, 2023. Any request to continue to a future meeting date should be submitted by this date as well.

I hope you and yours are having a pleasant Holiday Season!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

<image001.jpg>

<image002.png>

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 21, 2023 Meeting



Application: HP2023-0034 Address: 30 Sanford Street

Applicant: Historic Property Associates, Inc.

Property Owner: Sanford Cedar LLC

Project description: To review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, is recorded in the Florida Master Site File.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01988
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1880
Archaeology Zone:	IIIA	Zoning District:	RS-2
Parcel number:	2031400000		
Agenda Item:	7(a)	Previous Action(s):	COD HP2022-0050 (withdrawn)

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA)-Part III of an ad valorem tax exemption application is a request for review of completed work. HARB is to (1.) certify the completion of the rehabilitation work and determine if the completed work is generally consistent with the Secretary of the Interior's Standards for Rehabilitation, and (2) to recommed to the local government (St. Augustine City Commission and also St. Johns County Board of County Commissioners) that the requested tax exempteion be granted or denied.
2. Because this building is a contributing property to the Lincolnville National Register Historic District, the HARB found that it is a qualifying property and fulfills the requirement of Part I. For Part II, the HARB determined, with the inclusion of one condition, that the proposed rehabilitation work is appropriate for an ad valorem tax exemption based on the proposed improvements being consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. However, the condition for an alternative to the proposed simulated wood vinyl flooring that was set by HARB with the approval of the Part II review of proposed work was not met, as discussed below.
3. Interior and exterior alterations to real property are eligible for inclusion to the real property valuation for the tax exemption if approved by the HARB that they meet the Secretary of the Interior's Standards for Rehabilitation. The owner also is applying for federal historic preservation tax credits.
4. 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, and at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.
   Both improvement valuation requirements appear to have been met.

   HOUSE VALUATION / PROJECT INVESTMENT
   It is important to note that the St. John County Property Appraiser (SJCPA) report for this property (Parcel 2031400000) includes two residential buildings. The house labeled as Building 1, which fronts Sanford Street, was the only building that underwent the rehabilitation for this AVT application. The taxable value listed in the SJCPA report includes both structures.*
   Value of Project: $308,097 (see breakdown in costs included in the application packet)**
   Value of Building 1 Per SJCPA (2023): $308,737*
   Taxable Value per SJCPA (2023): $681,253 *(Is not broken down on SJCPA report for each building)**
   Amount of Improvements Related to Exterior Work: $87,179** (approximately 28%+)
   (Includes engineering, architecture, and permit fees. *Portion of Plumbing, Electrical, and Mechanical could also be included*)
5. As noted in the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines "latitude is given [in the SOIS for Rehabilitation Guidelines] to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions."

SECRETARY OF THE INTERIOR'S STANDARDS (SOIS) FOR REHABILITATION

During this review, the HARB will need to determine if the completed work during the rehabilitation of the existing building is consistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation.

SOIS In Relation to the Completed Scope of Work Outlined on Page 5:

1. **Compatible New Use: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.:** The use of the property was not changed from a multi-unit residential building, resulting in minimal changes to the existing building. Likely already altered over time to make the home a multi-unit building, minor modifications to the interior, including filling in a doorway, changed the building's three apartment units to two units.
2. **Retention of Distinguishing Architectural Character: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.:** Overall, the exterior largely remained intact with repair to its historic wood siding and trim, windows, and doors. Replacement of unsound material included a limited area of wood siding that was replaced with a like material and design. On the interior, the two apartment units on the first floor were changed to one unit, with a second unit on the 2nd and 3rd (2-1/2) floor above, keeping rooms largely in keeping with the existing floorplan. Some materials, fixtures, and features had already been previously altered in areas over time and covered/replaced in areas. Older materials like the hard wood floors were retained on the 1st floor. See below.
3. **Recognition of Historic Period: Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.:**
   The major exterior and interior features largely remained intact, as proposed, with repair in areas as noted rather than full replacement, thereby retaining areas/elements that were added over time. Existing interior kitchen and some other walls and ceilings were covered with drywall (some walls had previously been stripped down to studs) and the floors on the 2nd and 3rd levels that had only exposed joists, subfloors or damaged vinyl tile or wood flooring were covered in vinyl or tile with the old flooring remaining below.
4. **Retention of Significant Later Alterations and Additions: Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.:** As noted above and in Scope of Work, the design of the exterior of the existing house largely remained unchanged. A second door opening was filled on the South elevation of the exterior. On the interior, the previously altered interior was modified to two apartment units from three, by enclosing a doorway, with little change to the floorplan. Other elements were kept including an unused stair and glass block opening.
5. **Sensitive Treatment of Distinctive Features and Craftsmanship: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.:** The historic wood windows and existing exterior finishes were retained and selectively repaired where needed, while some interiors elements, such as walls and floors especially on the upper second and 3rd (2-1/2) story were covered with new material.
6. **Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.:** Exterior elements were retained and selectively repaired as needed, included the historic wood windows, transoms, sidelights, and cornice returns. Limited areas of rotten wood siding and some asphalt shingles on the roof were replaced with like materials in the same design. On the interior, some non-historic interior elements such as ceiling fans and kitchen/ bathroom fixtures were replaced. Drywall covered existing ceiling and walls in upper level areas, new kitchen cabinets and counters were added to 2nd floor, the 3rd floor bathroom was finished with new fixtures, and updates were made to electrical, plumbing, and mechanical systems. New flooring covered existing on 2nd and 3rd floor. **The simulated wood vinyl flooring used did not meet the condition of the HARB's approval for the proposed work, as an alternative design or type of flooring was called for. Further, some of the light fixtures added are more modern looking and may not be considered compatible. However, both are reversible features. *See #9-10*.**

SOIS In Relation to the Proposed Scope of Work Outlined on Page 5 (continued):

7. **Cleaning with the Gentlest Possible Method: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.:** No chemical or physical treatments were used. Foundation repairs were deemed unnecessary.
8. **Protection and Preservation of Significant Archaeological Resources: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.:** The property is located in Archaeological Zone IIIA. No ground disturbing activity 3" or more in depth and over 100 sq ft in size was done; therefore, archaeological review was not required.
9. **Compatible Contemporary Design for New Alterations and Additions: New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.:** No additions were undertaken. New kitchen and bathroom fixtures were added in areas that were gutted or had missing elements. In areas, new drywall covered existing walls/ceilings. On 2nd and 3rd level, new flooring covered existing finished flooring and subfloors, or in areas that had previously been stripped down to floor joists. **The HARB approved the proposed rehabilitation work except for the vinyl simulated wood flooring, with the condition that an alternative such as a different design of vinyl or composite wood was used instead. Therefore, what the HARB considered as noncompatible flooring should not be included in the project valuation for the tax exemption. Further, new light fixtures that were added throughout the interior to replace non-historic ceiling fans or added where no light fixtures were in place. Some of the modern looking lighting fixtures added, while differentiated from the existing, do not appear to be compatible with the historic building's interior. Both the flooring and light fixtures are reversible.** All existing plumbing, electrical, and mechanical systems were updated.
10. **Reversibility of New Alterations and Additions: New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.:** On the exterior, historic materials were retained and repaired or replaced in limited areas as needed. The secondary doorway that was filled on the south elevation could be put back in. On the interior, since some new materials covered but did not replace existing materials, the current finished materials that may be considered as noncompatible, like the simulated wood vinyl flooring or some of the new added light fixtures, could be removed/reversed.

See more detailed recommendations from the Secretary of the Interior's Standards (SOIS) for Rehabilitation Guidelines on page 7 and the considerations for Part III that follow before the attachment section of this report.

STAFF RECOMMENDATION:

Based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can **APPROVE** a **CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption at 30 Sanford Street with the following findings and exclusion:**

Findings:

1. The completion of work to the exterior and interior of the existing c.1880 building complies or is consistent with the Secretary of the Interior's Standards for Rehabilitation, with the exception of the simulated wood vinyl flooring used on the 2nd and 3rd floors.
2. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

Exclusion: The approved valuation of the improvements excludes the new vinyl flooring used on the 2 and 3rd levels of the building's interior since this type of flooring did not meet the condition set forth by the HARB with their approval of the Part II review of proposed work.

Julie Courtney

Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK: *See Application Packet for More Details*

Completed to Exterior and Interior of Existing c. 1880Building:

Exterior elements were retained and selectively repaired as needed, included the historic wood windows, transoms, sidelights, cornice returns, and siding. Limited areas of rotten wood siding on northwest side of house and some asphalt shingles on the roof were replaced with like design and materials. On the interior, some non-historic interior elements such as ceiling fans and kitchen/ bathroom fixtures were replaced. Drywall covered existing ceiling and walls in areas, new simulated wood vinyl flooring covered existing on 2nd and 3rd floors (some areas had existing vinyl tile flooring, subfloors, or exposed floor joists), new kitchen cabinets and counters were added to 2nd floor, new bathroom fixtures on 3rd floor, along with new electrical, plumbing, and mechanical systems.

Completed to Existing Site / Site Features:

A new wood fence replaced the previously existing

Context of 30 Sanford Street Provided for Part I-II:

1. A Certificate of Demolition (COD) application (HP2022-0050) for full demolition, based on the condition of the structure, was heard by the HARB at the July 21, 2021 meeting and continued to the September meeting, but was withdrawn by the applicant/building owner before that meeting.
2. Located on the southwest corner of Cedar and Sanford Streets after it was relocated to this property between 1910 and 1917, the c. 1880 two-and-one-half story wood frame residential building with L-plan is part of a grouping of houses on adjacent parcels utilized as multi-family rental units. A side facing gable roof with cornice return ends and covered with asphalt shingles is over the main block of the house and extends over the two-story front porch, which has squared columns and a balustrade with turned spindles at each level, and decorative jig-sawn decorative brackets and scrolled details along the top of the second story. A triangular pediment crowns the paneled front entry door, which has a tripart transom above and is flanked by multi-lite sidelights, and the windows which have various configurations of divisions, including 2/2, 1/2, 3/3, and 6/6. Wood lap siding is primarily found on the exterior, with Hardie lap siding in areas that appear to be additions. Operable wood shutters are on the side and rear elevations, along with a later exterior wood staircase to the rear to access the second and third level, and a rear partially covered deck on the south elevation. A one-story side porch extends mid-way from the south elevation towards the rear, where the wing wraps around the main block of the house. This porch has a hip roof, simple squared post columns with squared balusters that runs in front of a deck extension. The house rests on brick piers.
3. Interior: Over time, the house has been divided into apartments, with two 1-room apartments on the first floor, accessed by an entrance foyer from the front door. Original flooring and some plaster walls and ceilings exist in some of the rooms. A third apartment is located on the 2nd story and under the roof, which is accessed by the exterior stairs. Plaster walls and ceilings remain, with various flooring. In some areas of the upper levels floor joists are exposed and the kitchen and bathroom have been partially gutted.
4. Part II's Statement of Significance explains how David Nolan, the local historian who completed the original Florida Master Site File form for the building, has later gathered information to show that the house was built at Treasury and Cordova Street in the Colonial City. Later, the building was moved to 122 Riberia Street by the Ponce and Alcazar Hotel contractors of Henry Flagler's and is visible at that location on the 1904 Sanborn Map. Relocated again one block to the east, the building has been sitting at its existing location since at least 1917.
5. Condition: Conditions for specific areas of the building are noted in the Part II form of the application and is overall listed as fair. The building had suffered from deferred maintenance in certain areas especially such as the upper level, with noticeable states of disrepair or damage is evident. A June 20, 2022 structural engineer condition report was submitted with the now withdrawn COD application noted termite infestation damage (past and possibly ongoing), which have caused a loss in load bearing components, and concern with existing brick piers not being able to be brought up to current building code standards, resulting in a "dangerous" foundation system.
6. Federal preservation tax credits are being applied for as well through the National Park Service, after being reviewed by the FL Division of Historical Resources.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Frame Vernacular

Frame Vernacular architecture is the common wood frame construction of self-taught builders, often passed from one generation to the next. Vernacular building traditions resulted from the builder's experience, available resources, and responses to the local environment. Most frame vernacular buildings are dwellings and associated outbuildings. However, churches, commercial and industrial frame vernacular buildings have also been constructed.

Frame Vernacular buildings were heavily influenced by the Queen Anne style in the late 1800s, and by the Bungalow style in the 1920s. Queen Anne influences included two story construction, complex roof forms and irregular massing. Bungalow influences included a return to single story construction and simpler, more regular roof forms and massing.

Buildings are not constructed directly on the street, although the size of yards varies greatly.
The most common building plans are rectangular and L-shaped, although some buildings have irregular plans. Buildings range from one to two-and-one-half stories.

Prior to the Civil War, foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common; and beginning in the 1920s, brick, coquina or concrete block piers were used. Piers are usually not finished with stucco. Lattice infill is common after 1845. Continuous foundations are rare, and are never used prior to about 1920. Construction is wood frame. Prior to the Civil War, braced frame construction was used; from 1865 until about 1910, balloon framing was used; and after 1910, platform framing became common. Exterior finish is typically drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

Locally, roof types are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles. Chimneys are brick, and are occasionally finished with stucco.

Windows are usually double hg sash two-over-two or one-over-one. Locally, six-over-six and six-over-one are also common, but are seldom used after about 1920. Prior to the turn of the century, nine-over-six and eight-over-eight windows are also used. After the turn of the century, eight-over-one, four-over-one, three-over-one, and less commonly jalousie windows are also used. Attic louvers in the gable ends, and casement windows with various numbers of panes are common in all time periods.

Detailing is simple, usually consisting of jig-sawn woodwork on porches or around eaves, and corbels on chimneys.

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. 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.

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.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved. [Retention of Significant Later Alterations and Additions]
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. [Sensitive Treatment of Distinctive Features and Craftsmanship]
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence]
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. [Cleaning with the Gentlest Possible Method]
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. [Protection and Preservation of Significant Archaeological Resources]
9. New additions, exterior alterations, or related new constructions shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. [Compatible Contemporary Design for New Alterations and Additions]
10. New additions and related or adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. [Reversibility of New Alterations and Additions]

Secretary of the Interior's Standards for Rehabilitation: Guidelines

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The

new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

City of St. Augustine Code of Ordinances

Sec. 2-381. - Title.

This article [Ordinance No. 95-20] may be cited as the Historic Preservation Property Tax Exemption Ordinance of the City of St. Augustine, Florida.

Sec. 2-382. - Intent.

The City of St. Augustine hereby finds that the adoption of an ad valorem tax exemption for qualifying improvements of historic properties will help accomplish the following purposes:

(1) Encourage restoration, rehabilitation and renovation of historic structures located in historic preservation districts in St. Augustine; historic structures listed on the National Register of Historic Places; and designated historical landmarks; and

(2) Encourage visible rehabilitation that will make blocks and neighborhoods more attractive, focus attention on them and improve property values on the rest of the block or in the neighborhood, therefore enhancing their appeal as places to live, to work or to visit.

Sec. 2-383. - Definitions.

(1) *Assessed value* shall mean the determination of the value of an improvement or property by the St. Johns County Property Appraiser in the manner provided by law.

(2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.

(3) *Government or non profit* use shall mean that the occupant or user of at least sixty-five (65) percent of the usable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a non-profit organization certified by the Department of State under F.S. § 627.013.

(4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.

(5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing

property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.

(6) *Historic architectural review board* (hereinafter referred to as "board") shall mean the board which is responsible for determining the historical significance of the property and the appropriateness of the proposed work as submitted by the applicant.
(7) *Improvements* shall mean changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall exclude additions and accessory structures unless necessary for historic reproduction purposes (i.e., recreating a building design that previously existed).
(8) *Local historic preservation office* shall mean the planning and building division which shall supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions pursuant to F.S. §§ 196.1997 and 196.1998.
(9) *Regularly and frequently open to public* shall mean a property in which public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Owners of such property are not prohibited from charging a reasonable nondiscriminating admission fee.
(10) *National Register of Historic Places* shall mean the list of historic properties significant in American history, architecture, archaeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966, as amended.
(11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.
(12) *Renovation or rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.
(13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.
(14) *Substantial completion of improvement* shall mean that a request for review of completed work has been submitted by the property owner and approved by the historic preservation office.
(15) *Usable space* shall mean that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.
(16) *Qualifying property* shall mean any real property in the City of St. Augustine which, at the time the preconstruction application is submitted, (a) is individually listed in The National Register of Historic Places; (b) is a contributing property to a National Register District; or (c) is designated as a contributing property in a Historic Preservation District.

Sec. 2-384. - Exemption.

Qualifying properties will be eligible to receive an ad valorem tax exemption of one hundred (100) percent of the assessed value of the improvements, as defined in section 2-383(7) of this article, resulting from renovation, restoration or rehabilitation of the property. All qualifying projects must complete the review process outlined in this article. The exemption shall apply only to improvements to real property. All qualifying improvements must be commenced on or after the date of adoption of this article [Ordinance No. 95-20]. If the property is used for non-profit or governmental purposes, and is regularly and frequently open for the public's visitation, use and benefit, then one hundred (100) percent of the assessed value of the property, as improved, is exempt provided the assessed value of the improvement is at least fifty (50) percent of the total assessed value of the property, as improved, and the improvement is made by or for the use of the existing owner. The exemption shall apply only to ad valorem taxes levied by the City of St. Augustine.

Sec. 2-385. - Exemption period.

The exemption period shall be ten (10) years beginning on January 1 following substantial completion of the improvement.

Sec. 2-386. - Procedures.

(a) Application for exemption. Application for the property tax exemption shall be made on the two-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, or its equivalent, as adopted by the State of Florida. Part 1, the Preconstruction Application, shall be submitted before improvements are initiated, and Part 2, the Request for Review of Completed Work, shall be submitted upon completion of the improvements. Said Application shall be completed in accordance with the instructions promulgated by the Department of State of the State of Florida.

(b) **Upon receipt of the completed preconstruction application and all required supporting materials, the historic preservation office shall determine whether the property for which an exemption is requested is a qualifying property. The historic preservation office shall refer the application to the board, which shall determine whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (latest edition), U.S. Department of the Interior, National Park Service.**

(c) On completion of the review of a preconstruction application, the historic preservation office shall notify the applicant and the city commission in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited above.

(d) Each review of a preconstruction application or application for review of completed work conducted by the board shall be completed within sixty (60) days of the time that the complete application is submitted to the historic preservation office.

(e) Upon receipt of the request for review of completed work and all required supporting materials, the board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The board reserves the right to inspect the completed work to verify such compliance.

(f) **On completion of the review of a request for review of completed work, the board shall recommend that the city commission grant or deny the exemption. The recommendation, and the reasons therefore, shall be provided in writing to the applicant and to the city commission. The recommendation shall advise the applicant of their right to a fair hearing pursuant to procedures set forth by the city.**

Sec. 2-387. - Evaluation of improvements.

(a) The board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property.

(b) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the board shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made by the chief building official.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Sec. 2-388. - Appeals.

Appeals from decisions of the historic preservation office and/or the board related to whether a property is a qualifying property may be taken to the St. Augustine City Commission within fifteen (15) days of such decision in accordance with procedures established in section 28-29(d) of the City Code.

Sec. 2-389. - Commencement of work.

Work must commence within one (1) year following the date of approval of a preconstruction application. The preconstruction application shall be considered to be in effect as long as a building permit is valid for the work specified on the property.

Sec. 2-390. - Other permits and approvals.

Nothing in this article shall relieve the property owner or his agents from the responsibility of complying with all other local codes and ordinances relating to construction contracting or permitting, in or out of designated historic preservation districts.

Sec. 2-391. - Covenant.

A property owner qualifying for an exemption pursuant to this article and the city commission shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, or its equivalent, as adopted by the State of Florida. The historic preservation office, at the time the covenant is executed, shall forward a copy of the approved historic preservation property tax exemption application and historic preservation property tax exemption covenant to the St. Johns County Property Appraiser. On or before the effective date of the exemption, as established by the city commission, the owner of the property shall have the covenant recorded with the deed for the property in the Official Records of St. Johns County.

Sec. 2-392. - **Minimum thresholds for application.**

In order to be eligible for the historic preservation tax exemption, (1) the value of the proposed improvements must be equal to at least fifty (50) percent of the total assessed value of the property, before the improvement, or twenty thousand dollars ($20,000.00), whichever is less; and (2) at least twenty-five (25) percent of the valuation of the proposed improvements must be for work to the exterior or foundation of the structure.

SEE FOLLOWING INSTRUCTIONS FOR REVIEW OF PART III:

Historic Preservation Property Tax Exemption Application Instructions

This application is to be completed in accordance with Chapter 1A-38, Florida Administrative Code, and the instructions provided below. *Read these instructions carefully before filling out the attached application. Type or print clearly in black ink. In cases where complete and adequate documentation is not provided, review and evaluation cannot be completed. An incomplete application or failure to provide the required supporting material shall result in recommendation for denial of the requested tax exemption.*

Copies of Chapter 1A-38, F.A.C., or additional copies of this application form may be obtained from the Division of Historical Resources, Florida Department of State, or the Local Historic preservation Office in those jurisdictions where such an office has been certified by the Division of Historical Resources. The Historic Preservation Property Tax Exemption Application has three parts: Part 1 -- Evaluation of Property Eligibility, Part 2 – Description of Improvements, and Part 3 – Request for Review of Completed Work. ***Applicants are strongly encouraged to submit Parts 1 and 2 of the Application and receive preliminary project approval prior to the start of construction.***

The Request of Review of the Completed Work shall be submitted upon completion of the improvements, and must clearly describe the completed work. *For projects that are completed before application is made, Part 3 must accompany the Part 2 submission.*

Under the procedures outlined in Chapter 1A-38, F. A. C., application submissions to the Division will be reviewed within 30 days following receipt of a completed, adequately documented application. Reviews conducted by Local Historic Preservation Offices will be completed consistent with the routine schedules and procedures of the local design review body, as set forth by the local government. Questions concerning the review status of specific applications should be addressed to the Division or the Local Historic Preservation Office, as applicable. *Notification as to approval or denial of the tax exemption will be made by the local government. The Division or the Local Historic Preservation Office will notify the applicant and the local government of its findings following completion of their review of each of the three parts of the application. These findings will be as follows:*

For Part 1 – Evaluation of Property Eligibility

a) Certification that the property is or is not a historic property pursuant to s. 196.1997, F.S., and the criteria set forth in Chapter 1A-38, F.A.C.
b) Certification that the property does or does not qualify for the special exemption provided under s.196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the pubic (if this Special Exemption is provided by the local historic preservation property tax exemption ordinance).

For Part 2 – Description of Improvements

a) Determination that the planned improvements are or are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. Work which is inconsistent with the referred Standards, Guidelines and criteria will be identified, and corrective measures will be recommended.

For Part 3 - Request for Review of Completed Work:

a) Determination that the completed improvements are or are not consistent with the Standards and Guidelines, and the criteria set forth in Chapter 1A-38, F.A.C., and recommendation to the local government that the requested tax exemption be granted or denied.

Address correspondence to the Division at:

Bureau of Historic Preservation,
500 South Bronough Street, R.A. Gray Building
Tallahassee, Florida 32399-0250
Telephone: (850) 487-2333 FAX: (850) 922-0496

Example (Archaeological Site)

Feature 1

Feature **shell midden** Approx. date of feature **4000 BC - 1513 AD** Describe existing feature and its condition: **West side of midden is being eroded by river at rate of 2-4 feet per year.** Photo no. **7,8** Drawing no. **S-1, S-2**	Describe work and impact on existing feature: **Install interlocking sheet piles with concrete cap and drilled-in pier anchors. Height of sheet piles to match contour of midden. Backfill sheet piles and sod to match adjacent portion of midden.**

Part 3 - Request for Review of Completed Work

The Request for Review of Completed Work must provide a comprehensive photographic description of the completed improvements. Photographs of the completed work should show the *same views as the "before" photographs* included in Part 2, Description of Improvements.

All photographs should be numbered, dated and labeled with the property name, the view (e.g., east side) and a brief description of what is shown, and should be keyed to the narrative in Part 2 of the application. Photographs may be black and white or color, but must show features *clearly*. *Polaroid photographs are not acceptable.* Photographs are not returnable.

Project Amendments

If changes to a project are planned at any time after submission of the application, an Amendment Sheet must be submitted for review. Provide the address of the property. Indicate planned changes in project work, giving the originally proposed treatment and the amended work item description. Give the owner's name. Sign and date the Amendment Sheet. Give the owner's address and daytime telephone number. Return it to the Division or the Local Historic Preservation Office as specified under the local ordinance. Approval of amendments to applications is conveyed only in writing by the Division or the Local Historic Preservation Office.

Special Rehabilitation Concerns

Several areas of special concern have been identified in reviewing and evaluating preservation projects. The "Guidelines for Rehabilitating Historic Buildings" accompanying the Secretary of the Interior's "Standards for Rehabilitation" provide further guidance on these and other areas of concern. Owners should take care to address these concerns when undertaking work in any of the areas described below.

Storefront alterations: Justify changes to storefronts and provide photographs of the areas to be altered. Information should be provided on when the existing storefront was constructed; on what the existing physical conditions are; and if a historical treatment is planned, on what evidence the proposed new storefront designs are based. *Owners are strongly discouraged from introducing a storefront or new design element on the ground floor that alters the character of the structure and its relationship with the street, or that causes destruction of significant historic material.*

New heating, ventilating, and air-conditioning (HVAC) systems: Indicate what effect the new equipment and ductwork will have on historic building materials and features. If the HVAC system requires removal of windows or portions of walls, describe alternative systems considered in the design process and why the proposed system was chosen. *Installation of systems that cause damage to historic building material or features, or cause visual loss of character shall result in a recommendation for denial of the exemption.*

New windows: Indicate the condition of existing windows (sash, glazing, muntins, etc.) and the reasons for replacement. Photographs and a window survey must be provided as evidence of severe deterioration. Provide data on the cost of repairing existing windows versus installing replacements. *Owners are strongly encouraged to retain and repair historic windows. Installation of tinted glass that causes a change in historic character shall result in a recommendation for denial of the exemption.* Where replacement of existing windows appears justified by supporting documentation and where the windows are an integral part of the buildings design and character, replacement sash should match the original material, size, pane configuration, color, trim details, and planar and reflective qualities. Scaled drawings comparing the existing windows with the replacement windows should be provided.

Interior partitions and removing interior plaster: Indicate the existing condition of the interior and document with photographs. Show which walls are to be removed or altered. Note whether trim elements and plaster will be affected. *Owners are strongly discouraged from changing floor plans unnecessarily and from exposing masonry surfaces unless this condition is supported by historical evidence.*

Exterior masonry cleaning: *Owners are strongly encouraged to clean masonry only when necessary to halt deterioration or remove graffiti and stains*. Indicate the condition of each material to be cleaned. Specify what the cleaning is intended to accomplish (soot removal, paint removal, etc.) and the process to be used on each masonry element. Provide supporting material to show that the method selected is the gentlest means possible for this project. Summarize results of test patches, and include close-up color photographs of masonry surface before and after cleaning as evidence. *Chemical or physical treatments, such as sandblasting, that damage historic materials shall not be used.*

Exterior masonry repair: Indicate deteriorated areas that require repair and provide evidence that repointing mortar will match the original in composition (i.e., ratio of lime, cement, sand and any additives), color, texture, and tooling. *Owners are encouraged to repoint only those portions of the masonry that require repair.*

New additions and new construction: New exterior additions that substantially alter the appearance and form of historic structures shall cause recommendation for denial of the exemption. Similarly new construction, including site work, that alters the relationship of a structure to its site, changes the historic landscape or otherwise damages the historic character of the property shall cause recommendation for denial of the exemption.

The Secretary of the Interior's Standards for Rehabilitation

"Rehabilitation" as used herein is defined as *"the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values."* These Standards are to be applied to specific rehabilitation projects in a reasonable matter, taking into consideration economic and technical feasibility.

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3 Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or adding architectural elements from other buildings, shall not be undertaken.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be preserved.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be retained and preserved.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As stated in the above definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments – if improperly applied -- may cause or accelerate physical deterioration of a historic building. These can include improper repointing or exterior masonry cleaning techniques or introducing insulation that damages historic fabric. Generally, use of such materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

LIST OF ATTACHMENTS:

1. Staff Photographs: Include completed work, during rehabilitation, and before work began
2. Florida Master Site File
3. Lincolnville National Register Historic District: National Register Nomination Contributing sheet
4. Sanborn Maps
5. Polk City Directory Research
6. State Statutes for the Tax Exemption for Historic Properties

STAFF PHOTOGRAPHS: Taken December 2023
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30 Sanford Street





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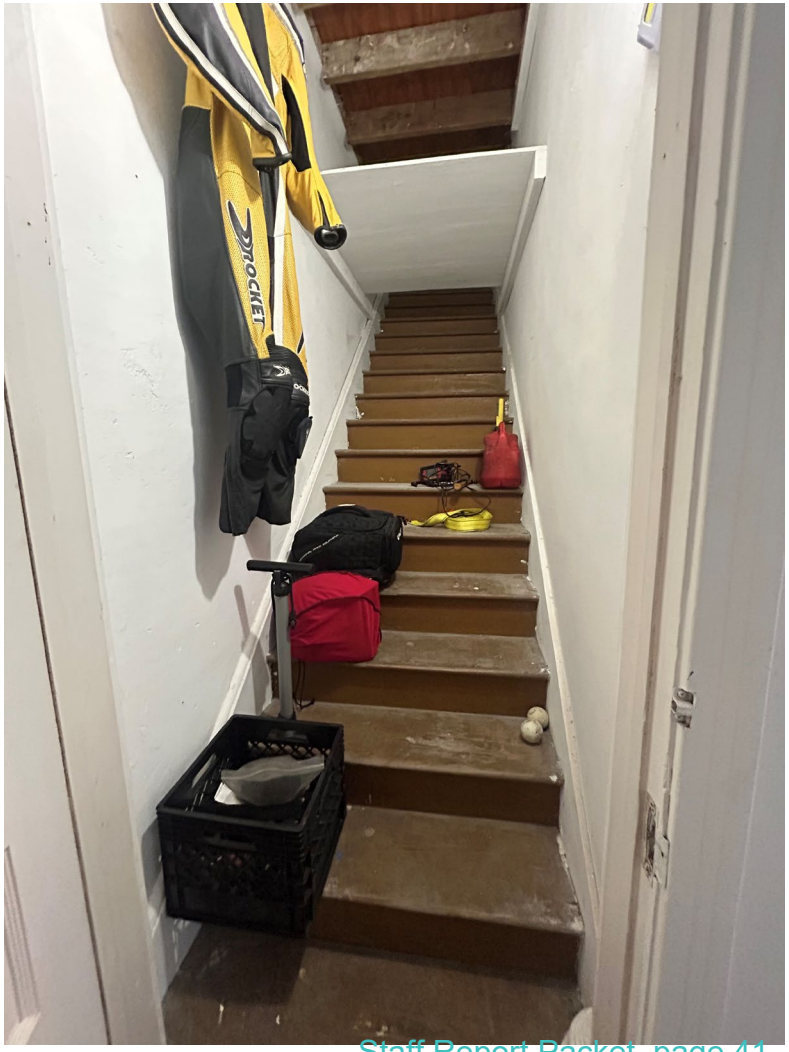
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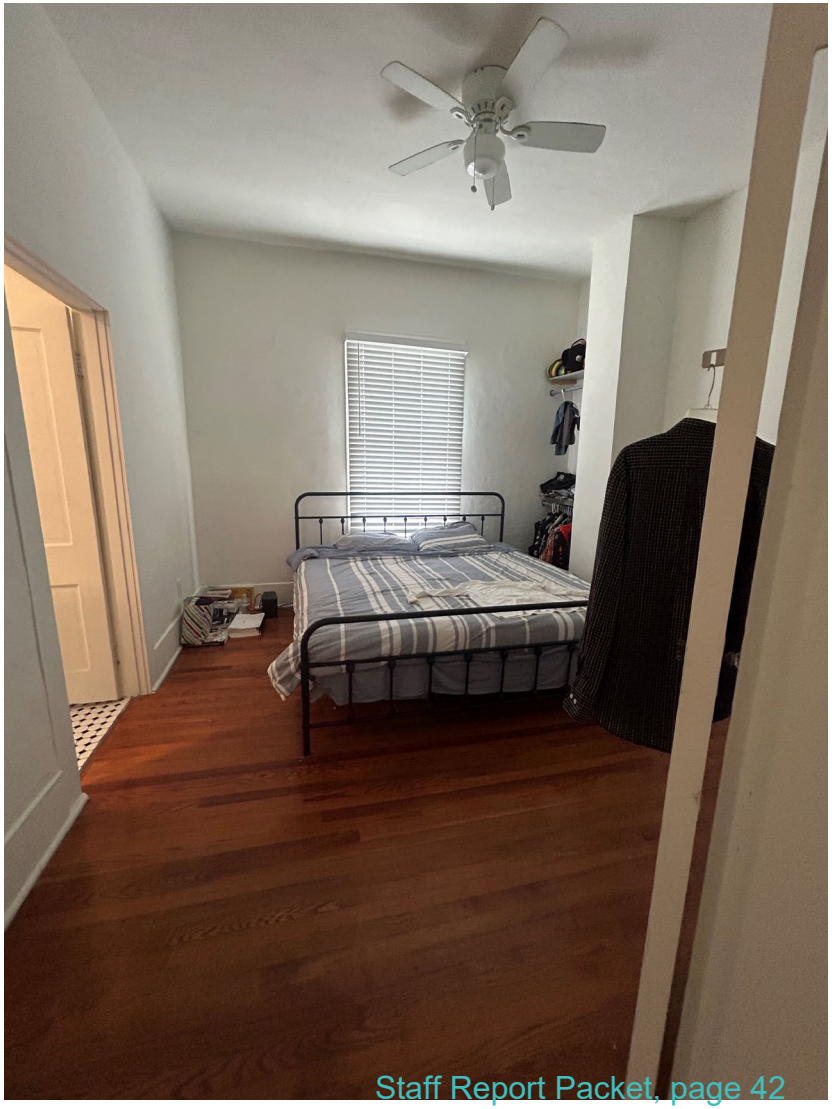
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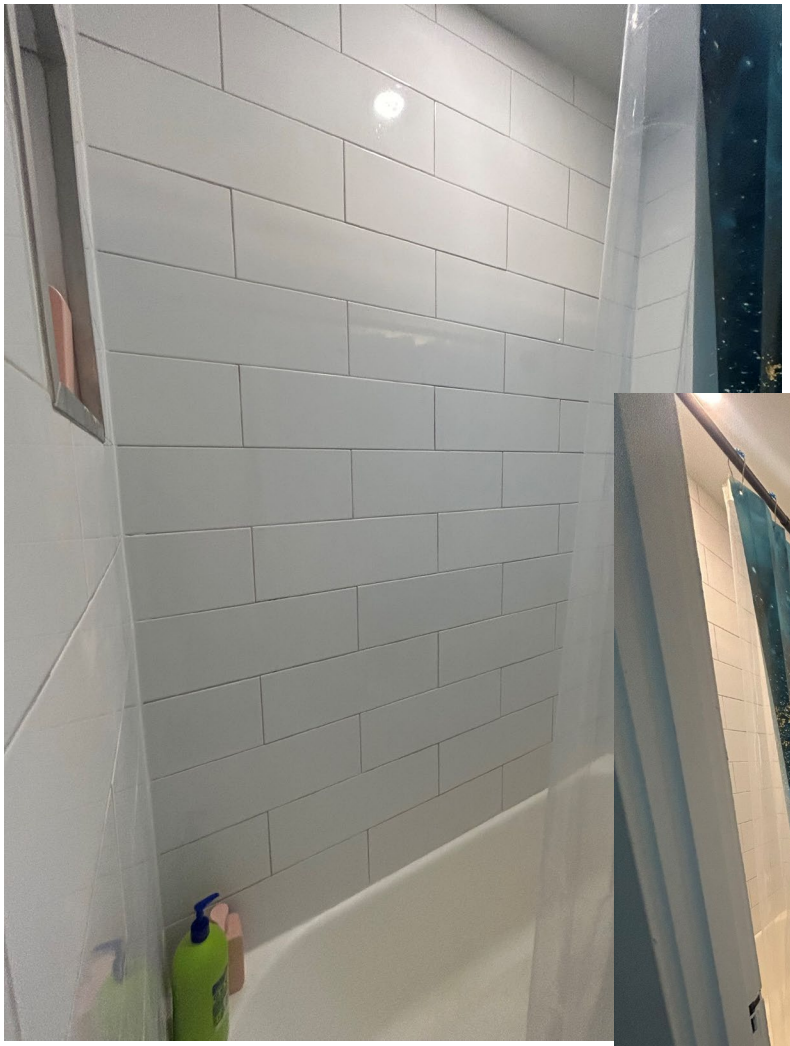


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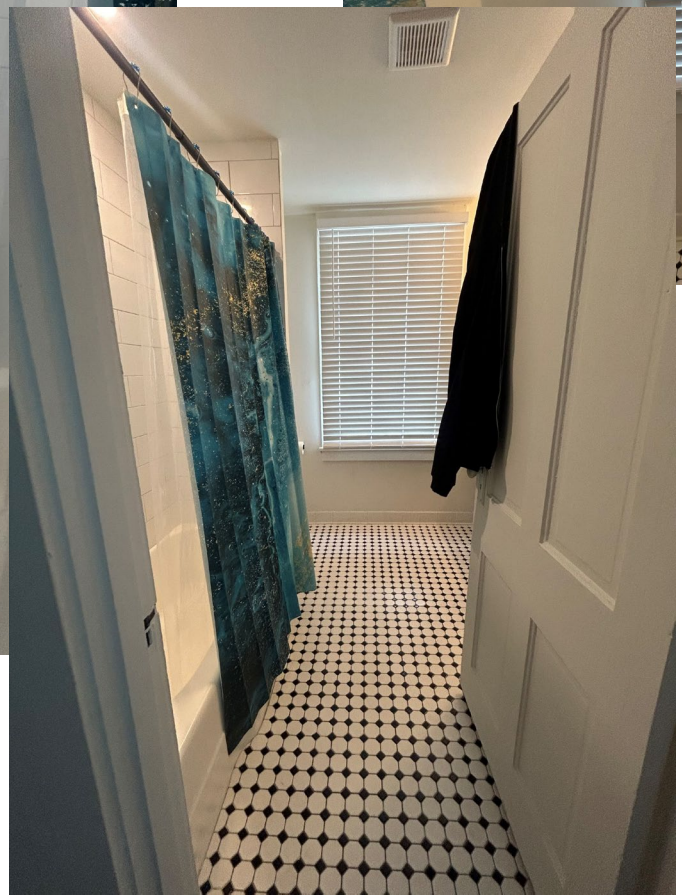




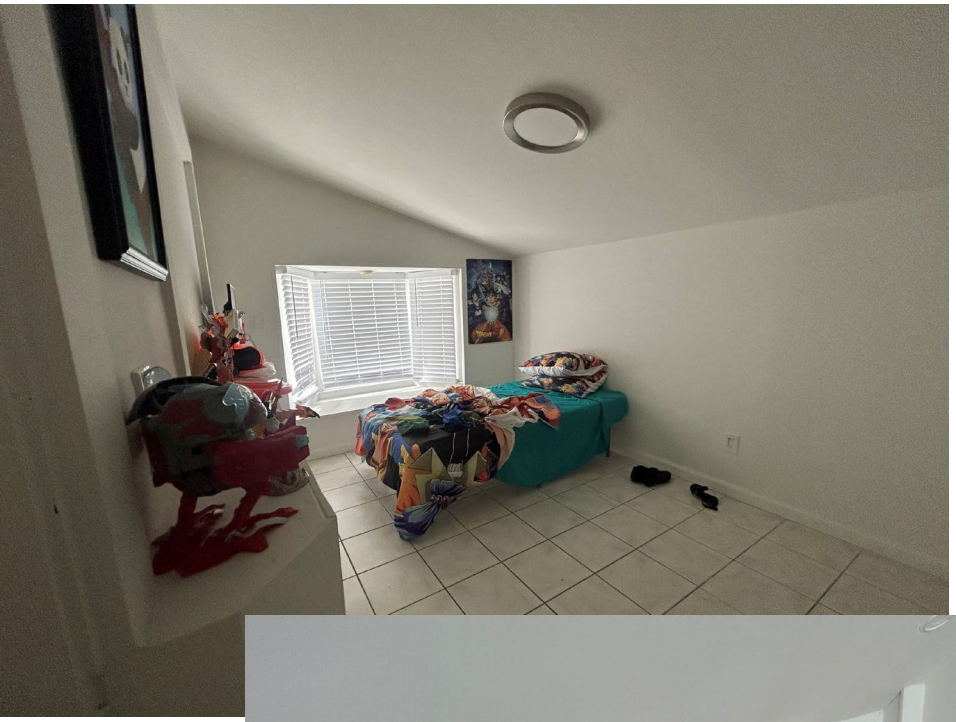
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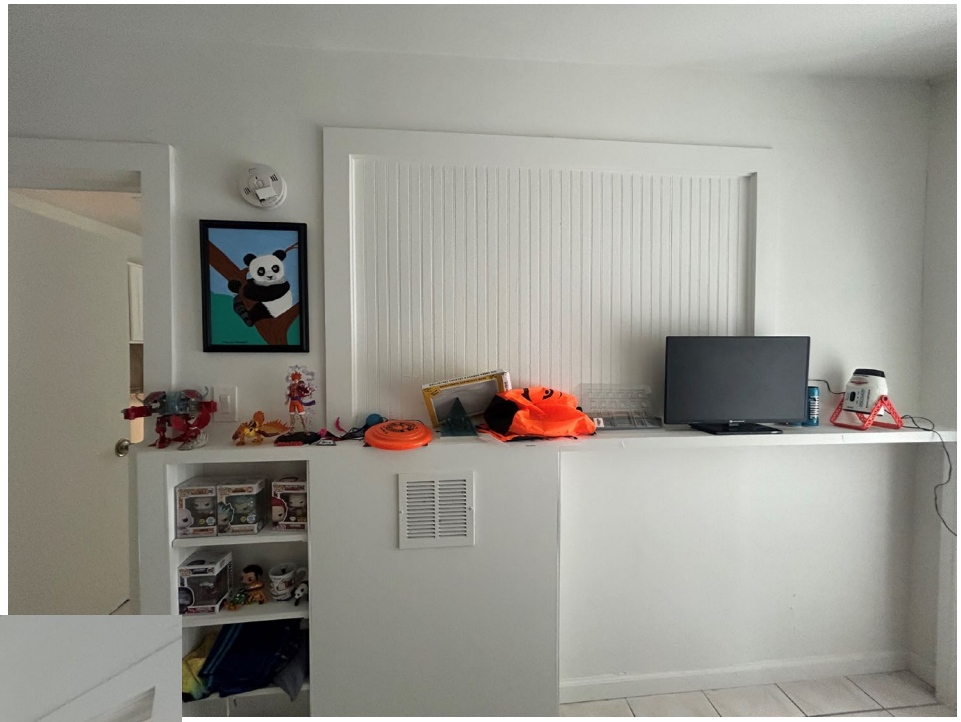






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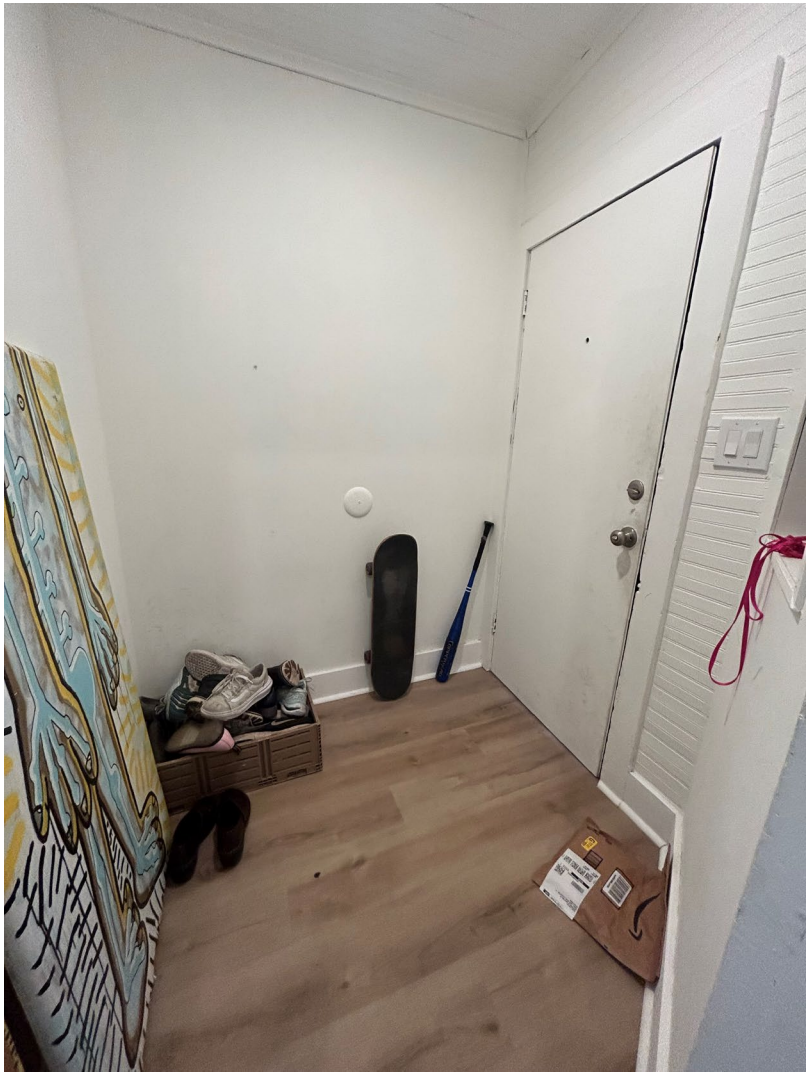


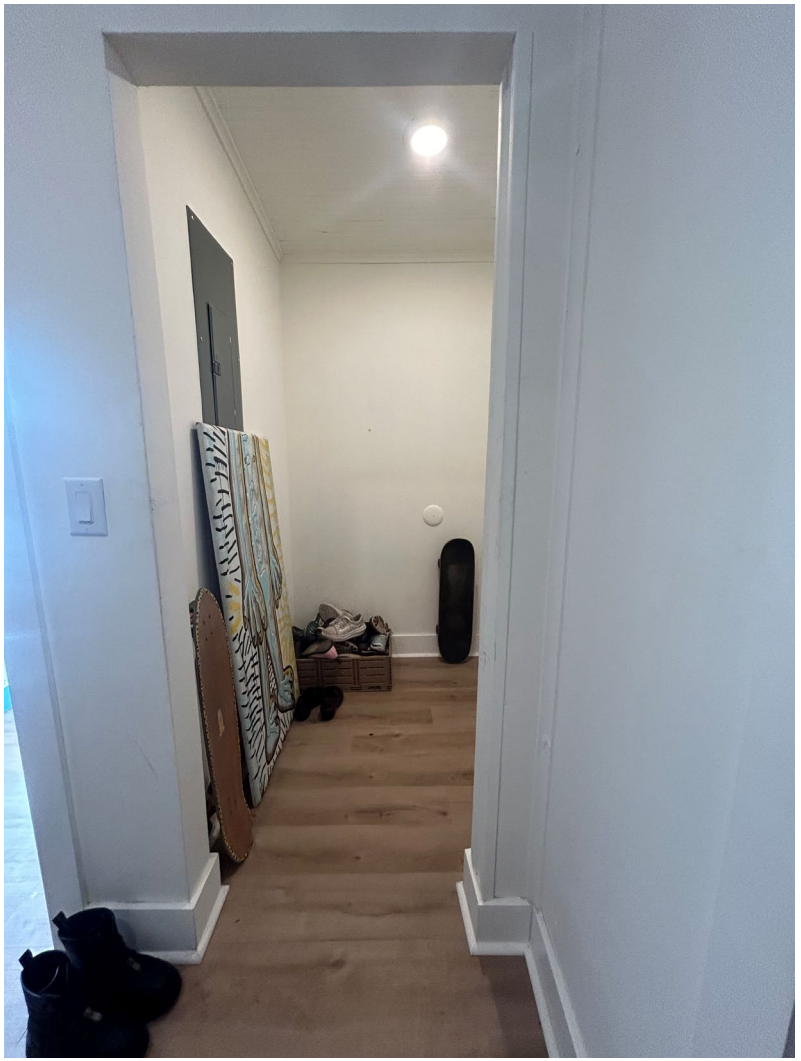
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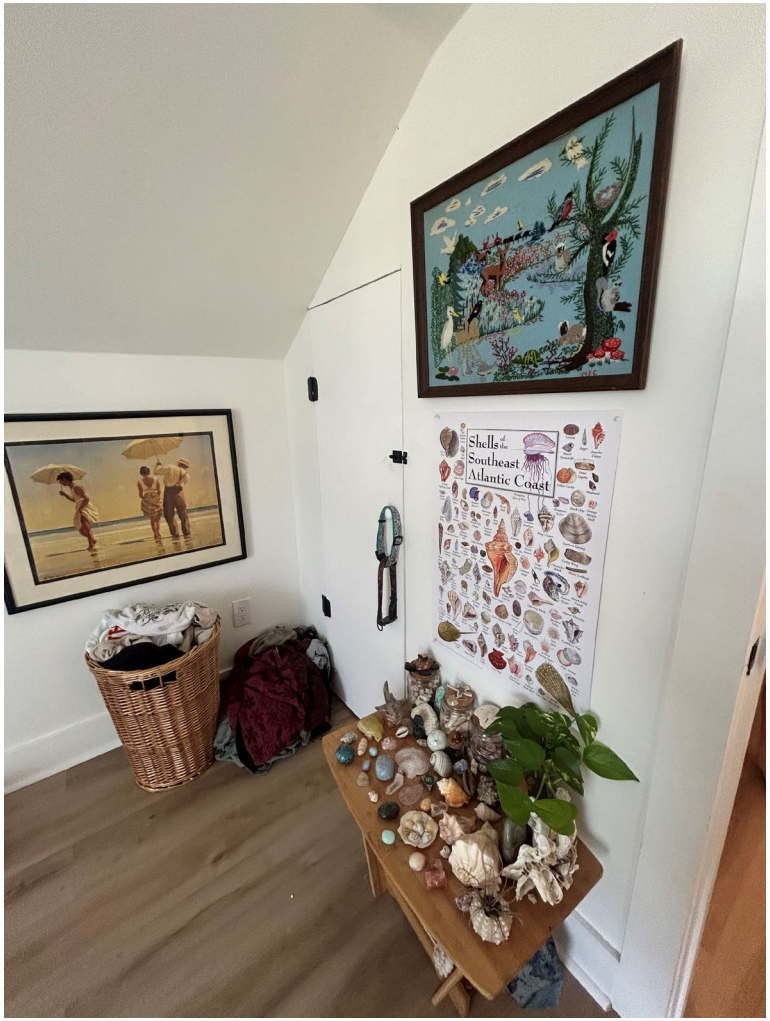


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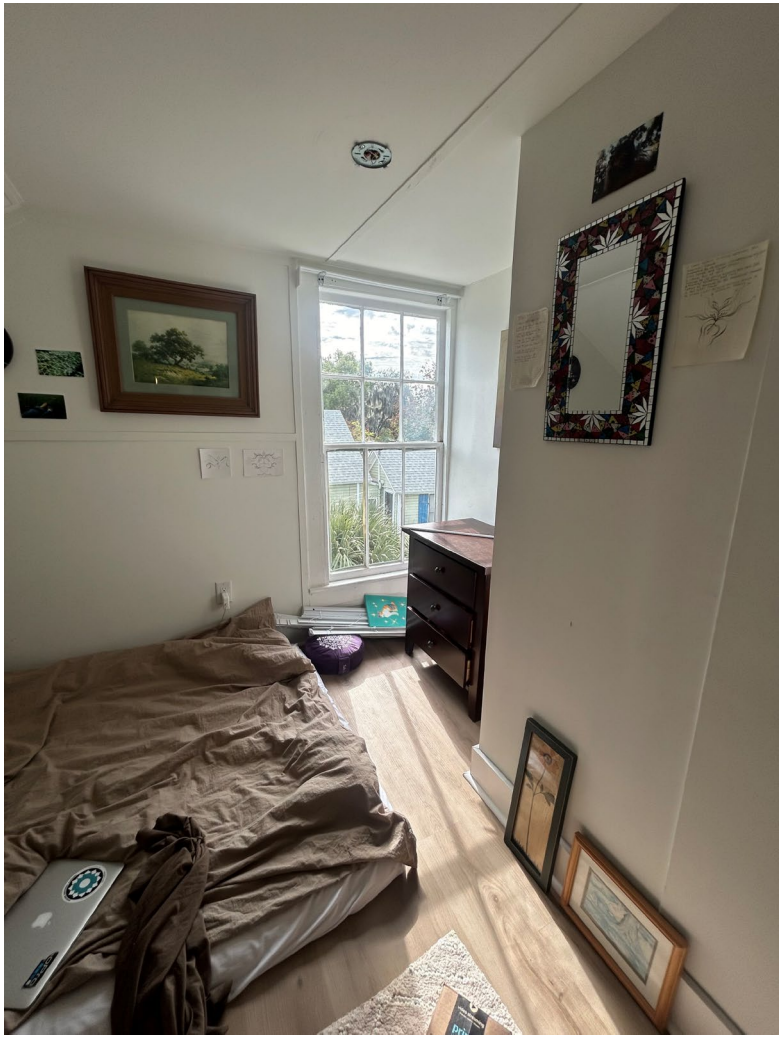


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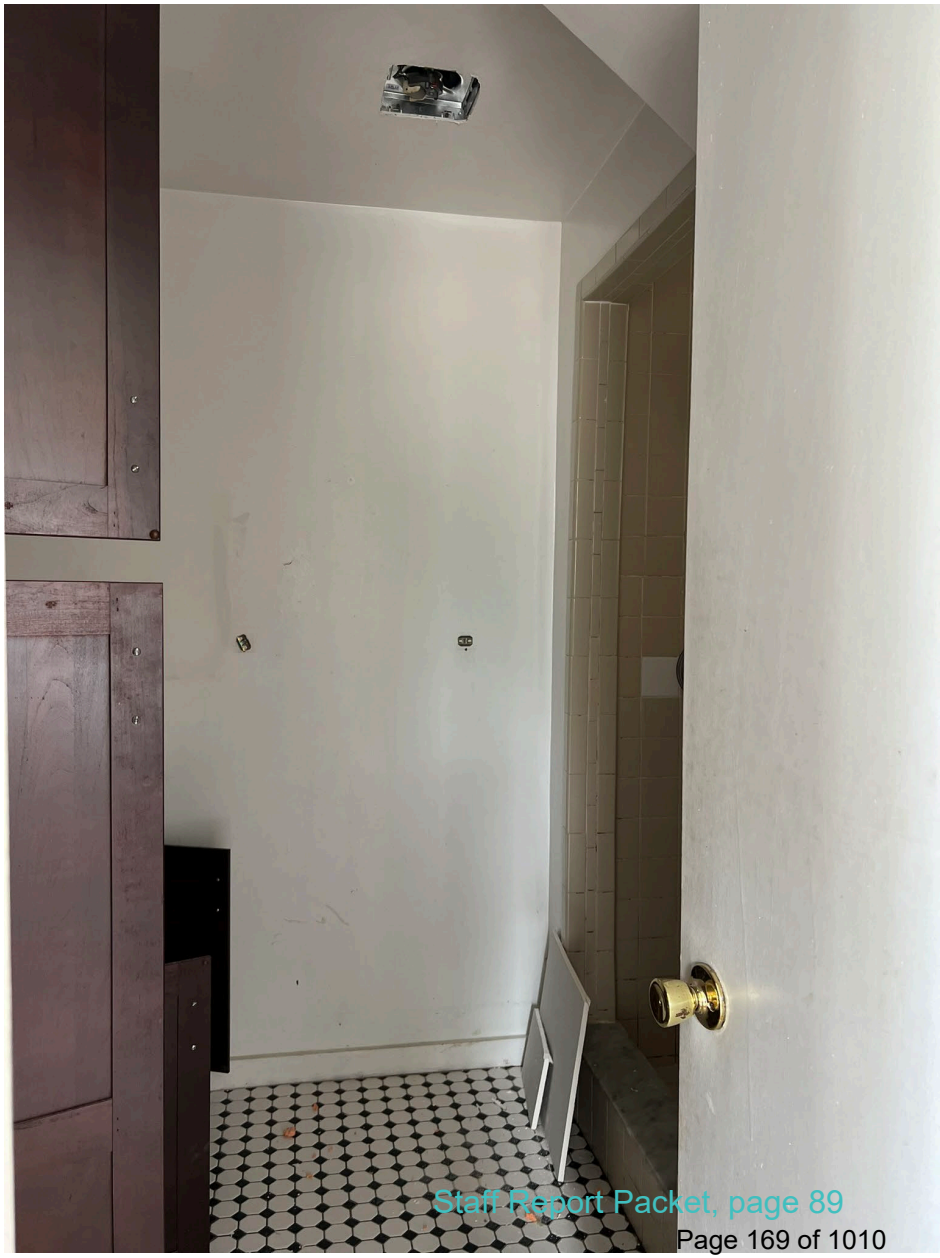
STAFF PHOTOGRAPHS
30 Sanford Street





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30 Sanford Street





STAFF PHOTOGRAPHS

30 Sanford Street

Taken May 2023

For PART I and II

STAFF PHOTOGRAPHS
30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION





Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION





Interior Photographs

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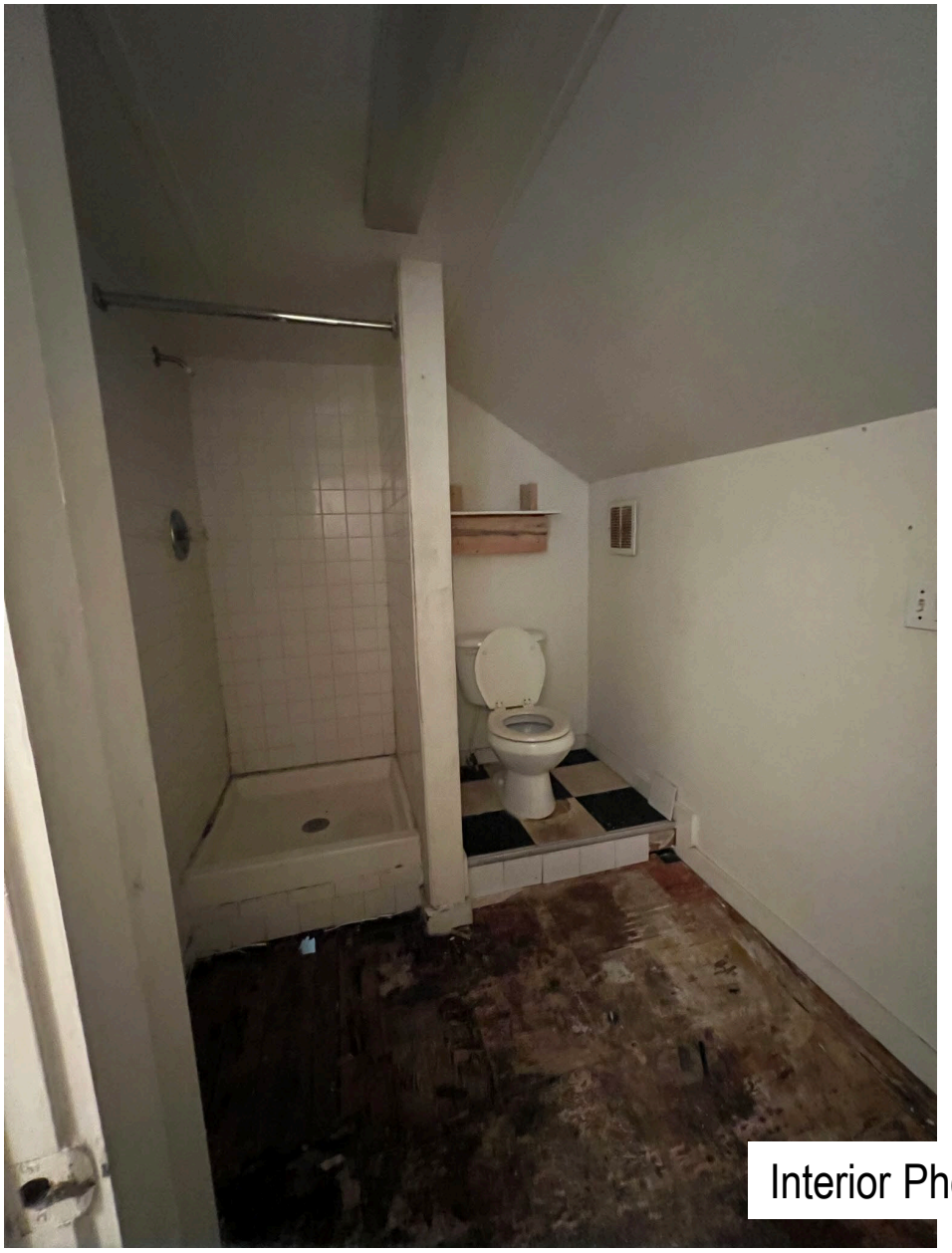




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30 Sanford Street

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COD APPLICATION





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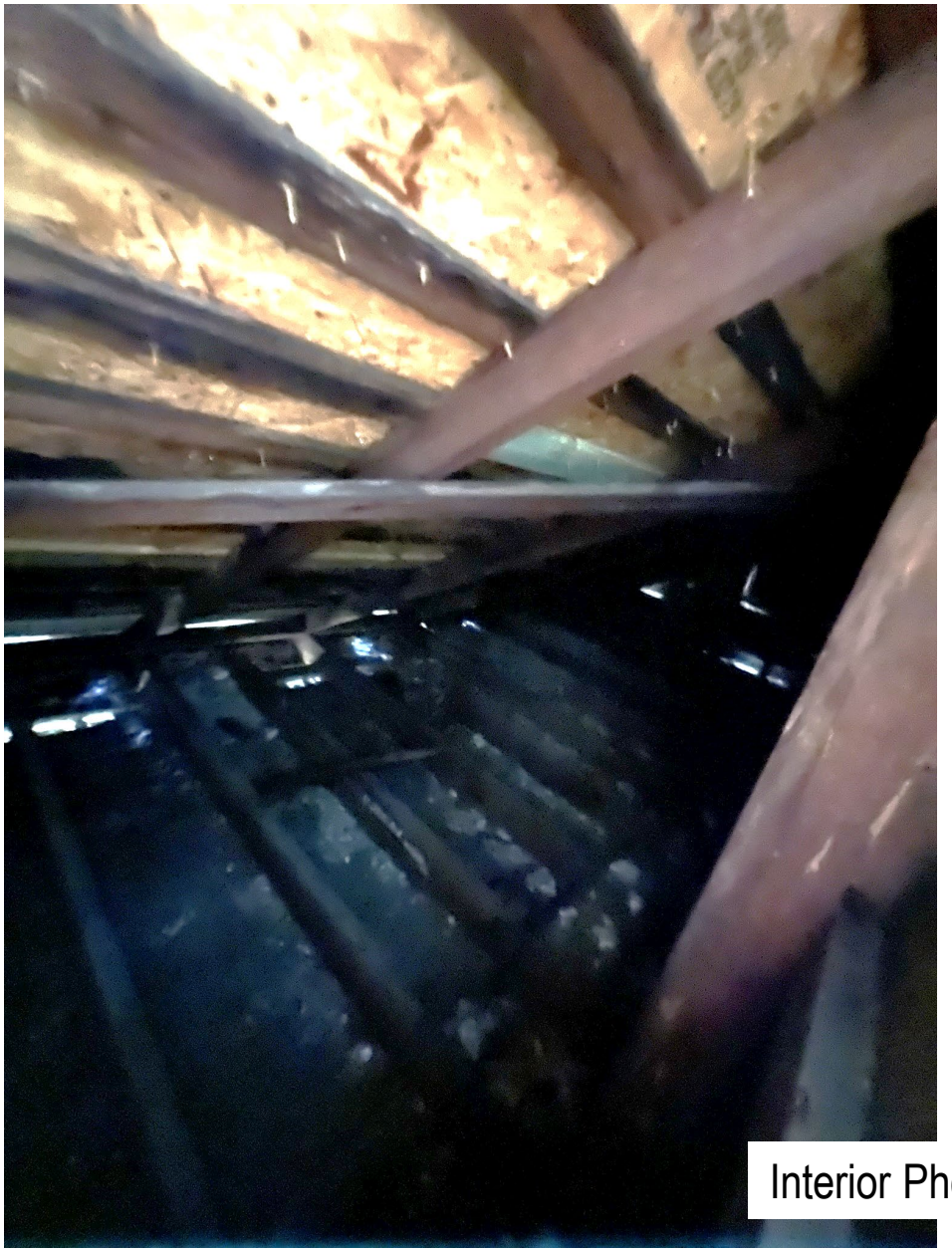




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COD APPLICATION





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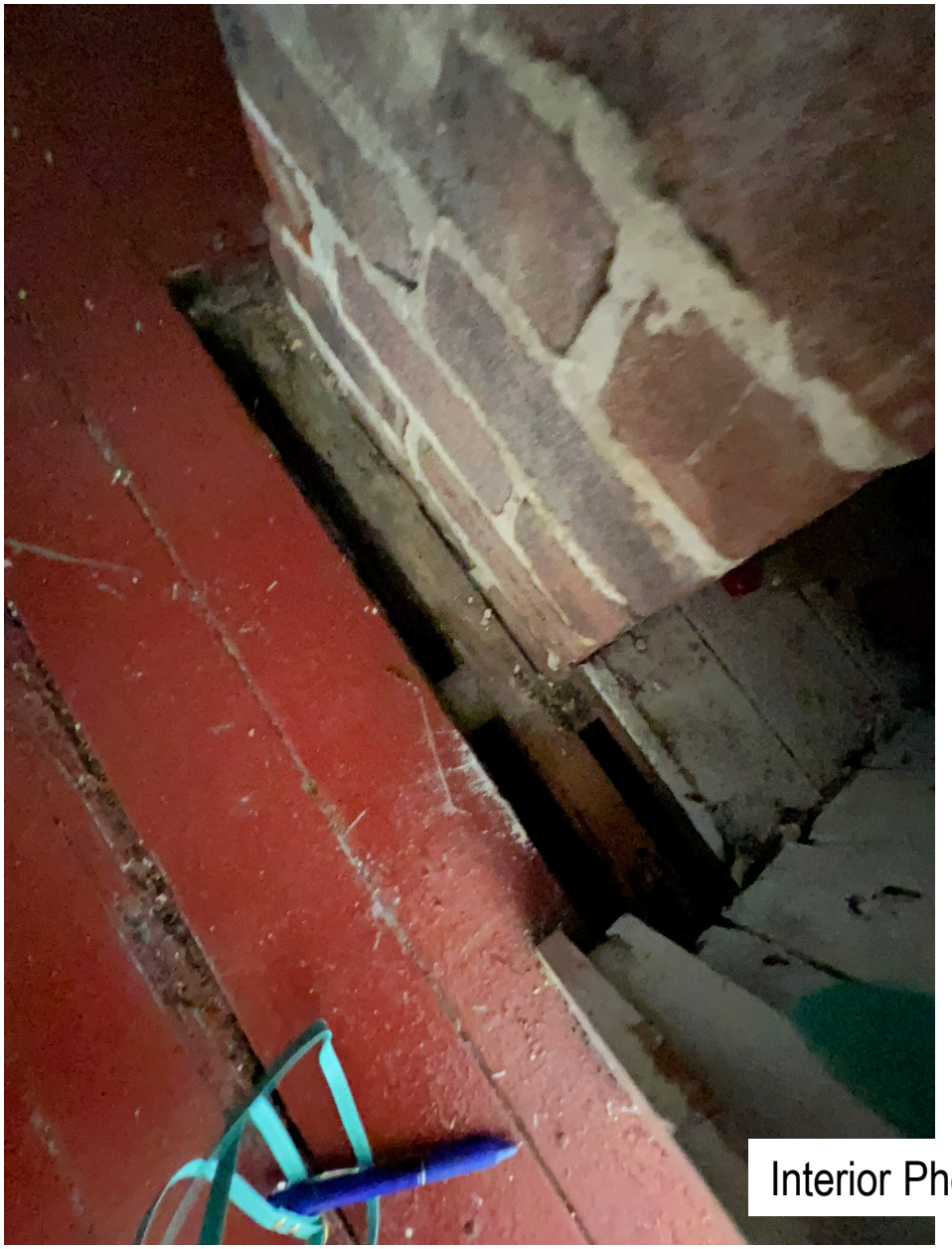




Interior Photographs

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30 Sanford Street

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COD APPLICATION

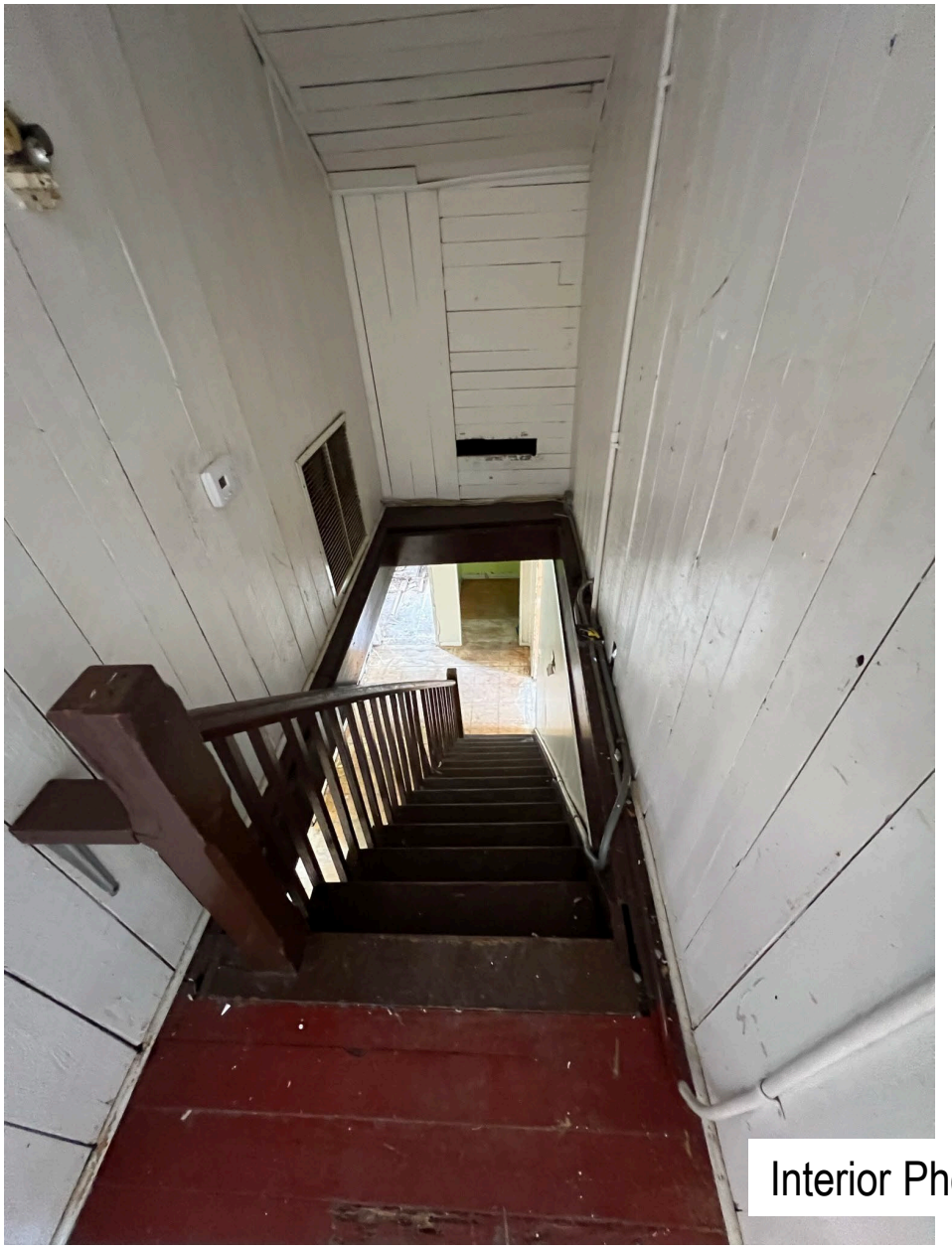




Interior Photographs

STAFF PHOTOGRAPHS
30 Sanford Street

TAKEN FOR JULY 2022
COD APPLICATION





Interior Photographs

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. 8SJ1988 1009==

Site Name: 30 Sanford Street 830== Survey Date: 7807 820==

Address: 30 Sanford Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 46I (block) 13, pt. 14 (lot) 868==

Methist SJ3248 868==

Owner of Site: Name: Olson, Ruth Schill;

Address: 30 Sanford Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: 904==

Type of Ownership: Private 848== Zoning: CBD

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

UTM: 17 (zone) 469360 (easting) 3306400 (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: Priv. Residence 838== Present Use: Priv. Residence 850==

Date: +1917 844== Period: 20th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards, dropsiding 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 942==

Foundation: Brick piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Porches 942==

Porches & Balconies: 2 story porch on front; enclosed on 1st and open on second; one story on E side 942==

Chimney Location: Offset, slope 942==

Materials: (882)

Chimney: Brick 882==

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

Ornament Exterior: Square wood posts 882==

Quantitative Data: (950-954)

Chimneys: 2 952== Dormers: 954== Stories: 2½ 950==

Other: 956==

Surroundings: Mixed Residential/Commercial/Industrial 864==

Relationship to Surroundings: Corner lot 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

The two and one-half story Frame Vernacular residence at 30 Sanford Street was constructed between 1910 and 1917 and is one of the later houses built in this neighborhood. It has square wood columns on the two-story porch, enclosed on the first floor and open on the second, and is situated on a corner lot.

The area roughly bounded by Central Avenue, Bridge, Riberia and Cedar Streets is one of St. Augustine's consistant late 19th century Victorian neighborhoods. It includes houses on both small and large scales, and is notable for the fact that, except along Riberia Street, there is no later development in the area to clash with the Victorian buildings. There is a problem, however, of the modernization of older buildings out of harmony with their origins. The area was adjacent to the great Victorian sawmills along Riberia Street. It provided a home for some of the pioneer Victorian builders of St. Augustine and some of the houses show their handiwork in interesting gingerbread patterns. There is a row of Victorian duplex townhouses on Weeden Street unlike anything else in the city. There is some problem of housing deterioration in the area, though several houses have also been fixed up in recent years. The division of some of the houses into apartments has created population density and parking problems. There is also traffic pressure from Bridge and Riberia Streets. It is a tree-shaded neighborhood within walking distance from downtown and with a view of the San Sebastian River.

HISTORY

This neighborhood evolved out of the late 18th century Spanish land grant to Pedro Garcia, a local tavern owner, who developed his property into one of the first commercial orange groves in Florida. The southern limit of the tract, Bridge Street, was a colonial thoroughfare leading to one of three late 18th century ferry crossings across the San Sebastian River.(1) Frederick Weeden, mayor of St. Augustine in 1835 who also served as Osceola's physician, acquired the grove in 1835 and built the family homestead in the southwest corner. Benjamin Putnam, major in the Seminole War, two-time mayor and local magistrate, bought "Weeden's Grove" in 1855, but the property was confiscated by Union occupation forces in 1863. John Hay, Abraham Lincoln's

(over)

V. BIBLIOGRAPHY

1. Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; Biographical File, St. Augustine Historical Society.

2. St. Johns County Court House, Deed Records, Book L, p. 139; Book P, pp. 441, 447, 457, 464, 476; Book R, pp. 68, 69, 75; Book S, p. 364; Book Z, p. 352; 1885 and 1894 Birds-Eye View of St. Augustine; See Dumas Tract, Blocks A-E; Biographical File, SAHS.

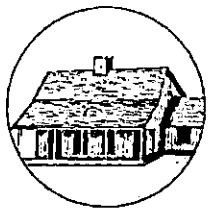
secretary and later U. S. Secretary of State, bought the tract for speculative purposes in 1864 and Henry Sanford bought it three years later. Sanford, a former American minister to Belgium, was Florida's most prominent land developer before the arrival of Henry Flagler. He founded the central Florida community of the same name and established the British-based Florida Land and Colonization Company, Ltd., in 1880 in order to promote his extensive real estate holdings in the state. "Fountain City," as the tract was called, was developed over the next fifteen years and became one of the most densely populated late 19th century neighborhoods outside the old city area. Development along Sanford and Weeden Streets south of Bridge Street was within Dumas Tract Subdivision and was promoted by local realtor, J. H. Slater, a decade later.(2)

In 1905 the property at 30 Sanford Street was owned by the heirs of George Burt. Burt was one of the most significant businessmen and land developers in St. Augustine before the turn of the century and was mayor of the city in 1867.(3) In 1924-25 the house was occupied by Hervey W. McElroy, manager of the Money Saver store.(4)

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3. C. D. Manucy, R. Ranson, Supplement to Official City Map (St. Augustine, 1905), p. 38; Thomas Graham, The Awakening of St. Augustine: The Anderson Family 1821-1924 (St. Augustine, 1978), pp. 31, 108, 128, 267.
4. St. Augustine City Directory, 1924-25.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ01988
Field Date 11-20-2020
Form Date 1-1-2020
Recorder # AWS

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 30 Sanford Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	30		Sanford	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 18W — Section 97 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2031400000 — Landgrant _____
Subdivision Name City of St. Augustine — 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: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1917 — To (year): _____
Current Use: Duplex — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ — Original address _____
Alterations: ☐yes ☒no ☐unknown Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown Date: _____ — Nature: rear addition
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Siano Living Trust

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe Demolition Review

DESCRIPTION

Style: Frame Vernacular — Exterior Plan: Rectangular — Number of Stories 2.5
Exterior Fabric(s): 1. Wood siding — 2. _____ — 3. _____
Roof Type(s): 1. Gable — 2. Shed — 3. _____
Roof Material(s): 1. Composition shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

2/2 wood sash, 6/6 wood sash, 2/1 wood sash

Distinguishing Architectural Features (exterior or interior ornaments)

2 story frame vernacular w/ side gable roof & wood siding, eave returns, recessed 2 story porch, dentil frieze board, corner brackets, symmetrical

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

corner lot, wooden back yard fence, parking on Cedar Street, paved walkway

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 SJ01988

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details)

centered on porch, 1 wood panel door with 5 lite, side lites and 3 lite transom, pedimented decorative wood surround

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

2 story recessed, concrete steps, wood deck, square supports, turned spindle railing, decorative knee brackets

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

This 1917 Frame Vernacular style building is 2.5 stories with Wood siding exterior and a Gable roof. It appears to be in good condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the 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. Architecture 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

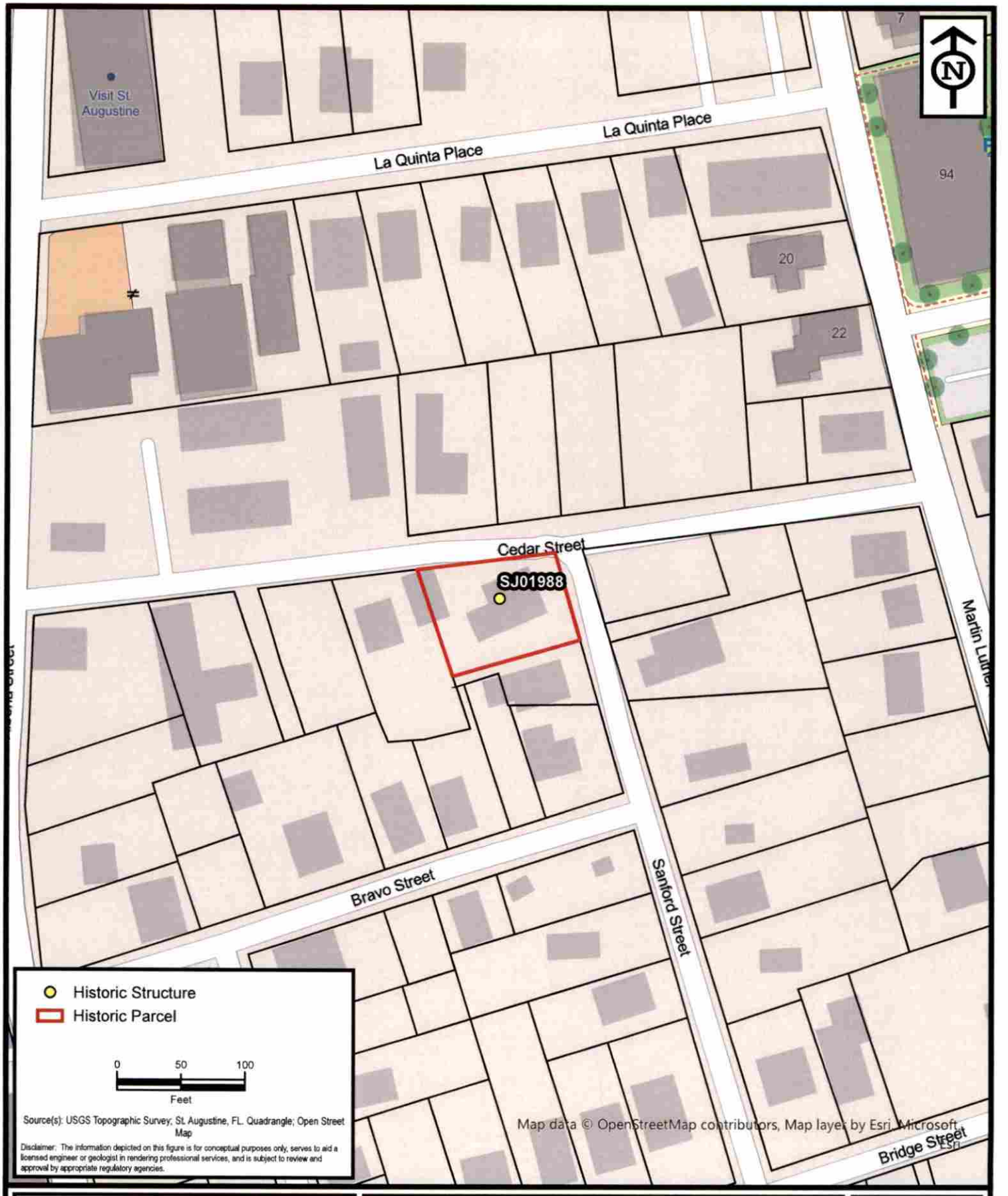
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112/:
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

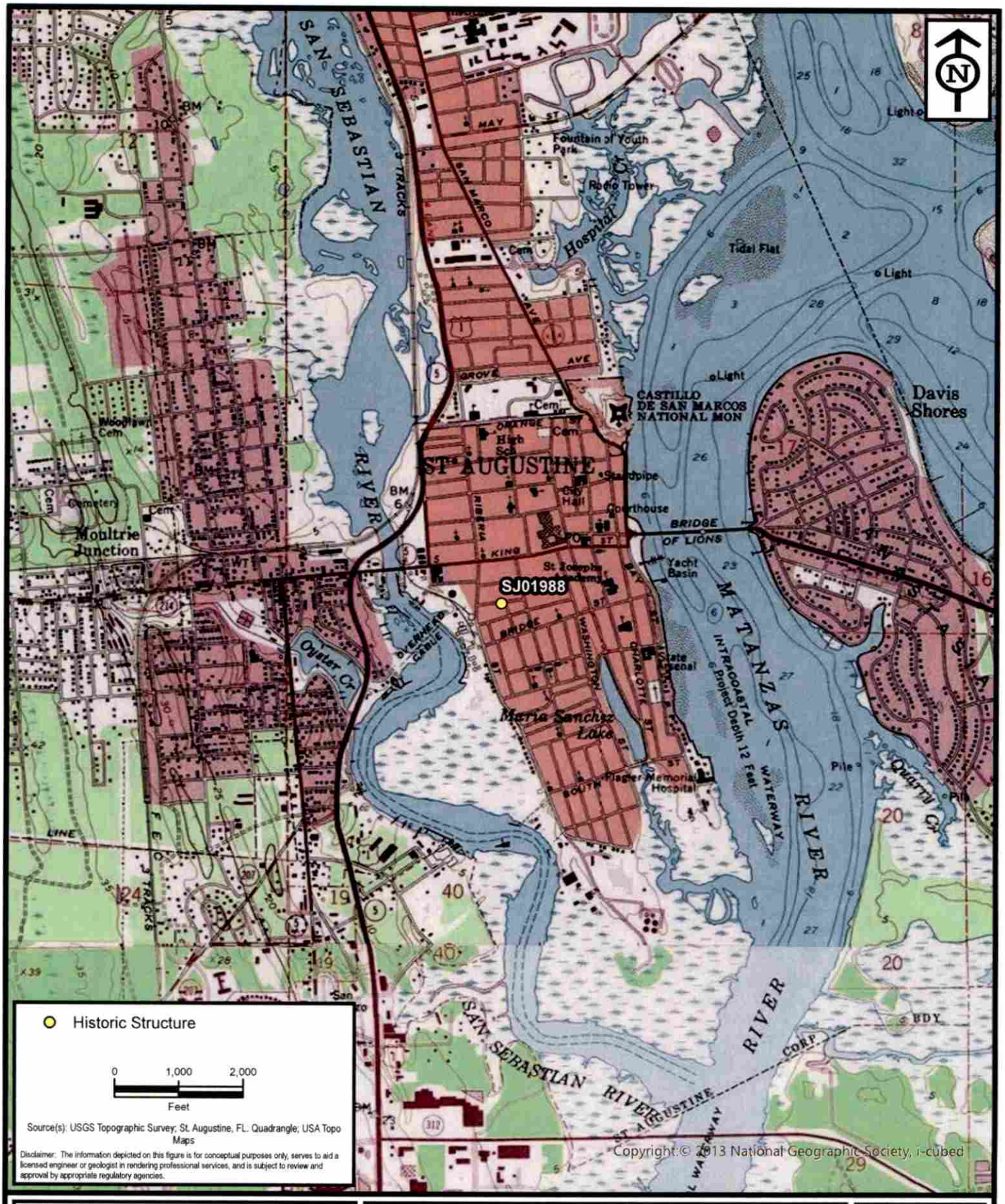
Parcel Location - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ01988

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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→4A
→5




TOYOTA



Building List

Pomar Street

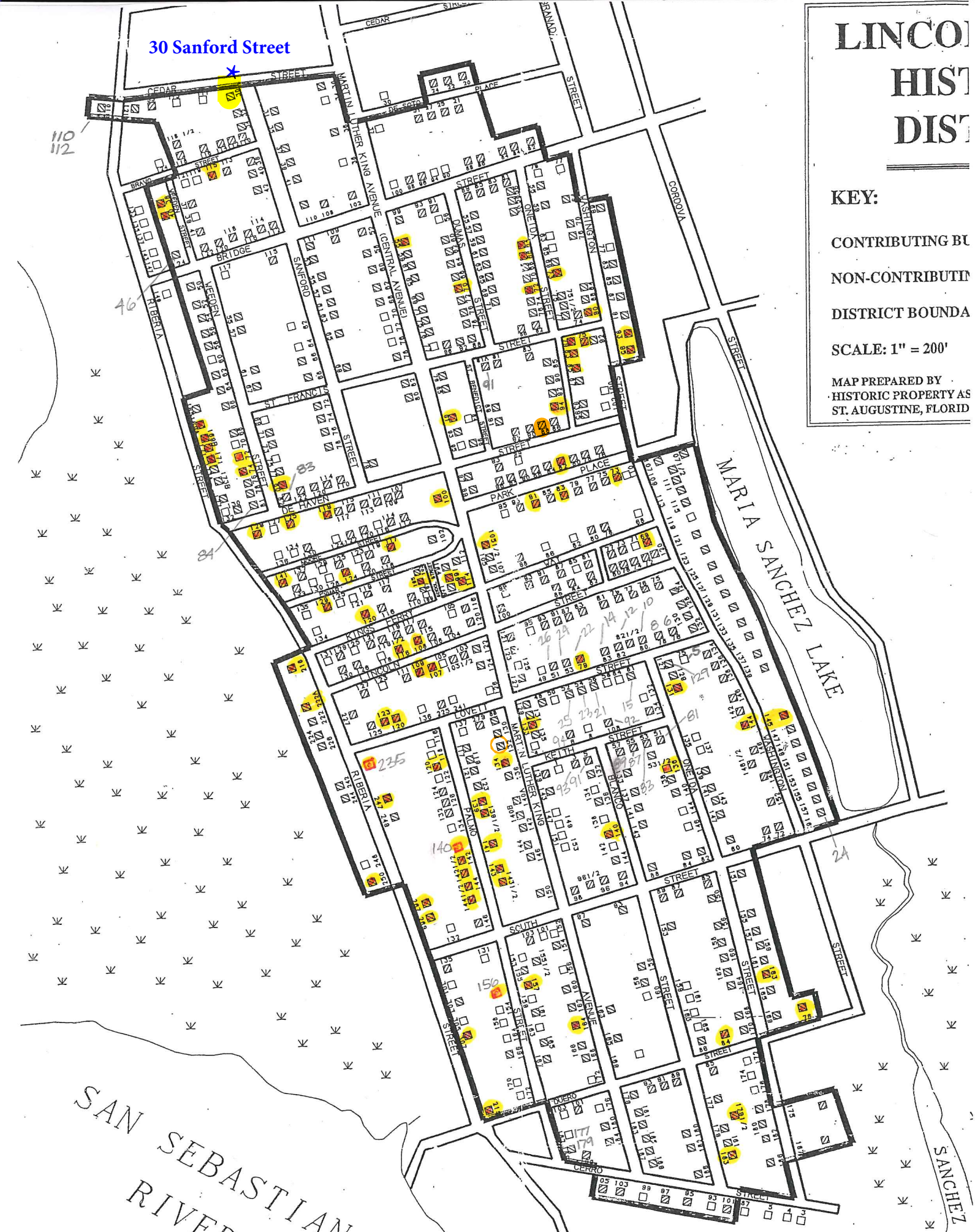
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118	1899-1904	Frame Vernacular
119	1924-1930	Frame Vernacular
120	1888-1894	Frame Vernacular
124	1888-1894	Frame Vernacular
129	1888-1894	Frame Vernacular
132	1888-1894	Frame Vernacular

Riberia Street

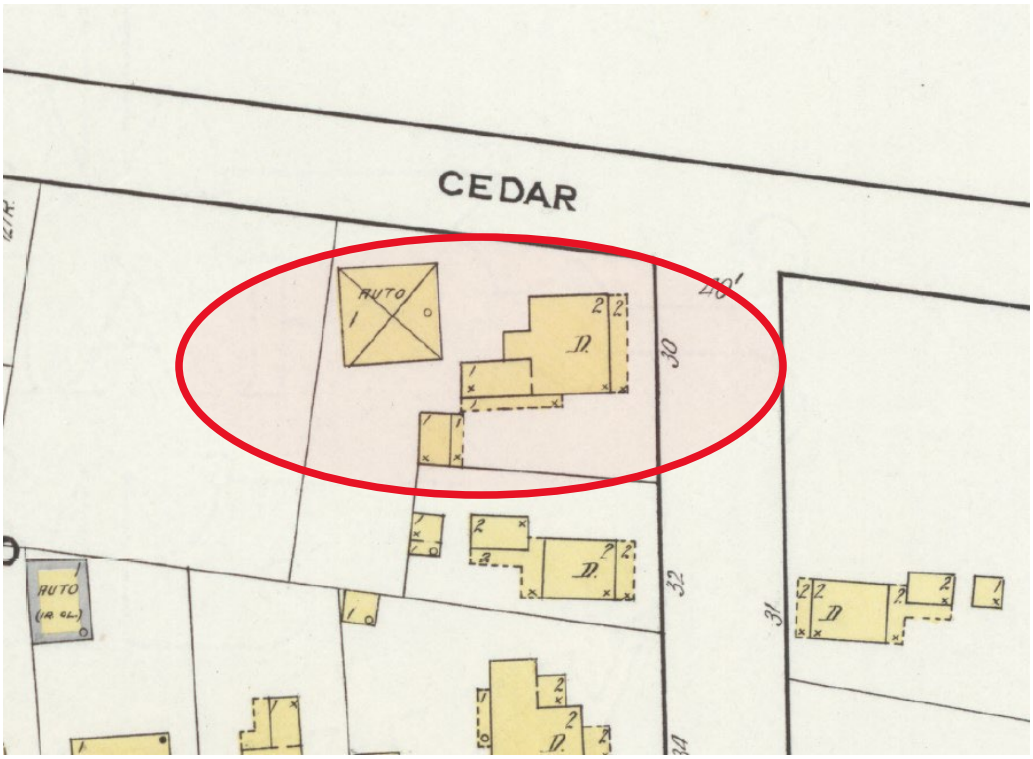
110	1917-1924	Mediterranean Revival
121	1885-1894	Frame Vernacular
165	1924-1930	Frame Vernacular
169 A	1924-1930	Frame Vernacular
169 B	1924-1930	Frame Vernacular
171 A	1924-1930	Frame Vernacular
171 B	1924-1930	Frame Vernacular
173 A	1924-1930	Frame Vernacular
173 B	1924-1930	Frame Vernacular
177	1924-1930	Frame Vernacular
218	1894-1899	Masonry Vernacular
222	1894-1899	Masonry Vernacular
222 A	1924-1930	Masonry Vernacular
224	1924-1930	Frame Vernacular
226	1917-1924	Frame/Masonry Vernacular
227	1917-1924	Frame/Masonry Vernacular
235	1904-1910	Frame Vernacular
242	1917-1924	Frame Vernacular
244	1924-1930	Frame Vernacular
247	1904-1910	Frame Vernacular
249	1917-1924	Frame Vernacular
250	1924-1930	Frame Vernacular
267	1924-1930	Frame Vernacular
269	1917-1924	Frame Vernacular
303	1924-1930	Frame Vernacular
307	1924-1930	Frame Vernacular

Sanford Street

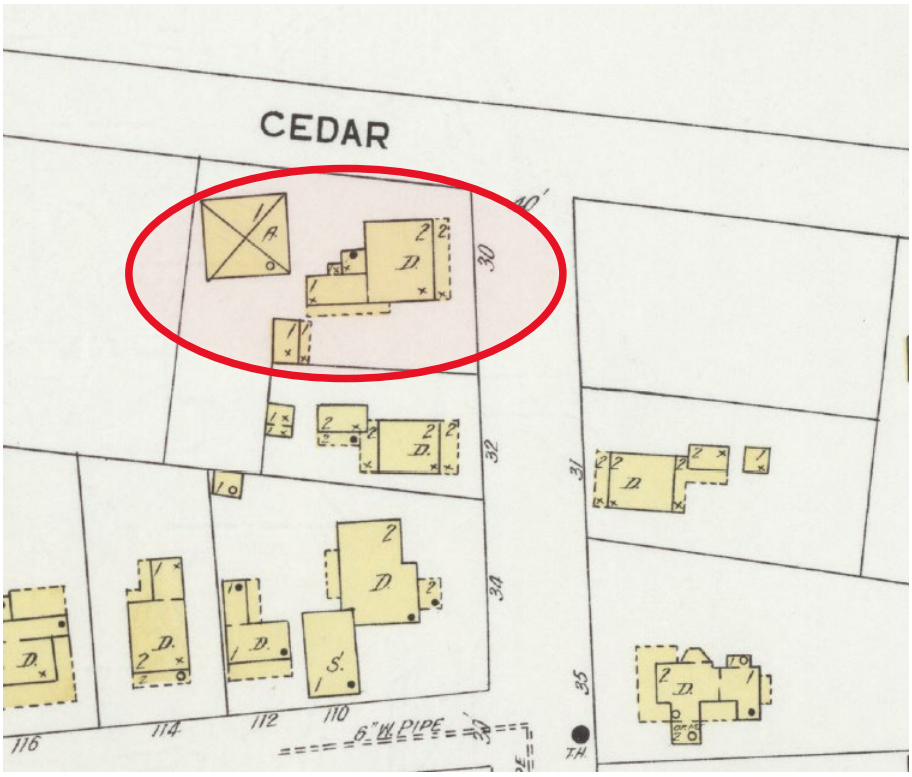
30	1910-1917	Frame Vernacular
31	1885-1893	Frame Vernacular
32	c.1884	Frame Vernacular


30 Sanford Street
LINCO
HIST
DIST
KEY:
CONTRIBUTING BU
NON-CONTRIBUTI
DISTRICT BOUNDA
SCALE: 1" = 200'
MAP PREPARED BY
HISTORIC PROPERTY AS
ST. AUGUSTINE, FLORID
MARIA SANCHEZ LAKE
SAN SEBASTIAN RIVER
CEDAR STREET
MARTIN LUTHER KING AVENUE
CENTRAL AVENUE
BRIDGE STREET
SANFORD STREET
RIBERIA STREET
ST. FRANCIS STREET
DE HAVEN STREET
PARK PLACE
KINGS FERRY
LINCOLN
LOVELL
KEITH
PALMO
BLANCO
SCUTH
DUERO
CERRO
CORDOVA
SANCHEZ

SANBORN MAPS
30 Sanford Street



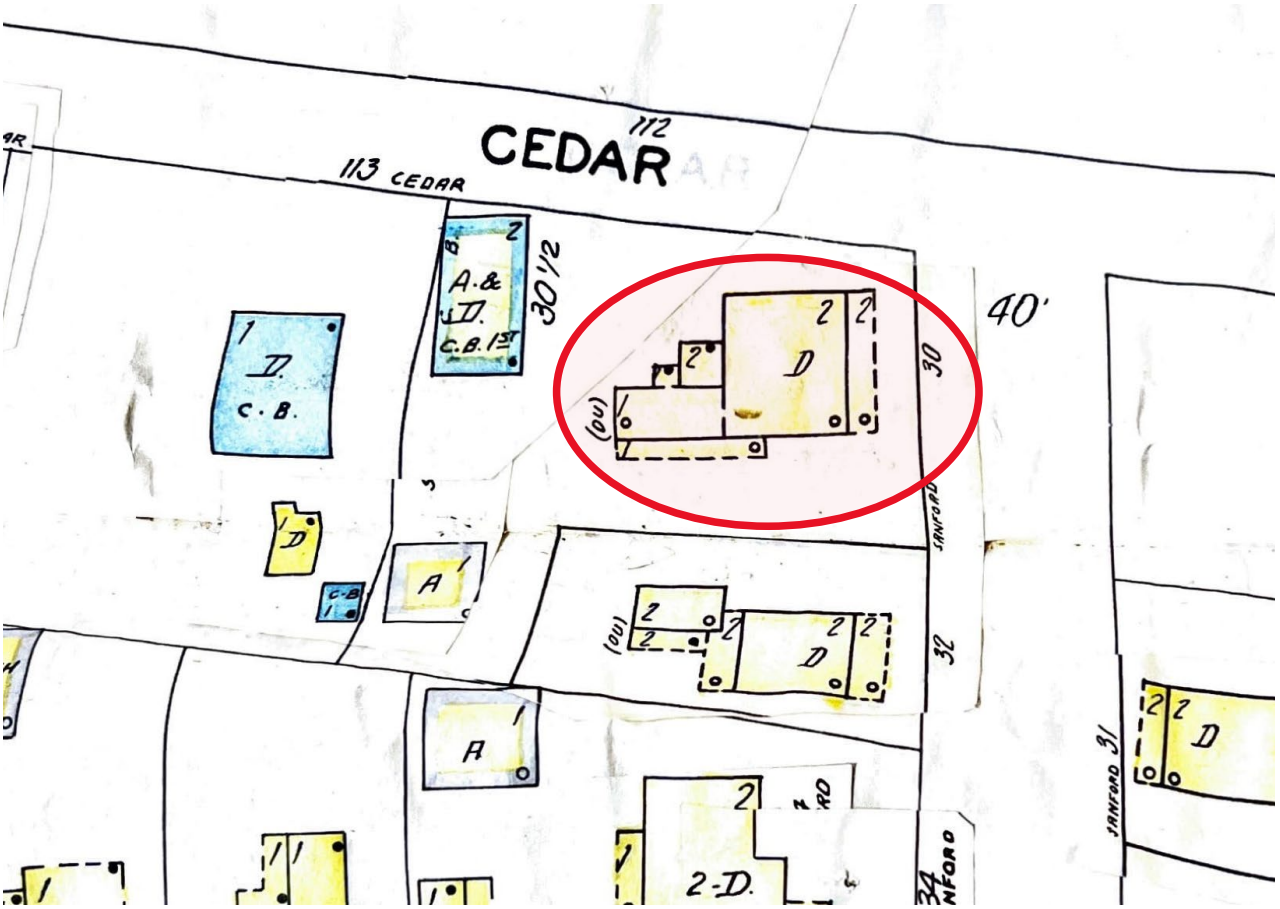
1917



1924

SANBORN MAPS

30 Sanford Street



1930 updated to 1965

30 Sanford Street (c. 1910-1917)
SAHS POLK CITY DIRECTORY RESEARCH

DATE(S)	NAME	SYMBOLS	PROFESSION
+1914/15	W. Royce Burton		Gas fitter
1916/17	W.R. Burton	Boarder	Gas fitter
1920/21	Wellington R. Burton		Foreman, St. Augustine Gas & Electric Light Company
1927	W. H. McElroy (Wife: Franklin R.)		Manager, Market Basket
1930	Mrs. Done V. Sykes		Widow, Teab
1940	Gus J. Olson (Wife: Ruth)	(o)	Shrimper
1949	Gus J. Olson (Wife: Ruth)	(o)	Fisherman
	Roland T. Murphy (Wife: Martha)		Station foreman, Florida Power & Light Company
1951	Thomas Lewis		Not listed
1954	Gus J. Olsen (Wife: Ruth S)	(o)	Shrimper
1960	Gus J. Olson (Wife: Ruth S)	(o)	Shrimper
1970	Mrs. Ruth S. Olson	(o)	Widow, Gus J
1979/80	Mrs. Ruth S. Olson	(o)	Not listed
	[1]Jack Robinett (Wife: Jenise)		Custodian, Flagler Hospital
1984/85	Deloris Bosich		Not listed
	[1]Vacant		
1995	Kevin E. Rich	New Resident	Not listed
	[1]Margo J. Celano	New Resident	Not listed

\+ First entry found for this address
(o) Owner
[1] Resident at 30-1/2 Sanford Street

CHAPTER 1A-38
TAX EXEMPTIONS FOR HISTORIC PROPERTIES

1A-38.001 Purpose (Repealed)
1A-38.002 Definitions
1A-38.003 Application for Exemption
1A-38.004 Evaluation of Property
1A-38.005 Evaluation of Improvements
1A-38.006 Covenant
1A-38.007 Certification of Local Historic Preservation Office

1A-38.001 Purpose.

Rulemaking Authority 120.53, 196.1997(6), (13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Repealed 12-18-95.

1A-38.002 Definitions.

The following words and phrases, when used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) “Contributing property” means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,

(b) Is capable of yielding important information about the period, or

(c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR Part 60.4, incorporated by reference.

(2) “Division” means the Division of Historical Resources of the Department of State.

(3) “Historic property” means a building, site, structure, or object which is:

(a) Individually listed in the National Register of Historic Places;

(b) A contributing property in a National Register listed historic district;

(c) Designated as a historic property or landmark under the provisions of a local historic preservation ordinance; or

(d) A contributing property in a historic district designated under the provisions of a local historic preservation ordinance.

(4) “Improvements” means changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

(5) “Local government” means the board of county commissioners or the governing authority of the municipality that has adopted an ordinance providing for property tax exemption for improvements to historic properties pursuant to section 196.1997 or 196.1998, F.S.

(6) “Local historic preservation office” means a local government agency certified by the Division as qualified to review applications for property tax exemptions pursuant to sections 196.1997 or 196.1998, F.S.

(7) “National Register of Historic Places” means the list of historic properties significant in American history, architecture, archeology, engineering and culture, maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

(8) “Noncontributing property” means a building, site, structure, or object which does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because:

(a) It was not present during the period of significance of the district,

(b) Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) It does not independently meet the National Register of Historic Places criteria for evaluation.

(9) “Renovation” or “rehabilitation”. For historic properties or portions thereof which are of historical or architectural significance, “renovation” or “rehabilitation” means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, “renovation” or “rehabilitation” means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

(10) “Restoration” means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(11) “Useable space” means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

Rulemaking Authority 196.1997, 196.1998 FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.003 Application for Exemption.

(1) Except as provided in subsection 1A-38.003(2), F.A.C., application for the property tax exemption shall be made on the three-part Historic Preservation Property Tax Exemption Application, DOS Form No. HR3E101292, revised 9-3-00 and incorporated by reference. This form may be obtained by writing the Division at: Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, Florida 32399-0250, or from the local historic preservation office in the jurisdiction of the local government. Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements may be submitted before or during construction, or upon completion of the improvements; however, property owners are strongly encouraged to submit these parts of the application to ensure property eligibility and secure preliminary project approval before construction is initiated. Part 3-Request for Review of Completed Work shall be submitted upon completion of the improvements. For improvements completed before application is made, Part 3-Request for Review of Completed Work must accompany the Part 2 submission.

(2) In lieu of DOS Form No. HR3E101292, any local government with a local historic preservation office certified pursuant to Rule 1A-38.007, FAC., may develop an alternative application form for use by property owners within its jurisdiction; however, such alternative application form shall:

(a) At a minimum, require the property owner to provide the information indicated in DOS Form No. HR3E101292,

(b) Be in the two-part format of DOS Form No. HR3E101292; and,

(c) Be approved by the Division.

(3) The completed Part 1-Evaluation of Property Eligibility, Part 2-Description of Improvements and Part 3-Request for Review of Completed Work shall be submitted by the property owner to the local historic preservation office or the Division, whichever is designated by the local ordinance as the representative of the local government for the purpose of reviewing applications for the property tax exemption.

(4) Upon receipt of the completed Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine.

(a) Whether the property for which an exemption has been requested satisfies section 196.1997(11)(a), F.S.;

(b) Whether the proposed, in progress, or completed improvements are consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, incorporated by reference, and the criteria in Chapter 1A-38, F.A.C.; and,

(c) For applications submitted under the provisions of section 196.1998, F.S., whether the improvements meet the criteria in subsections 1A-38.004(3) and (4), F.A.C. Part 2-Description of Improvements will not be reviewed prior to review of Part 1-Evaluation of Property Eligibility and certification that the subject property is a historic property as defined in subsection 1A-38.002(3), F.A.C. and, for applications submitted under the provisions of Section 196.1998, F.S., that the property meets the criteria in subsections 1A-38.004(4) and (5), F.A.C. Copies of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be obtained by writing the Division at the address indicated in subsection 1A-38.003(1), F.A.C. or from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Upon completion of the review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements, the local historic preservation office or Division shall notify the applicant and the local government in writing of the results of the

review and shall make recommendations for correction of any planned or completed work deemed to be inconsistent with the standards cited in Rule 1A-38.005, F.A.C.

(6) Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by the Division shall be completed within 30 days following receipt of the completed application and all required supporting materials. Each review of Part 1-Evaluation of Property Eligibility and Part 2-Description of Improvements conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

(7) Upon receipt of Part 3-Request for Review of Completed Work and all required supporting materials, the local historic preservation office or the Division shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in an approved Part 2-Description of Improvements, subsequent approved amendments, if any, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. If Part 2-Description of Improvements and Part 3-Request for Review of Completed Work are submitted after completion of the improvements, both shall be reviewed concurrently for compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The local historic preservation office or the Division, as applicable, reserves the right to inspect the completed work to verify such compliance.

(8) On completion of the review of a Request for Review of Completed Work, the local historic preservation office or the Division shall recommend that the local government grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government. The recommendation shall advise the applicant of his right to a fair hearing pursuant to section 120.57, F.S., and procedures set forth by the local government.

(9) Each review of a Request for Review of Completed Work conducted by the Division shall be completed within 30 days following receipt of the completed request and all required supporting materials. Each review of a Request for Review of Completed Work conducted by a local historic preservation office shall be completed consistent with the routine schedules and procedures of the local design review body as set forth by the local government.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.004 Evaluation of Property.

(1) Part 1-Evaluation of Property Eligibility submitted to the Division for properties which have been individually designated as historic properties or landmarks under the provisions of a local historic preservation ordinance shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.

(2) For properties located in a historic district listed in the National Register of Historic Places, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.002(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(3) For properties located in a historic district designated by local ordinance, the local historic preservation office or the Division shall apply the criteria set forth in the local ordinance to determine whether the property is a contributing property. If the local ordinance does not include criteria or a process sufficient to determine whether the property is a contributing property, the local historic preservation office or the Division shall apply the definitions of contributing and noncontributing properties as set forth in subsections 1A-38.004(1) and 1A-38.002(6), F.A.C., respectively, to determine whether the property is a contributing property.

(4) For purposes of the exemption under Section 196.1998, F.S., a property is being used for government or nonprofit purposes if the occupant or user of at least 65 percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with section 617.0125, F.S.

(5) For purposes of the exemption under section 196.1998, F.S., a property is considered regularly and frequently open to the public if public access to the property is provided not less than 52 days a year on an equitably spaced basis, and at other times by appointment. Nothing in this rule shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94, Amended 9-3-00.

1A-38.005 Evaluation of Improvements.

The local historic preservation office or the Division shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the local historic preservation office or the Division shall apply the following additional standards:

(1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.

(2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.

(3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

(4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.

(5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Rulemaking Authority 196.1997(13), 196.1998(3) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.006 Covenant.

(1) Except as provided in subsection 1A-38.006(2), F.A.C., a property owner qualifying for an exemption pursuant to Sections 196.1997 and 196.1998, F.S., and the local government granting the exemption shall execute the Historic Preservation Property Tax Exemption Covenant, DOS Form No. HR3E111292, effective 1-31-94 and incorporated by reference. DOS Form No. HR3E111292 may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C. or from the local historic preservation office in the jurisdiction of the local government. On or before the effective date of the exemption, as established by the applicable local government, the owner of the property shall have the Covenant recorded with the deed for the property in the official records of the county in which the property is situated.

(2) In lieu of DOS Form No. HR3E111292, any local government may develop an alternative form of covenant for use within its jurisdiction; however, such alternative form of covenant shall:

(a) At a minimum, bind the parties to conditions and requirements equivalent to those set forth in DOS Form No. HR3E111292; and,

(b) Be approved by the Division.

(3) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under section 196.1997, F.S.:

(a) The owner is in violation of the provisions of the Historic Preservation Tax Exemption Covenant; or

(b) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.

(4) For the exemption provided under Section 196.1998, F.S., the following conditions, as well as those indicated in Rule 1A-38.006(3), F.A.C., shall justify removal of a property from eligibility for the exemption:

(a) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or

(b) The property no longer meets the requirements set forth in subsections 1A-38.004(4) and 1A-38.004(5), F.A.C.

Rulemaking Authority 196.1997(7) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

1A-38.007 Certification of Local Historic Preservation Office.

(1) Criteria for certification shall be as set forth in sections A and B of the Florida Certified Local Government Guidelines (Revised November 1993) promulgated by the Division and incorporated by reference. These guidelines may be obtained by writing the Division at the address in subsection 1A-38.003(1), F.A.C.

(2) Existing Certified Local Governments shall automatically be designated local historic preservation offices for the purposes set forth in Sections 168.1997 and 168.1998, F.S.

(3) Other local governments requesting certification of a local historic preservation office shall apply on the Application for Certification, Florida Certified Local Governments Program, which is Appendix C to the Florida Certified Local Government Guidelines.

(4) Within 45 days following receipt of a complete Application for Certification and all required supporting material, the Division shall render a written determination regarding the application, either approving or denying certification for the purposes set forth in sections 196.1997 and 196.1998, F.S. For denials, the Division shall provide the applicant with an explanation, clearly indicating the reasons for denial.

(5) Certification pursuant to this rule shall remain in effect so long as the local government maintains a program which meets the minimum requirements set forth in sections A and B of the Florida Certified Local Government Guidelines.

Rulemaking Authority 196.1997(6) FS. Law Implemented 196.1997, 196.1998 FS. History–New 1-31-94.

Received 11/20/2023
Planning and Building Department

Historic Preservation Property Tax Exemption Application
Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resourcesor the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 203140000

Address of property: 30 Sanford Street

City St. Augustine County St. Johns Zip Code 32084

2. Data on restoration, rehabilitation, or renovation project:

Project starting date 03/15/2023 Project completion date: 08/30/23

Estimated cost of entire project: $ 308000

Estimated costs attributed solely to work on historic buildings or archaeological site: $ 308000

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Shankar Tayver

Shankar Nahalingam — 11/20/2023

Name Signature Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Owner *Sanford Cedar, LLC*

Title Organization name

Mailing Address 6817 Southpoint Parkway

City Jacksonville State FL Zip Code 32216

Daytime Telephone Number (904) 3273329

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.:	HP2023-0034
Applicant:	Historic Property Associates, Inc.
Owner:	Sanford Cedar LLC
Address:	30 Sanford Street
Parcel Number:	2031400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 21, 2023, 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 September 21, 2023 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 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 review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

Subject to the following conditions:

- -That where applicant has provided for wood-look vinyl, an alternative be used such as another design of vinyl or composite wood. for the second and third floors
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 21st day of September, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0034

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine 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, Catherine 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 21 day of September, A.D., 2023.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
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.

Interior	$141,819.77
Exterior	$61,338.82
Plumbing, Electrical, Mechanical Systems & Utilities	$78,031.00
Debris Removal	$1,066.40
Engineering, Arcitecture, Permits etc.	$25,841.00
Total	**$308,096.99**

Demo - Factory Direct Kitchen	$8,740.00	2021
Superior Home Designs - Engineering & Architecture	$10,400.00	2022
Historic Property Associates, Inc.	$1,000.00	10/28/2022
SWANSON STRUCTUR SAL - Architecture	$1,350.00	2022
Historic Property Associates, Inc.	$1,000.00	12/23/2022
J&J Painting- Exterior Prep	**$3,475.00**	**2/2023**
	$125.00	
J&J Painting- Exterior Prep - Lifestyles Debit	$3,600.00	2/27/2023
Kings Properties - Fence Demolition - New Fence installed by JV	$350.00	2/28/2023
Euphoria Vacation Homes - Temporarry tenant Accomodation	$1,631.84	3/16/2023
Kings Properties - Haul Junk	$250.00	3/9/2023
J&J Painting- Exterior Prep	$1,675.00	3/16/2023
Les Thomas Architect, Inc. - Floor Plan Drawing	$1,000.00	3/29/2023
Ferrell Electric - Exterior Lights	$1,297.00	04/03/2023
Florida Empire Plumbing, Inc - HOUSE TO CITY LINE	$5,500.00	04/07/2023
Avigna Granite World - Kitchen Cabinets	$15,277.50	4/18/2023
HOME DEPOT CREDIT CARD - FANS & LIGHT FIXTURES	$1,587.41	04/25/2023
EAST COAST WELL - WELL SHUTOFF	$295.00	04/25/2023
J&J Painting- Exterior Prep	$7,250.00	4/28/2023
Floor & Decor - Flooring Material	$4,188.59	5/10/2023
Historic Property Associates, Inc.	$3,716.00	5/17/2023
J&J Painting- 1st floor interior paint	$3,275.00	6/7/2023
Zina Corporation - Labor cost Floor, Trims & Doors install	$15,000.00	6/27/2023
J&J Painting- Exterior Paint	$7,250.00	7/5/2023
J&J Painting- 1st floor interior paint	$2,750.00	7/5/2023
J&J Painting- Exterior Paint	$725.00	7/20/2023
Zina Corporation - Bathrooms Lay Tiles and floor	$15,000.00	7/26/2023
Ferrell Electric	$5,000.00	8/25/2023
Zina Corporation - Bathrooms Lay Tiles and floor	$6,546.17	8/31/2023
Construction Debris Removal	$466.40	9/18/2023
Floor & Decor - Wall Tiles	$3,078.72	
Contractors Discount - Trims & Doors materials cost. Installed missing a	$2,863.36	
Arnett AC	$2,932.00	9/25/2023
John Valdez Invoice	$169,502.00	
Total	**$308,096.99**	

From: Shankar Thayver
To: Julie Courtney
Subject: Re: 30 Sanford Street – Ad Valorem Tax Exemption application for the December 21, 2023 HARB meeting
Date: Thursday, December 14, 2023 12:22:21 PM
Attachments: image002.png
image003.png
image004.png

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Julie, new flooring cost was $15,388. Most of it was labor as the floor was not even and they had to do a lot of floor underlayment. Let me know if you have any questions. Thanks



" It's not that I'm smart, it's just that I stay with problems longer."

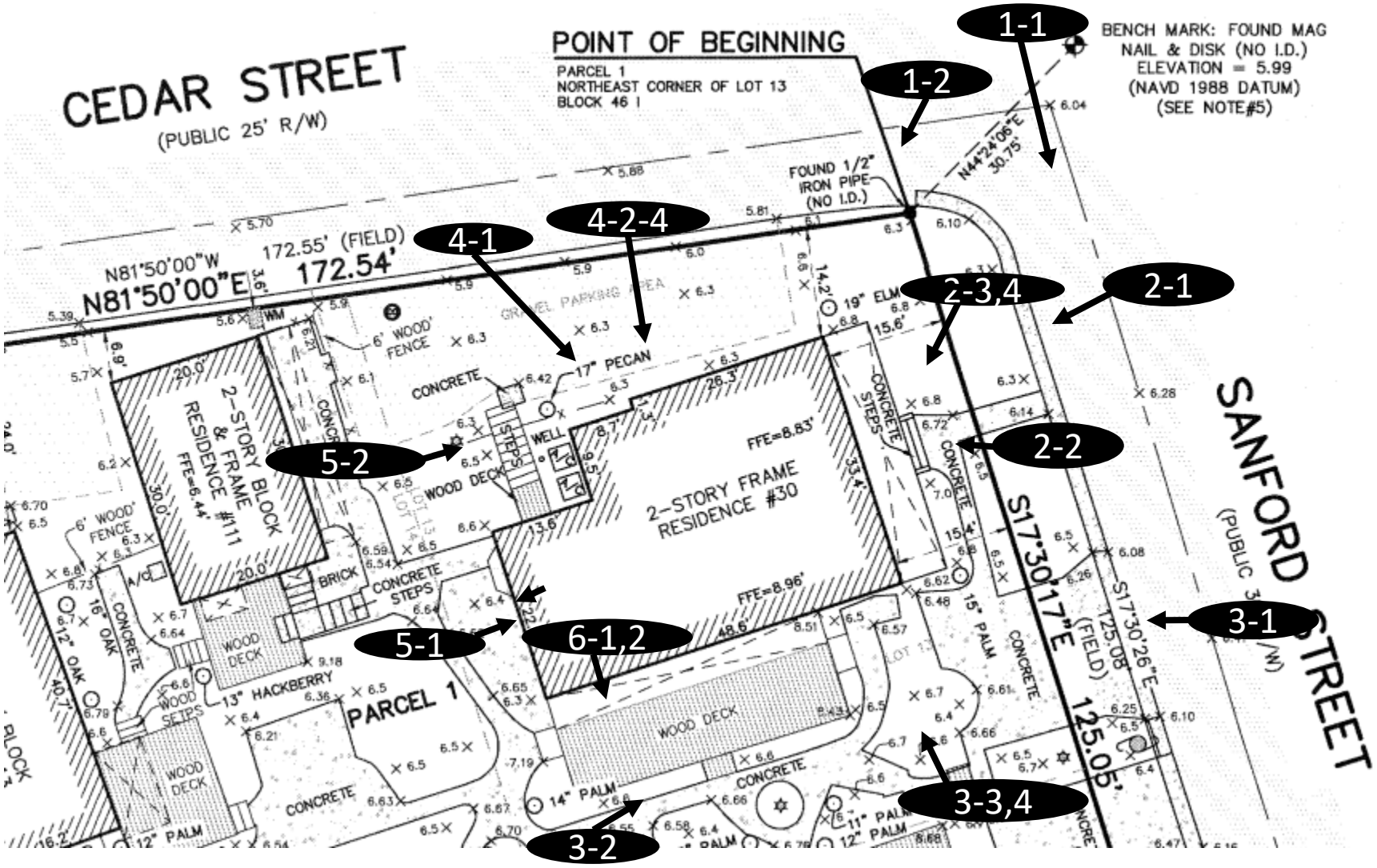
Shankar M Thayver,
Broker Associate,
The Thayver Group
904-327-3329
6817 SOUTHPOINT PKWY U#: 2304, Jacksonville, FL 32216

On Tue, Dec 12, 2023 at 7:31 PM Julie Courtney <jcourtney@citystaug.com> wrote:

> Received the updated spreadsheet on expenses, Mr. Thayver. It would be helpful to have an additional dollar amount for the item listed below:
>
> **ADDITIONAL DETAILS ON EXPENSES**
>
> - An overall breakdown of costs divided into the following categories:
>   - **New flooring (please verify what part of expenses listed is for new simulated wood vinyl flooring)**
>
> I also listed this in my Nov 30 email, but have not received anything further. It may help answer questions that the HARB will have and assist them in their review.
>
> **ADDITIONAL PHOTOS AND DOCUMENTATION**
>
> - Additional *after* photos that match corresponding views of photos submitted for Parts I & II. As noted in the instructions for Part III, these should be the same views as the *before* photos and the photographs must provide a comprehensive description of the completed work.
> - A written summary of the work would be helpful to accompany especially the Part III photos where photographs were not provided before work was

30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

Received 11/20/2023
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Received 11/20/2023
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30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT

Main Floor Finished Area 1452.49 sq ft



0 4 8 ft

PREPARED: 2022/12/10

N

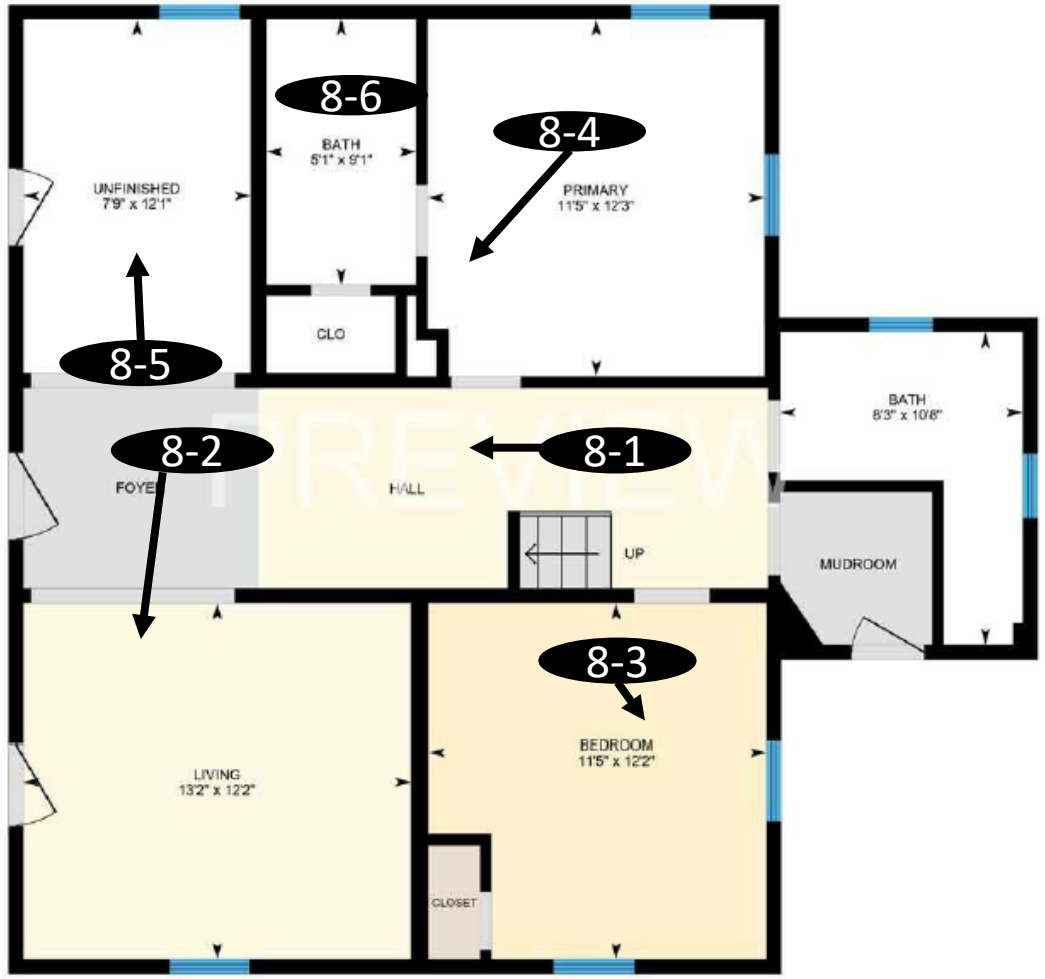
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Application pg 8

30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT
SECOND FLOOR INTERIOR

Received 11/20/2023
Planning and Building Department

2nd Floor Finished Area 568.72 sq ft
Unfinished Area 398.93 sq ft



0 3 6 ft

PREPARED: 2022/12/10

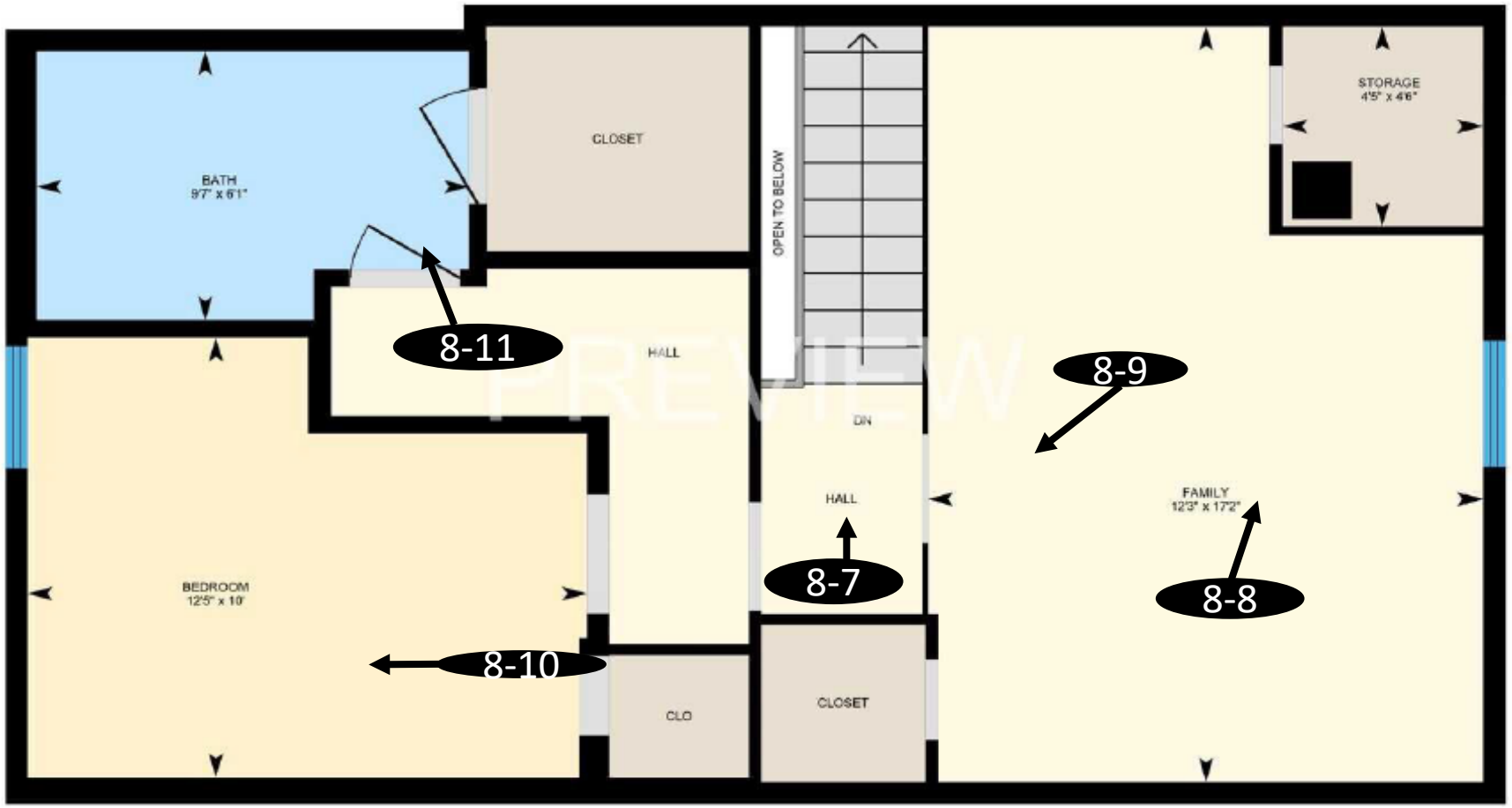
N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 SANFORD STREET/PHOTO KEY
LINCOLNVILLE HISTORIC DISTRICT
THIRD FLOOR INTERIOR

Received 11/20/2023
Planning and Building Department

3rd Floor Finished Area 587.67 sq ft



0 2 4 ft

PREPARED: 2022/12/10

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Application pg 10

1930 SANFORD STREET, PART 3 AFTER PHOTOGRAPHS

- PRESERVE CHARACTER DEFINING FEATURES
- EXTERIOR: REPAIR/PAINT PORCH, WOOD SIDING, REPAIR, TRANSOM AND SIDELIGHTS, WINDOWS, REPAIR CORNICE RETURNS
- ALTERATIONS: REPAIR/REPLACE DETERIORATED DROP SIDING ON WEST FAÇADE/ENCLOSE REDUNDANT DOOR OPENING ON SOUTH FAÇADE
- NO FOUNDATION WORK WAS UNDERTAKEN

30 SANFORD STREET

1. Site, Sanford Street, facing south, no changes

2 Photo 1-1



1. Site, Corner, Sanford/Cedar Street, facing west, no changes

2 Photo 1-2



30 SANFORD STREET

1. Main (east) facade, facing west from Sanford Street,

Preserved porch

2 Photo 2-1



1. Main (east) façade, preserved transom, sidelights, facing west

2 Photo 2-2



30 SANFORD STREET

1. Main (east) facade, preserved shutters/siding, window, facing west from Sanford Street

2 Photo 2-3



1. Main (east) façade, preserved concrete block, foundation, facing west

2 Photo 2-4



30 SANFORD STREET

1. Main (east) façade/south facade, no changes, facing northwest from Sanford Street
2. Photo 3-1



1. South facade, enclosed door opening, facing north

2 Photo 3-2



30 SANFORD STREET

1. South facade, facing north, incised porch, preserved windows, cornice return

2 Photo 3-3



1. South facade, facing north, preserved historic windows

2 Photo 3-4



30 SANFORD STREET

1. West/north facades, no major changes, facing east

2 Photo 4-1



1. North facade, repaired historic windows, facing south

2 Photo 4-2



30 SANFORD STREET

1. North facade, preserved windows, facing south

2 Photo 4-3



1. North facade, cornice return, preserved windows, facing south

2 Photo 4-4



30 SANFORD STREET

1. West facade, no major changes, facing east

2 Photo 5-1



1. West facade, stairs, deteriorated wood replaced, facing east

2 Photo 5-2



30 SANFORD STREET

1. West facade, roof, architectural shingles, facing south

2 Photo 6-1



1. West facade, roof, architectural shingles, facing south

2 Photo 6-2



30 SANFORD STREET AD VALOREM EXEMPTION APPLICATION

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- PRESERVE CHARACTER DEFINING FEATURES

- INTERIOR: FLOOR PLAN DATES TO C. 1950 WHEN BUILDING WAS CONVERTED TO TRI-PLEX
- ALTERATIONS: 1ST FLOOR, ENCLOSE DOOR OPENINGS IN PARLOR/FRONT BEDROOM FOR ADDITIONAL FLOOR SPACE
- NO CHANGES TO EXISTING FLOOR PLAN
- PRESERVE PINE FLOORS 1ST FLOOR
- ADD NEW FLOORING TO 2ND AND ATTIC STORIES
- ADD CABINETS TO 2ND FLOOR KITCHEN, PRESERVE EXTERIOR OPENING

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PHOTO 7-1: APARTMENT 1-PRESERVED TRANSOM/SIDELIGHTS: FACING EAST



PHOTO 7-2: APARTMENT 1-LIVING ROOM: FACING EAST
PRESERVED PINE FLOORS, ARCHED OPENINGS, BASEBOARDS

Updated version Received December 13, 2023
Planning & Building Department



PHOTO 7-3: APARTMENT 1-LIVING ROOM: FACING NORTH
PRESERVED PINE FLOORS/ARCHED OPENINGS, BASEBOARDS

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PHOTO 7-4: APARTMENT 1-LIVING ROOM, PRESERVED FEATURES: FACING WEST



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PHOTO 7-5: APARTMENT 1-KITCHEN, PRESERVED FLOORS: FACING WEST



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PHOTO 7-6: APARTMENT 1-KITCHEN, PRESERVED FEATURES: FACING WEST



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PHOTO 7-7: APARTMENT 1-FOYER/BEDROOM, PRESERVED FLOORS, FEATURES: FACING NORTH



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PHOTO 7-8: APARTMENT 1-BEDROOM PRESERVED FLOORS, WINDOWS, ENCLOSED OPENING: FACING NORTH



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PHOTO 7-9: APARTMENT 1-RESTORED BATHROOM: FACING NORTH



PHOTO 7-10: APARTMENT 1-BEDROOM, PRESERVED FLOORING: FACING NORTH



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PHOTO 7-11: APARTMENT 1-BEDROOM, NO ALTERATIONS: FACING WEST



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PHOTO 8-1: APARTMENT 2-HALLWAY, PRESERVED STAIRS, DOORS, NEW FLOORING : FACING EAST



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PHOTO 8-2: APARTMENT 2-HALLWAY/LIVING ROOM, PRESERVED DOOR, WINDOWS, NEW FLOORS ; FACING NORTH



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PHOTO 8-3: APARTMENT 2-BEDROOM, PRESERVED WINDOWS, NEW FLOORS: FACING NORTH



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PHOTO 8-4: APARTMENT 2-LIVING ROOM, NEW FLOORS: FACING EAST



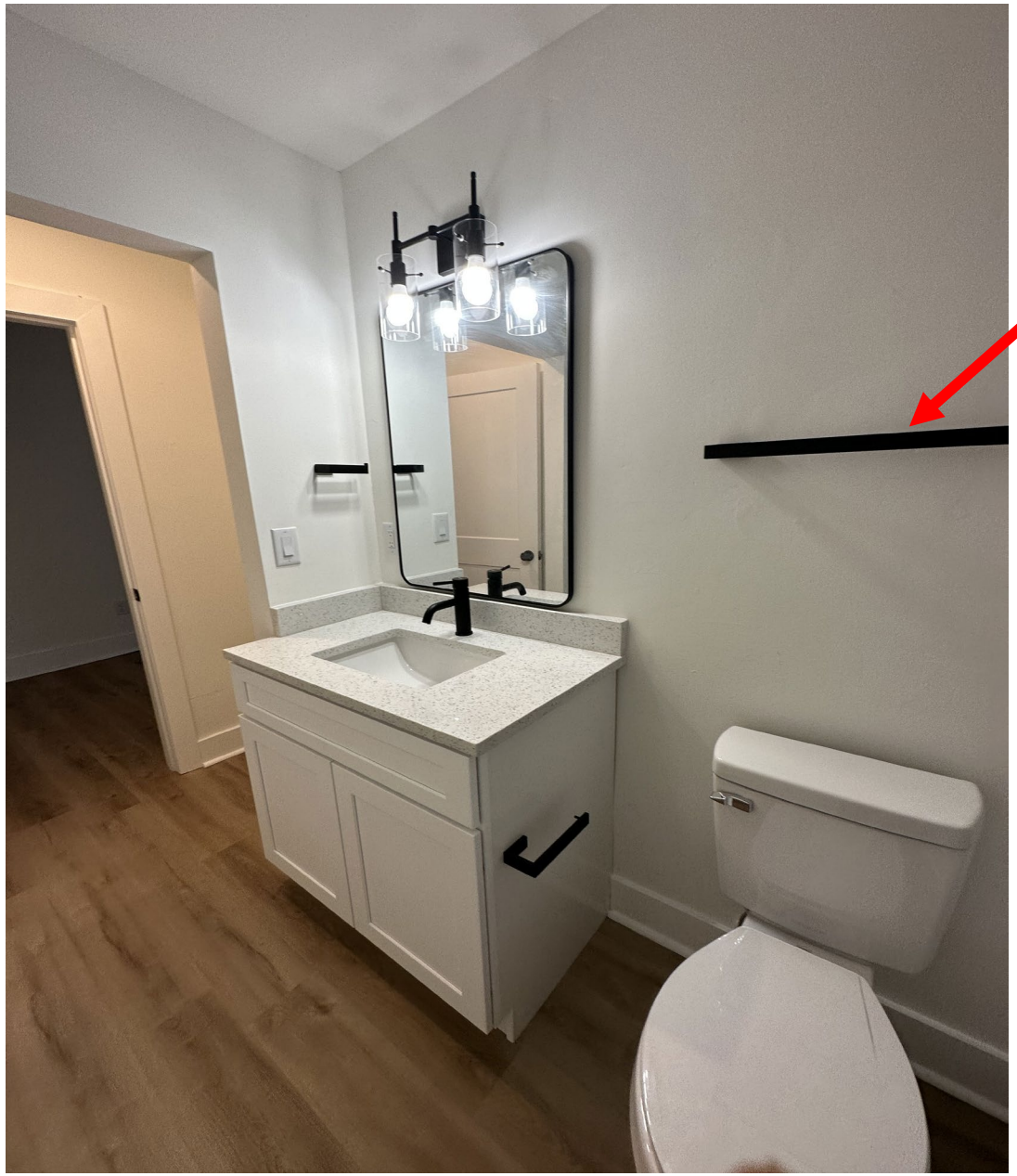
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PHOTO 8-5: APARTMENT 2-KITCHEN, NEW CABINETS COVERING EAST WALL. FACING SOUTH



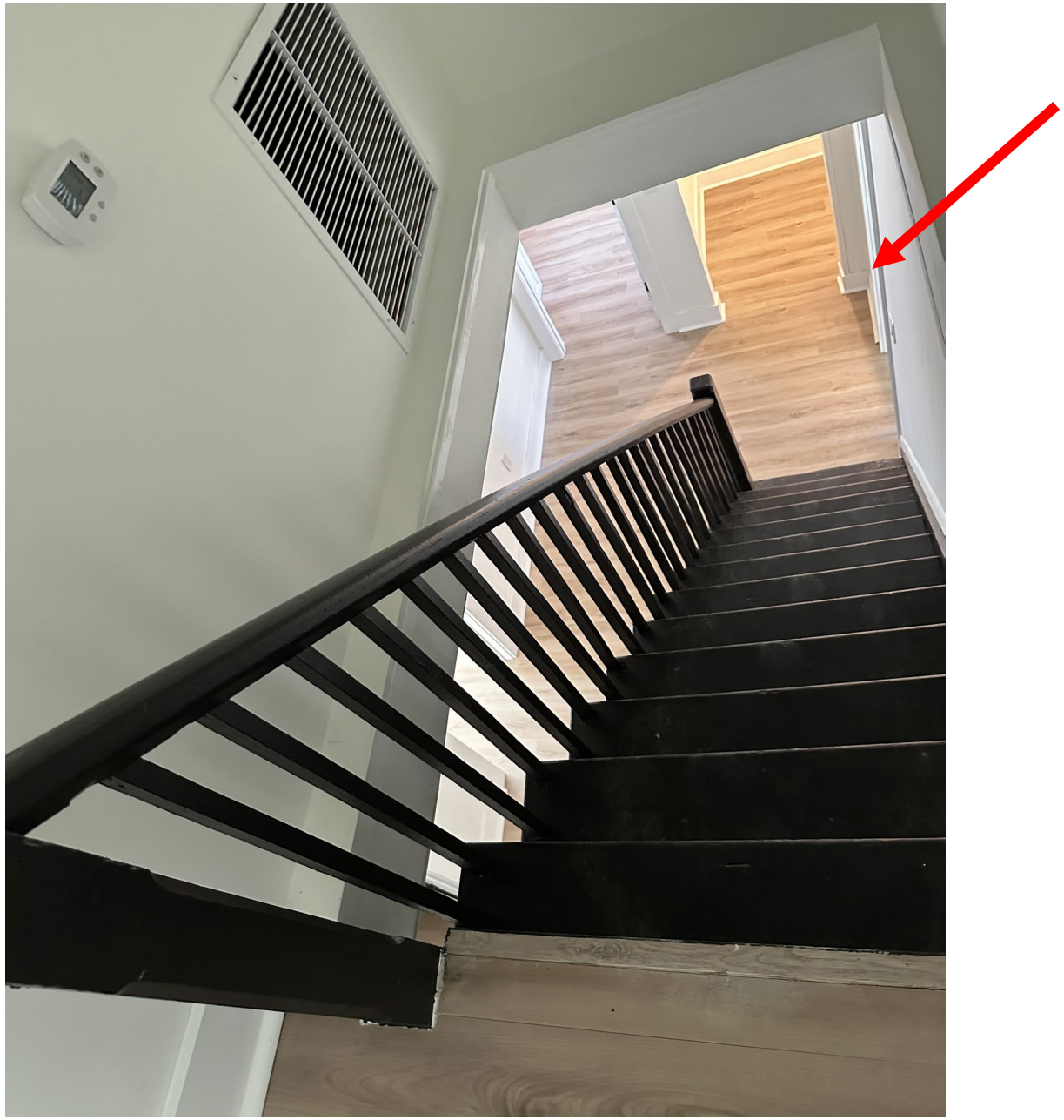
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PHOTO 8-6: APARTMENT 2-NEW BATHROOM: FACING EAST



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PHOTO 8-7: APARTMENT 2-PRESERVED STAIRCASE: FACING WEST



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PHOTO 8-8: APARTMENT 2-BEDROOM, NEW FLOORS, PRESERVED WINDOWS. FACING WEST



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PHOTO 8-9: APARTMENT 2-BEDROOM, NEW FLOORS, HISTORIC WALLS. FACING SOUTH



PHOTO 8-10: APARTMENT 2-BEDROOM, RENEWED WALL FINISHES : FACING SOUTH



FROM PART II: 30 SANFORD STREET AD VALOREM EXEMPTION APPLICATION

- PRESERVE CHARACTER DEFINING FEATURES

- EXTERIOR: REPAIR/PAINT PORCH, WOOD SIDING
- ALTERATIONS: REPAIR/REPLACE DETERIORATED DROP SIDING ON WEST FAÇADE/ENCLOSE REDUNDANT DOOR OPENING
- NO FOUNDATION WORK TO BE UNDERTAKEN

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PRESERVE CHARACTER DEFINING FEATURES
MAIN PORCH



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PRESERVE CHARACTER DEFINING FEATURES
TRANSOM AND SIDELIGHTS



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PRESERVE CHARACTER DEFINING FEATURES
ROOF PROFILE INCLUDING EXTENSION OVER PORCH
CORNICE RETURNS/HISTORIC WINDOWS



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PRESERVE CHARACTER DEFINING FEATURES
ROOF PROFILE INCLUDING EXTENSION OVER PORCH
CORNICE RETURNS/HISTORIC WINDOWS



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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REPLACE DETERIORATED DROP SIDING ON REAR FACADE TO MATCH EXISTING



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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30 SANFORD STREET AD VALOREM EXEMPTION APPLICATION

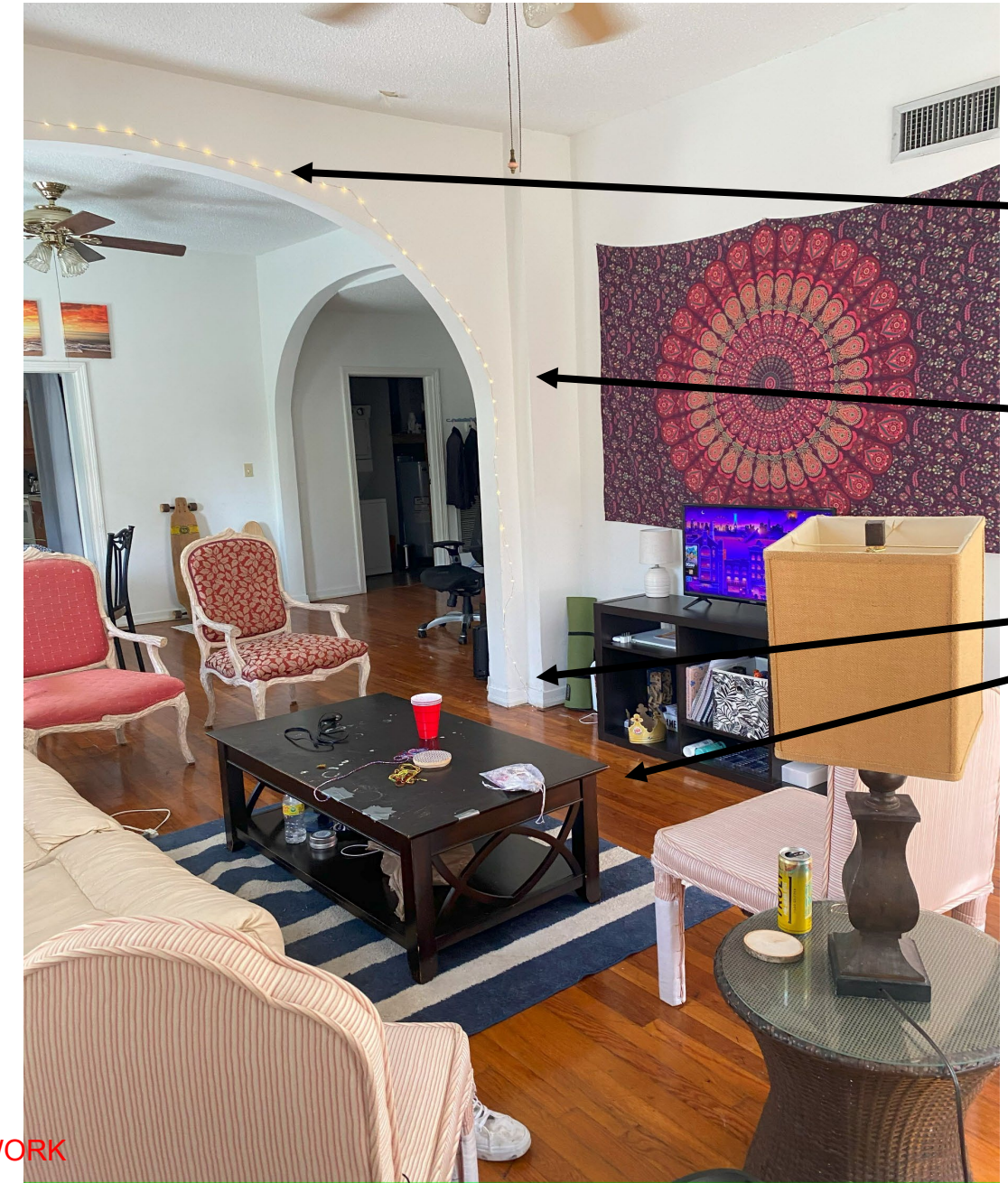
- PRESERVE CHARACTER DEFINING FEATURES

- INTERIOR: FLOOR PLAN DATES TO C. 1950 WHEN BUILDING WAS CONVERTED TO TRI-PLEX
- ALTERATIONS: 1ST FLOOR, ENCLOSE DOOR OPENINGS IN PARLOR/FRONT BEDROOM FOR ADDITIONAL FLOOR SPACE
- NO CHANGES TO EXISTING FLOOR PLAN
- PRESERVE OAK FLOORS 1ST FLOOR
- ADD NEW FLOORING TO 2ND AND ATTIC STORIES

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PHOTO 7-1: APARTMENT 1-LIVING ROOM: FACING WEST



PRESERVE ARCHED OPENINGS

REPAIR EXISTING WALLS/CEILING FINISHES

PRESERVE OAK FLOORS/BASEBOARDS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PHOTO 7-2: APARTMENT 1-LIVING ROOM: FACING EAST

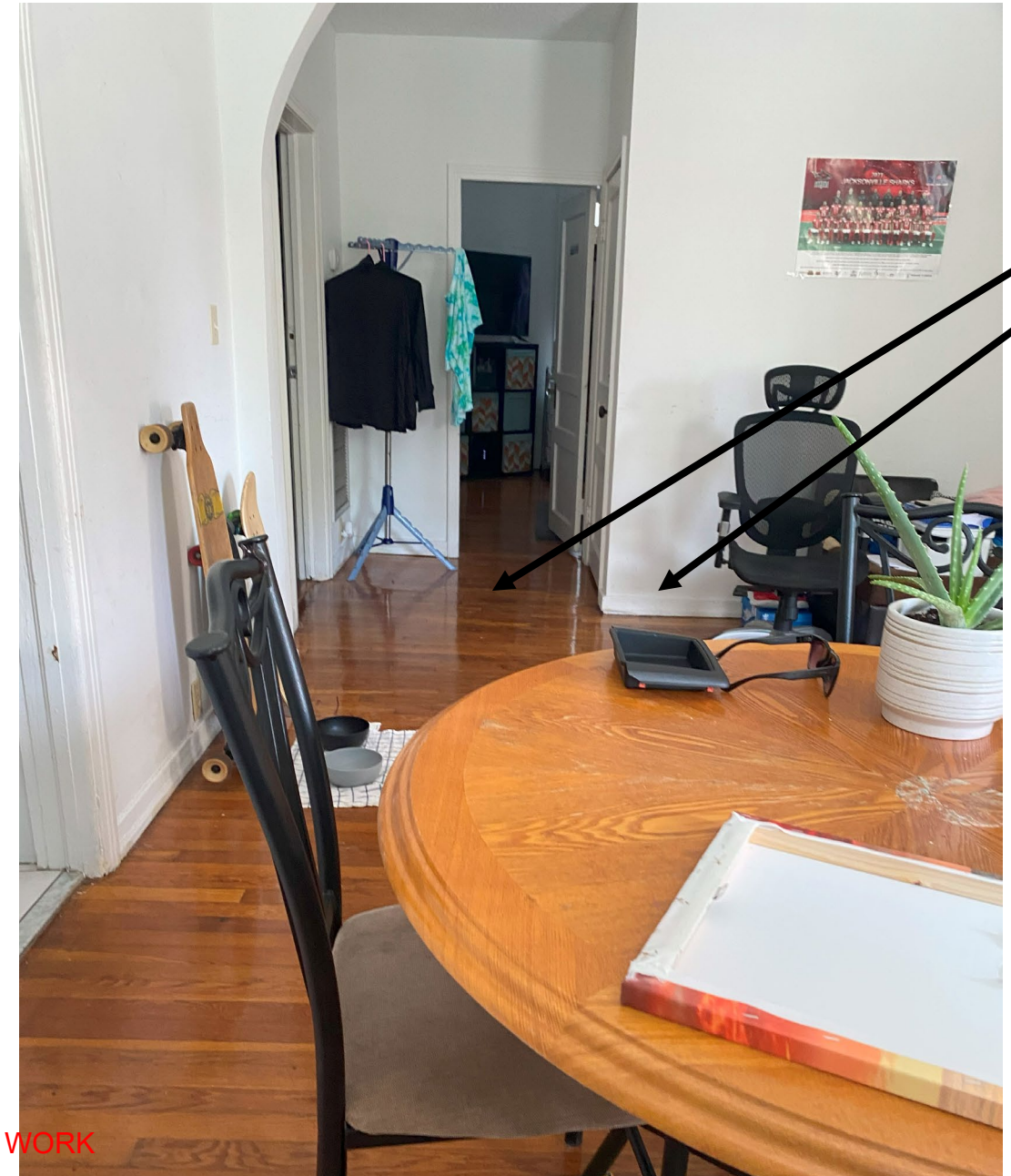


PRESERVE OAK FLOORS/BASEBOARDS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PHOTO 7-3: APARTMENT 1-LIVING ROOM: FACING NORTH



PART II PHOTOS FOR COMPARISON
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PHOTO 7-4: APARTMENT 1-HALLWAY/CLOSET: FACING WEST
TO REMAIN



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PHOTO 7-5: APARTMENT 1-KITCHEN: FACING WEST



PAINT/REPAIR WALL CEILING FINISHES

MAINTAIN TILE FLOORS/CABINETS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PHOTO 7-6: APARTMENT 1-BEDROOM: FACING WEST



REPAIR/PAINT WALLS AND CEILINGS

MAINTAIN TILE FLOORS/BASEBOARDS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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PHOTO 7-7: APARTMENT 1-FORMER HALLWAY: FACING EAST
BLOCK GLASS TO BE PRESERVED



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 2-FRONT ROOM: FACING NORTH
WOOD FLOORS TO BE PRESERVED/
OPENING BETWEEN ROOMS TO BE ENCLOSED



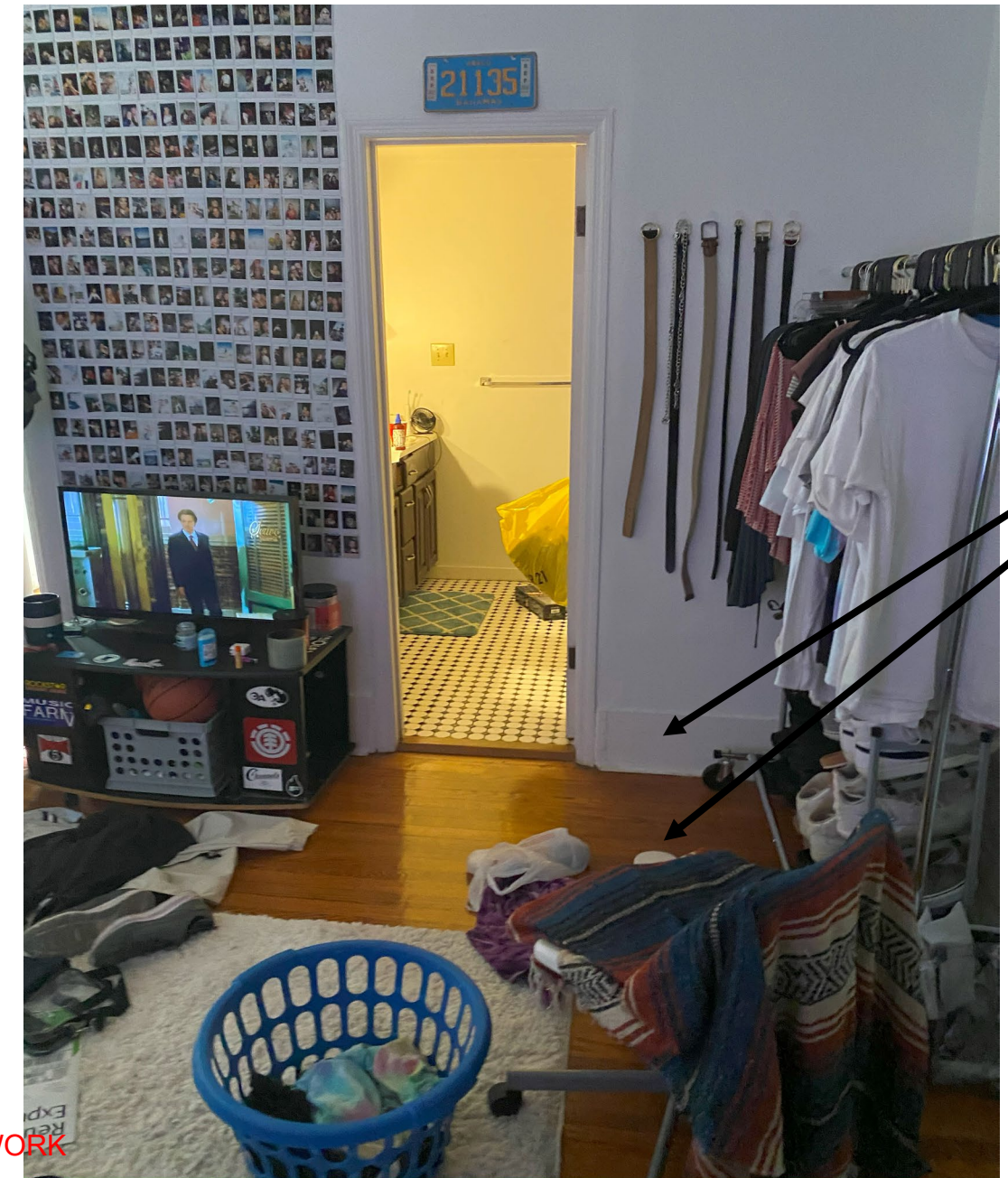
CLOSE OPENING BETWEEN ROOMS

PRESERVE OAK FLOORS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 2-FRONT ROOM: FACING SOUTH
WOOD FLOORS TO BE PRESERVED

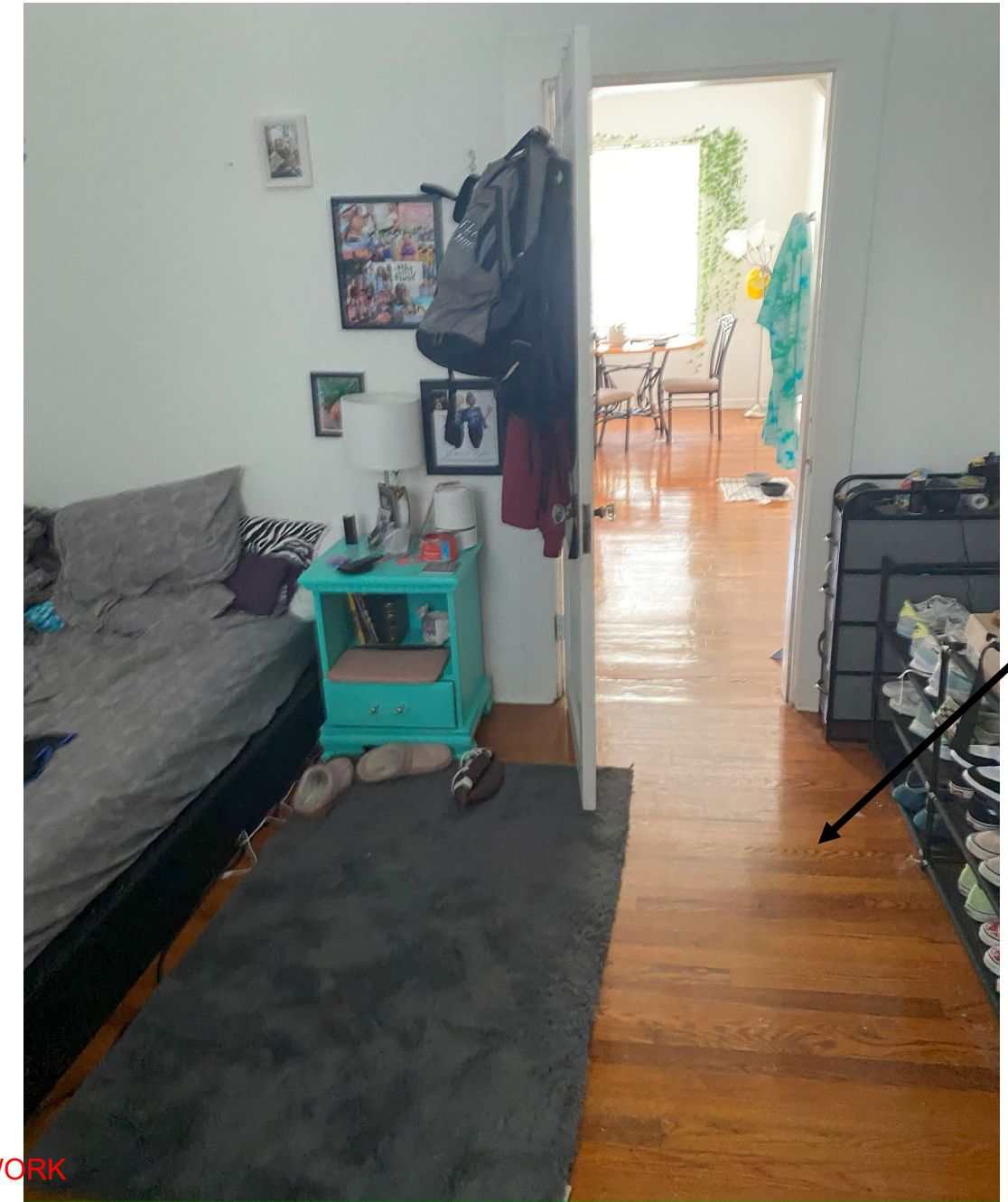


PRESERVE OAK FLOORS/BASEBOARDS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 2-REAR BEDROOM: FACING SOUTH
WOOD FLOORS TO BE PRESERVED



PRESERVE OAK FLOORS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 2-REAR BEDROOM: FACING NORTH
WOOD FLOORS TO BE PRESERVED



PRESERVE OAK FLOORS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 2-BATHROOM: FACING SOUTH
TILE FLOORS TO BE PRESERVED

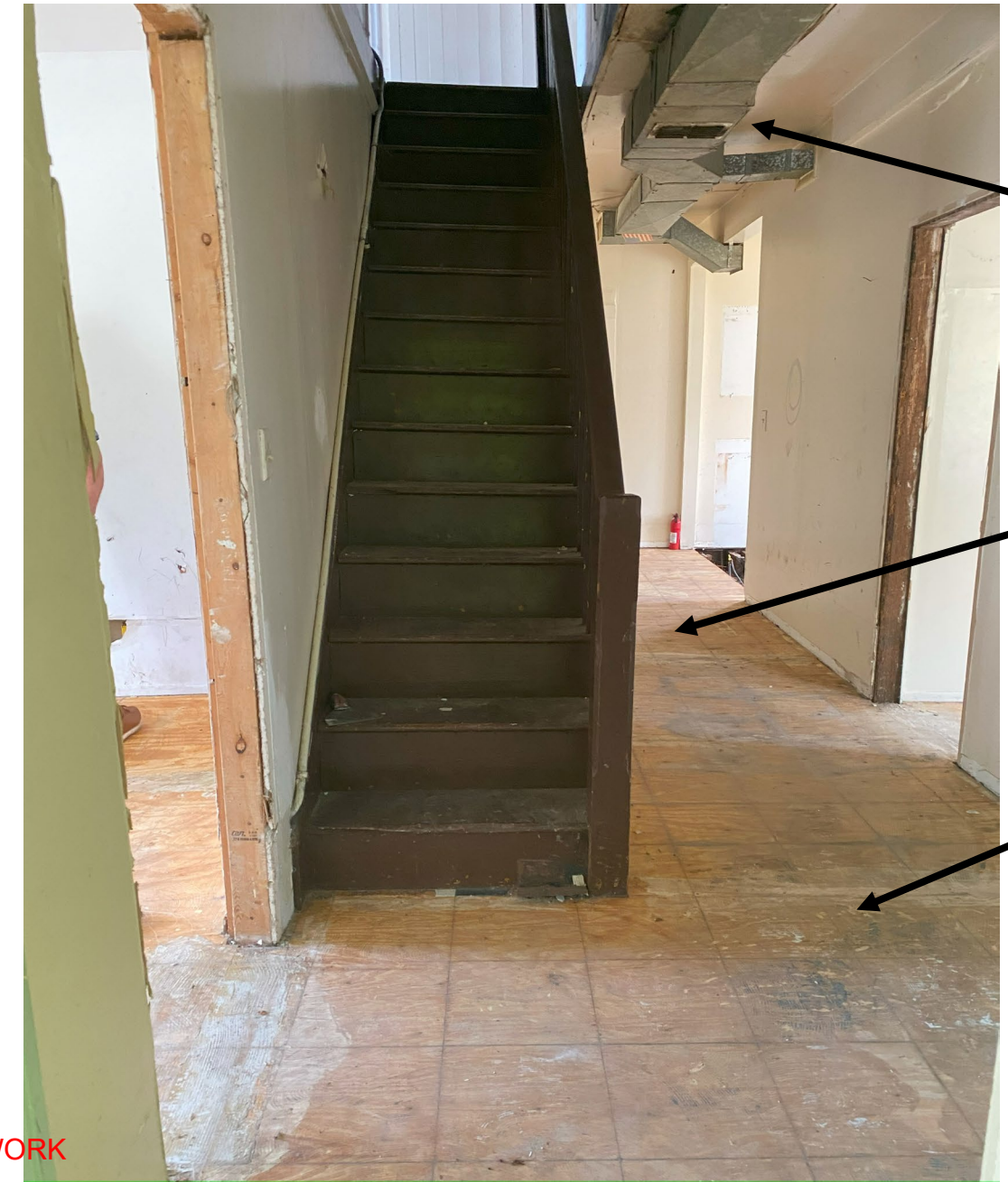


UPGRADE PLUMBING/NEW FIXTURES/TILE FLOORS

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
ORIGINAL STAIRS TO BE RETAINED



REPLACE DUCTWORK/ BUILD CHASE FOR NEW DUCT WORK

PRESERVE STAIR/STAIRHALL

ADD SIMULATED WOOD VINYL FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
DOOR TO BALCONY TO BE RETAINED



PRESERVE DOOR

ADD SIMULATED WOOD VINYL FLOORING

PART II PHOTOS FOR COMPARISON
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APARTMENT 3-STAIR HALL: FACING EAST
SUBFLOOR CONDITION/ANTIQUATED HVAC SYSTEM
ORIGINAL STAIRS TO BE RETAINED



PRESERVE DOOR

ADD SIMULATED WOOD VINYL FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3: BEDROOM: FACING NORTH
SUBFLOOR CONDITION



REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

ADD SIMULATED WOOD VINYL FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3-BEDROOM: FACING EAST
SUBFLOOR CONDITION



REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

ADD SIMULATED WOOD VINYL FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3-BEDROOM: FACING NORTH
SUBFLOOR CONDITION



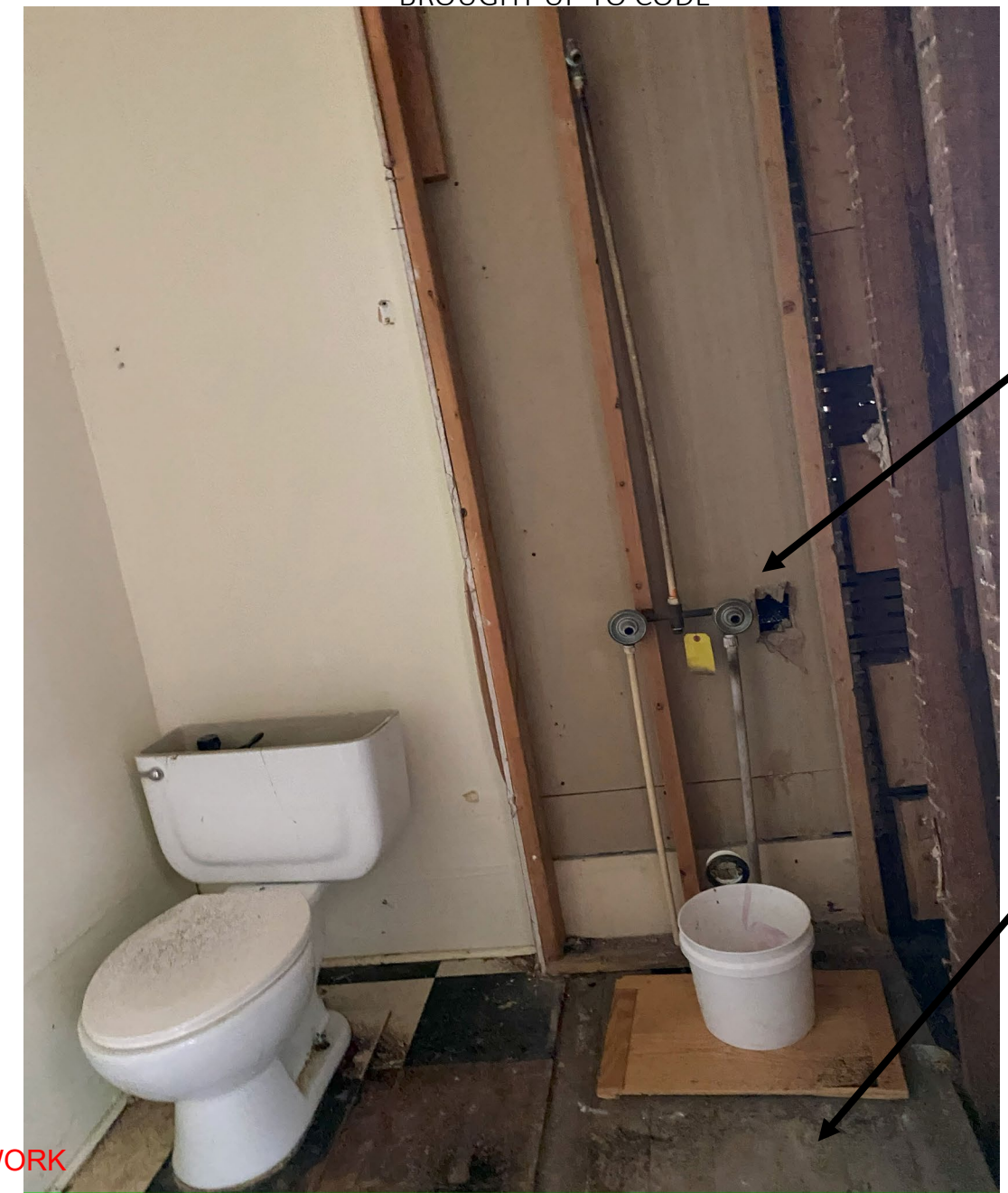
REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

ADD SIMULATED WOOD VINYL FLOORING

PART II PHOTOS FOR COMPARISON
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APARTMENT 3-BATHROOM: FACING SOUTH
ANTIQUATED PLUMBING TO BE UPGRADED/
BROUGHT UP TO CODE



UPGRADE PLUMBING/REMOVE/ REPLACE FIXTURES

ADD TILE FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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ENCLOSE DOOR OPENING ON INTERIOR FOR CABINET SPACE



UPGRADE PLUMBING/REMOVE/ REPLACE FIXTURES

ADD SUBFLOORING/TILE FINISH FLOORING

PART II PHOTOS FOR COMPARISON OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3-LIVING ROOM: FACING EAST
ASBESTOR FLOORING TO BE REMOVED



PRESERVE DOORS/REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

REMOVE ASBESTOS FLOORING/ADD SIMULATED WOOD VINYL FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3-LIVING ROOM: FACING NORTH
ASBESTOR FLOORING TO BE REMOVED



REPAIR/PAINT WALLS AND CEILINGS/PRESERVE BASEBOARDS

REMOVE ASBESTOS FLOORING/ADD SIMULATED WOOD VINYL FLOORING

PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3: 3rd floor, stairs, facing west



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3: 3rd floor, bedroom, facing north



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

Received December 13, 2023
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APARTMENT 3: 3rd floor, bedroom, facing south



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3: 3rd floor, bedroom, window to be restored, facing south



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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APARTMENT 3: 3rd floor, bathroom, facing west



PART II PHOTOS FOR COMPARISON
OF BEFORE AND AFTER COMPLETED WORK

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Instr #2022112398 BK: 5679 PG: 935, Filed & Recorded: 12/14/2022 10:51 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $0.70

Prepared by & Return to:
Jay B. Watson, Esq.
4655 Salisbury Road, Ste 200
Jacksonville, Florida 32256
File Number: 2022-05
Property Appraiser's Parcel I.D. (folio) Number(s):
203140-0000/203130-0120/203150-0000
Documentary Stamp have been paid in amount of $.70

Quit Claim Deed

Made this 7th day of December, 2022, by **Thayver Holdings LLC, a Florida limited liability company and Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar, a married man, conveying non-homestead property;** whose mailing address is 137 Bear Pen Road, Ponte Vedra Beach, Florida 32082; hereinafter referred to as "Grantor"; to **Sanford Cedar LLC, a Florida limited liability company,** whose mailing address is 6817 Southpoint Pkwy, Unit 2304, Jacksonville, Florida 32216; hereinafter referred to as "Grantee";

> (Whenever used herein the term "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 $ TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **St. Johns** County, Florida, viz:

A part of lots 12, 13 and 14 of Block 46 I, of the City of St. Augustine, as shown on the Official Map, City of St. Augustine, dated June 22, 1923 of the Public Records of St. Johns County, Florida, being more particularly described as follows: Begin at an iron pipe found at the northeast corner of said block and the intersection of the south Right-of-Way line of Cedar Street and the West Right-of-Way line of Sanford Street and run Thence South 17 degrees 30 minutes 17 seconds East along the West Right-of-Way line of Sanford Street, 125.05 Feet to an Iron Pipe found at the Southeast corner of said Lot 12; Thence South 74 degrees 50 minutes 16 seconds West along the South boundary of said Lot 12, a distance of 48.03 feet to an Iron Pipe; Thence South 82 degrees 36 minutes 00 Seconds West 48.47 feet to a Re-Bar and Cap; Thence South 88 degrees 48 minutes 23 seconds West, 12.84 feet to a Re-Bar and Cap; Thence North 15 degrees 56 minutes 13 seconds West, 34.42 feet to a Re-Bar and Cap on the South Boundary of said Lot 14; Thence South 74 degrees 19 minutes 37 seconds West, along said South Boundary, 66.00 feet to a Re-Bar and Cap at the Southwest corner of said Lot 14; Thence North 15 degrees 56 minutes 13 seconds West, along the West boundary of said Lot 14, a distance of 102.50 feet to a Re-Bar and Cap at the Northwest corner of said Lot 14 and the South Right-of-Way line of Cedar Street; Thence North 81 degrees 50 minutes 00 seconds East along the South boundary of Cedar Street 172.54 feet to the POINT OF BEGINNING.

A parcel of land being a port of Lot 9 and Lot 10, Block 46 I, City of St. Augustine, St. Johns County, Florida and being more fully described as follows:

For a point of reference commence at the Northwest corner of Lot 14, Block I, said City of St. Augustine, said point also being on the Southerly Right of Way line of Cedar Street; Thence South 15 degrees 56 minutes 13 seconds East departing the Southerly Right of Way Line of said Lot 14, Block 46 I, a distance of 102.50 feet to the Southwest corner of said Lot 14, Block 46 I and the North line of Lot 9, Block 46 I, said City of St. Augustine; Thence North 74 degrees 19 minutes 37 seconds East along the South line of said Lot 14, and the North line of said Lot 9 and the North line of lot 10, Block 46 I, said City of St. Augustine, a distance of 66 feet to a point on the Westerly line of Lot 12, Block 46 I, said City of St. Augustine, Thence South 15 degrees 56 minutes 13 seconds East departing the South line of said lot 14 and the North line of said Lot 10, and along the Westerly line of said Lot 12, a distance of 34.42 feet; Thence South 79 degrees 13 minutes 20 seconds West departing the Westerly line of said Lot 12, a distance of 36.60 feet; Thence South 88 degrees 05 minutes 11 seconds West a distance of 28.51 feet; Thence North 20 degrees 21 minutes 05 seconds West a distance of 24.60 feet to the POINT OF BEGINNING.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any. However, this reference does not operate to reimpose same; subject to Zoning Ordinances that may affect subject property.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Preparer has not examined title to the lands described herein and no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the land, the condition of its title, its quality, the location of its boundaries, or the existence of liens, unpaid taxes, or other encumbrances affecting it.

PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR ATTORNEY'S OPINION OF TITLE

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

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 said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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:

Thayver Holdings LLC, a Florida Limited Liability Company

Witness #1

By: _____
Sankar Thayver, Manager

Witness #2: Jaime Stokes

By: _____
Sudha B. Thayver, Manager

COPY

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 14th day of December, 2022, by **Sankar Thayver and Sudha B. Thayver, Managers of Thayver Holdings LLC, a Florida limited liability company,** who appeared before me in their physical presence, and, who produced a Driver's Licenses as identification.

(NOTARY SEAL) CHRISTINE MICIELI NOTARY PUBLIC MY COMMISSION EXPIRES 12-3-2026 STATE OF FLORIDA COMMISSION NUMBER HH 311221

Notary Public

[TWO DIFFERENT NON-RELATED WITNESSES MUST SIGN AND PRINT NAMES BELOW]

SIGN: _____
Witness #1 PRINT: KARTHIKEYAN KIRUBAKARAN
3025 WOODS WAY, SAN JOSE, CA

Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar

SIGN: _____
Witness #2 PRINT: Matt Dullaghan
267 E Hamilton Ave Ste A
Campbell CA 95008

State of California
County of Santa Clara

The foregoing instrument was acknowledged before me this 7th day of December, 2022, by **Ranghukumar Rengarajan, also known as Rengarajan Ranghukumar,** who appeared before me in his physical presence, and, who produced a Driver's Licenses as identification.

(NOTARY SEAL) MATT DULLAGHAN Notary Public - California Santa Clara County Commission # 2279366 My Comm. Expires Dec 2, 2023

Notary Public

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2031400000
Location Address	30 SANFORD ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUG PART OF LOTS 13 & 14 BLK 46-I - 75.3FT FRONT ON SANFORD ST OR5679/935 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.140
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Sanford Cedar LLC 100%
Mailing Address	6817 SOUTHPOINT PKWY UNIT 2304 JACKSONVILLE, FL 32216-0000

Map



Valuation Information

	2024
Building Value	$415,855
Extra Features Value	$0
Total Land Value	$252,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$667,855**
Total Deferred	$0
Assessed Value	**$667,855**
Total Exemptions	$0
Taxable Value	**$667,855**

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
2023	$429,253	$0	$252,000	$0	$0	$681,253	$681,253	$0	$681,253
2022	$361,977	$0	$234,360	$0	$0	$596,337	$596,337	$0	$596,337
2021	$262,546	$0	$181,350	$0	$0	$443,896	$443,896	$0	$443,896
2020	$271,108	$0	$163,912	$0	$0	$435,020	$435,020	$0	$435,020
2019	$271,684	$0	$151,706	$0	$0	$423,390	$423,390	$0	$423,390
2018	$277,261	$0	$132,525	$0	$0	$409,786	$409,786	$0	$409,786
2017	$286,183	$592	$132,525	$0	$0	$419,300	$384,417	$34,883	$384,417
2016	$290,440	$592	$120,319	$0	$0	$411,351	$349,470	$61,881	$349,470
2015	$269,054	$592	$92,419	$0	$0	$362,065	$317,700	$44,365	$317,700
2014	$204,526	$592	$83,700	$0	$0	$288,818	$288,818	$0	$288,818
2013	$180,024	$592	$64,868	$0	$0	$245,484	$245,484	$0	$245,484

Building Information

Building 1
Building Value $308,737
Year Built 1900
Actual Area 3711
Conditioned Area 2570
Use Duplex
Style 01
Exterior Wall Wood

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 4
Baths 3

Description	Square Footage
BASE AREA	1368
FINISHED OPEN PORCH	198
FINISHED OPEN PORCH	148
FINISHED DECK	370
ADDITION	64
FINISHED UPPER STORY	966
FINISHED OPEN PORCH	36
FINISHED DECK	54
OUTSIDE STAIRS	80
FINISHED OPEN PORCH	198
FINISHED ATTIC	229
Total SqFt	3711

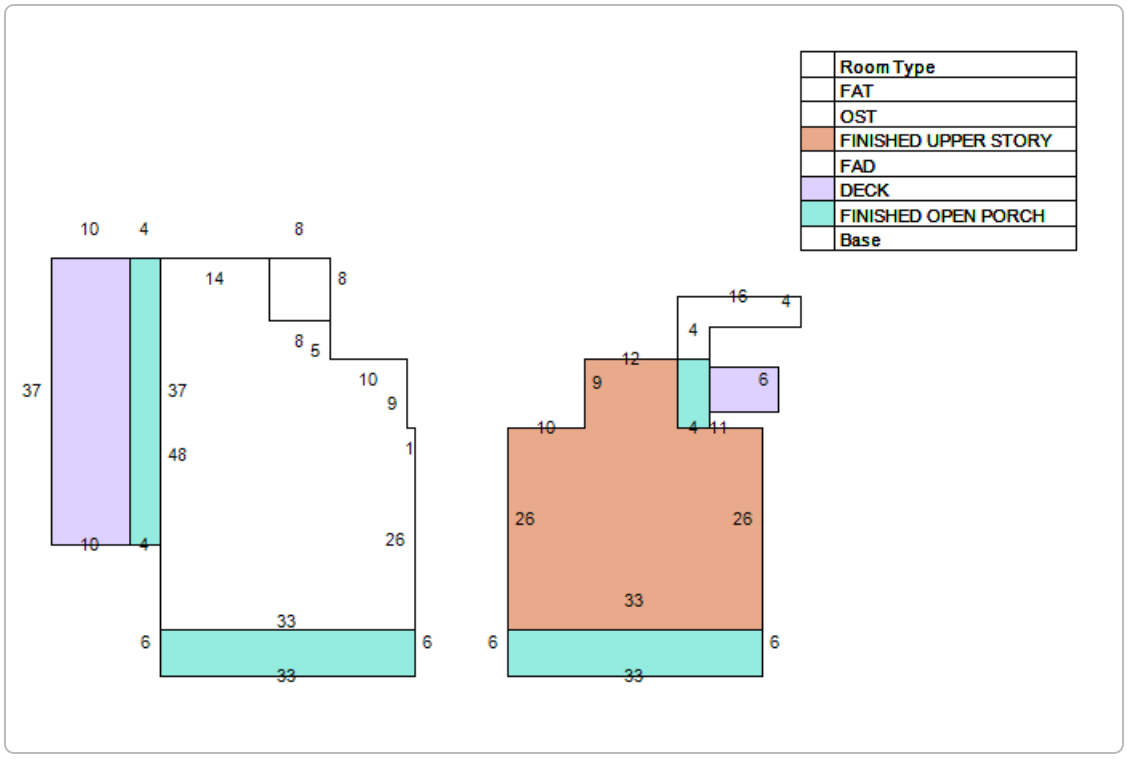
Building 2
Building Value $107,118
Year Built 1958
Actual Area 1591
Conditioned Area 1218
Use Duplex
Style 01
Exterior Wall Cement Fiber, Concrete Block

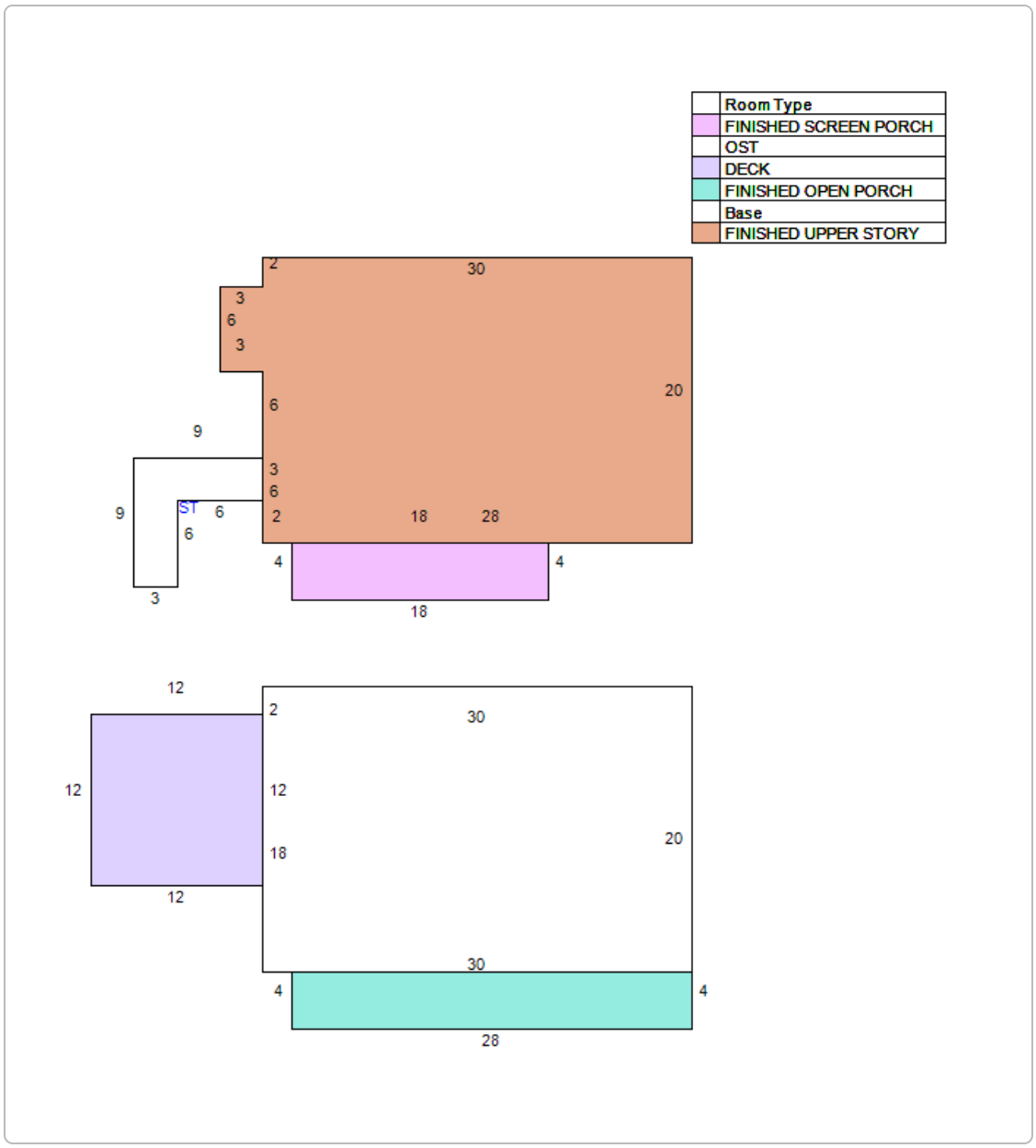
Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
FINISHED UPPER STORY	618
BASE AREA	600
FINISHED OPEN PORCH	112
FINISHED DECK	144

Description	Square Footage
OUTSIDE STAIRS	45
FINISHED SCREEN PORCH	72
Total SqFt	1591

Sketch Information





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	74	82.5	75	EF	$252,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/14/2022	12/7/2022	$100.00	QUIT CLAIM DEED	5679	935	U	I	THAYVER HOLDINGS LLC ETAL	SANFORD CEDAR LLC
10/5/2021	9/30/2021	$1,350,000.00	WARRANTY DEED	5386	1667	Q	I	SIANO LIVING TRUST	THAYVER HOLDINGS LLC ETAL
4/30/2015	4/29/2015	$100.00	WARRANTY DEED	4020	1810	U	I	SIANO GREG,ELAINE	SIANO LIVING TRUST
9/3/2013	8/30/2013	$720,000.00	WARRANTY DEED	3784	860	Q	I	SHIELDS DANIEL,LYNN	SIANO GREG,ELAINE
5/2/2011	4/25/2011	$0.00	CORRECTIVE DEED	3432	452	U	I	ABELL DAVID & MEREDITH L	SHIELDS DANIEL,LYNN
4/15/2011	4/14/2011	$663,000.00	WARRANTY DEED	3428	340	Q	I	ABELL DAVID,MEREDITH L	SHIELDS DANIEL,LYNN
	9/15/2003	$672,000.00	WARRANTY DEED	2046	1811	Q	I	RUSSELL PHILIP M & ANGELL HELENA M	ABELL DAVID & MEREDITH L
	1/30/1998	$100.00	WARRANTY DEED	1294	699	U	I	RUSSELL PHILIP M & ANGELL HELENA M	RUSSELL PHILIP M & ANGELL HELENA M (JTRS)

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/6/1993	$125,000.00	WARRANTY DEED	1000	1693	U	I	BARNETT BANK OF THE ST JOHNS	RUSSELL PHILIP M ETAL
	10/20/1992	$1,000.00	CERTIFICATE OF TITLE	961	1824	U	I	TREKELL JOHN T	BARNETT BANK OF THE ST JOHNS
	12/1/1989	$0.00		847	659	U	I		TREKELL JOHN T
	9/1/1985	$0.00		684	1252	U	I		
	9/1/1985	$0.00		684	1251	U	I		

No data available for the following modules: Exemption Information, Extra Feature 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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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 21, 2023 Meeting



Application HP2023-0087 Address: 35 Treasury Street

Applicant: Jason Canning Architect Inc

Property Owner: Bishop of the Diocese of St. Augustine

Project description: To replace existing windows and doors, including changes to existing fenestration, expand existing covered balcony on the north elevation, and install new ADA accessible ramps with stairs on the north and east elevations.

Architectural Style:	Mediterranean Revival	Florida Master Site File:	N/A
National Register:	St. Augustine NRHD: Non-contributing	Construction date:	1965
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1971900000		
Agenda Item:	7(a)	Previous Action(s):	COA 2017-0104

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the south side of Treasury Street on the block between Charlotte and St. George Streets within the Historic Preservation-Two (HP-2) zoning district. The existing structure was built c. 1965 and is non-contributing within the St. Augustine National Register Historic District.
2. The applicant is seeking alterations to the building as described in the detailed scope of work below.
3. Existing windows proposed for replacement on the building include steel multi-lite casement windows except for those with three large, fixed panes on the south elevation. Seven existing stained-glass windows on the third floor of the north elevation will remain. A window condition report is available in the application packet which indicates deterioration of the possibly original metal frame windows and recommends replacement. The Architectural Guidelines for Historic Preservation (AGHP) encourages repair rather than replacement of existing windows but also allows for replacement windows that match the existing in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
4. Replacement windows proposed with this application, based upon staff guidance, are E-Series Anderson Aluminum Clad wood windows custom-designed to match the existing sizes, styles, and lite patterns of the existing windows; however, the applicant has expressed a preference for a matching Anderson vinyl window and may provide a sample of this material for the board's consideration. Under both options, the color proposed is dark bronze to closely match the color of the existing steel windows.
5. The AGHP discourages fenestration changes that alter the architectural and historic character of the building. Fenestration changes proposed are primarily in areas with limited or no visibility from the right-of-way. The most visible fenestration change is seen on the north elevation where a second story window is proposed to be reduced to match the size of adjacent windows and meet interior layout needs. On the south elevation, not highly visible from any rights-of-way, two ground-floor windows are proposed to be replaced with multi-lite French doors, and the existing single-door is proposed to be replaced with a window of the same design as others existing on the building. Two existing window openings are proposed for infill.
6. Two ADA accessible ramps are proposed: one on the east elevation off the existing parking area, and one on the front façade/North elevation entrance from Treasury Street. Both are proposed to have coquina concrete bases with black aluminum railings. The AGHP recommends designing new or additional means of access that are compatible with the historic property and its setting and in a manner that will not diminish character-defining spaces. The eastern ADA ramp accesses the building from a more utilitarian entrance; however, the northern ramp will visibly alter the building's main entrance along Treasury Street. Materials proposed are generally consistent with the architectural style of the building and AGHP requirements. Use of aluminum railings have been allowed by the HARB in previous applications; however, an iron rail in a black finish is recommended by the AGHP.
7. An existing cantilevered balcony is visible through the landscaping and above the high-walled courtyard along the north elevation. This covered balcony is proposed to be expanded with a proposed clay tile roof in color Fume to match the existing roof, Metal posts, painted black, to support the new balcony and roof, and black metal railings to meet code and match the architectural style of the building. The type of metal for the railings should be specified and a simplified version of the proposed design without the use of the circular motif under the top-rail would be more compatible in style. The AGHP states that balconies of the Mediterranean Revival style should be wrought iron, and that new balconies should not detract from the overall architectural character of the building. The impact of the new balcony may be mitigated by its setback from the street and existing palm trees which screen that portion of the building.

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 **35 Treasury Street** if the HARB finds that the proposed alterations meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:

1. Proposed replacement windows are aluminum clad with raised divided lite profile to match the existing steel windows more closely.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. North Elevation:
    a. Construct ADA accessible ramp at main entrance:
        i. Coquina concrete ramp/stair
        ii. Metal guardrail in black finish
        iii. Existing vegetation to be relocated
    b. Replacement of all except stained glass windows with windows to match size and design:
        i. Remove and infill one ground floor window visible from courtyard
        ii. Reduce width of one second story window along the balcony to match those adjacent
        iii. Ground floor metal rejas and copper awnings to remain
    c. Expansion of existing covered balcony:
        i. From 3'11" x 7'2" to 5'0" x 39'6.5"
        ii. Vera Fume Spanish clay tile roof and black metal gutter and downspout to match existing
        iii. Metal Guardrail with black finish
        iv. Black metal support posts
2. East Elevation:
    a. Construct ADA accessible ramp:
        i. Coquina concrete ramp/stair
        ii. Black aluminum rail
        iii. Existing mechanical enclosure to be resized
    b. Replace existing wood door with new out-swinging door to match in design and material
    c. Replace all windows with new to match in size and design
3. South Elevation:
    a. Replace two ground floor windows with multi-lite French doors
    b. Replace existing single-door with a window
    c. Replace all windows with new to match in size and design
4. West Elevation:
    a. Infill one existing window with stucco to match remainder of building
    b. Replace all windows with new to match in size and design

CITY CODES/DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 6, 8, 9, and 10 apply.

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

Accessibility

The Florida Accessibility Code for Building Construction contains detailed requirements implementing both the federal Americans with Disabilities Act of 1990 and the more stringent Florida Americans with Disabilities Accessibility Implementation Act of 1993.

Historic sites and buildings, replicas, reproductions and reconstructions are not exempt from these regulations. However, historic properties and new buildings can generally be made accessible while preserving their architectural character through careful planning and sensitive design.

Do...

- Review the historical significance of a property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.
- Comply with barrier-free access requirements in such a manner that character-defining spaces, features and finishes are preserved.
- Work with local disability groups, access specialists and historic preservation specialists to determine the most appropriate solution to access problems.
- Provide barrier-free access that promotes independence for the disabled person to the highest degree practical, while preserving significant historic features.
- Provide barrier-free access through removable or portable, rather than permanent, ramps
- Design new or additional means of access that are compatible with the historic property and its setting.

  The Florida Board of Building Codes and Standards of the Department of Community Affairs may grant individual modifications to, or exceptions from, the literal requirements of the Florida Accessibility Code for Building Construction. These waivers or exceptions must be based on a determination of unnecessary or extreme hardship. The waivers shall not violate federal accessibility laws or regulations and must be reviewed by the Handicapped Accessibility Advisory Council. Criteria for reviewing applications for waivers are established by Rule 9B-7 Florida Administrative Code.

Don't...

- Undertake code-required alterations before identifying those spaces, features or finishes which are character-defining and must therefore be preserved.
- Alter, damage or destroy character-defining spaces, features and finishes while making modifications to a building or site to comply with barrier free access.
- Make changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.

- Install permanent access ramps that damage or diminish character-defining spaces.
- Provide access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.
- Design new or additional means of access without considering the impact on the historic property and its setting.
- Provide barrier free access which destroys significant features of an historic property without first consulting the State Historic Preservation Officer.

Doors and Entrances

Do...

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

Don't...

- Introduce or change the location of doors and entrances that alter the architectural character of the building. Buildings in the St. Augustine style entered through a courtyard door should not have an entry introduced directly into the street facade.
- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Remove an entrance because the building has been reoriented to accommodate a new use.
- Alter utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights and sidelights.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove historic doors, transom, sidelights and replace them with blocking.
- Add aluminum or other inappropriate screen doors.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.
- Create a false historical appearance because the replaced entrance is based on insufficient historical, pictorial and physical documentation.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.
- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- 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.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.
- Maintain balcony handrail heights. If higher rails are required for the new use, install an unobtrusive and compatible upper rail above or behind the existing handrails.
- Design and install new windows, shutters and balconies when the historic windows, shutters and balconies are completely missing. The replacement may be an accurate restoration using historical, pictorial and physical documentation; or may be a new design that is compatible with the window openings and the historic character of the building.
- Design and install additional windows, shutters and balconies on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
- Provide a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window opening.
- 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...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Change the size or arrangement of windowpanes, muntins and rails where they contribute to the architectural and historic character of the building.

- Install balconies, shutters, screens, blinds, security grills and awnings on significant facades which are historically inappropriate, and which detract from the building's character.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.
- Install heating and air conditioning units in window frames when the sash and frames may be damaged. Window installations should only be considered when all other viable heating and cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not visible from the public right-of-way.
- Install metal or fiberglass awnings.
- Install awnings that obscure architecturally significant detailing or features.
- Replace architecturally significant detailing, such as commercial canopies, with awnings.

Post-1821

Mediterranean Influence windows are double hung sash five-over-five or one-over-one. Tall multi-pane fixed and casement windows are also used. Fanlights and transoms are common. An arch motif is common. Balconies should be wrought iron.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Sanborn Map

STAFF PHOTOGRAPHS
35 Treasury Street



North Elevation

Staff Report pg. 9

STAFF PHOTOGRAPHS
35 Treasury Street



North Elevation



Front Entrance (ADA Ramp location)

STAFF PHOTOGRAPHS
35 Treasury Street





North Elevation view of balcony from Treasury Street

Staff Report pg. 11

STAFF PHOTOGRAPHS
35 Treasury Street





North Elevation Details: Rejas and Awnings to remain

Staff Report pg. 12

STAFF PHOTOGRAPHS
35 Treasury Street



Northwest Elevation

Staff Report pg. 13

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35 Treasury Street



West Elevation

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35 Treasury Street





East Elevation

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35 Treasury Street





East Elevation, Location of ADA Ramp

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35 Treasury Street



East Elevation



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35 Treasury Street



South Elevation

Staff Report pg. 18

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South Elevation (courtyard between rectory and Cathedral)

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35 Treasury Street



South Elevation (courtyard between rectory and Cathedral)



Door to be replaced with window
Window to be replaced with French Doors

STAFF PHOTOGRAPHS
35 Treasury Street





South Elevation window details

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35 Treasury Street



South Elevation door to remain

Staff Report pg. 22

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35 Treasury Street

Door to be replaced and replicated



Balcony to be enlarged,
second story window to be reduced



North Elevation (courtyard behind masonry wall and gate)

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35 Treasury Street





North Elevation (courtyard behind masonry wall and gate)

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35 Treasury Street





North Elevation Courtyard Window and Balcony Details

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35 Treasury Street





Balcony Details

Staff Report pg. 26

STAFF PHOTOGRAPHS
35 Treasury Street



Balcony Detail



Location of East Elevation ADA Ramp

STAFF PHOTOGRAPHS
35 Treasury Street



Interior Window Detail



STAFF PHOTOGRAPHS
35 Treasury Street



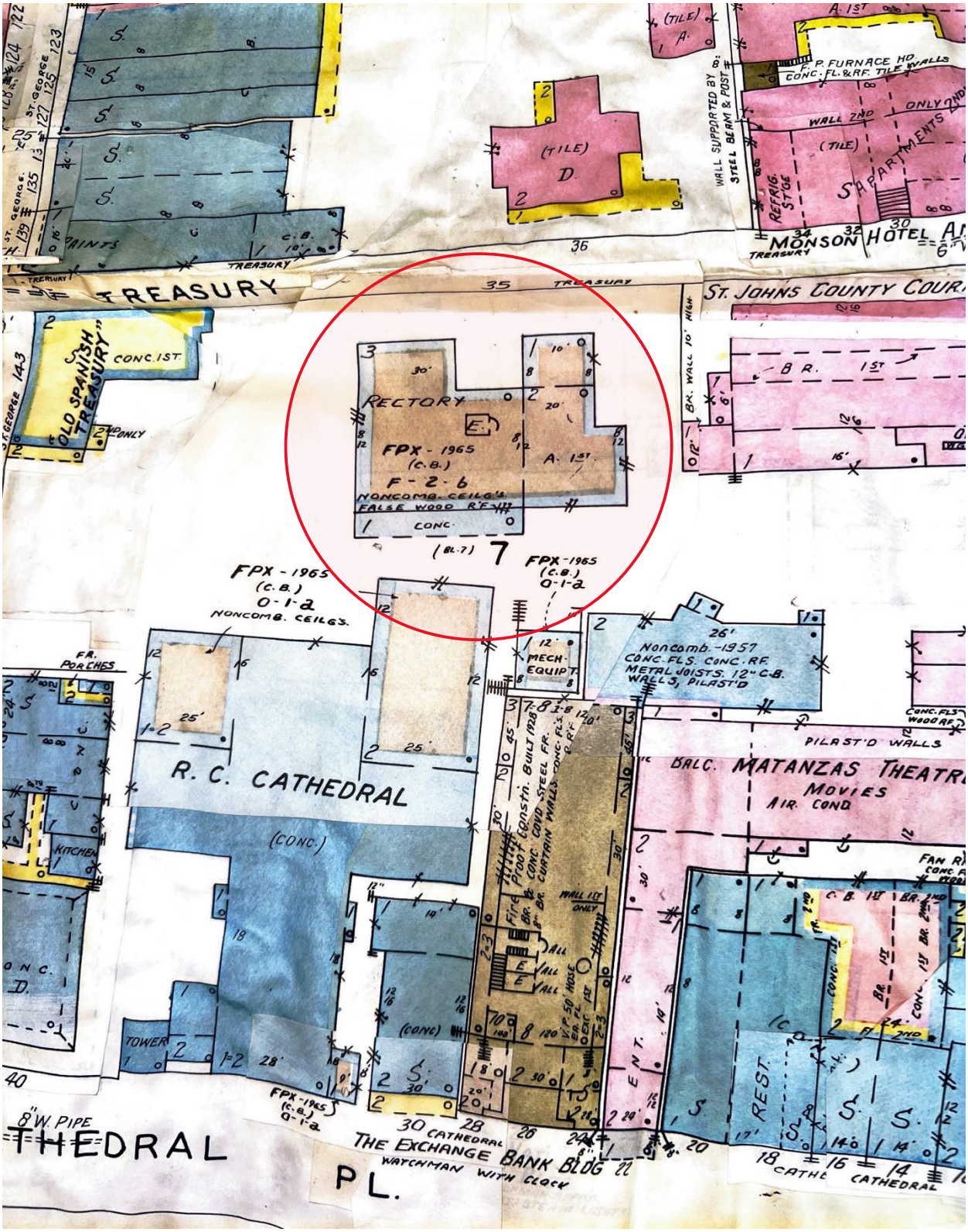




Vinyl Window Sample and proposed color

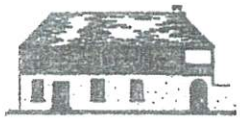
Staff Report pg. 29

1930 SANBORN MAP UPDATED TO 1965
35 Treasury Street



Staff Report pg. 30

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. HP2023-0087

Receipt No. 2766686 Meeting Date: December 21, 2023

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

1. NAME OF APPLICANT Jason Canning
   Business (if applicable) Jason Canning Architect Inc
   Address 1812 Atlantic Boulevard
   City Jacksonville State Florida Zip Code 32207
   Daytime telephone 904-647-8690/ 904-755-5589 E-mail Address jason@canningarch.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Bishop of the Diocese St. Aug
   Business (if applicable) Cathedral Rectory and Parish Offices
   Address 11625 Old St. Augustine Road
   City Jacksonville State Florida Zip Code 32258
   Daytime telephone (required) (904) 824-2806 E-mail address cathadmin@gmail.com
3. PROJECT STREET ADDRESS 35 Treasury St, St. Augustine, Florida 32084
4. LEGAL DESCRIPTION: Lot____ Block 10 Subdivision City of St Augustine Parcel 1971900000
5. EXISTING USE OFFICE/ RESIDENTIAL PROPOSED USE OFFICE/ RESIDENTIAL
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	Demolish existing balcony and replace with new balcony.
☐	☒	Awning/Canopy	Remove balcony awning and replace with new awning. Add new awning on the north-east entrance
☐	☒	Exterior Doors	Replace east entrance with a new out swing door.
☐	☒	Windows	New windows will be in place to match existing. First floor windows in dinning and living room to be replaced by sliding glass doors.
☐	☐	Shutters	
☐	☐	Foundation (including infill)	
☐	☐	Exterior lighting & other appurtenances	
☐	☐	Existing fences, walls & gates	
☐	☐	Existing parking, walkways & other site features	

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 balcony matching existing but with increased sqf.
- ☐ 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 New mechanical system will be in place.

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)

The project consists of interior renovation of existing office and residential building.

Partial demolition of interior walls will be taking place to accommodate office and common area additions.

The only changes made to the exterior will be the addition of two new ADA compliant ramps on the main entrances.

New and existing windows to be replaced to match existing in looks.

Balcony to be demolished and replaced with a bigger balcony matching the looks of existing one.

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 Jason Canning

SIGNATURE OF APPLICANT _____ DATE 11/20/23

PRINT OWNER'S NAME Michael J. Ellison Jr. Co-Trustee

SIGNATURE OF OWNER _____ DATE 20 Nov 2023

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

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2023-0087
35 Treasury St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed porch/deck/balcony and property lines if applicable	Need	Scaled Site plan must include property lines and distances of new stairs/ramps and balconies from the property line.
PORCHES, DECKS, BALCONIES - Documentation of justification for changing	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.	Need	
AWNING/CANOPY - Scaled site plan showing the building and existing	Scaled site plan showing the building and existing or proposed awning/canopy location and property lines if applicable	Need	
AWNING/CANOPY - Documentation of justification for changing	Documentation of justification for changing the existing awning/canopy and the extent of the affected area	Need	
EXTERIOR DOORS - Brochure, sample, or scaled drawing of proposed	Brochure, sample, or scaled drawing of proposed door(s) including material, all dimensions, finish, glazing, and hardware	Need	A brochure with photographs and specifications of the proposed doors including material, size, and design, should be provided.
EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area	Need	
WINDOWS - Photographs of affected window(s) or location(s)	Photographs of affected window(s) or location(s) of proposed new window opening(s)	Need	While photographs of select areas are provided, photos of each elevation are generally necessary for window replacements.
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	
WINDOWS - For replacing historic windows: a window evaluation	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.	Need	Please specify the justification for wholesale window replacement. If deterioration of the existing windows is the concern, please provide a window evaluation.
EXTERIOR ELECTRICAL/MECHANICAL - Photographs of existing	Photographs of existing details and context of affected site area within view of the proposed project	Need	

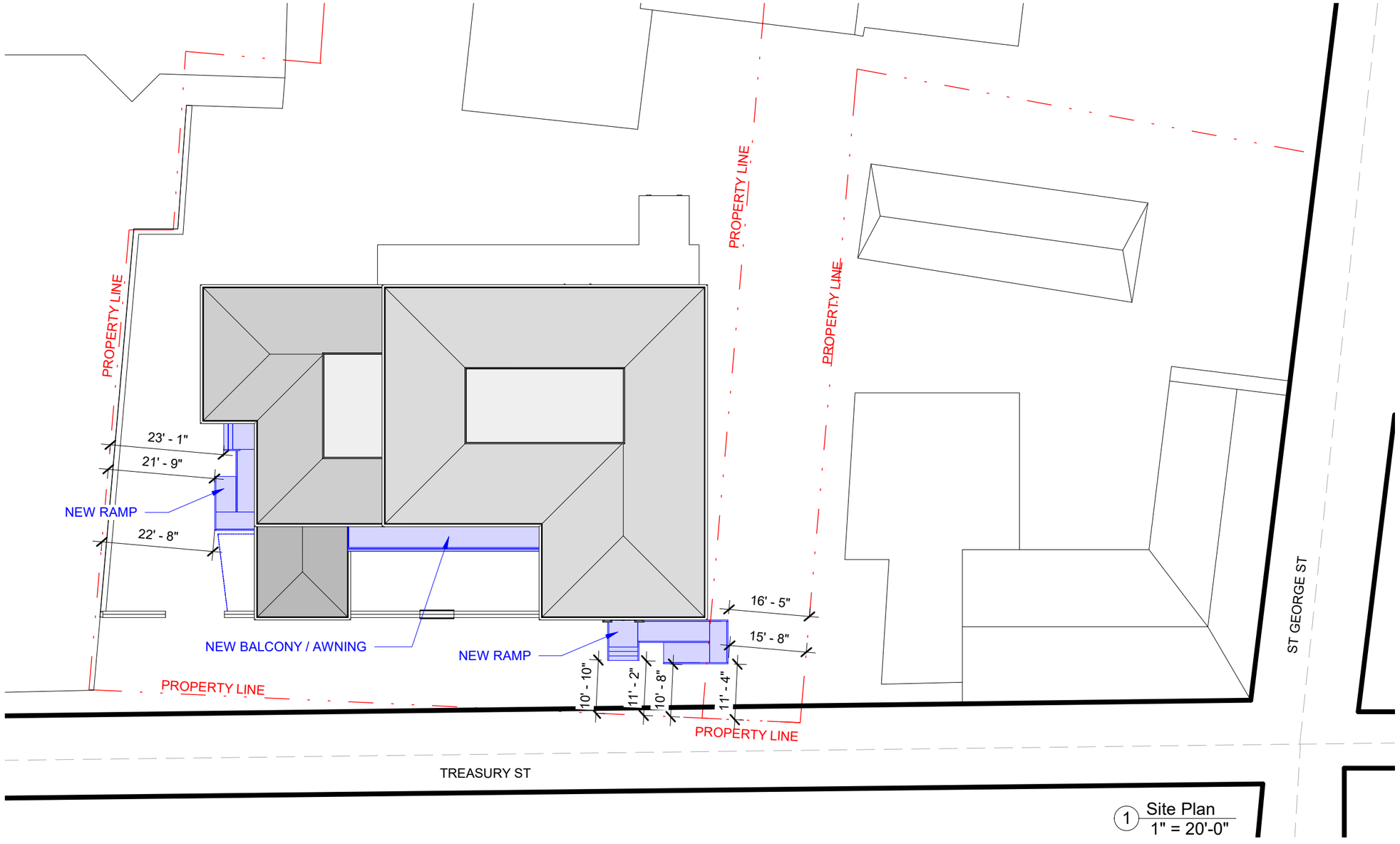
Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	If new mechanical equipment will be installed in a new location, please indicate on plans the location of new mechanical equipment and detail its potential visibility from public streets and sidewalks.

Other Details Necessary for Review

Drawings should be provided that are legible in print format (11x17). The font of the digital plans provided is very small and not likely to print clearly.

For the proposed stairs and ramps, please note that plain concrete is not generally appropriate in HP zoning districts and the board may require use of coquina concrete for these features.

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1 Site Plan
1" = 20'-0"

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35 TREASURY ST
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TITLE: SITE PLAN
SHEET: AD0.1
DATE: 12/11/2023 2:38:55 PM
JOB #: 2322

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EXTERIOR INTERVENTIONS

1. WINDOW REMOVAL
   -REMOVE EXISTING WINDOW AND FILL IN WALL
   -REMOVE EXISTING WINDOW AND REPLACE WITH DOOR/ WINDOW

2. WINDOW REPLACEMENT
   -REPLACE ALL SPECIFIED WINDOWS WITH NEW WINDOW MATCHING LOOKS AND MATERIALS

3. REPLACE EXISTING EAST ENTRANCE DOOR

4. ADD STAIRS AND ADA COMPLIANT RAMPS TO EAST AND MAIN ENTRANCE

5. REMOVE EXISTING BALCONY AND REPLACE WITH NEW BALCONY

6. ADD NEW AWNING ABOVE BALCONY

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TITLE: INTERVENTION LIST
SHEET: AD0.2
DATE: 12/11/2023 2:38:58 PM
JOB #: 2322

COURTYARD AREA, NORTH ELEVATION

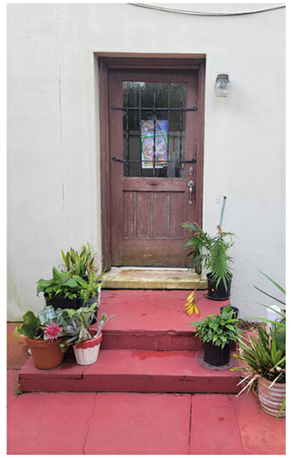
BECAUSE OF THE COURTYARD SIZE, A FULL PICTURE OF THE ELEVATION COULD NOT BE PROVIDED. PICTURE DEPICTS HALF OF THE ELEVATION OF THE BUILDING WHERE THE WINDOWS WILL BE REMOVED

COMPLETE REMOVAL OF WINDOW '1' ON THE FIRST FLOOR

REMOVAL AND REPLACEMENT OF WINDOW '2' ON THE SECOND FLOOR







WINDOW 1

- NEW KITCHEN / OFFICE LAYOUT WILL BE IN PLACE AFTER INTERIOR RE-DESIGN, THEREFORE THE CURRENT POSITION DOES NOT ALLOW FOR A FUNCTIONAL USE OF THE WINDOW

-WINDOW REMOVAL DOES NOT AFFECT THE OVERALL LOOK OF THE FACADE AS IT'S NOT VISIBLE FROM THE MAIN ROAD BECAUSE OF THE HIGH COURTYARD WALL.

- EXISTING OPENING TO BE INFILLED AND TO MATCH EXISTING EXTERIOR FINISH.

KITCHEN DOOR

- CURRENT DOOR HAS WATER DAMAGE IN THE PANEL AND THE THREASHOLD AREA

-DOOR TO BE REPLACED WITH NEW DOOR TO MATCH EXISTING IN LOOKS AND MATERIAL



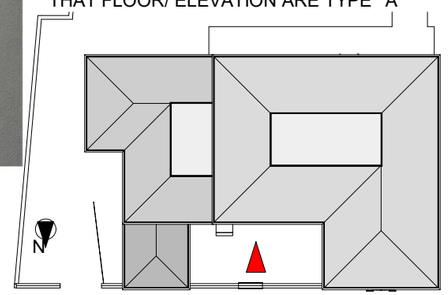


WINDOW 1

- CURRENT POSITION MATCHES THE RECREATIONAL AREA, THERE IS WATER DAMAGE COMING FROM THE GAPS BETWEEN THE GLASS PANEL AND FRAME, THE FRAME PAINT IS CHIPPING OFF EXPOSING THE FRAME TO WATER.

-TO MATCH SPACE RE-DESIGN, THE WINDOW WILL BE REMOVED AND REPLACED WITH TYPE 'A' WINDOW, MATCHING EXISTING.

- THE CHANGE DOES NOT AFFECT THE OVERALL LOOK, AS ALL WINDOW TYPES IN THAT FLOOR/ ELEVATION ARE TYPE ' A'



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TITLE: WINDOW REMOVAL/ REPLACEMENT
SHEET: AD0.3
DATE: 12/11/2023 2:39:07 PM
JOB #: 2322

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BACKYARD AREA, WEST ELEVATION

BECAUSE OF THE VEGETATION DENSITY A FULL PICTURE OF THE ELEVATION COULD NOT BE PROVIDED. PICTURE DEPICTS GENERAL AREA WHERE THE WINDOW IS LOCATED.

WINDOW REMOVAL AND OPENING INFILL.





WINDOW 1

- CURRENT WINDOW HAS WATER DAMAGE TO THE FRAME AND GLASS PANE.

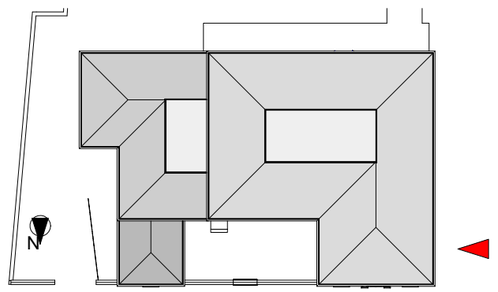
- OPENING AND CLOSING OF THE WINDOW IS NOT POSSIBLE IN CURRENT CONDITIONS.

- INTERIOR WILL BE RE-DESIGNED AND THEREFORE THE CURRENT LOCATION IS NOT NECESSARY

- WINDOW TO BE REMOVED AND OPENING TO BE INFILLED WITH BLOCK AND MATCH EXISTING STUCCO LOOKS.

- REMOVING THE WINDOW WILL NOT AFFECT THE OVERALL LOOK OF THE FACADE.
IT IS NOT VISIBLE FROM THE MAIN ROAD BECAUSE OF THE EXISTING PROPERTY WALL AND DENSE VEGETATION.





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TITLE: WINDOW REMOVAL
SHEET: AD0.4
DATE: 12/11/2023 2:39:11 PM
JOB #: 2322

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BACKYARD AREA, SOUTH ELEVATION

BECAUSE OF THE COURTYARD SIZE, A FULL PICTURE OF THE ELEVATION COULD NOT BE PROVIDED.
PICTURE DEPICTS HALF OF THE ELEVATION OF THE BUILDING WHERE THE WINDOWS WILL BE REMOVED

WINDOW / DOOR REMOVAL AND REPLACEMENT





WINDOW 1
WINDOW 2

-CURRENT BEDROOM AND PASTOR'S STUDY WILL BECOME A CONFERENCE ROOM AND COMMON AREA.

-GIVEN ITS NEW FUNCTION AND ACCESIBILTY TO THE PATIO EASIER, THE TWO WINDOWS WILL BE REPLACED BY FRENCH PATIO DOORS.

-CHANGING THE CURRENT LOOK OF THE ELEVATION WILL NOT IMPACT THE OVERALL HISTORICAL APPEAL OF THE BUILDING AS IT'S NOT VISIBLE FROM THE MAIN ROAD.

- THE NEW FRENCH DOOR WILL MATCH THE EXISTING SECOND FLOOR BALCONY DOOR IN LOOKS AND MATERIALS.

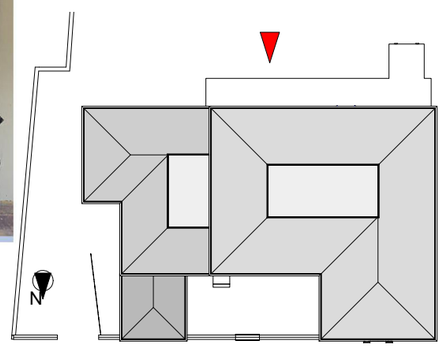




DOOR 1

- CURRENT DOOR HAS SIGNS OF WATER DAMAGE AND PAINT CHIPPING

- THE EXISTING PATIO DOOR WILL BE REMOVED AND REPLACED WITH WINDOW TYPE 'A' MATCHING THE EXISTING.



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TITLE: WINDOW/DOOR REMOVAL AND REPLACEMENT
SHEET: AD0.5
DATE: 12/11/2023 2:39:14 PM
JOB #: 2322

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PARKING LOT AREA, EAST ELEVATION ENTRANCE / EXIT, MECHANICAL ENCLOSURE

WOOD FENCE REMOVAL, EXISTING STAIRS TO BE DEMOLISHED AND REPLACED
WITH ADA COMPLIANT RAMP FOR SAFE EXITING





EXISTING MECHANICAL AREA

- CURRENT CONDENSER PLACEMEN T IS SCREENED WITH A WOOD PANEL ENCLOSURE.
SIZE AND PLACEMENT TO CHANGE IN ACORDANCE WITH NEW MECHANICAL SYSTEM.

-AREA WILL BE DOWNSIZED TO ACCOMMODATE AN ADA RAMP. MECHANICAL EQUPMENT TO BE RELOCATED WITHIN THE EXISTING SPACE

- THE MECHANICAL AREA WILL CONTINUE TO BE SCREENED AND WON'T BE VISIBLE FROM THE MAIN ROAD, GIVEN IT'S LOCATION BEHIND THE PROPERTY WALL.

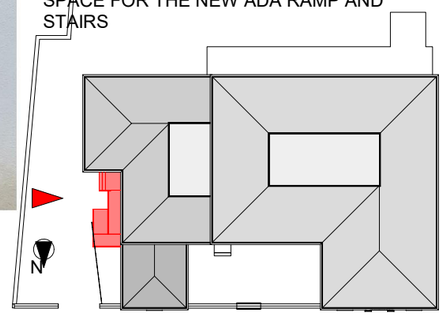
- THE ONLY PART WHERE THE ENCLOSURE WILL BE VISIBLE IS FROM THE ADJECENT PARKING LOT.

EXISTING STAIRS



- CURRENT STAIRS ARE NOT ADA COMPLIANT AND WILL NEED A RAMP INSTALLED TO PROVIDE A SAFE EVACUATION FROM THE BUILDING

- STAIRS TO BE COMPLETELY DEMOLISHED AND ENCLOSURE TO BE PARTIALLY DEMOLISHED TO CREATE THE NECESSARY SPACE FOR THE NEW ADA RAMP AND STAIRS



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TITLE: RAMP AND MECHANICAL ENCLOSURE
SHEET: AD0.7
DATE: 12/11/2023 2:39:29 PM
JOB #: 2322

NORTH ELEVATION, MAIN ENTRANCE

BECAUSE OF THE COURTYARD SIZE, A FULL PICTURE OF THE ELEVATION COULD NOT BE PROVIDED.
PICTURE DEPICTS HALF OF THE ELEVATION OF THE BUILDING WHERE THE NEW RAMP WILL BE LOCATED.





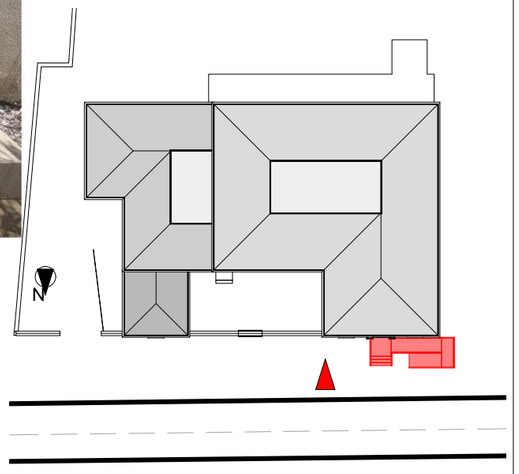
MAIN ENTRANCE

-CURRENTLY SERVES AS THE MAIN ENTRANCE OF THE BUILDING, THEREFORE IT HAS TO BE ACCESSIBLE BY EVERYONE.

-NEW STAIRS AND ADA COMPLIANT RAMP TO BE IN PLACE OF EXISTING STAIRS.

-NEW STAIRS AND RAMP TO HAVE A REINFORCED COQUINA CONCRETE BASE AND METAL GUARDRAIL/ HANDRAIL WITH BLACK FINISH.

-EXISTING VEGETATION TO BE RELOCATED



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TITLE: MAIN ENTRANCE RAMP
SHEET: AD0.8
DATE: 12/11/2023 2:39:33 PM
JOB #: 2322

COURTYARD AREA, NORTH ELEVATION

BECAUSE OF THE COURTYARD SIZE, A FULL PICTURE OF THE ELEVATION COULD NOT BE PROVIDED.
PICTURE DEPICTS HALF OF THE ELEVATION OF THE BUILDING WHERE THE BALCONY AND AWNING WILL BE REPLACED







NEW BALCONY

- CURRENT BALCONY HAS 3'-11" BY 7'-2" DIMENSIONS, WHICH IS NOT ADEQUATE TO BE FUNCTIONAL TO IT'S CURRENT RESIDENTS.

- CURRENT STEEL FRAMING AND GUARDRAIL PROTECTIVE FINISH IS CHIPPING OFF AND THEREFORE THE STRUCTURE HAS RUSTED.

- THE WOOD DECK HAS WATER DAMAGE AND ROT, MAKING IT UNSAFE FOR LONG TERM USE.

- DEMOLITION OF THE BALCONY FOR SAFETY AND FUNCTIONAL REASONS IS NECESSARY

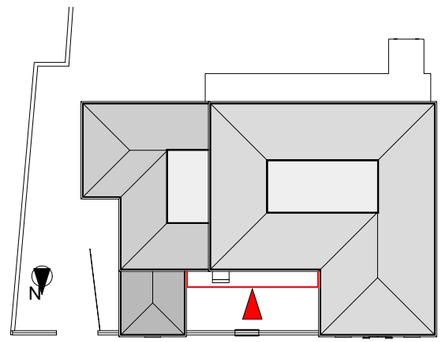
- NEW BALCONY SHALL BE WIDER AND LONGER TO ACCOMODATE MORE PEOPLE USING IT AT THE SAME TIME AND ALSO A STEEL FRAME STRUCTURE BEARING ON STEEL POSTS.

- BECAUSE OF THE ENCLOSED COURTYARD THE NEW STRUCTURE WILL NOT BE COMPLETELY VISIBLE FROM THE MAIN ROAD.

NEW AWNING

- BECAUSE WE ARE CHANGING THE BALCONY, A NEW AWNING IS NECESSARY TO PROTECT IT FROM THE ELEMENTS.

- NEW AWNING TO IMMITATE THE EXISTING AWNING IN LOOKS AND MATERIALS..



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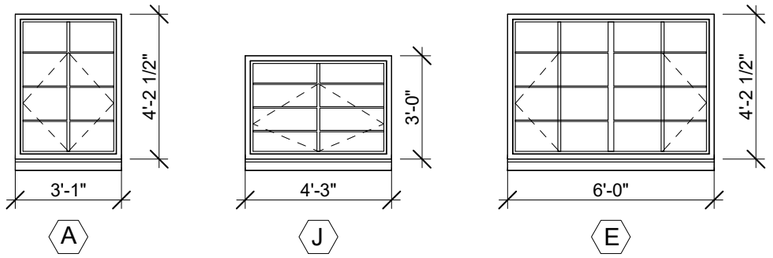
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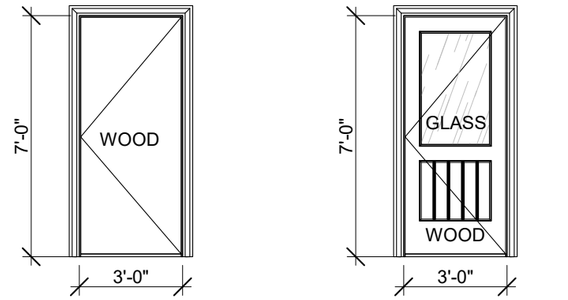
TITLE: BALCONY REPLACEMENT
SHEET: AD0.9
DATE: 12/11/2023 2:39:39 PM
JOB #: 2322

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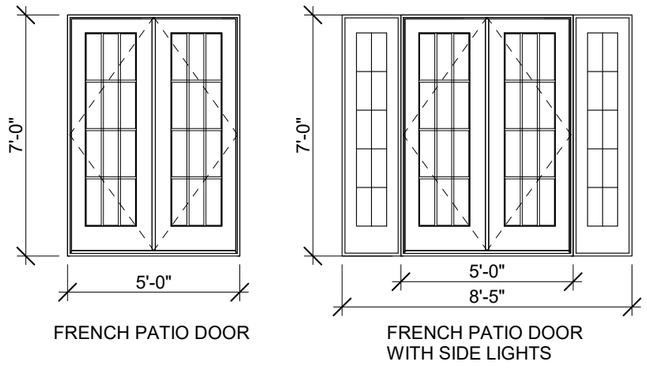
EXISTING WINDOW TYPES TO BE REPLACED



EXISTING DOOR TYPES TO BE REPLACED



PROPOSED DOOR TYPES



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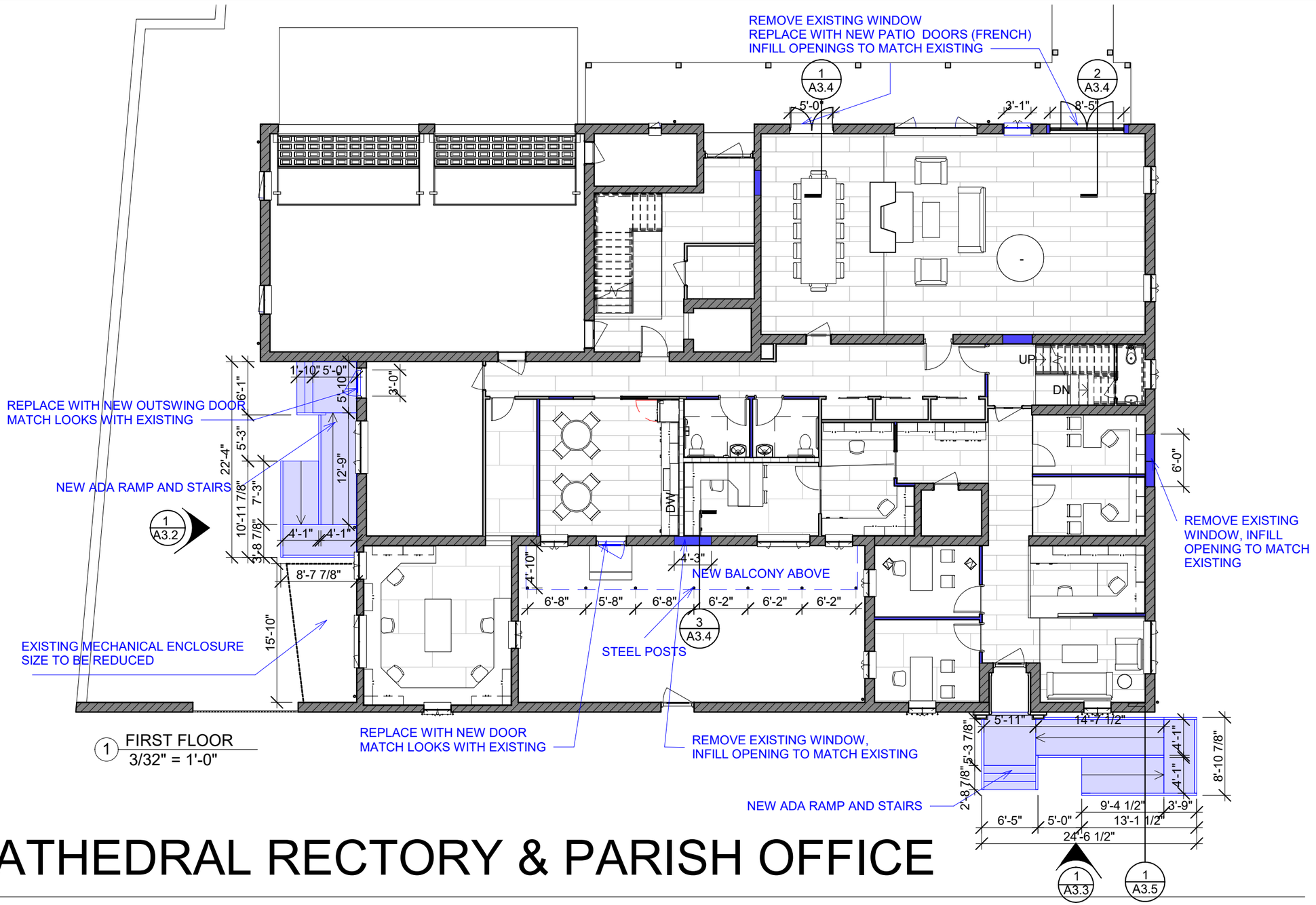
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35 TREASURY ST
ST. AUGUSTINE, FL 32084

TITLE: WINDOW/ DOOR SCHEDULES
SHEET: AD0.10
DATE: 12/11/2023 2:39:42 PM
JOB #: 2322

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1 FIRST FLOOR
3/32" = 1'-0"

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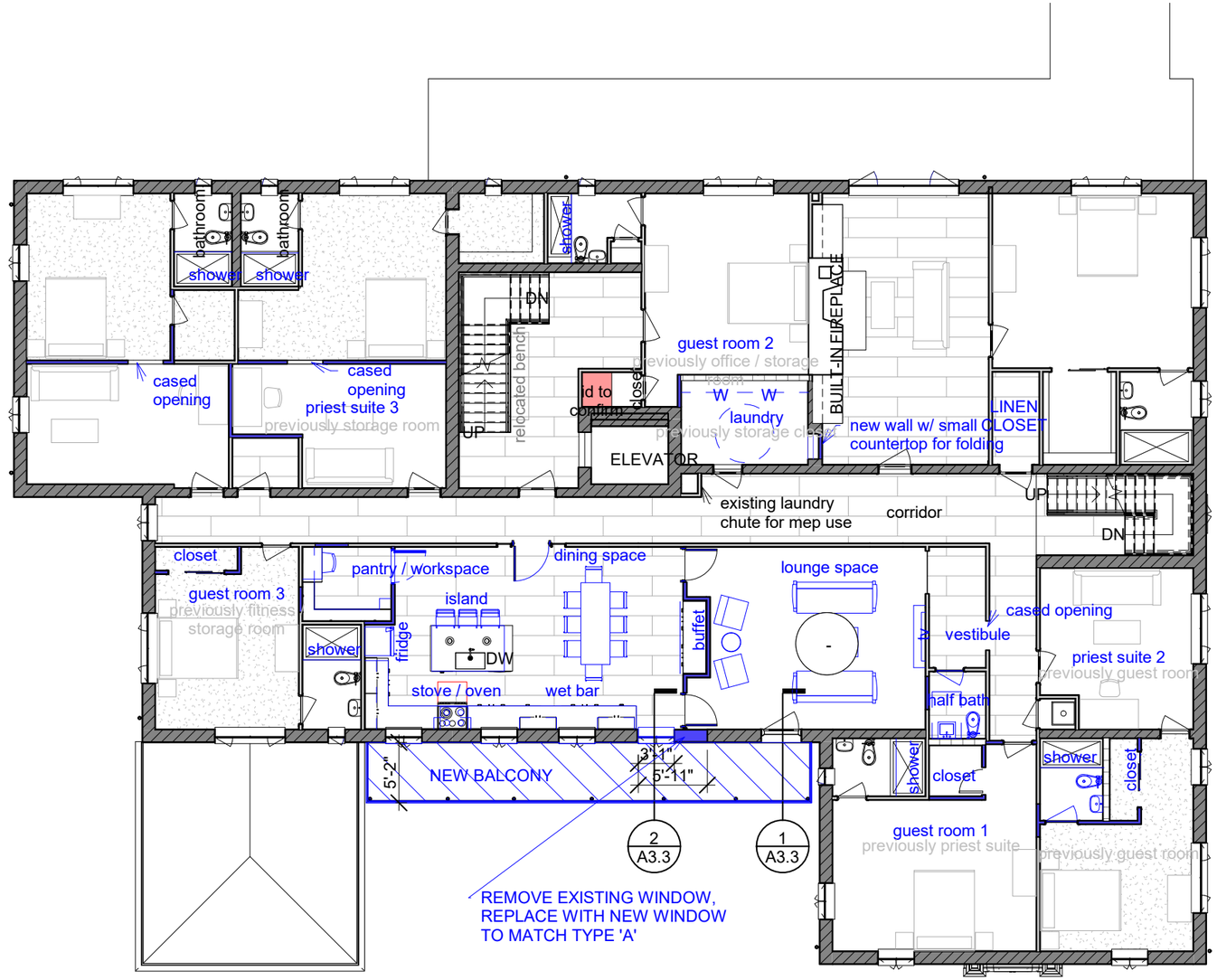
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35 TREASURY ST
ST. AUGUSTINE, FL 32084

TITLE: FIRST FLOOR PLAN, NEW RAMPS
SHEET: AD1.1
DATE: 12/11/2023 2:39:48 PM
JOB #: 2322

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1 SECOND FLOOR
3/32" = 1'-0"

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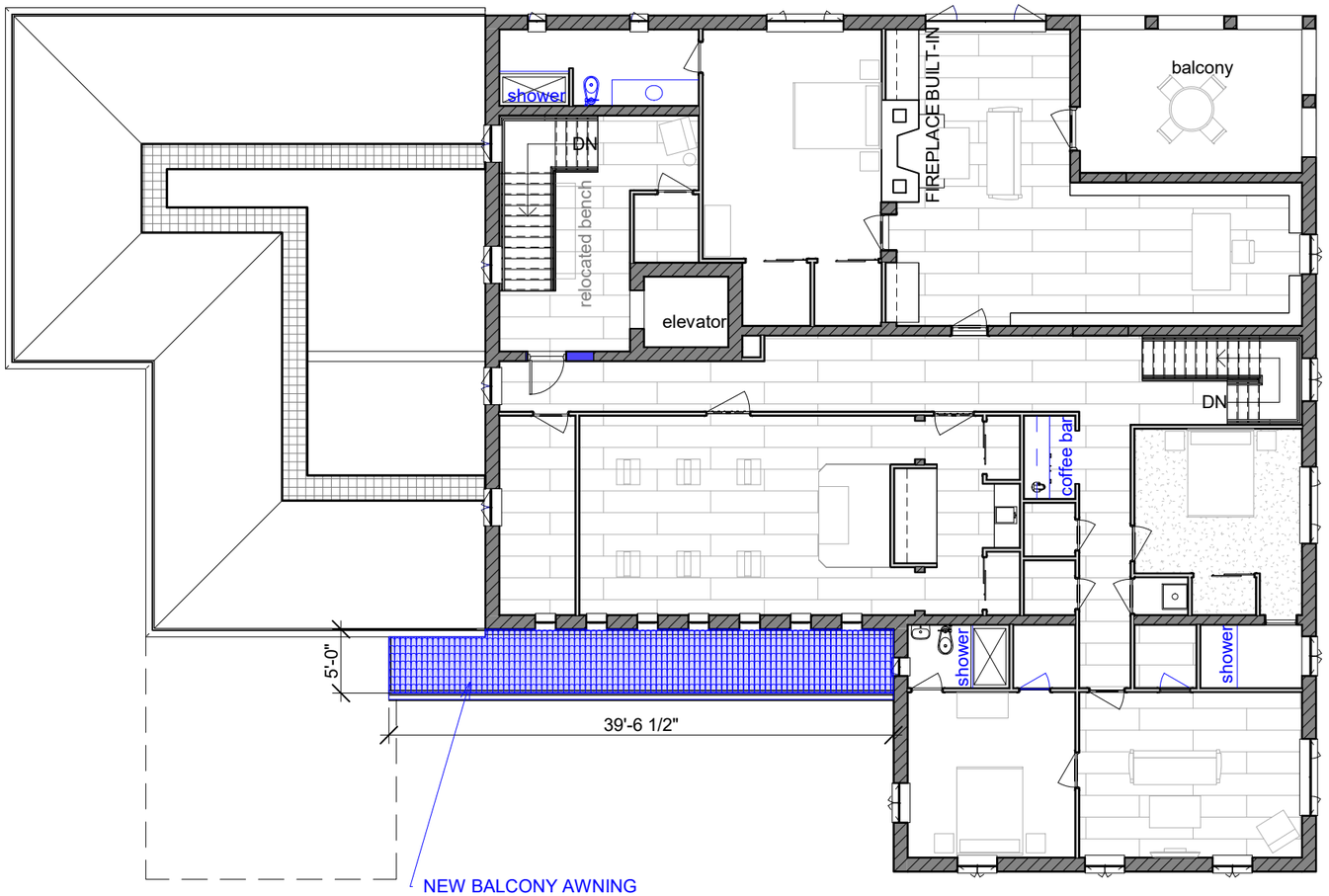
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35 TREASURY ST
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TITLE: SECOND FLOOR PLAN, NEW BALCONY
SHEET: AD1.2
DATE: 12/11/2023 2:39:54 PM
JOB #: 2322

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1 THIRD FLOOR
3/32" = 1'-0"

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TITLE: THIRD FLOOR PLAN, NEW BALCONY AWNING
SHEET: AD1.3
DATE: 12/11/2023 2:39:57 PM
JOB #: 2322



1 EXISTING NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

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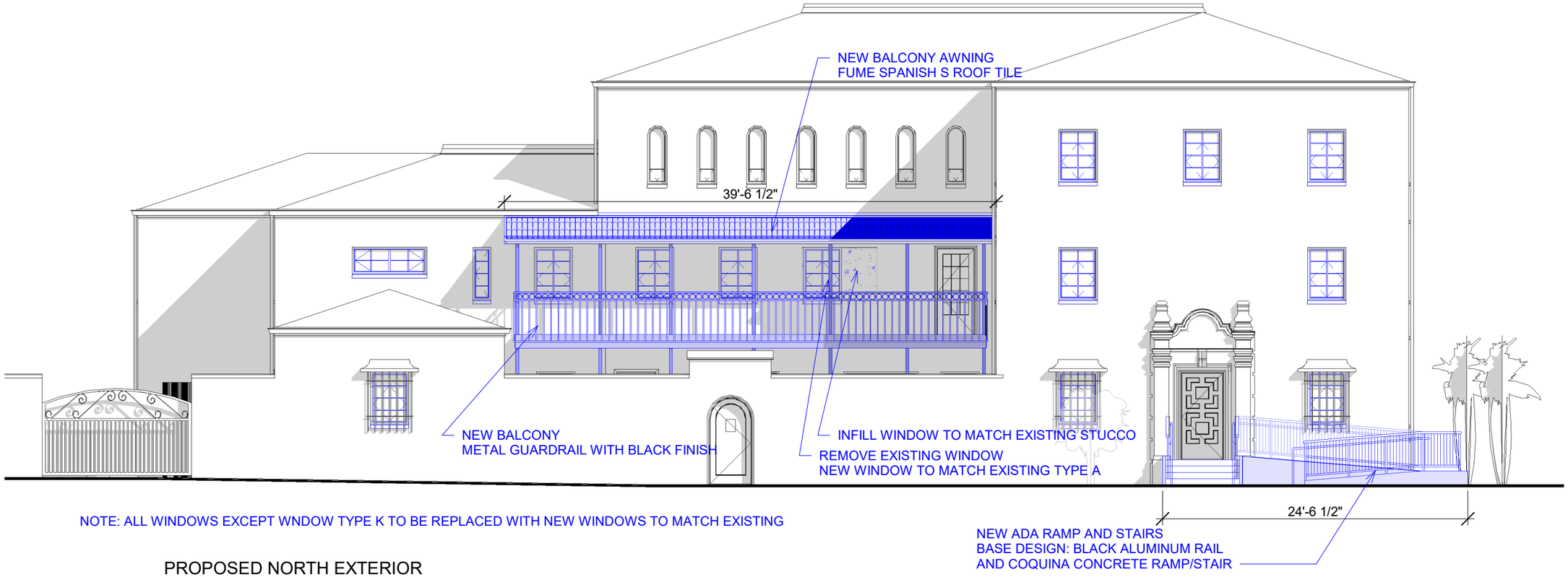
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35 TREASURY ST
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TITLE: EXISTING NORTH EXTERIOR ELEVATIONS
SHEET: AD2.1
DATE: 12/11/2023 2:40:11 PM
JOB #: 2322

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NOTE: ALL WINDOWS EXCEPT WNDOW TYPE K TO BE REPLACED WITH NEW WINDOWS TO MATCH EXISTING

1 PROPOSED NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

CATHEDRAL RECTORY & PARISH OFFICE

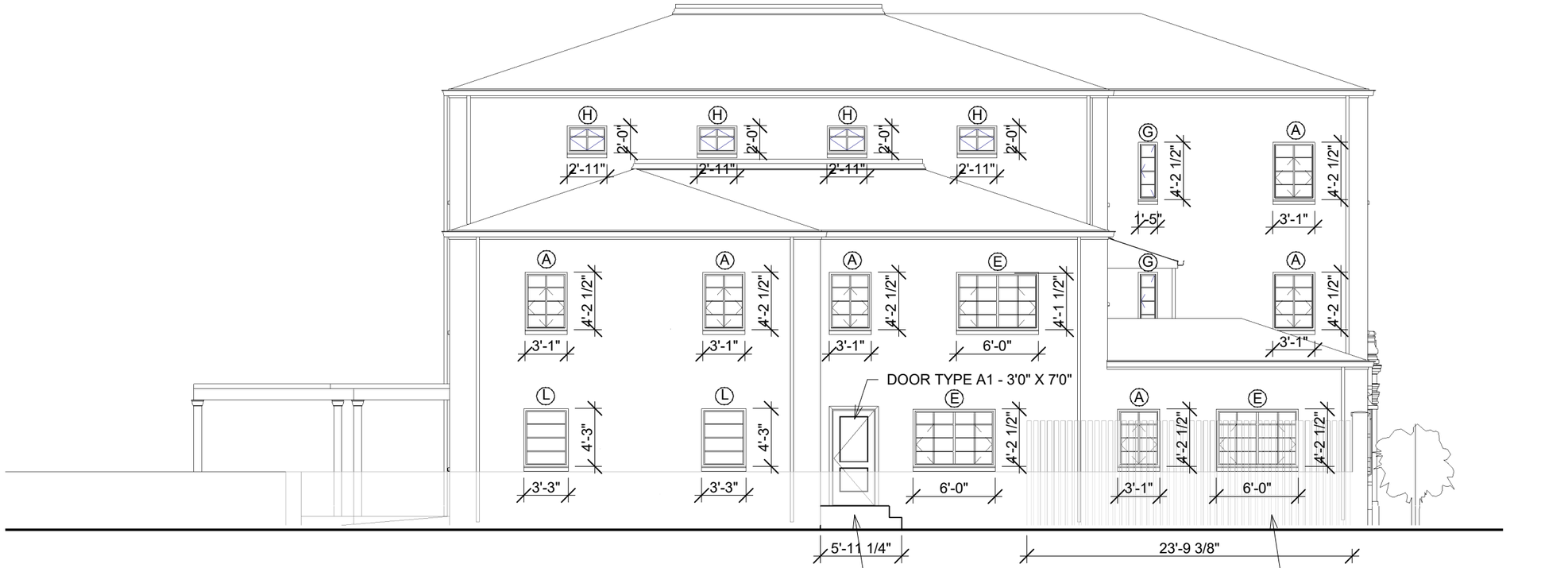
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35 TREASURY ST
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TITLE: PROPOSED NORTH EXTERIOR ELEVATION
SHEET: AD2.2
DATE: 12/11/2023 2:40:17 PM
JOB #: 2322

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1 EXISTING EAST EXTERIOR ELEVATION
1/8" = 1'-0"

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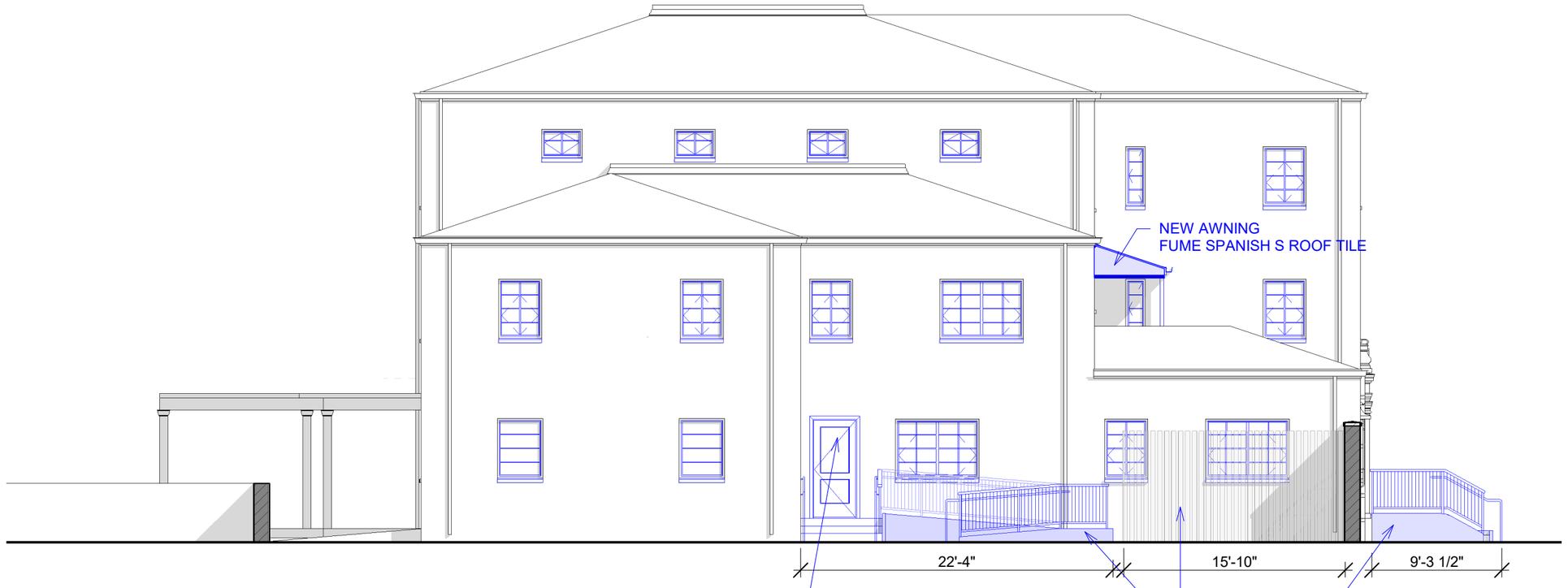
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35 TREASURY ST
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TITLE: EXISTING EAST EXTERIOR ELEVATIONS
SHEET: AD2.3
DATE: 12/11/2023 2:40:26 PM
JOB #: 2322

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NOTE: ALL WINDOWS EXCEPT WNDOW TYPE K TO BE REPLACED WITH NEW WINDOWS TO MATCH EXISTING

1 PROPOSED EAST EXTERIOR ELEVATION
1/8" = 1'-0"

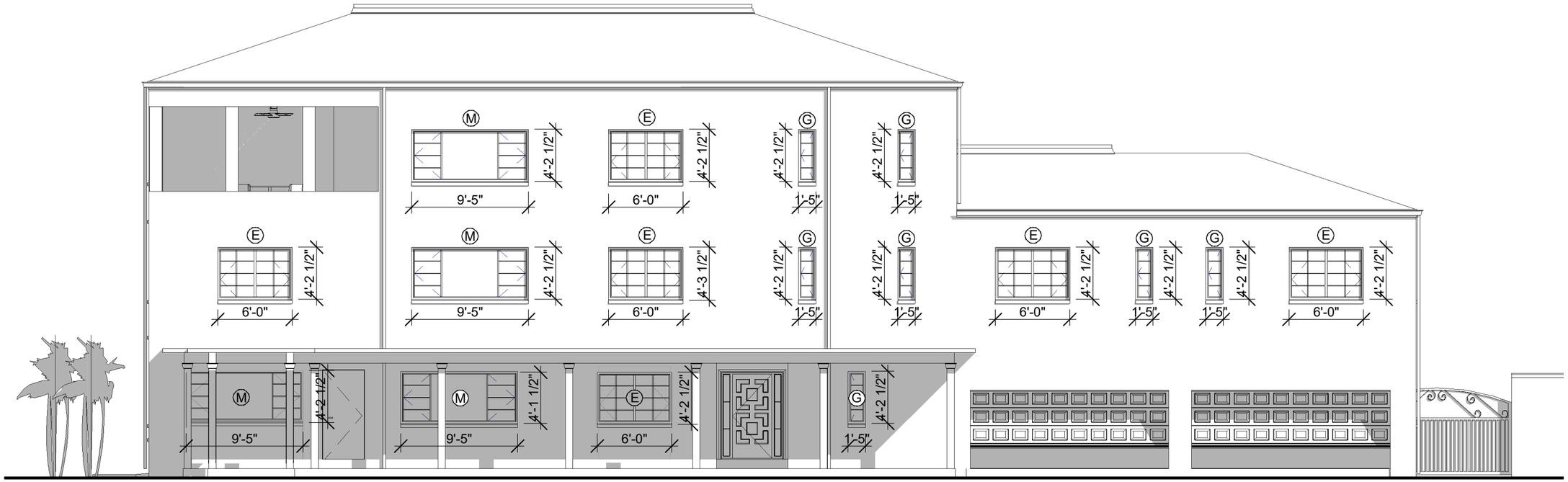
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TITLE: PROPOSED EAST EXTERIOR ELEVATION
SHEET: AD2.4
DATE: 12/11/2023 2:40:34 PM
JOB #: 2322



1 EXISTING SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

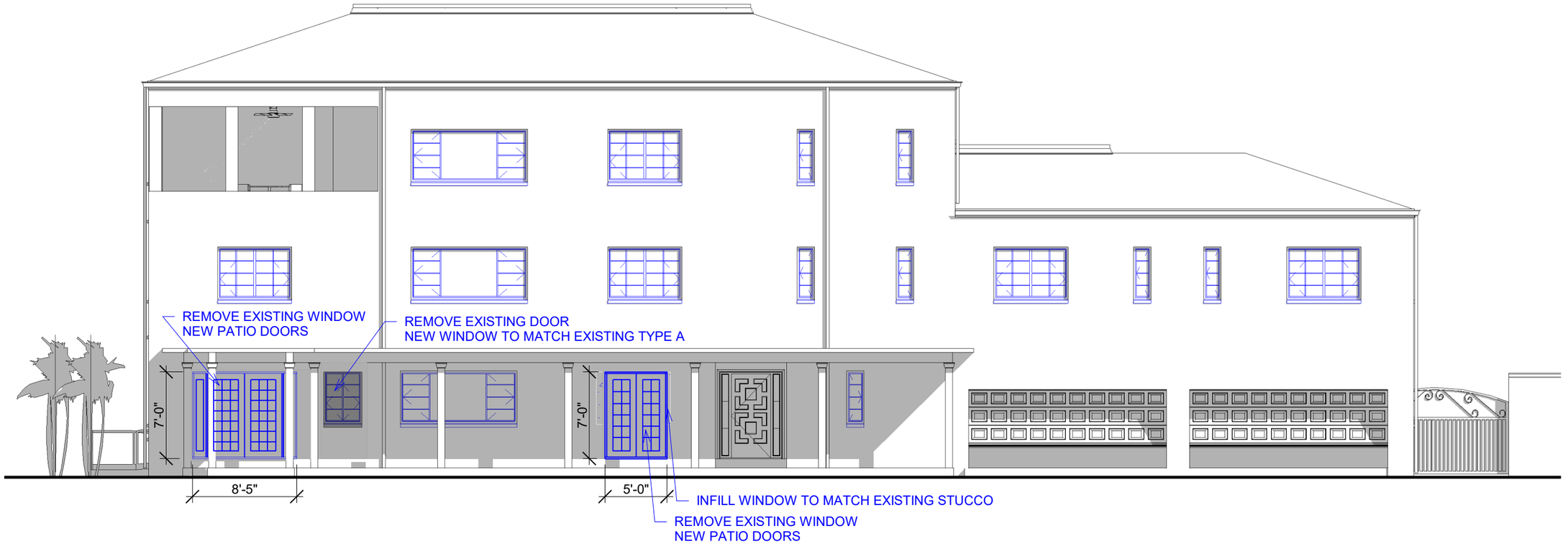
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35 TREASURY ST
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TITLE: EXISTING SOUTH EXTERIOR ELEVATIONS
SHEET: AD2.5
DATE: 12/11/2023 2:40:45 PM
JOB #: 2322



NOTE: ALL WINDOWS EXCEPT WNDOW TYPE K TO BE REPLACED WITH NEW WINDOWS TO MATCH EXISTING

1 PROPOSED SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

CATHEDRAL RECTORY & PARISH OFFICE

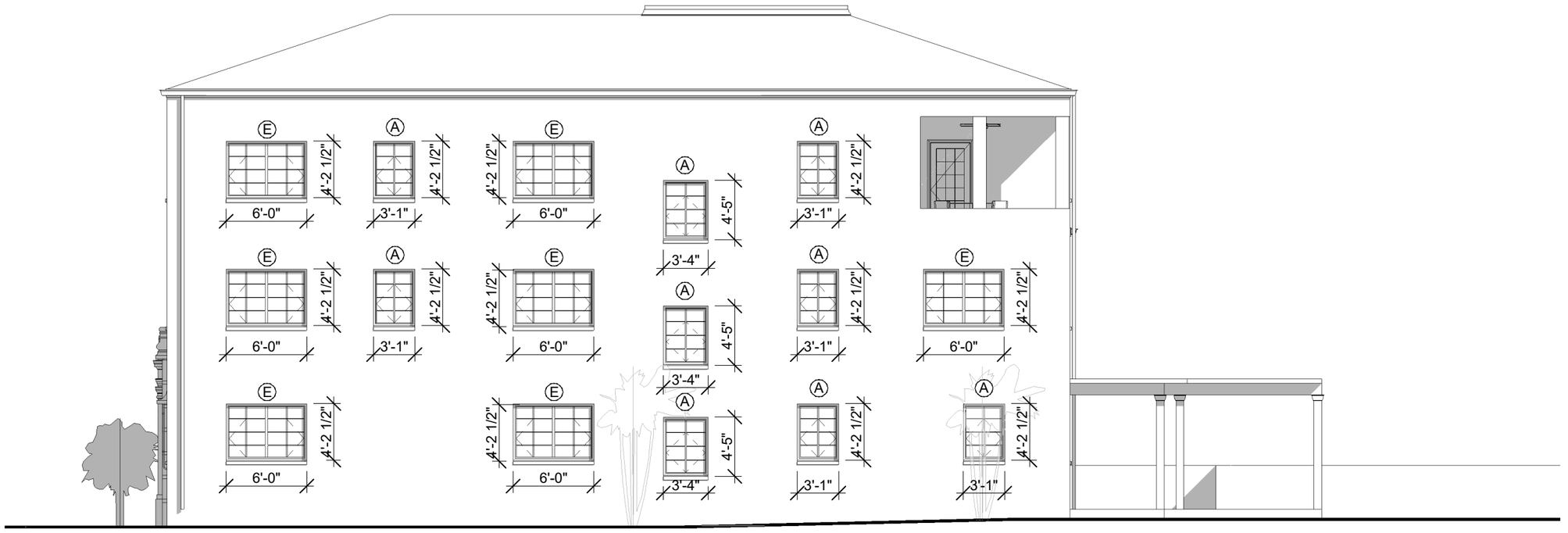
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35 TREASURY ST
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TITLE: PROPOSED SOUTH EXTERIOR ELEVATION
SHEET: AD2.6
DATE: 12/11/2023 2:40:51 PM
JOB #: 2322

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1 EXISTING WEST EXTERIOR ELEVATION
1/8" = 1'-0"

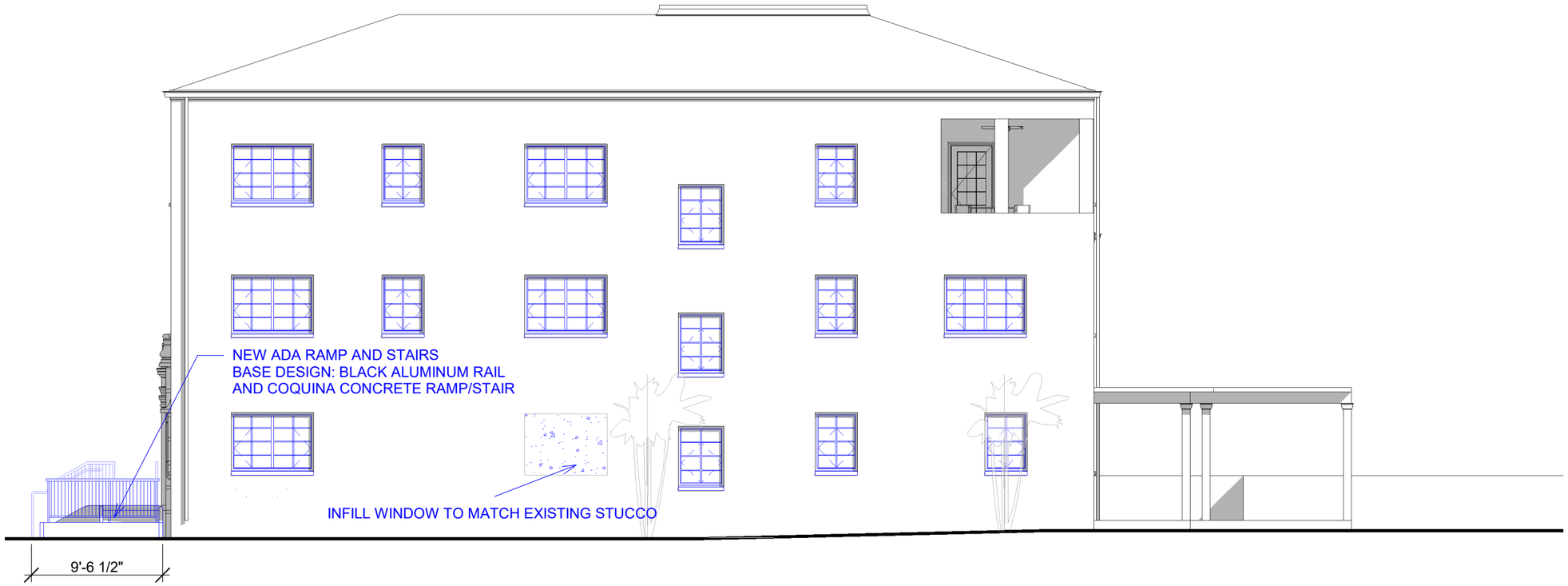
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35 TREASURY ST
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TITLE: EXISTING WEST EXTERIOR ELEVATIONS
SHEET: AD2.7
DATE: 12/11/2023 2:40:58 PM
JOB #: 2322



NOTE: ALL WINDOWS EXCEPT WNDOW TYPE K TO BE REPLACED WITH NEW WINDOWS TO MATCH EXISTING

1 PROPOSED WEST EXTERIOR ELEVATION
1/8" = 1'-0"

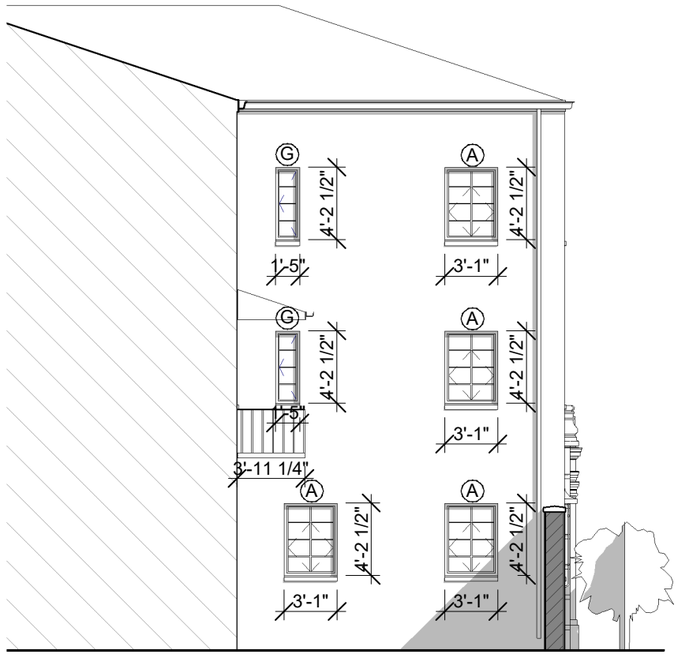
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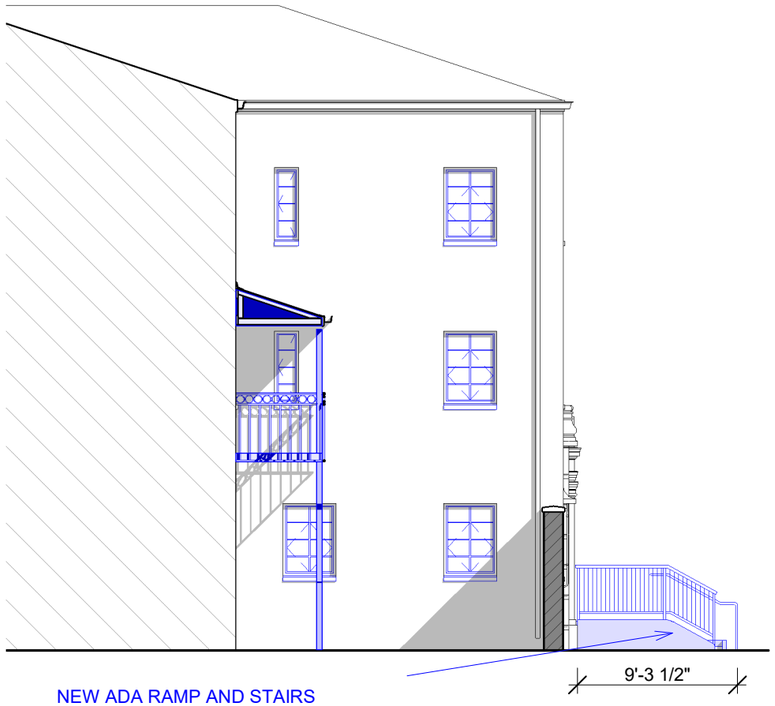
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35 TREASURY ST
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TITLE: PROPOSED WEST EXTERIOR ELEVATION
SHEET: AD2.8
DATE: 12/11/2023 2:41:05 PM
JOB #: 2322



EXISTING COURTYARD EAST ELEVATION
1/8" = 1'-0"



NEW ADA RAMP AND STAIRS
BASE DESIGN: BLACK ALUMINUM RAIL AND COQUINA CONCRETE RAMP/STAIR

NOTE: ALL WINDOWS EXCEPT WNDOW TYPE K TO BE REPLACED WITH NEW WINDOWS TO MATCH EXISTING

PROPOSED COURTYARD EAST ELEVATION
1/8" = 1'-0"

CATHEDRAL RECTORY & PARISH OFFICE

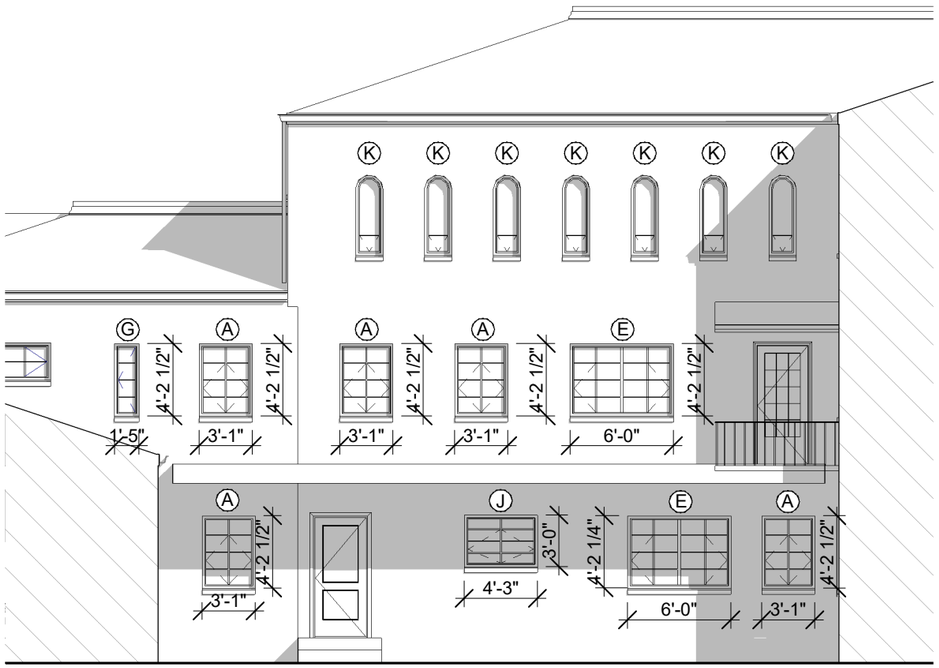
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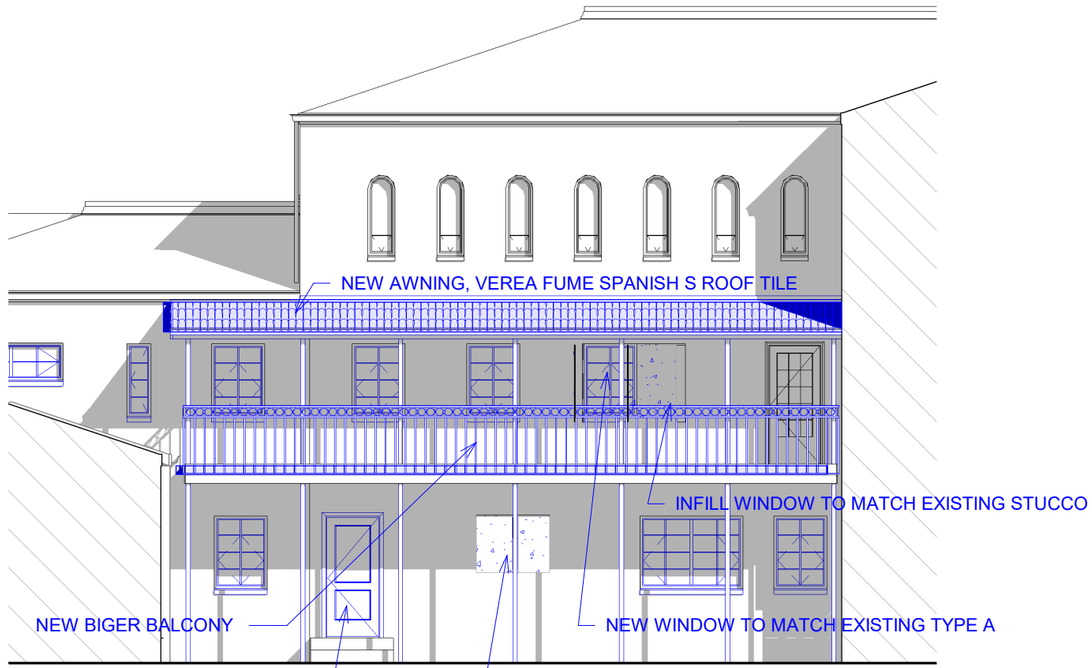
35 TREASURY ST
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TITLE: COURTYARD EXTERIOR ELEVATIONS
SHEET: AD2.9
DATE: 12/11/2023 2:41:09 PM
JOB #: 2322

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EXISTING COURTYARD NORTH ELEVATION
1 1/8" = 1'-0"



NOTE: ALL WINDOWS EXCEPT WNDOW TYPE K TO BE REPLACED WITH NEW WINDOWS TO MATCH EXISTING

PROPOSED COURTYARD NORTH ELEVATION
2 1/8" = 1'-0"

CATHEDRAL RECTORY & PARISH OFFICE

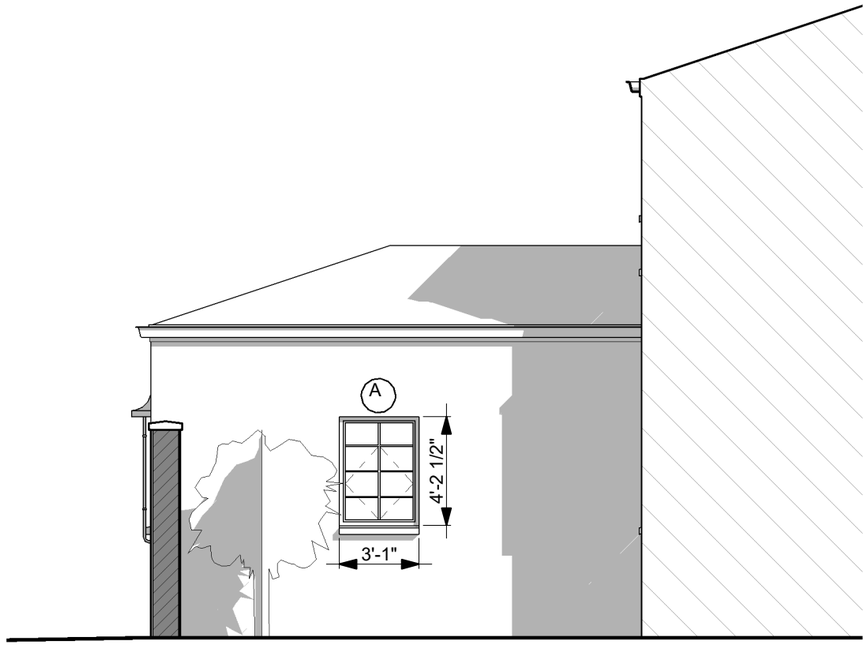
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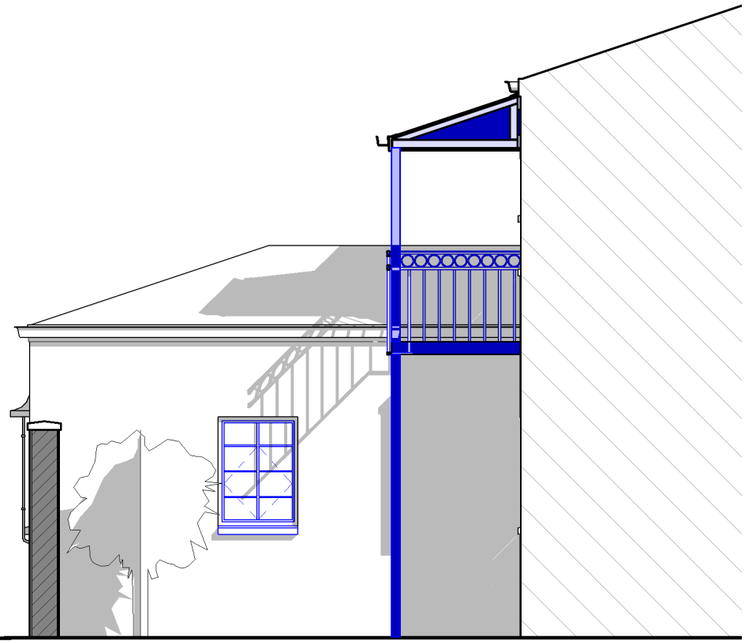
35 TREASURY ST
ST. AUGUSTINE, FL 32084

TITLE: COURTYARD EXTERIOR ELEVATIONS
SHEET: AD2.10
DATE: 12/11/2023 2:41:18 PM
JOB #: 2322

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EXISTING COURTYARD WEST ELEVATION
1 3/16" = 1'-0"



NOTE: ALL WINDOWS EXCEPT WNDOW TYPE K TO BE REPLACED WITH NEW WINDOWS TO MATCH EXISTING

PROPOSED COURTYARD WEST ELEVATION
2 3/16" = 1'-0"

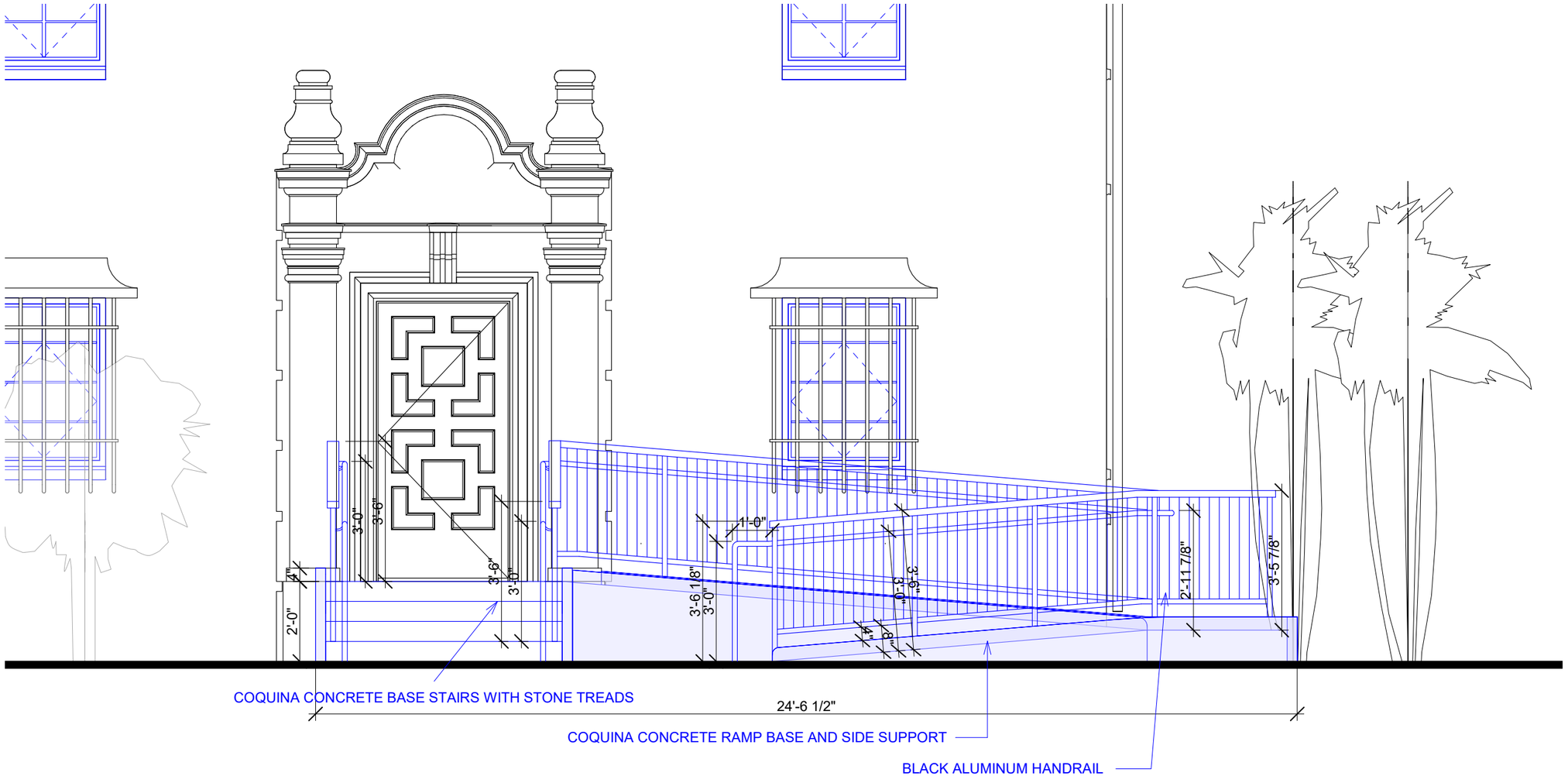
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35 TREASURY ST
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TITLE: COURTYARD EXTERIOR ELEVATIONS
SHEET: AD2.12
DATE: 12/11/2023 2:41:24 PM
JOB #: 2322



1 ENLARGED NORTH RAMP ELEVATION
3/8" = 1'-0"

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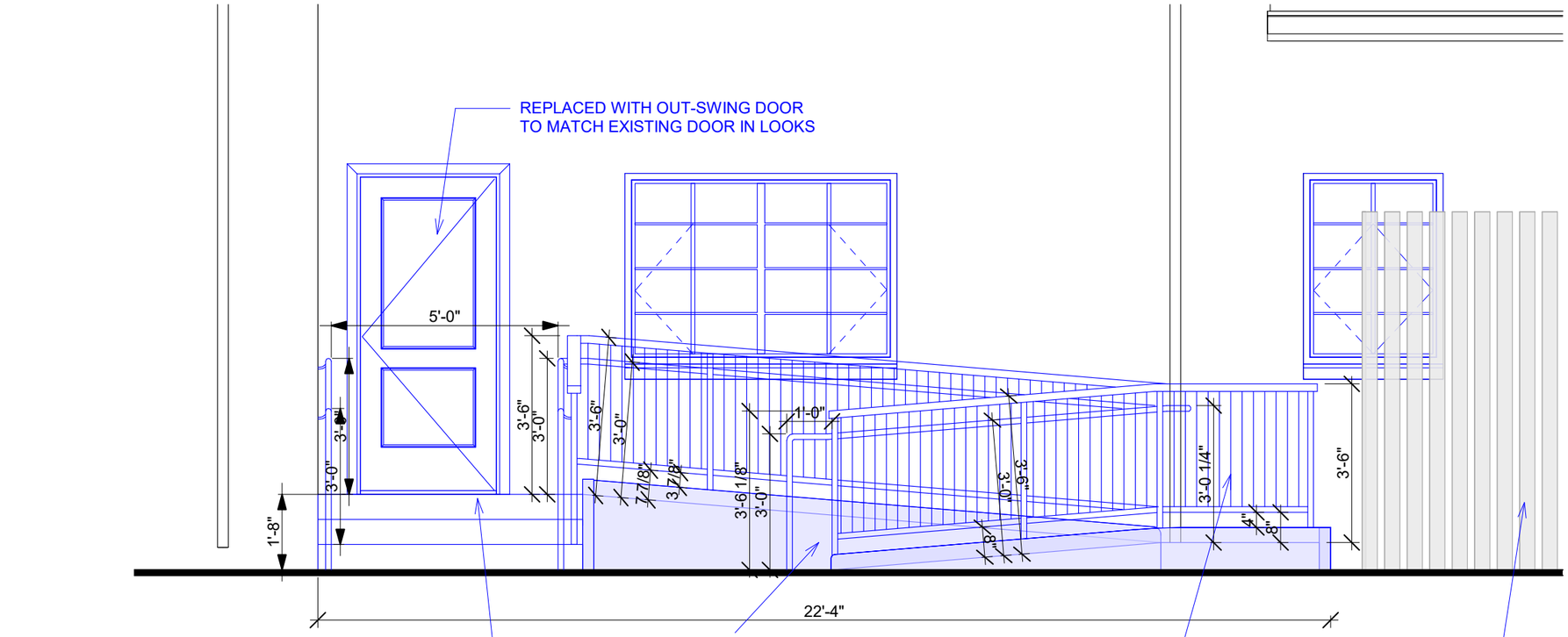
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35 TREASURY ST
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TITLE: ENLARGED RAMP ELEVATION
SHEET: AD3.1
DATE: 12/11/2023 2:43:03 PM
JOB #: 2322

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1 ENLARGED EAST RAMP ELEVATION
3/8" = 1'-0"

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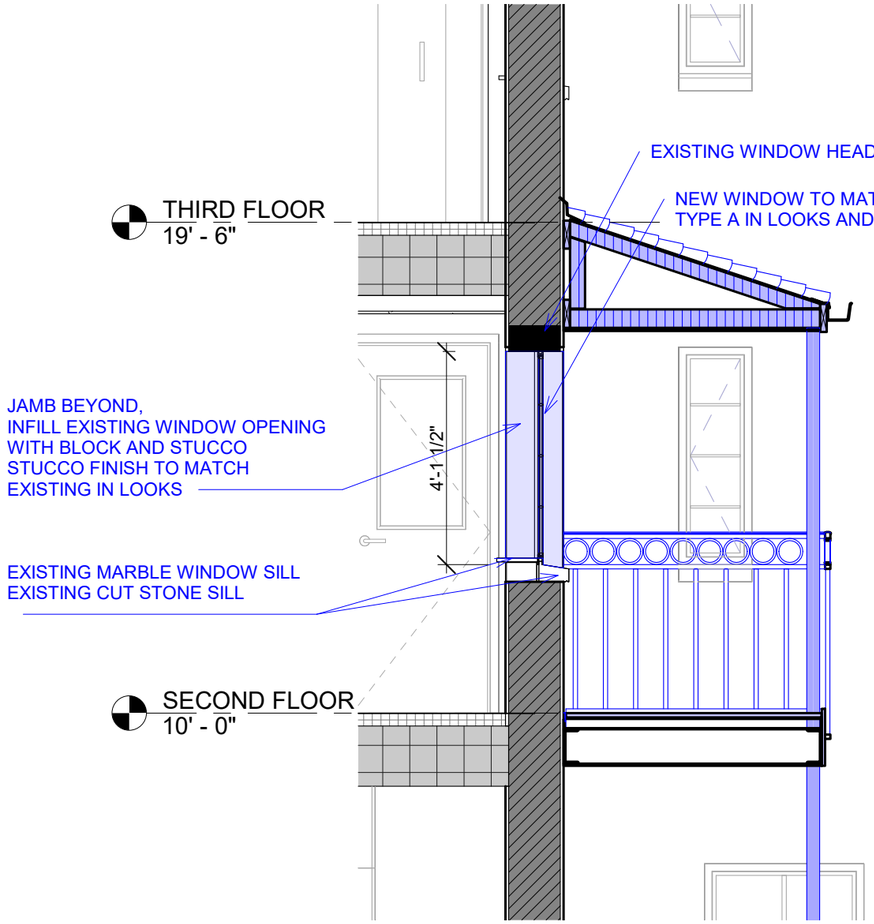
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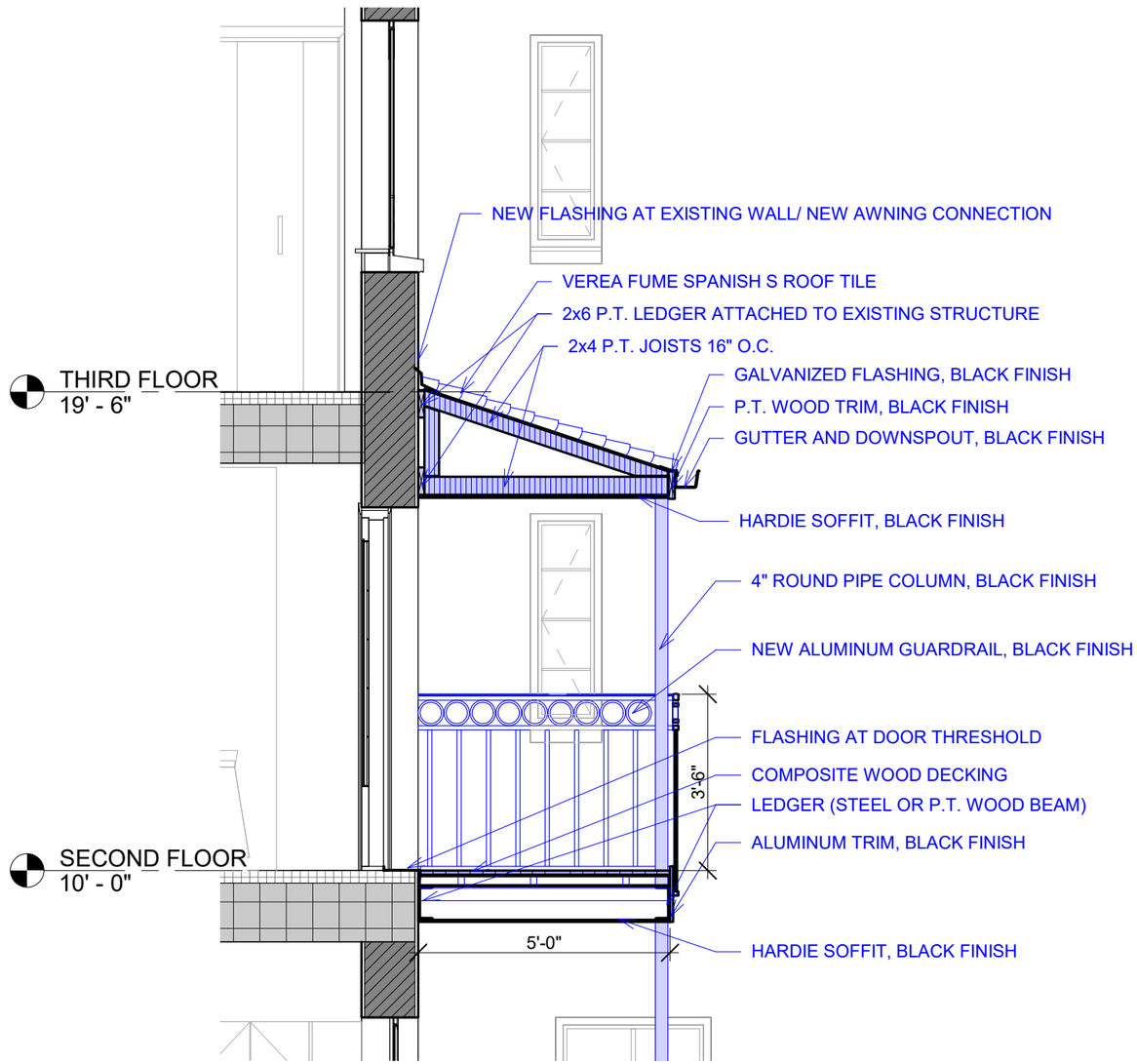
35 TREASURY ST
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TITLE: ENLARGED RAMP ELEVATION
SHEET: AD3.2
DATE: 12/11/2023 2:41:30 PM
JOB #: 2322

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2 REPLACING EXISTING WINDOW
3/8" = 1'-0"



1 NEW BALCONY/ AWNING SECTION
3/8" = 1'-0"

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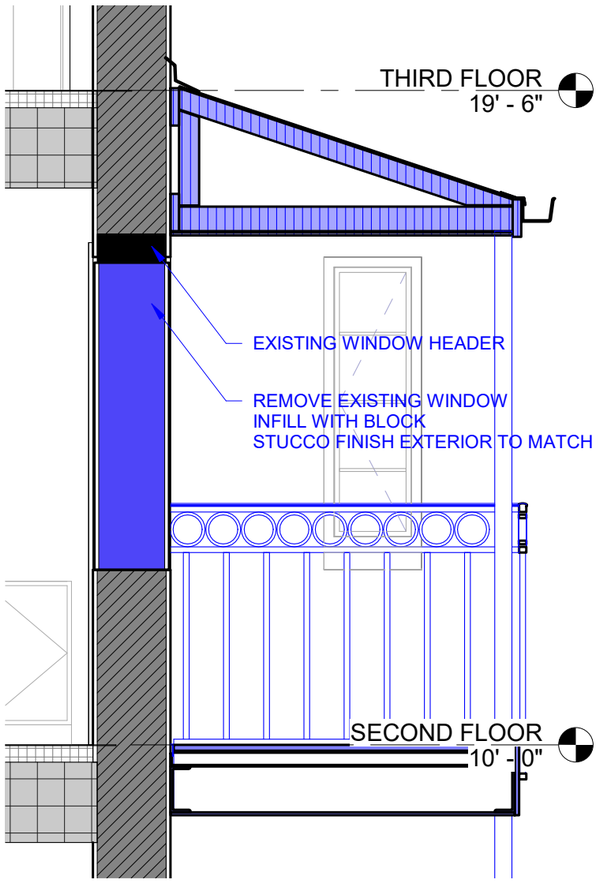
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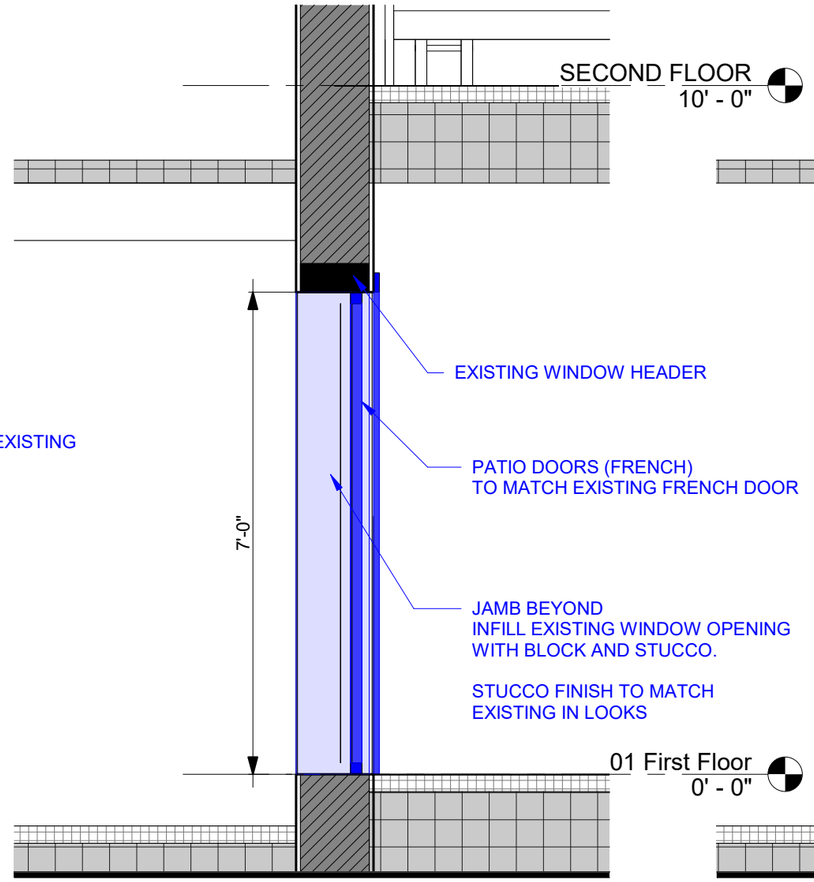
35 TREASURY ST
ST. AUGUSTINE, FL 32084

TITLE: EXTERIOR SECTIONS
SHEET: AD3.3
DATE: 12/11/2023 2:41:33 PM
JOB #: 2322

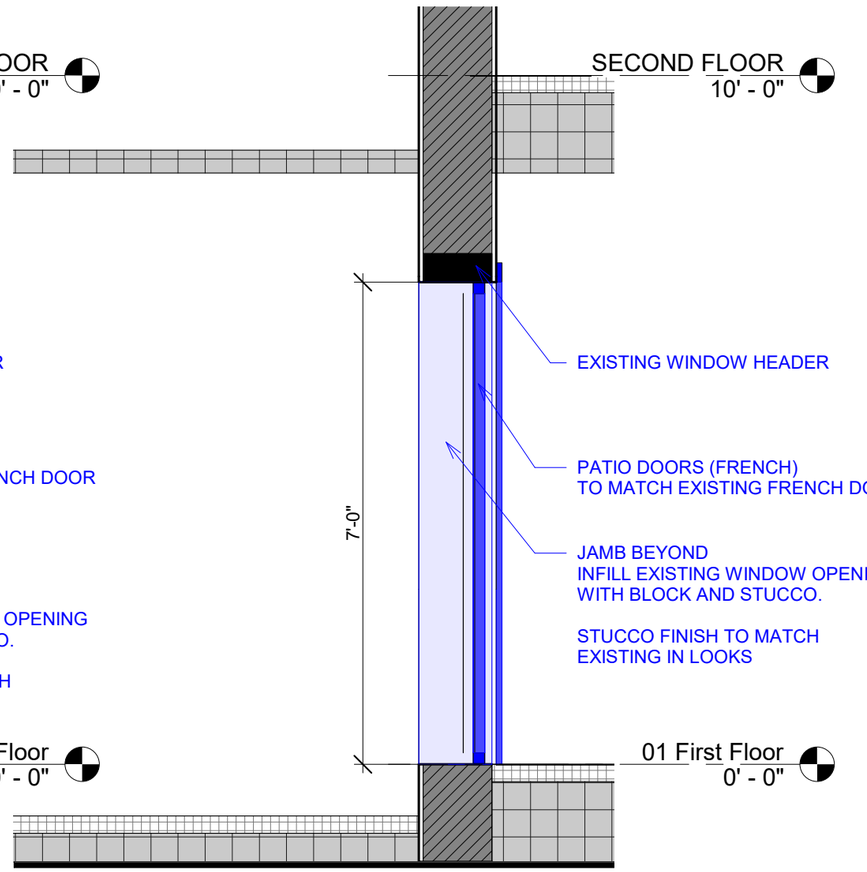
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3 Section 6
1/2" = 1'-0"



2 Section 5
1/2" = 1'-0"



1 Section 4
1/2" = 1'-0"

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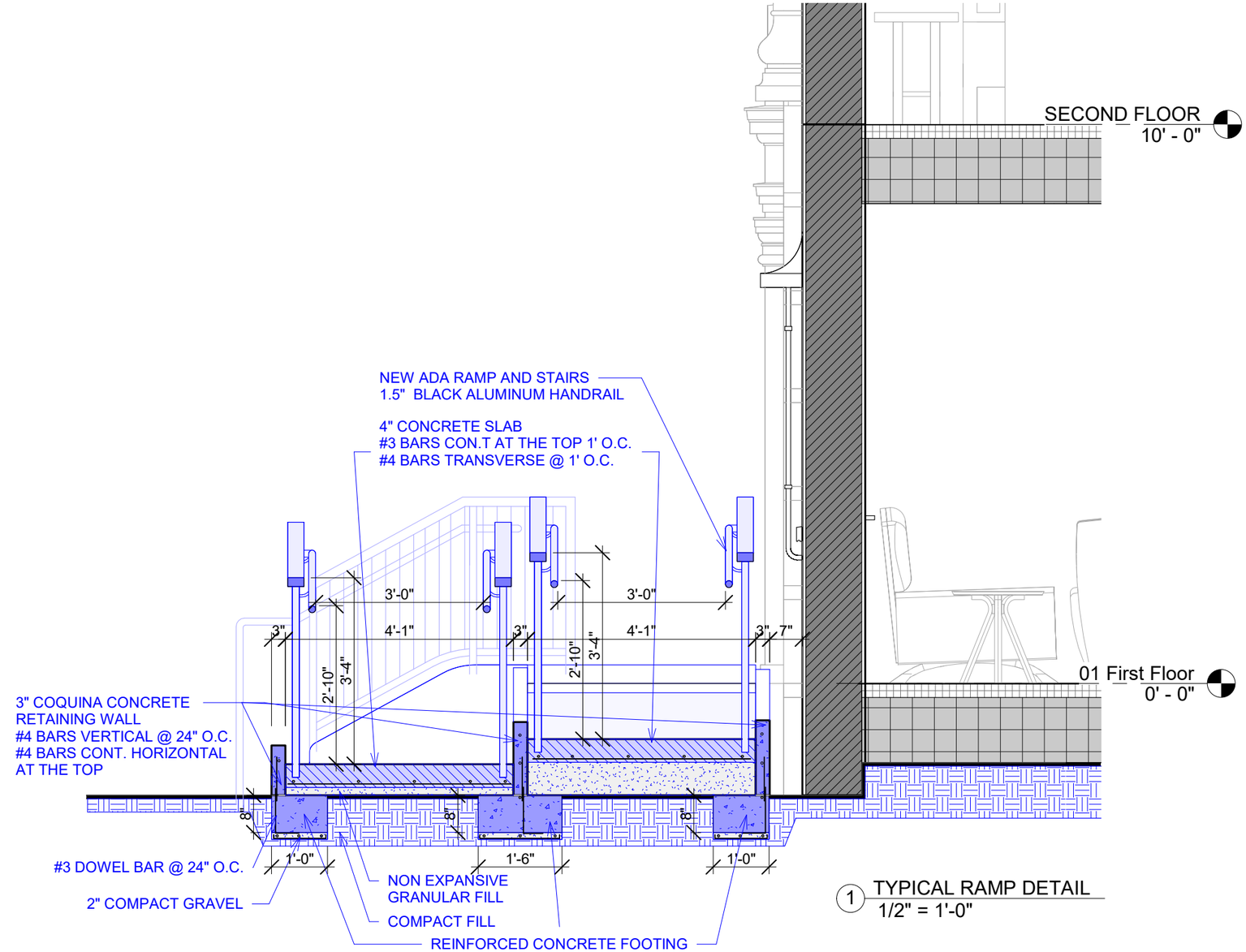
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35 TREASURY ST
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TITLE: EXTERIOR SECTIONS
SHEET: AD3.4
DATE: 12/11/2023 2:41:36 PM
JOB #: 2322

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1 TYPICAL RAMP DETAIL
1/2" = 1'-0"

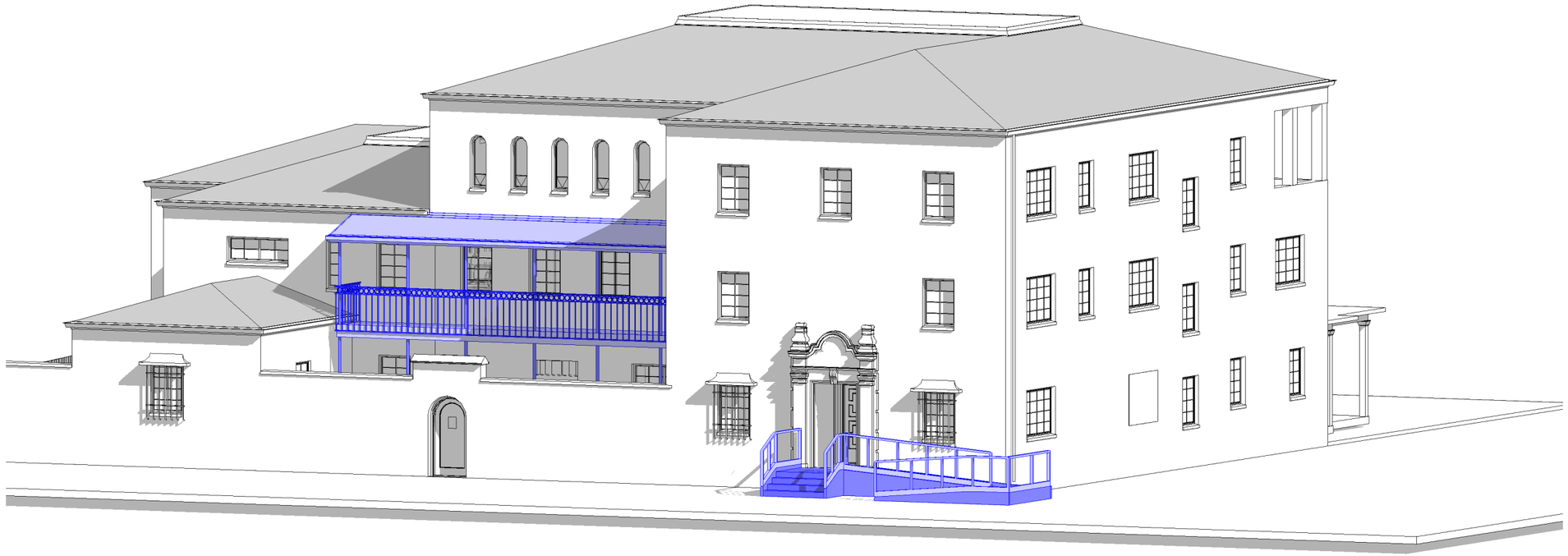
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35 TREASURY ST
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TITLE: EXTERIOR SECTIONS
SHEET: AD3.5
DATE: 12/11/2023 2:41:41 PM
JOB #: 2322



1 VIEW 1

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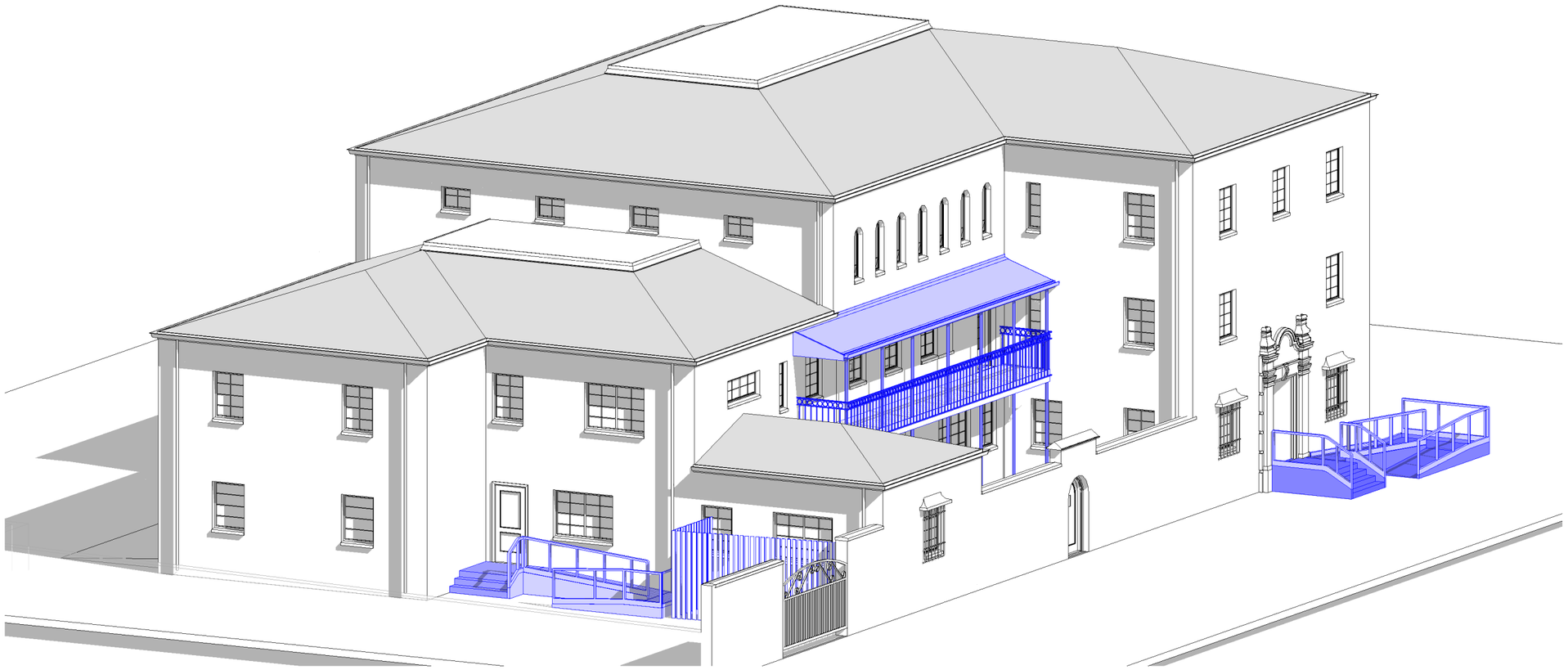
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TITLE: PROPOSED 3D VIEW
SHEET: AD4.1
DATE: 12/11/2023 2:41:47 PM
JOB #: 2322

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1 VIEW 2

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TITLE: PROPOSED 3D VIEW
SHEET: AD4.2
DATE: 12/11/2023 2:41:53 PM
JOB #: 2322

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AMERICAN WINDOW PRODUCTS

Window Evaluation



Project Address:

35 Treasury Street

St. Augustine, Florida 32084

The windows and doors were inspected at the Cathedral Rectory and Parish Office located at 35 Treasury Street St. Augustine Florida 32084 on November 3rd, 2023. The following conditions were identified, and the window and door units are recommended to be replaced.

All the windows are past their expected lifetime of 20-30 years. The building based on property records was built in 1965 which would make the windows 58 years old. Over twice the average lifespan. The location is in close proximity to saltwater exposure and winds which cause a faster level of material deterioration as well.





It is our professional recommendation to replace all units with energy efficient glass, frames, sealant, weatherstripping and hardware that function properly.

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AMERICAN WINDOW PRODUCTS

Window Evaluation

This will bring the windows and doors up to the Florida Building Code and improve the safety, security, and energy efficiency of the entire building.





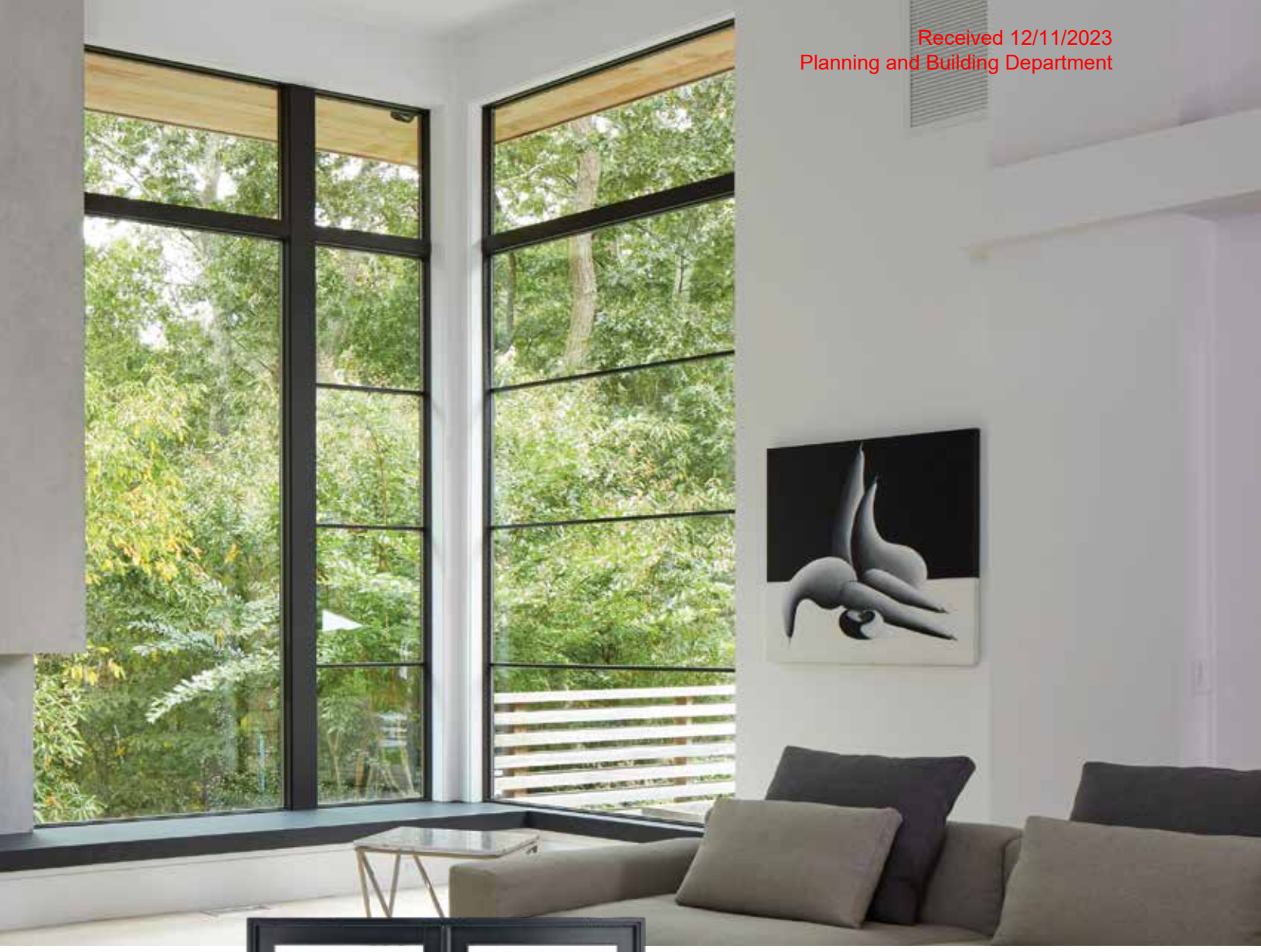
Several windows show signs of cracked glass, missing grids, and deterioration of original materials. The steel frames and grids are flaking from age as shown in the pictures. A couple of windows are not sealed completely causing air infiltration and water infiltration. The wood doors appear to be weathered, warped, and splitting. Due to the magnitude of the issues, it is advised to fully replace all units than to repair.



Lisa Taylor
Owner/ President
American Window Products, Inc.

AmericanWindowProducts.com
2633 Powers Avenue Jacksonville, Florida 32207
904.731.2247

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FSB® hardware features clean lines in a satin finish for a thoroughly modern look.



Dark colors and narrow profile options on windows, patio doors and grille options offer a truly contemporary style.

MODERN STYLE MADE EASY

Modern home styles incorporate clean lines, simple forms and open floor plans. They often feature floor-to-ceiling windows or glass doors with narrow profiles to maximize light and bring the outdoors in. Explore our Home Style library to see how E-Series products can help you achieve a modern home style. Visit **andersenwindows.com/stylelibrary** to learn more.

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DO YOU DREAM IN COLOR?

While our large selection of 50 exterior colors covers a lot of ground, inspiration comes in infinite hues. Let us match a paint chip, a photograph or a favorite work of art to bring your dream color into the light of day. Or, choose from a selection of anodized finishes for a rich, lustrous metallic appearance that cannot peel or flake and is not affected by sunlight.*

EXTERIOR COLORS

Colony White | White | Abalone | Balsa White | Canvas | Maple Syrup | Harvest Gold | Prairie Grass | Flagstone | Sandtone

Pebble Tan | Carmel | Terratone | Hot Chocolate | Bourbon | Acorn | Coffee Bean | Cocoa Bean | Sierra Bronze | Dark Bronze

Clay Canyon | Red Rock | Cardinal | Bing Cherry | Fire Engine Red | Cinnamon Toast | Olive | Sage | Billiard Green | Moss

Forest Green | Mallard Green | Spearmint | Aquamarine | Patina | Sky Blue | Country Blue | Blue Denim | Watercolor Blue | Caribbean Blue

Slate | Moody Blue | Stormy Blue | Dove Gray | Harbor Mist | Yorktown Pewter | Smokey Gray | Mystic Gray | Dark Ash | Black

7 ANODIZED FINISHES

Clear Anodized | Champagne | Light Bronze | Medium Bronze | Copper | Dark Bronze | Black

Design your window at
andersenwindows.com/design-tool

CUSTOM EXTERIORS OR 2-, 3- AND 4-TONE EXTERIORS

Choose a custom exterior color to get just the right color for your design. And, with our 2-, 3- and 4-tone color combinations, the sky's the limit. Mix and match up to four of our 50 exterior colors for a combination look that's all your own.



Colony white and black

EXTERIOR TRIM

Choose exterior trim in either a flat casing, brick mould or sill nosing profile to add curb appeal to your home.



2" brick mould and 1 ½" sill nose, shown on a casement window

*Visit andersenwindows.com/warranty for details.
Printing limitations prevent exact color duplication. Please see your Andersen supplier for actual color samples.

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A RANGE OF INTERIORS — INCLUDING YOURS

Our distinctive woods add uncommon flair to any room. Each wood species has its own character, grain and staining capabilities so you can select one that makes your windows stand out or one that matches with your interior décor. Our high-quality, factory-applied stains offer you convenience along with beauty. Choose from a variety of wood finishes or select one of our painted options. Or for a natural look, select our clear coat option.

INTERIOR WOOD SPECIES



Pine | Maple | Vertical Grain Douglas Fir | Oak | Mahogany* | Alder | Mixed Grain Douglas Fir | Hickory | Cherry | White Oak | Walnut

FACTORY-FINISHED INTERIORS



Clear Coat | Wheat | Autumn Oak | Golden Hickory | Honey | Cinnamon | Mocha | Russet | Espresso

All interior finish options are shown on pine. Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

INTERIOR PAINTED OPTIONS



White | Birch Bark | Primed (for paint) | Canvas | Sandtone | Terratone | Forest Green



Dark Bronze** | Dove Gray | Prairie Grass | Red Rock | Cocoa Bean | Black** | Anodized Silver†

Available on pine.

CUSTOM INTERIORS

Need an exotic wood species to complete your home or a special finish for just the right look or to match existing woodwork? We offer custom wood species and custom stain, paint or color matching for just the right finish to your design.

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
**Dark bronze and black also available on maple.
†Anodized silver is available on maple only.
Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

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BEST-IN-CLASS GLASS

Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Some types of glass do a better job at insulating your home. Others provide greater clarity. You can even choose glass to filter out specific kinds of light. Andersen offers one of the industry's widest arrays of glass options, enabling you to find the right choice for your climate and your home. Choose from these High-Performance glass options.

		ENERGY		LIGHT	
GLASS		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors values.	●●●◐	●●●●	●●○○	●●●●
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E4 with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●○	●●◐○	●●●○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	●●◐○	●○○○	●●●○	●●◐○
Triple-Pane with Low-E coatings on two surfaces	Three panes of glass combine with either argon gas blend air or Low-E coatings to provide enhanced energy performance.	●●●●	●●●○	●●◐○	●●●●
Clear Dual-Pane	High visibility with basic thermal performance.	●○○○	○○○○	●●●●	○○○○

Center of glass performance only. Ratings based on glass options as of January 2022. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

HEATLOCK® TECHNOLOGY

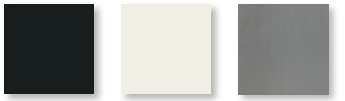
Our HeatLock coating can increase the energy efficiency of any E-Series window or patio door with Low-E4 or SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home for improved performance.

SPECIALTY GLASS

Select from our decorative glass collections or combine beveled, frosted, grooved, colored or textured glass with three caming options to create your own design. Specialty glass includes tinted glass, spandrel glass and Mapes panels as well as rain, reeded, satin etch and obscure glass options.

GLASS SPACER OPTIONS

Choose from stainless steel, black or white glass spacers to create a customized look. Add full divided light grilles and the grille spacer bar between the glass will match the selected glass spacer color.



Black White Stainless Steel

STORMWATCH® PATIO DOORS

Andersen® E-Series patio doors are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. Visit **andersenwindows.com/coastal** for more information and see your local building code official for specific requirements in your area.

StormWATCH PROTECTION

For more details on glass options, visit **andersenwindows.com/glass**.

ASK ABOUT ENERGY STAR

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DESIGNS TO MATCH ANY STYLE

E-Series patio door hardware* is available in a variety of different designs to match virtually any style. Additional hardware options such as exterior keyed locks, matching hinge finishes and more are also available.

YUMA®
Distressed Bronze
Distressed Nickel



ENCINO®
Distressed Bronze
Distressed Nickel



NEWBURY®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel



ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel



ALBANY
Black
Stone
White



TRIBECA®
Black
Stone
White



Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze | Satin Nickel | Stone | White

*Hardware sold separately.
Tribeca and Albany hardware are zinc die cast with powder-coat durable finish.
Yuma, Encino, Newbury and Anvers are solid forged brass.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.
Matching hinges available in most finishes for inswing patio doors.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

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DETAILS THAT MAKE AN IMPACT

E-Series window hardware* offers you the styles and finishes to enhance or complement any home's décor and style.

Casement & Awning



Operator Handle & Cover

Antique Brass | Black | Bright Chrome
Bronze | Gold | Oil Rubbed Bronze | Pewter
Polished Brass | Satin Chrome | White

French Casement



Operator Handle & Cover



Sash Lock

Antique Brass | **Black**
Bright Chrome | Bronze
Polished Brass
Satin Chrome | White

Double-Hung



Sash Lift



Lock

Antique Brass | Black | Bright Chrome | Bronze | Gold
Oil Rubbed Bronze | **Pewter** | Polished Brass | Satin Chrome | White

Gliding Windows

Antique Brass
Black | Bright Chrome
Bronze | Gold
Oil Rubbed Bronze
Pewter | Polished Brass
Satin Chrome | White



Lock

Antique Brass
Black
Bronze
Oil Rubbed Bronze
Satin Chrome
White



Slim Line Sash Pull

Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Chrome | Bronze | Gold | Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

*Hardware sold separately.
Oil rubbed bronze is a "living" finishes that will change with time and use.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

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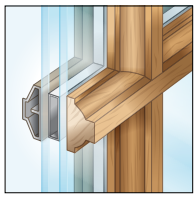
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ARCHITECTURALLY AUTHENTIC GRILLES

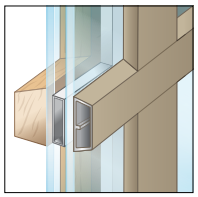
We offer a variety of grille styles and patterns to choose from, or design your own with varying lines, curves and shapes.

FULL DIVIDED LIGHT

Features permanent interior and exterior grilles with grille spacer bars between two panes of insulating glass. A traditional divided light look with modern energy efficiency.



Chamfer - Ovolo (colonial)



Contemporary - Contemporary

Grille widths:
⅝", ⅞", 1 ⅛", 1 ½" & 2 ¼"

Exterior

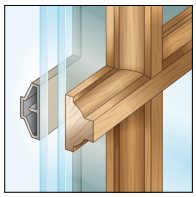


Interior

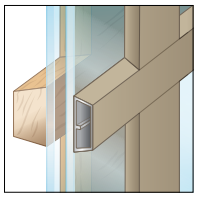


SIMULATED DIVIDED LIGHT

An economical solution featuring permanent interior and exterior grilles without grille spacer bars.



Chamfer - Ovolo (colonial)



Contemporary - Contemporary

Grille widths:
⅝", ⅞", 1 ⅛", 1 ½" & 2 ¼"

Exterior

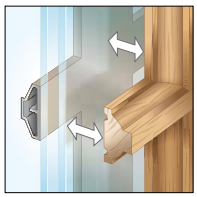


Interior

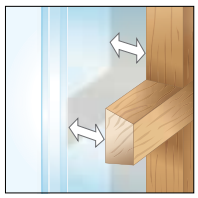


REMOVABLE INTERIOR WOOD GRILLES

Removable interior wood grilles. Available with optional surround and an optional permanent exterior grille, shown to left below.



Chamfer - Ovolo (colonial)



Contemporary

Grille width:
⅞"

Exterior

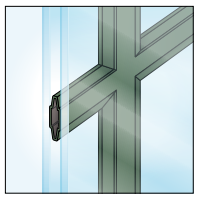


Interior



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Aluminum grilles conveniently placed between two panes of glass for easy cleaning inside and out.



Contoured

⅝" Flat

Flat grilles are available in colony white, sierra bronze, pebble tan and forest green.

1" Contoured



Contoured grilles are available in all 50 colors and two-tone combinations. colony white paired with black, sierra bronze, pebble tan or forest green.

SCREEN OUT THE INSECTS, NOT THE VIEW

E-Series insect screens let the beauty of the outdoors in, while keeping even small insects out. Choose from a wide selection of insect screen styles, including options that blend seamlessly with your window.

TRUSCENE® INSECT SCREENS*

TruScene insect screens for windows are made with a micro-fine stainless steel mesh that offers 50% greater clarity than our conventional aluminum mesh insect screens. TruScene insect screens let in 25% more fresh air,** all while keeping out unwanted small insects.

WOOD VENEER INSECT SCREENS

For a clean appearance, E-Series interior window insect screens can feature a wood veneer to blend into your window.

RETRACTABLE INSECT SCREENS FOR WINDOWS AND PATIO DOORS

Retractable insect screens for casement and awning windows offer a sleek addition to any home. In place, the insect screen keeps insects out. When retracted, it provides a beautiful clear view.

For patio doors†, retractable insect screens are built with an innovative color-matched housing that hides the insect screen when not in use. It's there when you need it and gone when you don't.



Retractable insect screen for casement and awning windows.

*TruScene wood-veneered insect screens utilize a different frame profile than other E-Series wood-veneered insect screens.
**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.
†Retractable insect screens are available on hinged inswing, hinged outswing and gliding patio doors. See your Andersen supplier for details.

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THE VEREA DIFFERENCE

LIFETIME WARRANTY
We offer a lifetime warranty free of charge.

COLOR PERMANENCE
Our products are ASTM GRADE 1 and offer unparalleled color permanence and are guaranteed to not discolor or fade over time.

MILDEW RESISTANCE
Our tile is known to be very mildew resistant due to our superior clay and our state-of-the-art manufacturing process.

INSULATING
Clay tile is an excellent thermal insulator and is a much cooler system than shingle, slate, concrete roof tile, or metal roofing.

DURABILITY
Our tile are known to be among the hardest in the industry. Our traverse breaking strength tests results often exceed industry requirements by over 300%.

SUSTAINABILITY
Our tiles are natural products made of high grade clay and water, which are inert and harmless to the environment.

LOWEST BREAKAGE
Packaging is one of our core competencies and we are well known to have the lowest breakage in the entire roof tile industry.

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SPANISH S ROOF TILE

Our Spanish S offers the look of a cap and pan system in a one piece tile that is easy to install.

INDIVIDUAL COLORS



GRAPHITE | BROWN | MOCHA | OHIO RED | RED | PEACH

PRE-BLENDS



JACOBEA | SANTIAGO | CAPCANA | FLORIDIAN

AGED REDS

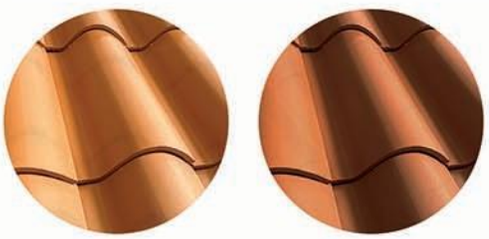


AÑEJA | VINTAGE | FUME

CARIBBEAN S ROOF TILE

This alternate S profile is similar to the one piece profiles that were imported from South America for decades. This differs from our standard Spanish S in that it has a flat lap section.

INDIVIDUAL COLORS



RED | FUME

For more information on our Caribbean S Roof Tile please visit: www.altusa.com

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FUME

An aged red that shows like weathered terracota.

Available in: Spanish S, Barrel (COVERS ONLY)
Recommended Pans: Red or Ohio Red










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CUSTOM BLENDS - SPANISH S



33% RED, 33% PREACH, 33% GRAPHITE



33% RED, 33% VINTAGE, 33% BROWN



50% RED, 25% PEACH, 25% BROWN



80% GRAPHITE, 20% FUME



33% RED, 33% BROWN, 33% VINTAGE



33% GRAPHITE, 33% BROWN, 33% VINTAGE



30% RED, 30% RED, 30% GRAPHITE, 10% PEACH

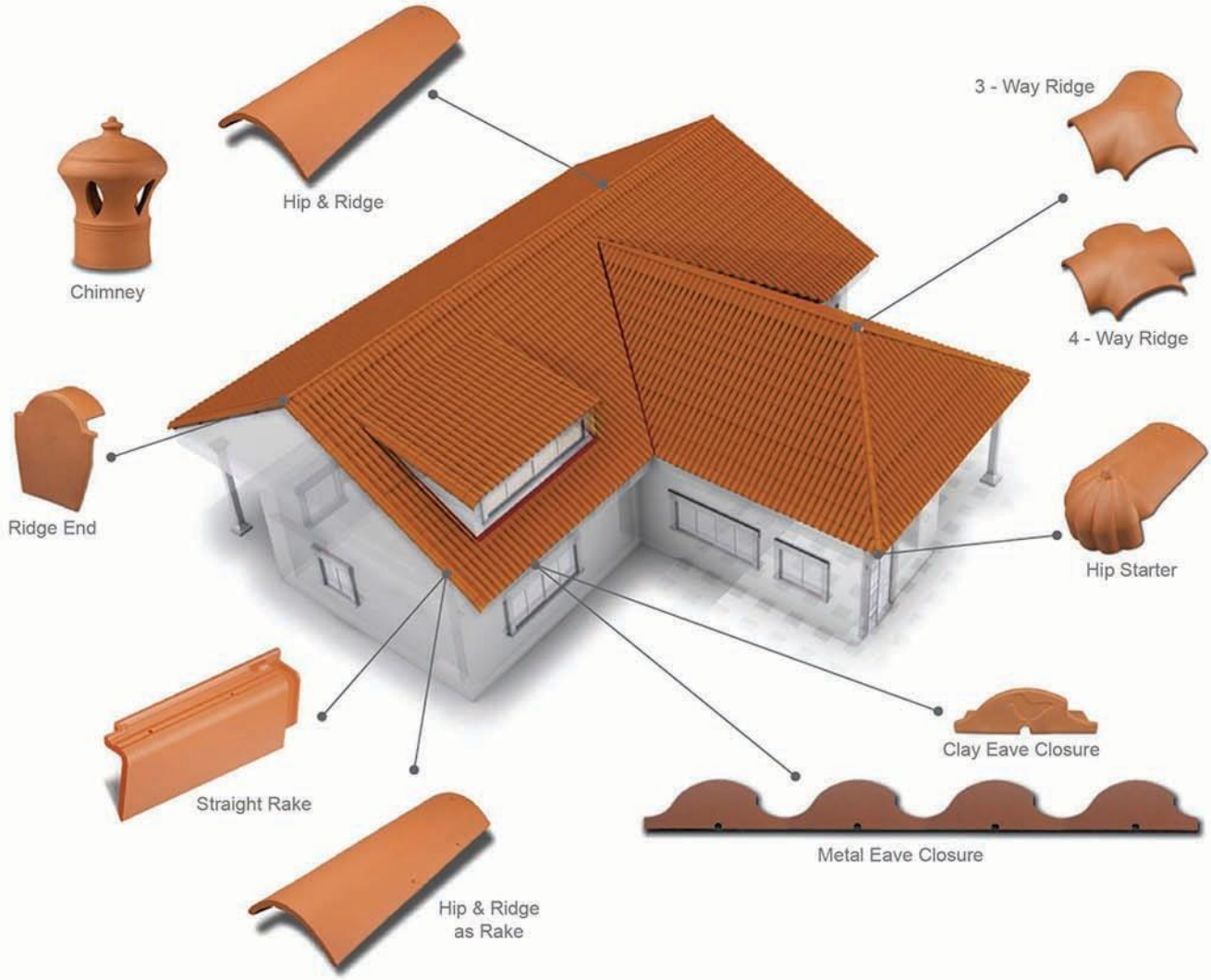


25% RED, 25% BROWN, 25% GRAPHITE, 25% VINTAGE

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ACCESSORIES







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PRODUCTION FACILITY













TILE SPECIFICATIONS

TILE PROFILE	LENGTH	WIDTH	WEIGHT /UNIT	PIECES /PALLET	SQ. /PALLET	WEIGHT /PALLET	TILES /SQUARE	WEIGHT /SQUARE	MIAMI-DADE NOA	FL APPROVAL #
SPANISH S	19.5 in.	11 in.	7.8 lbs.	378	4.3	2,963 lbs.	88 pcs.	686 lbs.	22-1202.02	FL17152-R4
BARREL	19.5 in.	8.25 in.	5.6 lbs.	432	2.8	2,435 lbs.	154 pcs.	862 lbs.	22-1202.03	FL17152-R4
FLAT	15.75 in.	10 in.	6.4 lbs.	344	2.8	2,225 lbs.	123 pcs.	794 lbs.	21-0303.01	FL17152-R4
CARIBBEAN S	18.75 in.	10.75 in.	6.5 lbs.	378	3.9	2,472 lbs.	97 pcs.	630 lbs.	22-1202.01	N/A

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DSA

MASTER CRAFTED DOORS



FULL COLLECTION CATALOG VOLUME XXII

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unlock more online

Visit **www.DSADoors.com** to experience our full portfolio of innovative master-crafted doors, get a behind-the-scenes look at our process, and learn more about the options we have available.

If you're still in the planning stage, dreaming about a new entryway, follow us on Facebook, Instagram and Pinterest for new design ideas, innovations and inspirations every week. We are **@DSADoors**, and we're looking forward to connecting with you!

SCAN TO VISIT
DSADOORS.COM



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signature doors

Our Signature Doors feature stylish homeowner favorites from the past two decades, with 10 of our most-beloved door styles. Signature doors boast historic inspiration, impressive ironwork, screened panels and more, with a variety of configurations to suit any home and decor.





traditional doors

Invest in a timeless and enduring entry with our Traditional Doors. For the homeowner with an eye for classic style and design, our Traditional Doors feature graceful iron and elegant design aesthetics, with diverse options to suit many different homes.

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modern doors

For bold styles featuring distinctive quality and durability, we present our Modern Doors. We're delivering clean lines, uncluttered looks and distinctive styles, without sacrificing the warmth and durability of a master-crafted DSA door.





wynstellar doors

Our high-performance Wynstellar Doors combine modern designs with industry-leading technologies to provide impressive durability. Ideal for challenging environments and covered by a 5 year warranty, Wynstellar Doors do not require an overhang.

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custom DSA doors

Bring your inspiration to life with DSA's Custom Design team! Work with our experienced team of designers, engineers, and local artisans. Our Custom Design capabilities include:

Custom Timber: In addition to our standard Mahogany, Knotty Alder and Accoya, DSA offers American Walnut and White Oak, as well as primed white Mahogany or Accoya.

Custom Glass: Clear, Clear Beveled, Flemish, Fluted, Glue Chip, Sandblasted, White Laminated, Rain, Seedy, Seedy Baroque and Baroque.

Custom Sizes & Configurations: Designs to fit any existing opening, neighborhood requirement, architectural drawing or other specification.

Custom Design Elements: Decorative wrought iron designs for slabs, transoms, or side lites, custom moulding and brickmould, unique panel and slab designs, as well as custom leaded and decorative glass.

Pictured: Custom Accoya unit with operable side lite in Cinnamon Bark.

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coastal rated doors

Don't sacrifice style when choosing a door for your coastal home. Most DSA Doors are available DP-50 Rated. We also have a large selection of Impact Rated and HVHZ doors available. For more information, scan the QR code or go to **www.DSADoors.com/ImpactRated**.





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Experience the DSA Difference

From our global sustainability focus to our master-artisans in Raleigh North Carolina, the DSA Difference shines through everywhere you look. Working alongside our network of professional dealers, architects, designers, and builders, the DSA team provides a dynamic experience for discerning homeowners. The DSA Difference extends to our dedicated dealer support, customer service, and valuable warranties that protect every door we create.



premium timber

DSA Doors are constructed with premium timber, sourced exclusively from our partner company's forest concession. Our Standard Collections feature Meranti Mahogany, Knotty Alder, and Acetylated Accoya timber. Each DSA Door is constructed with one wood species throughout, for increased performance, featuring vertically grained panels for a high-end aesthetic.



superior construction

We construct our doors using a proprietary 11-ply floating panel core and finger joint laminated rails, to increase durability for years to come. Master-artisans expertly assemble, finish and stain our doors by hand in Raleigh, NC.

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sustainability focused

DSA exclusively uses sustainably-sourced timber, which is managed in an environmentally, socially and economically beneficial manner. Sustainably sourced timber is one of the most environmentally-friendly materials currently available, because it is a truly renewable natural carbon sink. DSA doors are assembled domestically at our solar-powered production facility in Raleigh, North Carolina.



energy-efficient

In addition to our sustainability practices, our features and innovations to increase your home's energy efficiency. Select units feature CLPF construction, which utilizes an energy-efficient foam core for the highest thermal performance. We also feature complimentary Low-E (low-emissivity) glass, which minimizes the amount of heat and UV light that passes through the glass, without minimizing the visible light entering your home.



industry experts

The DSA Team features master-artisans, manufacturing professionals, research & design engineers, custom designers, dedicated service representatives, and so many more amazing individuals. Our Team works together to provide excellent service to our homeowners, benefit our dealer network, innovate our technologies, and consistently improve our doors.





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standard and custom options



Pictured: Briarcliff with Straight Grill and Round Clavos

At DSA, we believe the entry should be unique to your home. That's where our Custom Design Team steps in, to offer countless customization options. Don't know what to choose? Your DSA Dealer can guide you through the selection process with ease.

In addition to our premium Mahogany and Knotty Alder, DSA offers many additional timbers and finishes. Browse our standard and custom glass options to customize the light shining into your home, and add the finishing touch with authentic wrought-iron accents and grilles.

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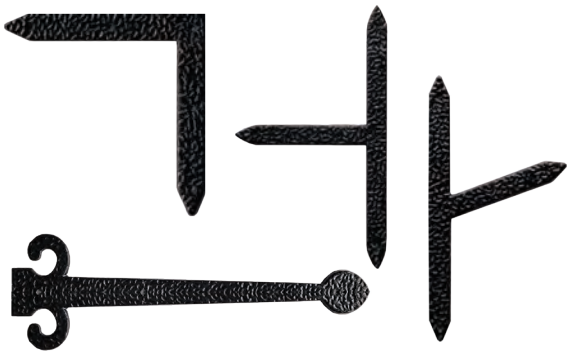
hardware & accessories





Square & Round Clavos

Add rustic flair to your home with our square and round wrought-iron clavos. Our Briarcliff, Pinehurst, Tiffany Solid Panel, and other grooved panel doors look great with clavos.

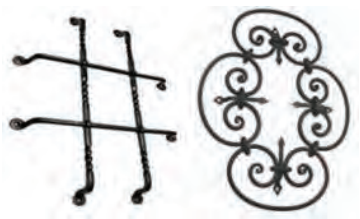


Hinge & Corner Straps

Need a finishing touch? This decorative hardware may be just the thing! Available in 110°, 90°, 86° and straight formations, as well as 14" long hinge straps.

Pictured on doors below and on pages 26 and 37





Tall & Short Grilles

We offer stylish and protective grilles for our decorative speakeasy. Pair a Tall Straight Grille with our Kenmure door, or choose a Straight or Scroll Short Grille for our Briarcliff, Decatur Hendersonville, Pinehurst, Tiffany and Trinity doors.





4x4 Ball Bearing Hinges

Choose from Oil Rubbed Bronze, Satin Nickel or optional Black or Stainless Steel Hinges. Wynstellar and Impact-Rated units feature Stainless Steel hinges.

Pictured: custom Mahogany door with tall straight grilles, round clavos and hinge straps



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timber & finishes



Mahogany
(unfinished)



Knotty Alder
(unfinished)



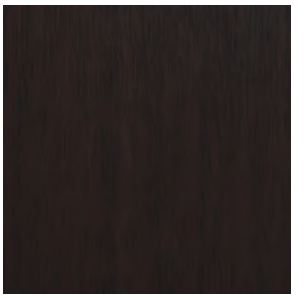
Encapsulated
Accoya (unfinished)



Chestnut
(Mahogany)



Russet
(Mahogany)



Coco
(Mahogany)



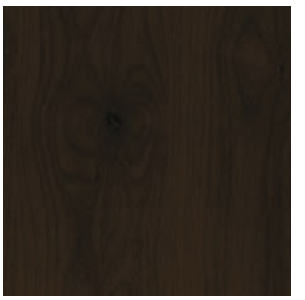
Cinnamon Bark
(Mahogany)



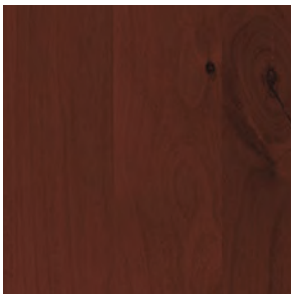
Chestnut
(Knotty Alder)



Russet
(Knotty Alder)



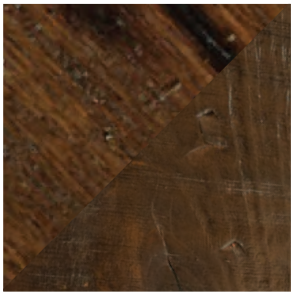
Coco
(Knotty Alder)



Cinnamon Bark
(Knotty Alder)



Distressed Chestnut
(Mahogany / Knotty Alder)



Distressed Russet
(Mahogany / Knotty Alder)



Ebony (Accoya)



Cinnamon Bark
(Accoya)

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glass options



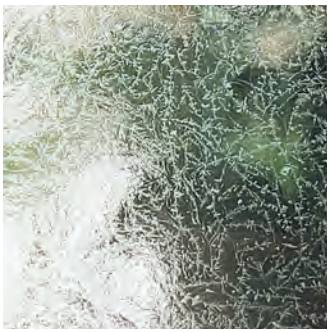
Clear/Clear Beveled
Privacy Rating: 1



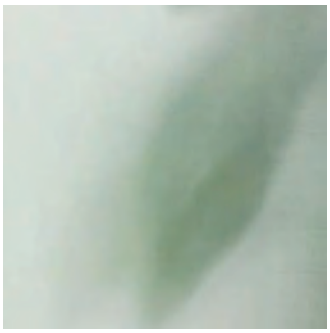
Flemish
Privacy Rating: 5



Fluted *
Privacy Rating: 7



Gluechip *
Privacy Rating: 7



Sandblasted *
Privacy Rating: 9



White Laminated *
Privacy Rating: 9



Rain *
Privacy Rating: 8



Seedy *
Privacy Rating: 3



Seedy Baroque *
Privacy Rating: 5



Baroque *
Privacy Rating: 4



Grain *
Privacy Rating: 8

Our Low E (low-emissivity) glass minimizes the amount of heat and UV light that passes through your glass without minimizing the visible light entering your home.

* Available exclusively on Custom Doors
* Available on select Modern Doors
* Available on Breezeport Collection

VIEW MORE FINISHING OPTIONS & PHOTOS ONLINE

Application pg 61

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brickmould & casing

180 and S4S brickmould are standard on our pre-hung Mahogany and Knotty Alder doors



180 ($1^{1/4}$ x 2″)



S4S ($1^{1/8}$ x $3^{1/2}$″)



Williamsburg ($1^{1/4}$ x $3^{1/4}$″)



RB3($1^{1/4}$ x $3^{1/2}$″)



445 ($^{3/4}$ x $3^{1/2}$″)



470 (1 x $3^{5/8}$″)



Lafayette ($1^{5/8}$ x $4^{5/8}$″)

Endura FrameSaver®

Available exclusively on our Urban, French and Modena doors, our Endura FrameSaver® door frames complement our acetylated Accoya, with a patented composite bottom which won't absorb water, warp, crack or rot; primed and ready to paint.



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custom design gallery

Replacing your front door and customizing your entry is a breeze with the Custom Design Team at DSA Doors. We can accommodate almost any request or idea, from custom configurations and glass designs, to fitting uncommon sizes and everything in between. Browse our Custom Door Gallery for extra inspiration.


Custom Glass Design


Custom Leaded Glass


Custom Iron


Custom Transom

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Custom Timber

In addition to our standard Mahogany, Knotty Alder and Accoya, DSA offers American Walnut and White Oak, as well as primed white Mahogany or Accoya.

Custom Glass (view on page 66)

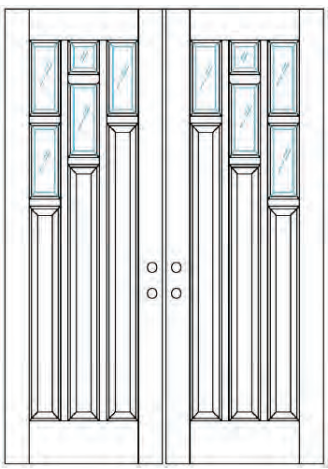
Custom Sizes & Configurations

Designs to fit any existing opening, neighborhood requirement, architectural drawing or other specification.

Custom Design Elements

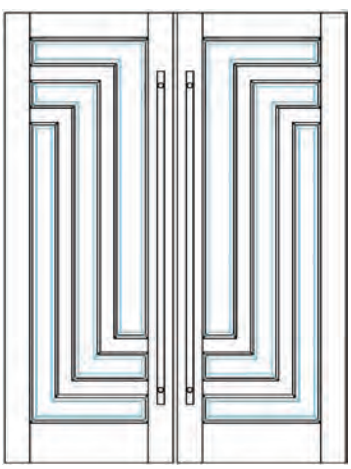
Decorative wrought iron designs for slabs, transoms, or side lites, custom moulding and brickmould, unique panel and slab designs, as well as custom leaded and decorative glass.


Operable Side Lite









Application pg 64

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

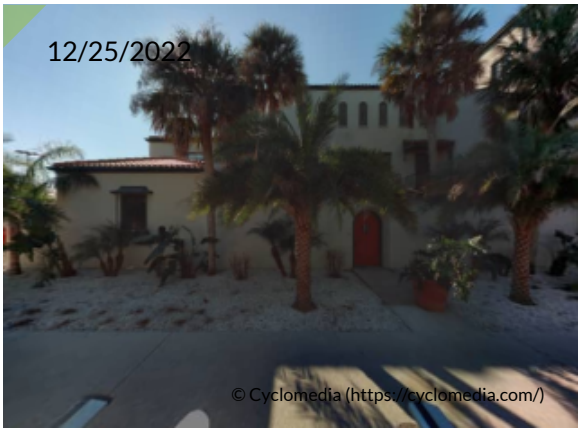
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1971900000
Location	35 TREASURY ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUG W89.3FT LOT 8 & W117FT & PT OF E135FT LOT 9 & W9FT LOTS 10 & 11 & ALL LOTS 12 13 BLK 10 DB144/302 & 304 153/515 201/492 229/137 *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	18.872
Acreage	0.410
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$1,560,492

Map



Valuation Information

	2024
Building Value	$1,281,100
Extra Features Value	$1,843
Total Land Value	$1,147,900
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,430,843**
Total Deferred	$870,351
Assessed Value	**$1,560,492**
Total Exemptions	$1,560,492
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
2023	$1,319,342	$1,958	$1,147,900	$0	$0	$2,469,200	$1,418,629	$2,469,200	$0
2022	$1,153,947	$2,184	$529,800	$0	$0	$1,685,931	$1,289,663	$1,685,931	$0
2021	$688,143	$2,184	$529,800	$0	$0	$1,220,127	$1,172,421	$1,220,127	$0
2020	$852,018	$2,184	$529,800	$0	$0	$1,384,002	$1,065,837	$1,384,002	$0
2019	$452,282	$2,184	$529,800	$0	$0	$984,266	$968,943	$984,266	$0
2018	$452,282	$2,184	$441,500	$0	$0	$895,966	$880,857	$895,966	$0
2017	$452,282	$2,184	$441,500	$0	$0	$895,966	$800,779	$895,966	$0
2016	$411,165	$2,184	$388,520	$0	$0	$801,869	$727,981	$801,869	$0
2015	$411,165	$2,184	$357,615	$0	$0	$770,964	$661,801	$770,964	$0
2014	$241,838	$2,184	$357,615	$0	$0	$601,637	$601,637	$601,637	$0
2013	$241,838	$2,184	$357,615	$0	$0	$601,637	$601,637	$601,637	$0

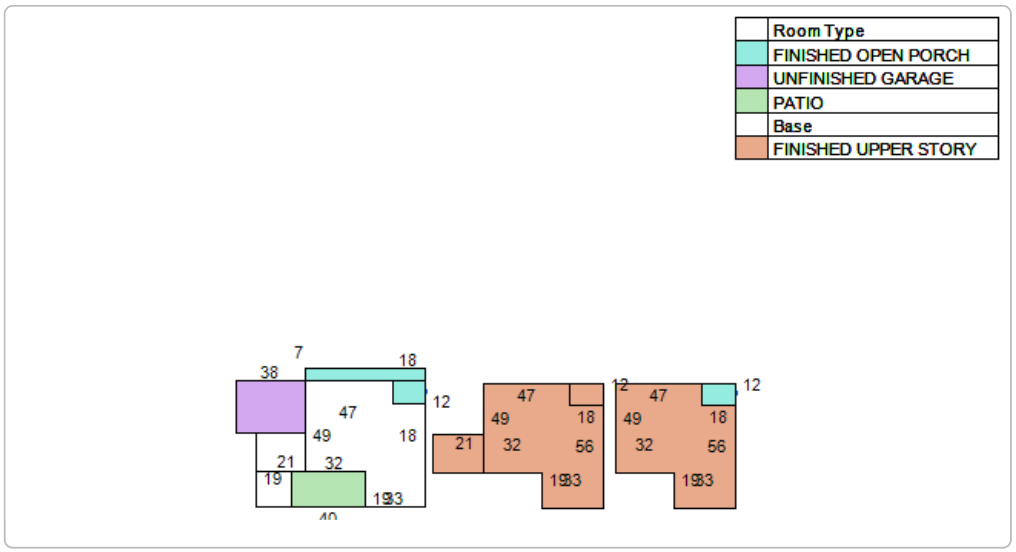
Building Information

Building 1
Building Value $1,281,100
Year Built 1965
Actual Area 16490
Conditioned Area 13779
Use Churches
Style 04
Exterior Wall Concrete Stucco

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

Description	Square Footage
FINISHED UPPER STORY	3596
BASE AREA	3596
PATIO/SLAB	760
BASE AREA	361
BASE AREA	567
UNFINISHED GARAGE	1064
FINISHED OPEN PORCH	455
BASE AREA	216
FINISHED UPPER STORY	567
FINISHED UPPER STORY	3596
FINISHED OPEN PORCH	216
FINISHED UPPER STORY	216
BASE AREA	1064
FINISHED OPEN PORCH	216
Total SqFt	16490

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		1843

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	0	0	17660	SF	$1,147,900

No data available for the following modules: Sales Questionnaire Form, Sale 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
Last Data Upload: 11/24/2023, 11:50:16 PM

Contact Us

Developed by Schneider GEOSPATIAL

Detail by Officer/Registered Agent 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 Deacon

Elison, Michael J
11625 OLD ST. AUGUSTINE RD
JACKSONVILLE, FL 32258

Title Bishop

Pohlmeier, Erik
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Title CFO

Bell, Stephen R
11625 OLD ST. AUGUSTINE RD.
JACKSONVILLE, FL 32258

Annual Reports

Report Year	Filed Date
2021	01/14/2021
2022	04/11/2022
2023	01/23/2023

Document Images

01/23/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
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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
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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

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 21, 2023 Meeting



Application HP2023-0090 Address: 57 Dumas Street

Mario Cano – Applicant & Owner

Project description: To partially demolish a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include wholesale replacement of existing windows and doors in a different design and material, wood siding, and front porch.

Architectural Style:	Frame Vernacular/Shotgun	Florida Master Site File:	SJ00754
National Register:	Lincolnville NRHD: Contributing	Construction date:	c. 1894-99
Archaeology Zone:	IID	Zoning District:	RS-2
Parcel number:	2077000000		
Agenda Item:	9(a)	Previous Action(s):	N/A

STAFF SUMMARY AND ANALYSIS:

This Frame Vernacular/Shotgun style residence, constructed between 1894 and 1899, is located on the east side of Dumas Street and is a contributing building to the Lincolnville National Register Historic District. The building features a front gable metal roof with a vent above a shed-roofed porch which features decorative posts, bracketing, and rail. Stone steps lead up to the offset entry door. Windows are a combination of 6/6 DHS, 2/2 DHS, and fixed pane, 1/1, and casement diamond pattern and stained glass, some with decorative trim. The shed-roofed rear portion of the building appears to be, at least partly, an addition. A combination of wood novelty and lap siding covers the exterior with some noticeable deterioration and peeling paint.

The applicant is seeking partial demolition of the building as detailed in the scope of work below.

Detailed analysis and additional comments can be found in the staff responses to the Demolition Review Criteria on page 3 of this staff report. Any proposed partial demolition of a structure contributing to a National Register Historic District requires review and approval by the HARB when replacements are not in the same design, do not use in-kind features, and, in some cases, the material as existing.

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 Demolition for Partial Demolition** at **57 Dumas Street** to allow the applicant time to provide the following:

- Alternative windows with similar design, features, and placement within the opening of existing historic windows with a 1/1 sash or 6/6 simulated divided lites with an exterior raised muntin profile;
- Specifications for replacement doors with a compatible design
- Hardie replacement siding specifications.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Wholesale replacement of 13 existing windows:
   a. 6/6 single-hung white vinyl with interior grid pattern (10 total to be installed)
   b. Single pane white vinyl sliding windows
   c. Half screens in all
2. Replacement of all siding with Hardie Board siding **(example of design to be provided at meeting)**
3. Replacement of doors:
   a. Front and north elevation doors **(proposed specifications to be provided at meeting)**
   b. Removal of east elevation door grouping, replace with primed steel French door with interior grid.
   c. Permanent removal of existing east elevation French doors, infill with siding.
4. Removal and replacement of porch **(Not being considered with this application—information incomplete. May be administratively approvable of drawings indicate an exact replacement of features)**

DEMOLITION REVIEW CRITERIA (AGHP):

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

2. Whether or not the structure is within and contributing to a National Register Historic District. Yes, the building contributes to the Lincolnville National Register Historic District.

3. The contribution of the architectural element(s) being proposed for removal to the historic integrity of the building and the streetscape. The building has a similar mass and scale to several shotgun style frame buildings along the street and matches closely in scale to those immediately adjacent north and south of the property.

4. The impact of the loss of the architectural element(s) on the building and along the streetscape. The building does not have a unique typology for the area; however, decorative features including porch posts, brackets, railing, pointed window frames, and existing wood windows—particularly the 6/6 window on the front elevation—contribute to the character of the house.

5. Whether or not the architectural element(s) will be replaced, and the impact of replacement or lack thereof, on the building and along the streetscape. The applicant is proposing replacement of windows with white vinyl windows, most with interior grid patterns. Vinyl material is generally not considered an appropriate replacement for wood windows due to the differences in design and installation. A simulated divided lite with exterior raised profile, or single pane sashes with no divided lites, are more appropriate than the interior grid pattern proposed for the new windows and rear French door. Existing wood siding, some of which appears to be replacement, is proposed to be replaced entirely with Hardie Board of a style not yet clarified. The siding, particularly on the north elevation and lower portions of the building, does show some signs of deterioration though most damage appears to be peeling paint. The existing front and side doors are half-glazed wood. A wooden screen door is seen on the secondary entry and past photos show a similar wood screen door on the main entry. The front door's glazing is decorative, and some glass appears to be missing. Replacement door design and material has not yet been clarified. The HARB should determine whether the proposed removal and replacement designs and materials maintain the historic character and integrity of the structure, are compatible with the historic structure's building envelope, and will not compromise the overall historic character and integrity of the structure.

6. The historical or cultural merit of the structure and/or its architectural features. No historic or cultural associations are known that would qualify the building for listing individually, although it contributes to its district. The building appears to have undergone several alterations over time, including rear additions. Neither the 1965 update to the 1930 Sanborn Map, nor the St. Johns County Property Appraiser's building sketch appear to match the current building footprint, and no permits for windows, doors, or additions were found when searching the city's permit records. The 1980 Florida Master Site File form makes no mention of stained glass or other window types now visible on the building.

7. The impact of the loss of the architectural element(s) on the historical or cultural integrity of the structure, district, and neighborhood. Out of the small vernacular houses along the streetscape, this is the most ornate and is noted as Folk Victorian in style on the 2020 Florida Master Site File update. Removal and replacement of the existing windows, doors, and siding as proposed will look substantially different and may detract from the Folk Victorian feel of the building.

8. Whether or not the structure and the architectural element(s) proposed for demolition are representative of a style or type of architecture or a method of construction. Several of the architectural elements proposed for replacement are likely not original to the building such as the triplicate rear doors, stained glass windows, and some sections of siding; however, the remaining 6/6 wood windows are likely original and are a feature representative of the period during which the structure was built.

9. ***Whether or not the structure, or the architectural elements being removed, are the last surviving examples of its style or type of architecture or a method of construction.*** The building typology is commonly found throughout St. Augustine, particularly in the Lincolnville and West Augustine areas, though not generally as ornate in detail.

10. ***Whether or not the structure and/or architectural element(s) proposed for demolition are of such design, craftsmanship or materials that they either could not be reproduced or could be reproduced only with great difficulty or expense.*** Existing original 6/6 windows, while appearing in poor condition, are likely reparable or could be reproduced to match. Other elements of the building proposed for replacement may not be difficult to reproduce, though alterations with new designs and materials will look different.

11. ***The justification for the proposed partial demolition.*** The applicant has cited deterioration and termite damage as the primary reasons for replacement.

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

Eligibility for Partial Demolition Review (Section 28-27(3), CoSA Code of Ordinances)

The Historic Architectural Review Board (HARB) is responsible for review of all applications for demolition or partial demolition permits for historic or regulated structures. Also, review of all applications for demolition or partial demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark, and review of partial demolition permits for regulated structures not eligible for administrative approval.

Regulated Structures not eligible for administrative approval (Section 28-2 – Definitions, CoSA Code of Ordinances)

Architectural feature limited review consists of the architectural review of limited physical elements of a regulated structure to be replaced after partial demolition. This limited review will focus on the overall character of the key elements of the structure visible from the street. Key elements that will be reviewed will be roofs (shape, size, placement), exterior windows and doors (number and placement of openings, shape and pattern of panes or lites, and design features visible from outside the regulated structure such as exterior muntin with a raised profile), porches, stoops, and balconies (shape, size, placement), exterior siding (vertical, horizontal, or diagonal placement of similar sized boards, siding profile and pattern). The review is for exterior elements and may include interior works or features of architectural elements. Applications that match the replacements after a partial demolition to these existing key architectural elements or use in-kind features or materials as existing will be deemed in compliance with this limited architectural review and can be approved administratively. Applicants who do not want to use in-kind features or materials as existing, nor match the replacements to those existing key architectural elements after partial demolition will be heard at a public hearing before the HARB or other designated reviewing agency. This category of limited review does not apply to properties in the Historic Preservation Zoning Districts of the City.

Partial demolition a partial demolition for purposes of proposed work on a historic structure or a regulated structure within the City of St. Augustine is considered the permanent removal of 50% of the appraised value or more of historic, individual elements of the building envelope (roof, walls, porches, windows, foundations). It also includes the removal of these historic features regardless of the percentage of the appraised value when they are on visible sides of the building (visible from the street).

Regulated structure is a building or a part of a building that is the subject of a partial demolition and that is not located in the City's Historic Preservation Zoning Districts but meets the following criteria of a Historic structure: It is individually listed as historic locally or nationally, or it is a contributing property in a designated National Register District, or it is a designated historic landmark.

Criteria for Review of a Certificate of Partial Demolition (Section 28-89(2)d.4, CoSA Code of Ordinances)

In the case of partial demolition: the board shall find that the proposed replacement materials including historic materials as well as compatible substitute materials maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope or the removal will not compromise the overall historic character and integrity of the structure.

Criteria for Regulated Structures (Section 28-89(3), CoSA Code of Ordinances)

Replacement elements for regulated structures as defined in this code will be reviewed consistent with the procedures for architectural feature limited review. The board will apply the adopted design criteria, if any, for the area or AGHP if applicable to the regulated structure. If no design criteria have been adopted, the board will accept evidence and testimony to establish relevant architectural features. Some regulated structures may have architectural features that support its historic character and historic period, as well as modifications or additions over time. The board will accept evidence and testimony to establish whether the architectural features should meet preservation or reconstruction standards.

~~~~~

The building was built by 1899, is not in a Historic Preservation Zoning District or individually listed on the National Register of Historic Places but is recorded in the Florida Master Site File and listed as a contributing building in the Lincolnville National Register Historic District. The replacement windows, doors, and siding proposed do not use in-kind features or materials or closely match architectural elements of those previously existing.

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. Sanborn Maps

STAFF PHOTOGRAPHS
57 Dumas Street



Front (West) Elevation



STAFF PHOTOGRAPHS
57 Dumas Street





Front (West) Elevation Details

Staff Report pg. 8

STAFF PHOTOGRAPHS
57 Dumas Street



Porch Post Detail



Lap Siding with Peeling Paint

STAFF PHOTOGRAPHS
57 Dumas Street





North Elevation

Staff Report pg. 10

STAFF PHOTOGRAPHS
57 Dumas Street





North Elevation Window Details

STAFF PHOTOGRAPHS
57 Dumas Street





North Elevation Door # 1

STAFF PHOTOGRAPHS
57 Dumas Street



North Elevation



STAFF PHOTOGRAPHS
57 Dumas Street





North Elevation

Staff Report pg. 14

STAFF PHOTOGRAPHS
57 Dumas Street





North Elevation Door # 2

STAFF PHOTOGRAPHS
57 Dumas Street



North Elevation Window Detail



East Elevation

STAFF PHOTOGRAPHS
57 Dumas Street



East Elevation

Triplicate Doors to be replaced with French Door



French Door to be Removed

STAFF PHOTOGRAPHS
57 Dumas Street



East Elevation



STAFF PHOTOGRAPHS
57 Dumas Street





South Elevation

STAFF PHOTOGRAPHS
57 Dumas Street





South Elevation Window Details

STAFF PHOTOGRAPHS
57 Dumas Street





South Elevation Window and Siding Details

STAFF PHOTOGRAPHS
57 Dumas Street





South Elevation Window Details

STAFF PHOTOGRAPHS
57 Dumas Street





South Elevation Window and Siding Details

STAFF PHOTOGRAPHS
57 Dumas Street



Window Detail

Staff Report pg. 24

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. 8SJ754 1009==

Site Name: 57 Dumas Street 830== Survey Date: 7811 820==

Address: 57 Dumas Street, St. Augustine, Fla. 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: Dumas Tract (subdivision) I (block) 4 (lot) 868==

MULTIPLE SJ3248 868==

Owner of Site: Name: Hickson, Troy and Wilhelmina;

Address: 57 Dumas Street

St. Augustine, Fla. 32084 902==

Occupant or Manager: Hickson, Troy 904==

Type of Ownership: Private 848== Zoning: RS2

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

UTM: 17 (zone) 469597 (easting) 3306258 (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==

( ) Good 863==

(x) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(x) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

Date: +1899 844== Period: 19th Cent 845== Culture: American 840==

Architect: 872==

Builder: 874==

Style: Frame vernacular 964==

Plan Type: L-shape 966==

Exterior Fabrics: Wood, weatherboard, with cornerboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS, 6/6 942==

Foundation: piers 942==

Roof Type: Gable 942==

Secondary Roof Structures: Shed porch 942==

Porches & Balconies: 942==

Chimney Location: Center, ridge 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Jigsawn brackets and porch railing 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular "shotgun" style residence at 57 Dumas Street was constructed between 1894 and 1899. A "shotgun" house is a high density residential unit traditionally built for Blacks in an urban area. Significant details include jigsawn brackets and porch railing.

The Eastern half of Dumas Tract was one of the first residential neighborhoods of Lincolnville and is physically visible as a separate development in terms of its street patterns and lot sizes. The homes here are mostly on a modest scale, but include some nice Victorian examples and some interesting gingerbread patterns, especially along Oneida Street. It is the area of concentration for shotgun-style houses in St. Augustine. There are churches interspersed with residential neighborhoods and a commercial fringe along Washington Street and Central Avenue. The eastern half of Dumas Tract was developed prior to the western half. The area is threatened by some housing deterioration, and by traffic along Bridge, Central and Washington Street. There has also been a problem of demolition of buildings along Washington Street.

HISTORY

The eastern section of Dumas Tract Subdivision, the genesis of Lincolnville, is bounded on the north by Bridge Street, an 18th century thoroughfare which led to one of three late colonial San Sebastian River ferry crossings. The subdivision also is in the vicinity of the early 18th century Indian village of Palica. The tract evolved out of two early 19th century Spanish land grants to Bartolo Juarez and Gaspar Papy, a prosperous Greek merchant who came to St. Augustine from New Smyrna in 1777. Both soon developed some of the first commercial orange groves in Florida.[1] By the late 1830's, the grants were consolidated by Peter Sken Smith, a prominent Territorial period land speculator, who subdivided much of the tract and commenced selling lots. The economic depression of the 1840's ended attempts to develop the areas on the fringes of the old city, and by 1840 Philip Weedman and Peter Dumas, county clerk and post-Civil War leader of the Florida Radical Republicans, acquired most of the property formerly belonging to Smith.[2] After the war, the community of Africa soon developed on the marshes of Maria Sanchez Creek as newly freed Blacks began renting the

[over]

V. BIBLIOGRAPHY

1. Antonio de Arredondo, "Plan de la Cuidad de San Agustin de la Florida", May 15, 1737; Mariano de la Rocque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; St. Johns County Courthouse, Deed Records, Book I-J, p. 342.

2. Deed Records, Book E, p. 219; Book I-J, p. 356; Book M, p. 134; Book N. pp. 135, 533; Book P, pp. 38, 135; Book D, pp. 537, 578; Book X, p. 370.

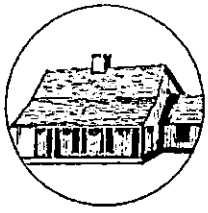
3. Ibid., Book R, p. 298; Book T, pp. 201, 229; Book U, pp. 13, 356, 488; 1885 Bird's Eye View; St. Augustine City Directory, 1885, 1899, 1904; Con-

property from the city. Africa, later called Lincolnville, extended along the banks of the Creek and by the early 1870's, Blacks began buying lots and building homes along Central Avenue and Benedict Street. Construction along Oneida and Bridge Streets commenced later in the decade. By 1885, Lincolnville was a rapidly growing Black community, although some Whites lived along Bridge Street next to the Craddock Hotel. The eastern edge of Lincolnville, Washington Street, became a prosperous Black commercial district in the first several decades of the 20th century. By that time, Lincolnville had extended beyond its original boundaries into adjacent areas, particularly Genovar and Atwood Tract Subdivisions. Today Lincolnville generally refers to the all Black neighborhoods in the southwest peninsula.[3]

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stance Fennimore Woolson, "The Ancient City", Harper's New Monthly Magazine, CCXCV [1874-75], pp. 1-23, 165-86.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ00754
Field Date 11-21-2020
Form Date 1-7-2020
Recorder # MAS

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) 57 Dumas Street — Multiple Listing (DHR only) _____
Survey Project Name St. Augustine Historic Resource Survey Update — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
57		Dumas	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1992 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7N — Range 30W — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 2077000000 — Landgrant _____
Subdivision Name Dumas Tract — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1899 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use: Private Residence (House/Cottage/Ca — From (year): 1899 — To (year): 2020
Current Use: Private Residence (House/Cottage/Ca — From (year): 1899 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature _____
Additions: ☒yes ☐no ☐unknown Date: _____ Nature rear, some may be historic
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

O'Donnell John J ***

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe Demolition Review

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s): 1. Wood siding 2. _____ 3. _____
Roof Type(s): 1. Gable 2. Shed 3. _____
Roof Material(s): 1. Sheet metal:5V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

single 6/6 wood sash, single fixed & 1/1 stained glass, some decorative pointed surrounds, paired & grouped type unknown

Distinguishing Architectural Features (exterior or interior ornaments)

end facing gable, overhang, exposed rafters, solid bargeboard, vent in end, shed mass to rear & side, horizontal siding, corner boards

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

narrow parcel, wood fence at side, paved parking at front

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 SJ00754

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details)

at side, nouveau-style light, screen door, wood frame, under shed roof, secondary entry in rear mass

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

open, full width under shed roof, square piers w diamonds, railing with chalet cutout detail, open geometric bargeboard angled at entry, decorative brackets, jigsaw detail at landing

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

This 1899 Folk Victorian, Frame style building is 1 story with Wood siding exterior and a Gable roof. It appears to be in fair condition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) City Staff

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

OPINION OF RESOURCE SIGNIFICANCE

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

No known architectural features or associations to meet individual criteria for listing; although it appears to meet criteria to be a contributing building within the 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. Architecture 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

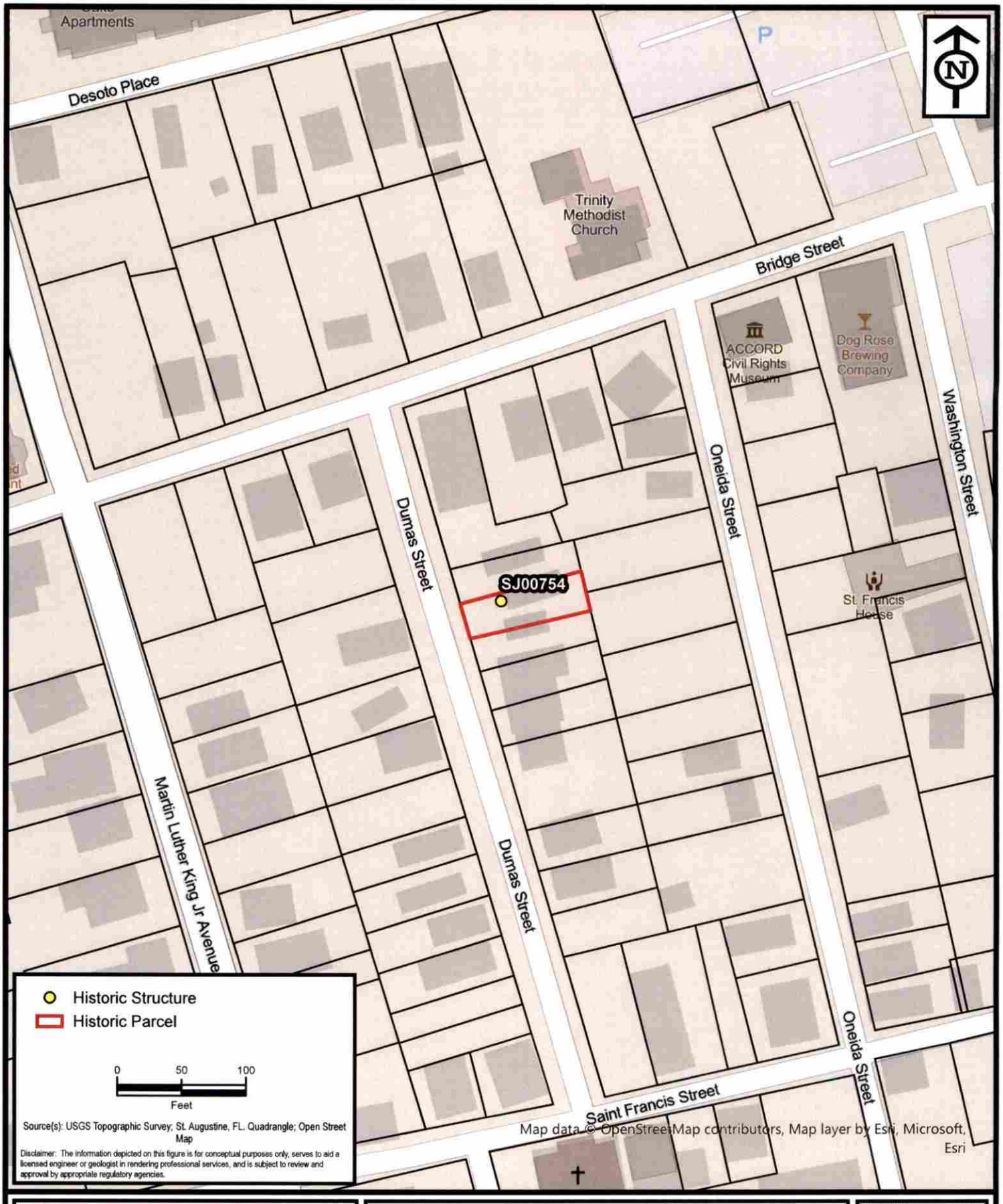
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.
Recorder Contact Information 7254 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/9044702112
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

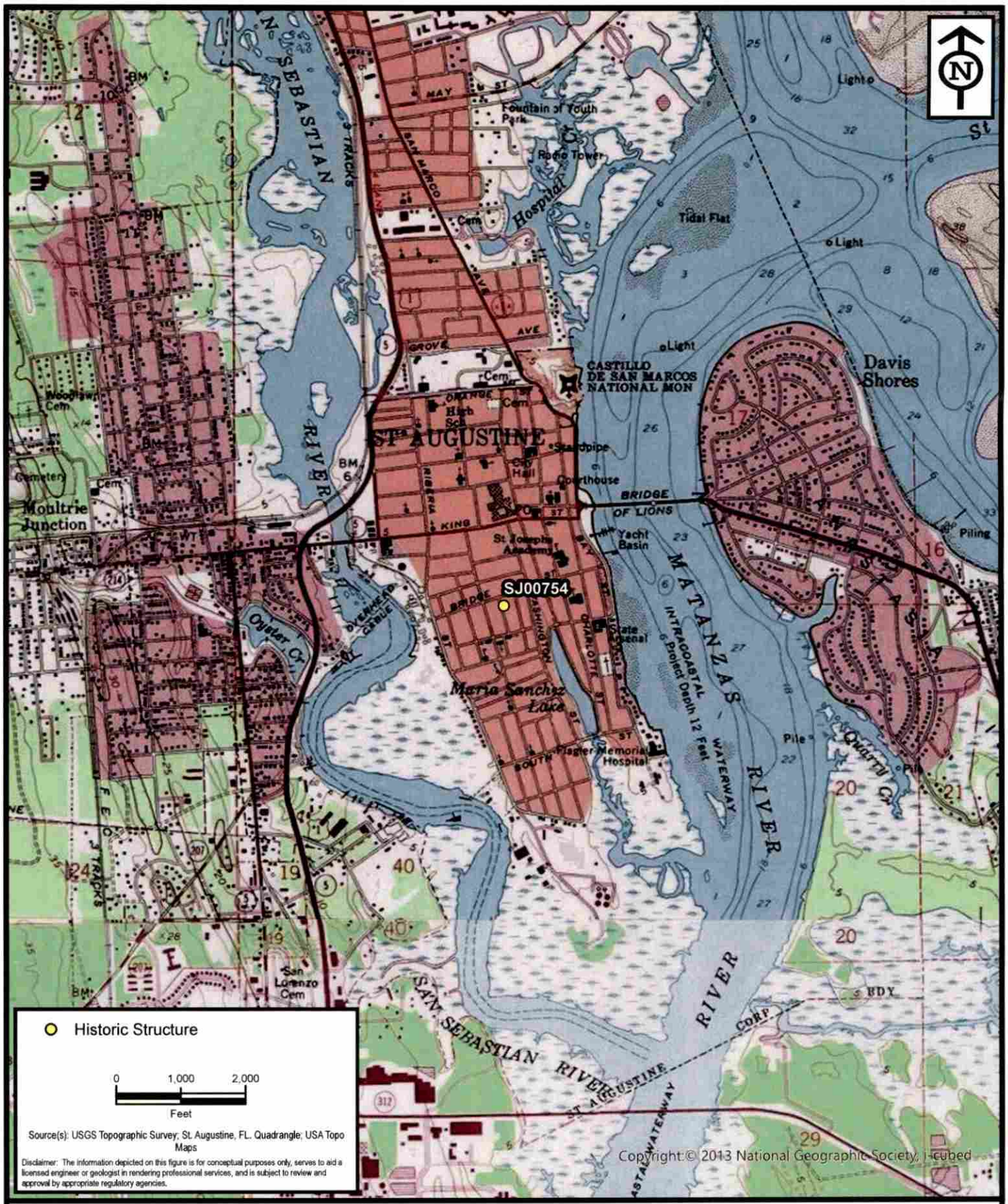
Parcel Location - SJ00754

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	**2**

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ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY
7220 FINANCIAL WAY, SUITE 100 JACKSONVILLE, FL 32256
PH. (904) 470-2200 FAX (904) 470-2112

Project Location - SJ00754

St. Augustine Historic Resource Mitigation & Survey Update

St. Johns County, Florida

Project No.	HK207093
Date	Jan 2021
Drawn By	AA
Checked By	JRN
Approved By	PDJ
Figure No.	1

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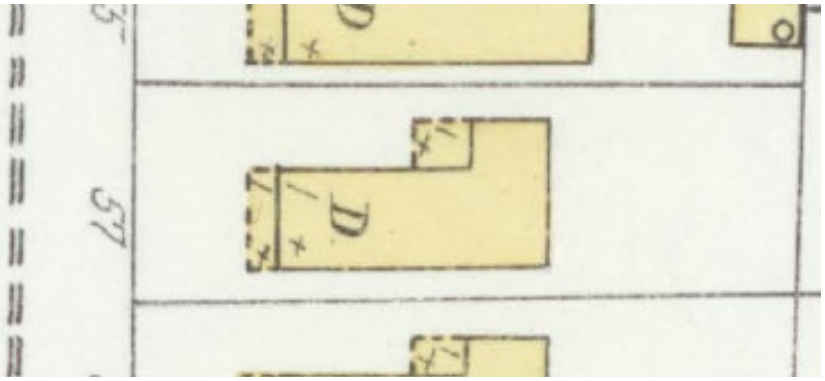
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TILE
904-342-7452
www.diceccotile.com
SIERRA
GMC
Y45 UMW
GMC
ACADIA

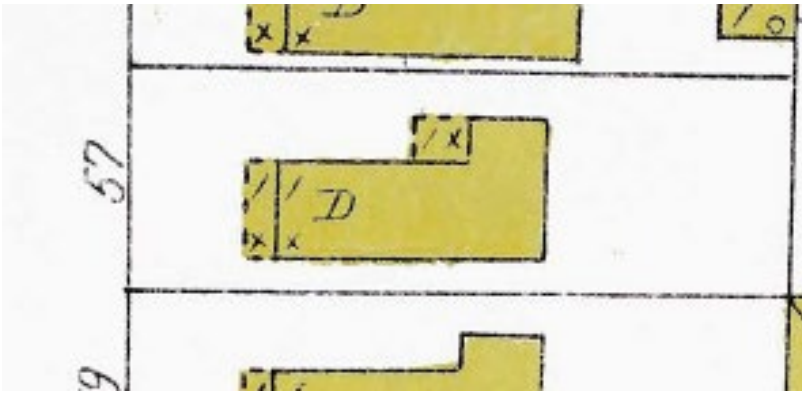




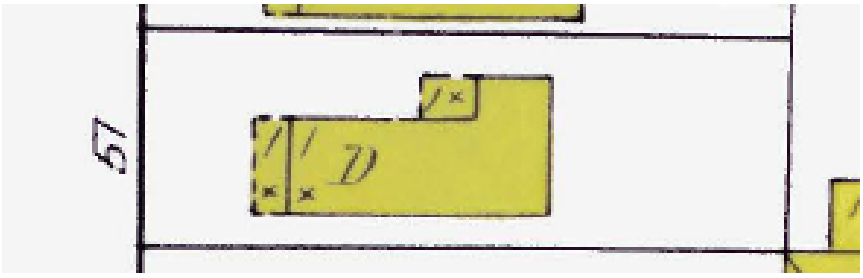
SANBORN MAPS
57 Dumas Street



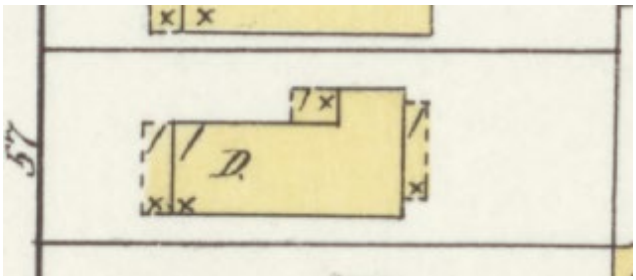
1899



1904

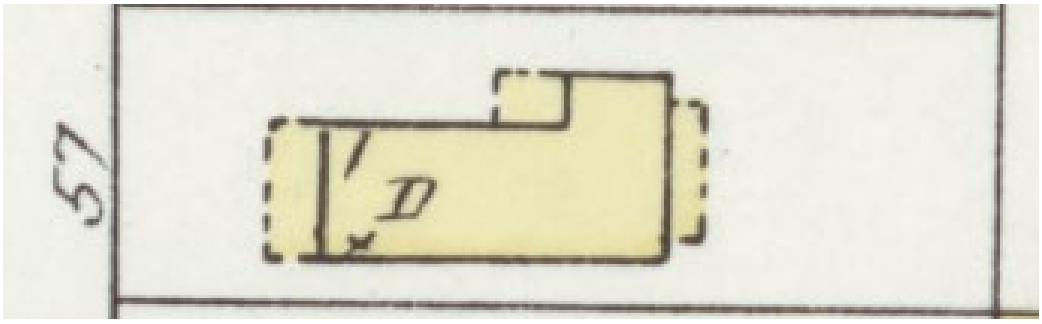


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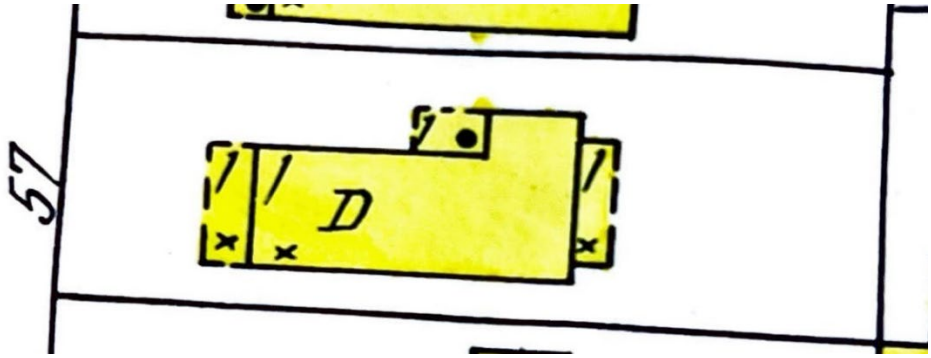


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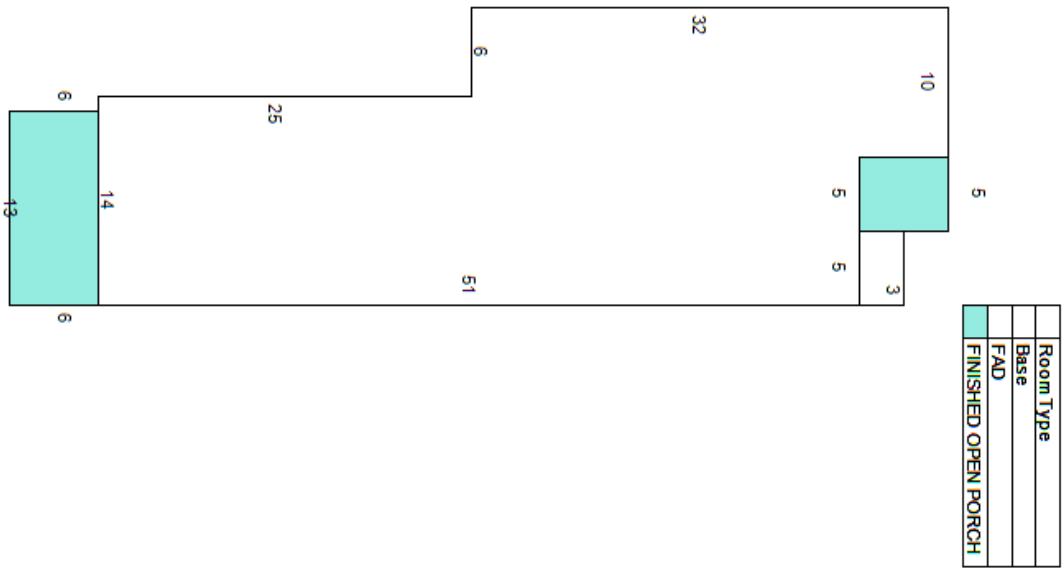
SANBORN MAPS
57 Dumas Street



1924



1930 updated to 1965



St. Johns County Property Appraiser's Building Sketch

Received 11/21/2023
Planning and Building Department



CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION

☐ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

HP2023-0090

Application Fee: $300.00 full/$150.00 partial (plus advertising costs) BDAC Project No. _____

Meeting Date December 21, 2023

Receipt No. 2766687

Paid on _____ Receipt No. _____

Advertising Costs $_____

1. NAME OF APPLICANT Mario Cano

Business (if applicable) _____

Address 57 Dumas st

City St Augustine State FL Zip 32084

Daytime telephone 843 798 2917 E-mail address mariolcano@yahoo

***Correspondence related to this application will be based on the above information

2. NAME OF PROPERTY OWNER mario Cano

Business (if applicable) _____

Address 57 dumas st

City St Augustine State SC Zip ~~32~~ 32084

Daytime telephone (required) 843 798 2917 E-mail address mariolcano@yahoo

3. PROJECT STREET ADDRESS 57 dumas st

4. LEGAL DESCRIPTION OF PROPERTY
Lot 4 Block _____ Subdivision OR 5849/90 Parcel Number _____

5. DATE OF CONSTRUCTION 12/15/23 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: windows, doors, siding, adding bathroom

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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: new porch
☐	☐	☐	Exterior walls
☑	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: new siding
☑	☐	☐	Fenestration (arrangement of windows and doors) new windows/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 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 Mario Cano DATE 11/21/23

SIGNATURE OF APPLICANT [signature]

PRINT 1st OWNER'S NAME Mario Cano DATE 11/21/23

SIGNATURE OF 1st PROPERTY OWNER [signature]

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 11/21/2023
Planning and Building Department

Property Address:
Applicant Name:

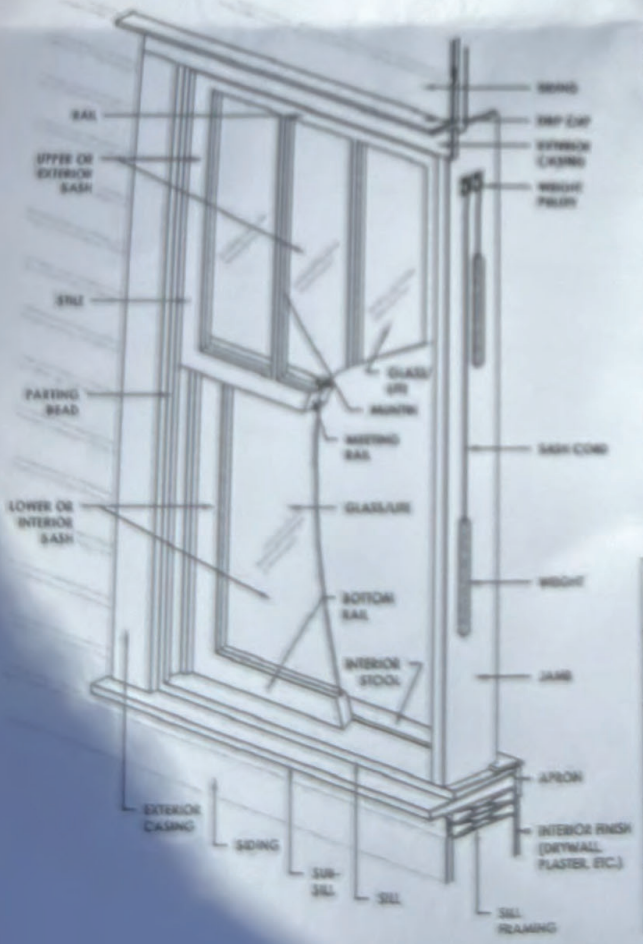
Assessment Date:
Assessed by:

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☑	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☑	2. Photographs of each window opening numbered corresponding to submittal under #1.
☑	3. Condition Evaluation of each window (see page 2).
☑	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☑	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☐	6. Elevation drawings that show alterations to window openings (if applicable)
	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report:
	Other will send additional information

ALL window openings on the structure should be assigned a ***number*** and ***described*** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in ***pairs*** or ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Please denote if numbered windows are door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The review and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, the board may require additional information to prove that the windows need to be replaced and that the proposed windows are compatible.

Total Number of Window Openings on the Structure	10
Number of Historic Windows on the Structure	10
Number of Existing Replacement/Non-Historic Windows	0
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	10

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Property Address:
Applicant Name:

Assessment Date:
Assessed by:

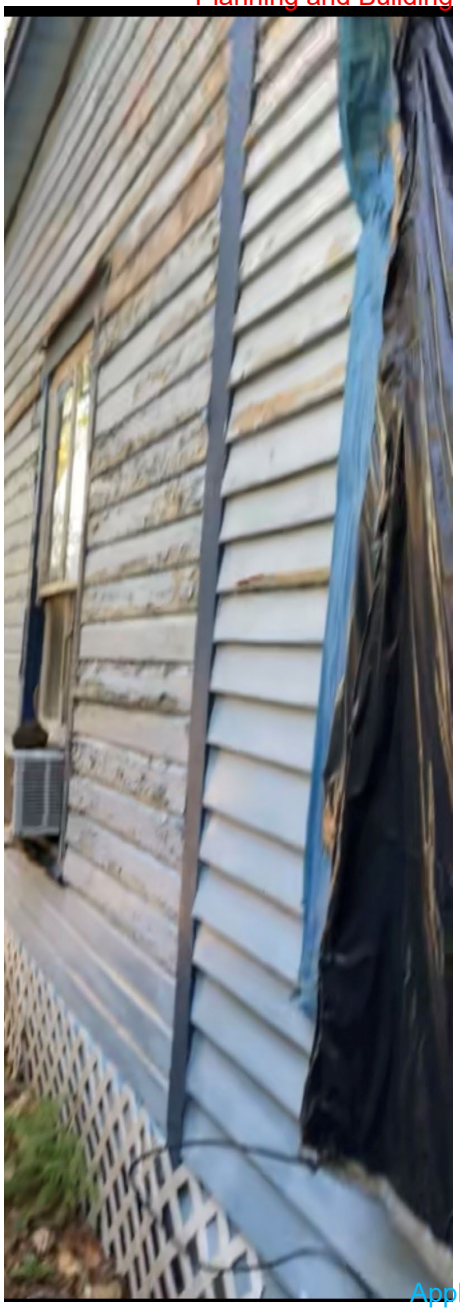
Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	broken non operable 32x70
2	broken non operable 32x70
3	broken non operable 32x60
4	broken non operable 32x60
5	broken non operable 32x60
6	broken non operable 32x60
7	broken non operable 32x60
8	broken non operable 32x60
9	broken non operable 48x60
10	broken non operable 48x60
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Window #	List and Describe Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

stain glass panels non operable. Are not egress windows for bedrooms. All windows minus 48x60 will be replaced with vinyl 6x6 grids as close to original as possible





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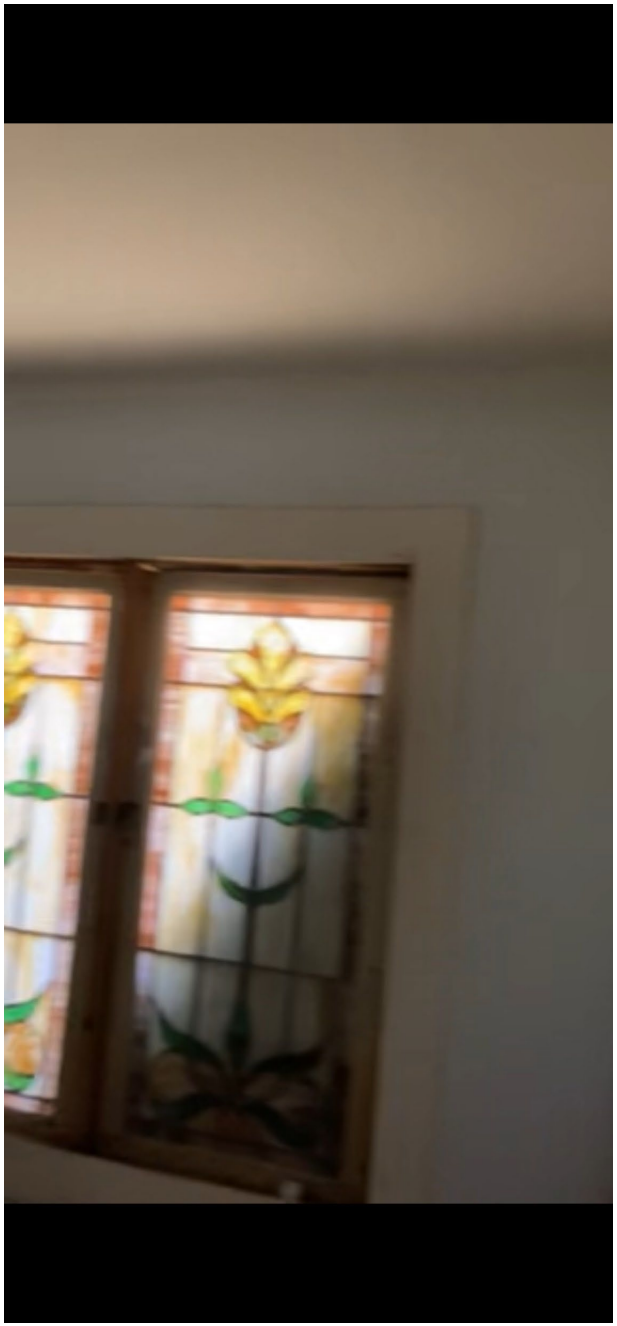


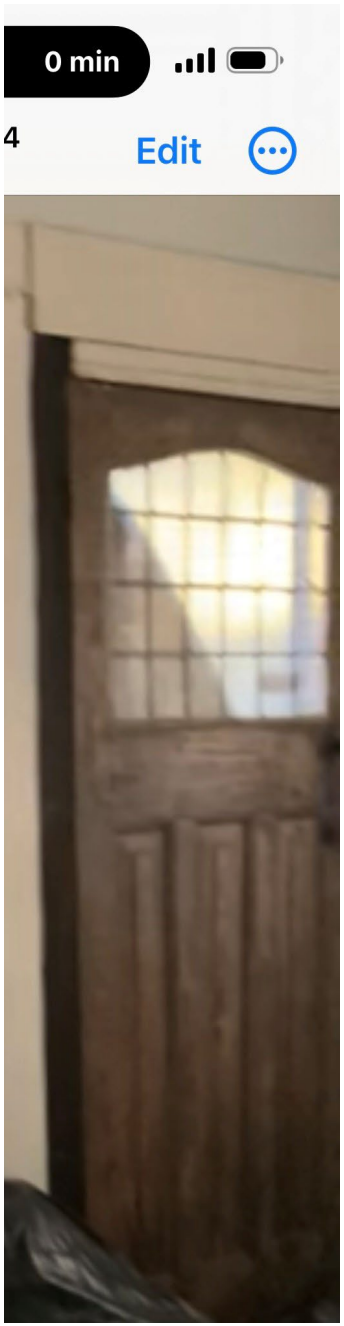
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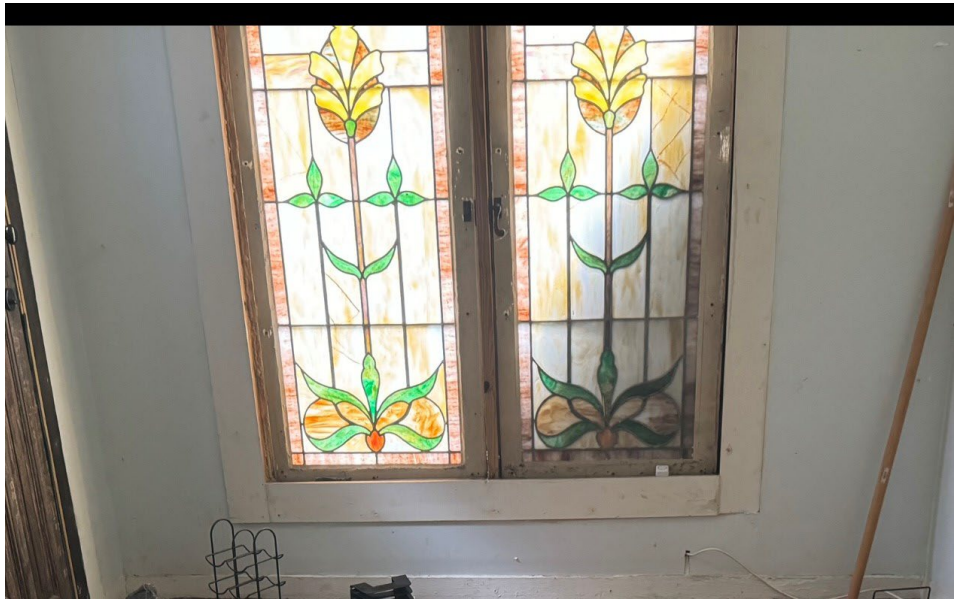
Received 11/21/2023
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10:28
Uber
5 min
September 24
9:05 AM
Edit









Received 11/21/2023
Planning and Building Department

American Craftsman

31.375 in. x 59.25 in. 50 Series Low-E Argon SC Glass Single Hung White Vinyl Fin Window with Grids, Screen Incl

4.5 (12)



The 50 Series Single Hung Fin new construction single hung window by American Craftsman is a tough, sturdy and adaptable high performance vinyl window. More than just a rugged window, it's a fully configurable system that is equipped with numerous options to make it versatile as well as easy to install. Built for reliable, energy saving performance, the 50 Series Single Hung Fin window provides builders and homeowners with an excellent value.

- For new window openings
- Flat and sleek exterior frame is designed to deliver a modern appearance
- Energy efficient Low-E glass helps save on heating and cooling bill
- Durable vinyl is low maintenance and retains its beauty without painting
- Dual weatherstripping helps keep out dust, air, and water with a tight seal
- Only bottom sash operates
- Tilt-in bottom sash allows for easy cleaning
- Full screen included
- Availble in white and beige
- Limited Lifetime Warranty
- Standard size: 32 in. x 60 in.
- RO: 31.875 in. x 59.75 in.


10:28
Uber
5 min
September 24
9:05 AM
Edit


57

Meredith H. Randolph

From: mario cano <mariolcano@yahoo.com>
Sent: Wednesday, November 22, 2023 1:00 PM
To: Harb
Subject: 57 Dumas back door

Categories: HARB

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Current area is put together with 3 different doors, leaking, has a doggy door and rotted. I would like to replace with what is attached. A grid French door matching the current grid



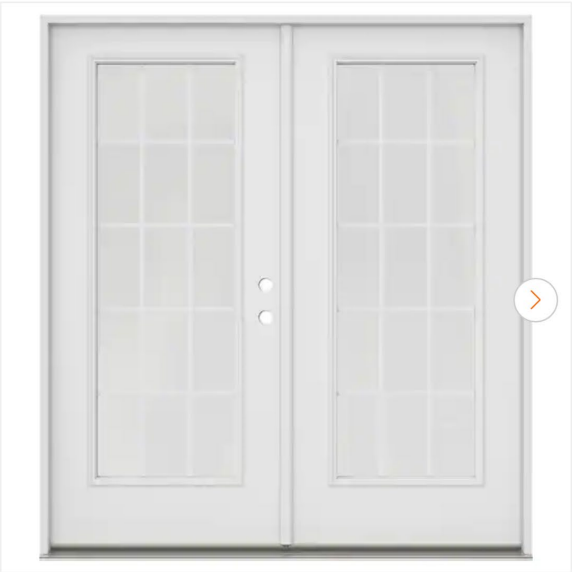


Received 11/21/2023
Planning and Building Department

JELD-WEN

72 in. x 80 in. Primed Steel Left-Hand Inswing 15 Lite Glass Active/Stationary Patio Door

★★★★☆ (154)



12:56 5G
◂ Safari
Murr...s Inlet

JELD-WEN Steel Swinging French Patio Doors are built to be resilient and strong so you can be sure they are secure, easy-to-care-for, energy efficient and reliable for many years to come. Steel is a popular choice because of its durability and affordability. These patio doors provide a well-designed look that enhances the style of any home.

- Strong, durable and secure steel with attractive, classic style
- Energy efficient Low-E coated glass helps keep your home cool in the summer and warm in the winter
- High-performance ball-bearing hinges provide smooth, easy and quiet operation
- Weather-strip creates a tight seal to eliminate annoying drafts
- Door frame (jamb) and brickmould (trim) are made with AuraLast wood that is guaranteed not to rot and are primed and ready to paint
- Grids are factory sealed between panes of glass, making it easier to clean door glass
- Grids are white on both interior and exterior of door
- 2-Coats of neutral, low-sheen, baked-on enamel primer enables easier finishing, primed doors give

Home Shop Mario Store Mode Cart 6

12:56 5G
◂ Safari
Murr...s Inlet

annoying drafts

- Door frame (jamb) and brickmould (trim) are made with AuraLast wood that is guaranteed not to rot and are primed and ready to paint
- Grids are factory sealed between panes of glass, making it easier to clean door glass
- Grids are white on both interior and exterior of door
- 2-Coats of neutral, low-sheen, baked-on enamel primer enables easier finishing, primed doors give you the design flexibility to choose any finish color
- Door is prehung in frame for easier installation, predrilled double bore hole for lock installation (lock sold separately)
- French-style swinging patio door opens into the home on either left or right sides and also allows both doors to open with retracting security pins
- Screen sold separately
- Easy to care for and designed to prevent water absorption and resist rust, reinforced lock area provides strength and security for door hardware
- Check local building codes before beginning your project to ensure compliancy, not all products are suitable for locations that experience severe weather

Home Shop Mario Store Mode Cart 6

Candice Seymour

From: Candice Seymour
Sent: Monday, November 27, 2023 10:37 AM
To: mariolcano@yahoo.com
Subject: 57 Dumas Street - Certificate of Demolition Application for December 21, 2023 Historic Architectural Review Board Meeting
Attachments: Owner auth 2019.pdf; COSAWindowConditionAssessmentSurveyFormrevNov2023.pdf

RE: 57 Dumas Street

Greetings!

This email formally acknowledges receipt of your Certificate of Demolition (COD) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on December 21, 2023 as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- Our staff will need to photograph the property to supplement the item staff report. **Please confirm receipt of this email and let us know a convenient time within the next 5 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

- A preliminary review of your application was completed by staff and the following items are still required to complete your application:
    - A detailed scope of the work proposed including number of windows to be replaced, percentage of siding to be replaced, and location of porch proposed for replacement, and justification for proposed alterations.
    - For window replacement:
        - A Window Condition Assessment Survey (attached) detailing each window's dimensions, type, material, condition, and whether it is proposed for replacement
        - A site plan numbered consistent with the Window Condition Assessment Survey showing the location of each window
        - Photographs numbered consistent with the Window Condition Assessment Survey and site plan, including any details of damage or deterioration (photos submitted appear to be numbered, you could match those numbers with the Window Condition Assessment and the site plan if that is easier)
        - Specifications for replacement windows including design, material, and photographs (i.e. manufacturer brochure(s)/drawings)
    - For siding and porch replacement:
        - Photographs detailing existing conditions of the porch and siding
        - Elevation drawings of proposed alterations including locations of window and siding replacement, and proposed porch configuration and design
        - Porch Detail drawing denoting material, dimensions, of porch, deck, railing, and stair
        - Site Plan of existing and proposed porch size(s)/location(s) and distance from property lines (can be same site plan used for windows)
        - Specification for replacement siding including dimensions, material, and comparison of existing siding to proposed (side-by-side photo or samples)

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this**

application must be emailed to harb@citystaug.com. **Additional materials** will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by December 11, 2023** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- **A copy of the meeting agenda and the staff report for this application 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.**

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized. It does not have to be completed again if it has already been submitted and the representative authorized on the existing form will be present for the meeting.

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.

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

57 Dumas street

I am seeking approval for the following:

WINDOWS

-Installation of all new windows (11 in total)

All windows are either non operable, broken, rotten or missing

Window trim will remain the same (square) when replaced

DOORS

- Replacement of front and side door
- Removal of back area consisting of a make shift door/window combo and installation of sliding patio grid door.
- Removal of current sliding grid door and covering with siding

SIDING

Full replacement of wood siding due to termite infestation and replacing with hardie board

NOTES:

Windows numbered 1,2,3,4,7,8,10,13 will be 150 series white vinyl low-e argon single hung with grids and half screens measuring 32x80 (no change in elevation) elevation currently 45 inches

Windows 5,6 will be replaced with 150 series white sliding with half screens measuring 48x60 (no change in elevation) elevation currently 73 inches

Window 9 will be replaced with (2) side by side 150 series white vinyl low-e argon single hung with grids and half screens measuring 32x80 each (no change in elevation) elevation currently 45 inches

Meredith H. Randolph

From: mario cano <mariolcano@yahoo.com>
Sent: Sunday, December 10, 2023 7:27 PM
To: Candice Seymour
Subject: 57 Dumas

Follow Up Flag: Follow up
Flag Status: Flagged

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150 Series New Construction White Vinyl Low-e Argon Single Hung Window with Grids Half Screen Included RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window with Grids Half Screen Included Lowes.com



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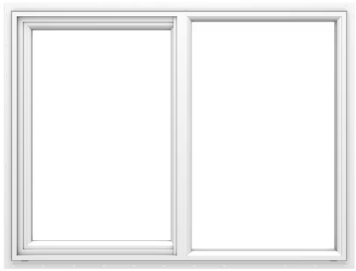
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Item #5200159 | Model #1000010973

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Pella 150 Series vinyl sliding windows glide open for easy access to fresh air
SunDefenseTM Low-E glass lets in light while helping to block heat, keeping homes cooler in the summer and warmer in the winter
One sash glides open horizontally while the other sash remains stationary

Exterior Color/Finish: White

$456.67 $473.76 $473.76

Common Size (W x H): 48-in x 60-in

48-in x 60-in

Pickup
Ready by Wed, Jan 10 (Est.)

Delivery
As soon as Thu, Jan 11

Feedback

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Image may not be an exact representation of the window, please refer to product specifications

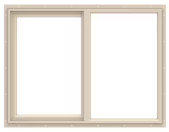
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+ Selected



Pella Installation Tape 3-in x 50-ft Butyl Rubber Roll Flashing

+ Selected



Gibraltar Building Products 10-in x 10-ft Aluminum Roll Flashing

+ Selected



RELIABILT 30001 Series Jamb Tilting Vinyl Replacement White Basement Hopper Window

Better Together

Subtotal for (4) items
$617.63

Add to cart 4 items

Overview

At Pella, we pride ourselves on going beyond industry requirements. You can count on our products – they're backed by a brand that's been trusted for nearly 100 years. With Pella® 150 Series, you get high-quality vinyl at a budget-friendly price.

Pella 150 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included **$456.67**
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- Pella 150 Series vinyl sliding windows glide open for easy access to fresh air
- SunDefenseTM Low-E glass lets in light while helping to block heat, keeping homes cooler in the summer and warmer in the winter
- One sash glides open horizontally while the other sash remains stationary
- Pella's vinyl uses a fade-resistant formula that is performance-tested for excellent weathering, durability and color retention
- All-metal cam-action locks are anchored to the sash, ensuring long-lasting, dependable operation, with a hardware design that complements the window
- Interlocking sashes and a dual weatherstrip system provide a tight seal around the operating panel
- The roller system provides smooth operation and long-term performance
- A quick installation frame design helps reduce installation time
- Backed by Pella's limited lifetime warranty, one of the strongest warranties in the industry

CA Residents: ⚠ **Prop 65 Warning(s)**

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Warranty Guide
PDF

Operating Manual
PDF

Installation Manual
PDF

Energy Guide
PDF

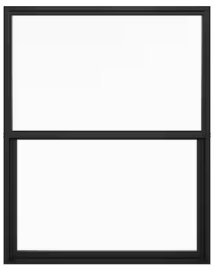
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Reviews ★★★½☆ 4

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$838.20 $479.78 $1,661.89

$936.12 SAVE 15% $1,955.17 SAVE 15%

Chat

Application pg 26

JELD-WEN FiniShield V-4500 New Construction Black Vinyl Low-e Argon Single Hung Window Full Screen Included

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Pella 150 Series New Construction Jamb White Vinyl Low-e Argon Double Hung Window Full Screen Included

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Pella 36-in x 80-in Fib Hand Inswing Black F Front Door with Brick

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Pella 150 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included

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103

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window with Grids Half Screen Included

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Common Size (W x H): 32-in x 60-in

32-in x 60-in

Pickup
Ready by Wed, Jan 3 (Est.)

Delivery
As soon as Thu, Jan 4

FREE Pickup at St Augustine Lowe's

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Feedback

In use lifestyle image, accessories not included; refer to specifications for grid and lock details



RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window with Grids Half Screen Included

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Shop RELIABILT 4.5 103

$235.82



RELIABILT 150 Series New Construction White Vinyl...

RELIABILT 150 Series New Construction White Vinyl...

RELIABILT 150 Series New Construction White Vinyl...

RELIABILT 150 Series New Construction White Vinyl...

RELIABILT 150 Series New Construction White Vinyl...

RELIABILT 15(Constructior

Overview

The RELIABILT Series 150 single hung windows offer an exceptional value with outstanding strength, energy efficiency and lasting beauty.

- The most popular of the RELIABILT new construction single hung windows, the Series 150 showcases a brick mould exterior to complement any home's style
- Designed for new construction and remodeling applications, the window installs easily with a pre-punched, integrated nail fin and J-channel included (Series 160 available without J-channel)
- The bottom sash tilts in and operates easily with both an integrated, full-length, slim-line lift rail, and block and tackle balance system
- DP-50 rated (Design Pressure rating) on windows up to 36-in W x 74-in H
- Features Low-E glass to reflect solar energy along with the added thermal efficiency of Argon insulating gas (ENERGY STAR qualifications may not be applicable in all zones; see each window's U-Value and SHGC value for exact specifications)
- Features a 5/8-in contoured grid pattern between the glass panes to enhance the style and appearance of your home without creating the extra cleaning complexities of grids outside the panes
- Window comes standard in white and includes a half screen; additional sizes, factory mulling, glass, wood jamb extensions, grid and colors are available; see your local sales associate for available custom options
- Standard manufacturer's Limited Lifetime Warranty included on all vinyl materials and all parts under normal use, as well as a 25-year prorated warranty against seal failure (see actual warranty for details)
- All RELIABILT windows are manufactured exclusively for Lowe's and made proudly in the USA

Warranty Guide
PDF

Product Certifications
PDF

Operating Manual
PDF

Use and Care Manual
PDF

Energy Guide
PDF

Specifications

Dimensions			
Common Size (W x H)	32-in x 60-in	**Rough Opening Width (Inches)**	32
Grid Width	5/8-in	**TTT Flange Size**	N/A
Rough Opening Height (Inches)	60	**Weight**	42

Chat

Application pg 29

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window witl

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Balance System	Block and tackle	**J Channel**	Integrated
Clear Opening Sq Ft	4.78	**Lock Type**	Cam
Color/Finish Family	White	**Lowe's Exclusive**	Yes
Design Pressure (DP) Rating	50	**Mulling**	N/A
Exterior Color/Finish	White	**Nail Fin**	Integrated
For Use with Mobile Homes	No	**Number of Locks**	2
Frame Material	Vinyl	**Obscure Glass**	No
Frame Profile	Brick mould	**Paintable**	No
Glass Insulation	Low-E argon	**Project Type**	New construction
Glass Strength	Single strength	**Screen Frame Type**	Roll-form
Glazing Type	Double pane	**Screen Included**	Half
Grid Included	Yes	**Screen Type**	Fiberglass mesh
Grid Pattern	1hx2v	**Series Name**	150 Series
Grid Profile	Contoured	**Solar Heat Gain Coefficient (SHGC)**	0.2
Grid Type	Between the glass	**Sound Transmission Control (STC) Rated**	No
Hardware Color/Finish	White	**Tilt Mechanism**	Flush
High Altitude Rated	No	**Tilting**	Yes
Impact Resistant	No	**Ventilation Latches**	N/A
Insect Screen Included	Yes	**Wood Jamb Extension**	None

Warranty			
Warranty	Limited lifetime		

Chat

Application pg 30

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window witl

Shop RELIABILT 4.5 103

$235.82

ENERGY STAR Certified North/Central Zone	Yes	**Meets Title 24**	No
ENERGY STAR Certified Northern Zone	No	**Meets Wildland Urban Interface**	No
ENERGY STAR Certified South/Central Zone	Yes	**Miami Dade Approved**	No
ENERGY STAR Certified Southern Zone	Yes	**Texas Department of Insurance Approved**	Yes
Florida Product Approved	Yes	**U Value**	0.3
Hurricane Approved	No		

Miscellaneous

Actual Size (W x H)	31-1/2-in x 59-1/2-in	**Rough Opening Size (W x H)**	32-in x 60-in
Clear Opening Size (W x H)	26-11/16-in x 26-11/16-in	**UNSPSC**	30171600
Jamb Depth Measurement	3-1/4-in		

Product Features

Chat

Application pg 31

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window witl

Shop RELIABILT 4.5 103

$235.82



Single Hung Windows

RELIABILT single hung windows feature a bottom tilting sash or side load sash, for accessible cleaning.





Low-Maintenance Durability

Windows constructed from vinyl have superior durability and performance. Vinyl will not rot, peel or swell, regardless of the weather conditions, so your windows will last for years to come.



High Quality Materials

RELIABILT windows feature a welded frame and sash corners, to provide strength and integrity. These windows are manufactured from premium vinyl, which is virtually maintenance-free.



Easy to Install

Designed for new and replacement projects, this window is constructed for smooth installation. For new construction applications, the window comes with an integrated nail fin to aid in installation.

Chat

Application pg 32

RELIABILT 150 Series New Construction White Vinyl Low-e Argon Single Hung Window witl

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$235.82

Community Q & A

SPONSORED PRODUCTS



Sponsored
JELD-WEN C-3500 Jamb Left-operable Composite Black Sliding Window Full Screen Included



Sponsored
JELD-WEN C-3500 New Construction Black Composite Low-e Argon Single Hung Window Full Screen Included



Sponsored
JELD-WEN C-3500 Jamb Left-operable Composite Black Sliding Window Full Screen Included



Sponsored
JELD-WEN C-3500 Jar Composite Black Slid Screen Included

REGULARLY BOUGHT TOGETHER



RELIABILT 53.5-in White Aluminum and Vinyl-Window Joining Kit with Mull Clips Mull Covers Mull Reinforcement



RELIABILT 3201 Series Replacement Jamb White Vinyl Dual-pane Double Hung Window with Grids, Half Screen Included



RELIABILT 14500 Series Jamb Left-operable Vinyl White Sliding Window Half Screen Included



RELIABILT 72-in x 80-i Vinyl Sliding Universa

RELATED SEARCHES

RELIABILT Single Hung Windows | New Construction Double Hung Windows | Vinyl Frame Single Hung Windows

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Chat

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

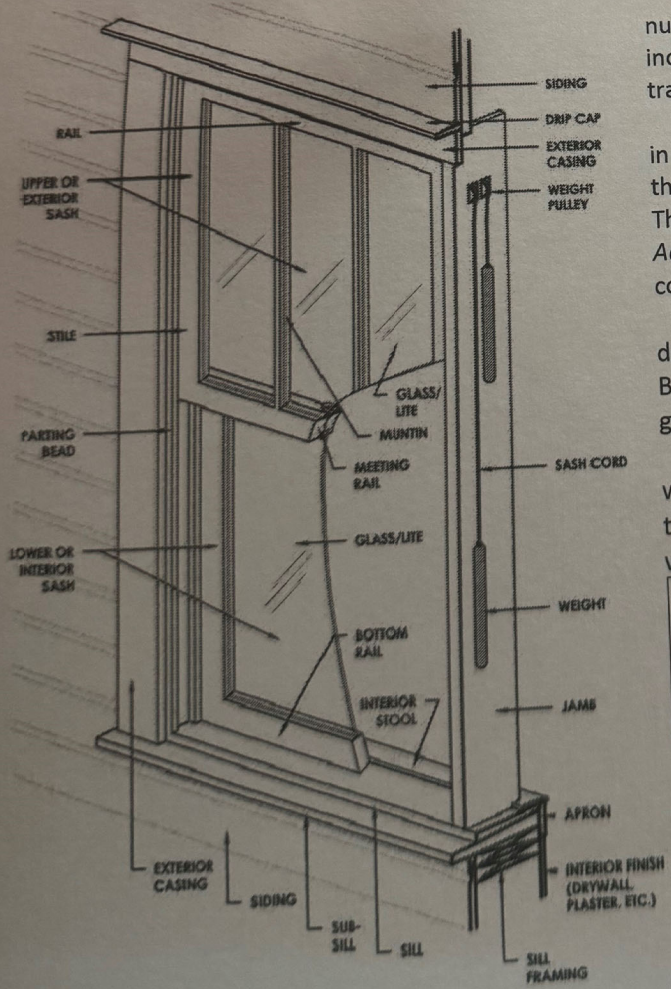
Received 12/10/2023
Planning and Building Department

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☐	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☐	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☐	3. Condition Evaluation of each window (see page 2).
☐	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☐	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☐	6. Elevation drawings that show alterations to window openings (if applicable)
☐	7. Photos detailing window frame and face and side of trim
☐	May include additional documentation as needed for your report:
	Other

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Please denote if numbered windows are door sidelights or transoms associated with a door.

On the page 2, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). Include the window type and material for each window. The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The review and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, the board may require additional information to prove that the windows need to be replaced and that the proposed windows are compatible.

Total Number of Window Openings on the Structure	11
Number of Historic Windows on the Structure	11
Number of Existing Replacement/Non-Historic Windows	10
Number of Windows Completely Missing	1
Total Number of Windows to be Replaced	11

Received 12/10/2023
Planning and Building Department

Property Address:
Applicant Name:

Assessment Date:
Assessed by:

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	All windows do not open,
2	rotten and need replaced
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Window #	List and Describe Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	


blink












6



Received 12/10/2023
Planning and Building Department





Received 12/10/2023
Planning and Building Department






10




12


13

Instr #2023085309 BK: 5849 PG: 90, Filed & Recorded: 10/30/2023 4:02 PM #Pgs:1
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $10.00 Doc. D $2,226.00

Prepared by and Return to:
Sunshine Title Corporation
D. Gonzales
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #118832
207700-0000

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this October 27, 2023, between Direct Home Buyer 1 Inc., a Florida corporation, whose mailing address is: 1093 A1A Beach Blvd. #544, Saint Augustine, Florida 32080, party of the first part, and Mario Luis Cano, whose mailing address is: 3936 Murrells Inlet Rd., Murrells Inlet, South Carolina 29576, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

In the City of St. Augustine, Commencing at a point on the East side of Dumas Street, 148 feet South from the Southeast corner of Bridge and Dumas: thence East 100 feet; thence Southerly and parallel with Dumas, 27 1/2 feet; thence Westerly and parallel with Bridge Street, 100 feet to the East side of Dumas; thence Northerly along East side of Dumas Street, 27 1/2 feet to the Point of Beginning: Said Lot being bounded on the North by Lot recently sold to Charlie Kelton; East by Land of Ellen Harrold; South by Land of Mary E. Martin and West by Dumas Street. ALL as contained in St. Johns county, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on October 27, 2023.

Signed, sealed and delivered
in the presence of:

Carlton L Perkins
Witness signature
CARLTON L PERKINS
Print witness name

Witness signature
NRUPAL PATEL
Print witness name

Direct Home Buyer 1 Inc., a Florida corporation

By:
Print Name: Christa Jackson
Title: President

State of Florida
County of ST. JOHNS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this October 27th, 2023 by Christa Jackson, President of Direct Home Buyer 1 Inc., a Florida corporation who is personally known to me or who has produced FL DRIVERS LICENSE as identification.

Notary Public

NRUPAL K. PATEL
MY COMMISSION # HH112855
EXPIRES: April 30, 2025

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2077000000
Location Address	57 DUMAS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TR CITY LOT 4 BLK I OR5849/90 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.070
Homestead	N

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Owner Information

Owner Name	Cano Mario Luis 100%
Mailing Address	3936 MURRELLS INLET RD MURRELLS INLET, SC 29576-0000

Map



Valuation Information

	2024
Building Value	$115,029
Extra Features Value	$0
Total Land Value	$97,440
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$212,469**
Total Deferred	$0
Assessed Value	**$212,469**
Total Exemptions	$0
Taxable Value	**$212,469**

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
2023	$116,885	$0	$97,440	$0	$0	$214,325	$158,365	$55,960	$158,365
2022	$108,654	$0	$88,670	$0	$0	$197,324	$143,968	$53,356	$143,968
2021	$72,776	$0	$63,336	$0	$0	$136,112	$130,880	$5,232	$130,880
2020	$59,639	$0	$63,336	$0	$0	$122,975	$118,982	$3,993	$118,982
2019	$49,283	$0	$63,336	$0	$0	$112,619	$108,165	$4,454	$108,165
2018	$49,910	$0	$58,464	$0	$0	$108,374	$98,332	$10,042	$98,332
2017	$36,225	$550	$52,618	$0	$0	$89,393	$89,393	$0	$89,393
2016	$37,030	$642	$45,675	$0	$0	$83,347	$73,953	$9,394	$73,953
2015	$38,640	$733	$36,540	$0	$0	$75,913	$67,230	$8,683	$67,230
2014	$31,061	$825	$29,232	$0	$0	$61,118	$61,118	$0	$61,118
2013	$32,329	$916	$22,655	$0	$0	$55,900	$55,900	$0	$55,900

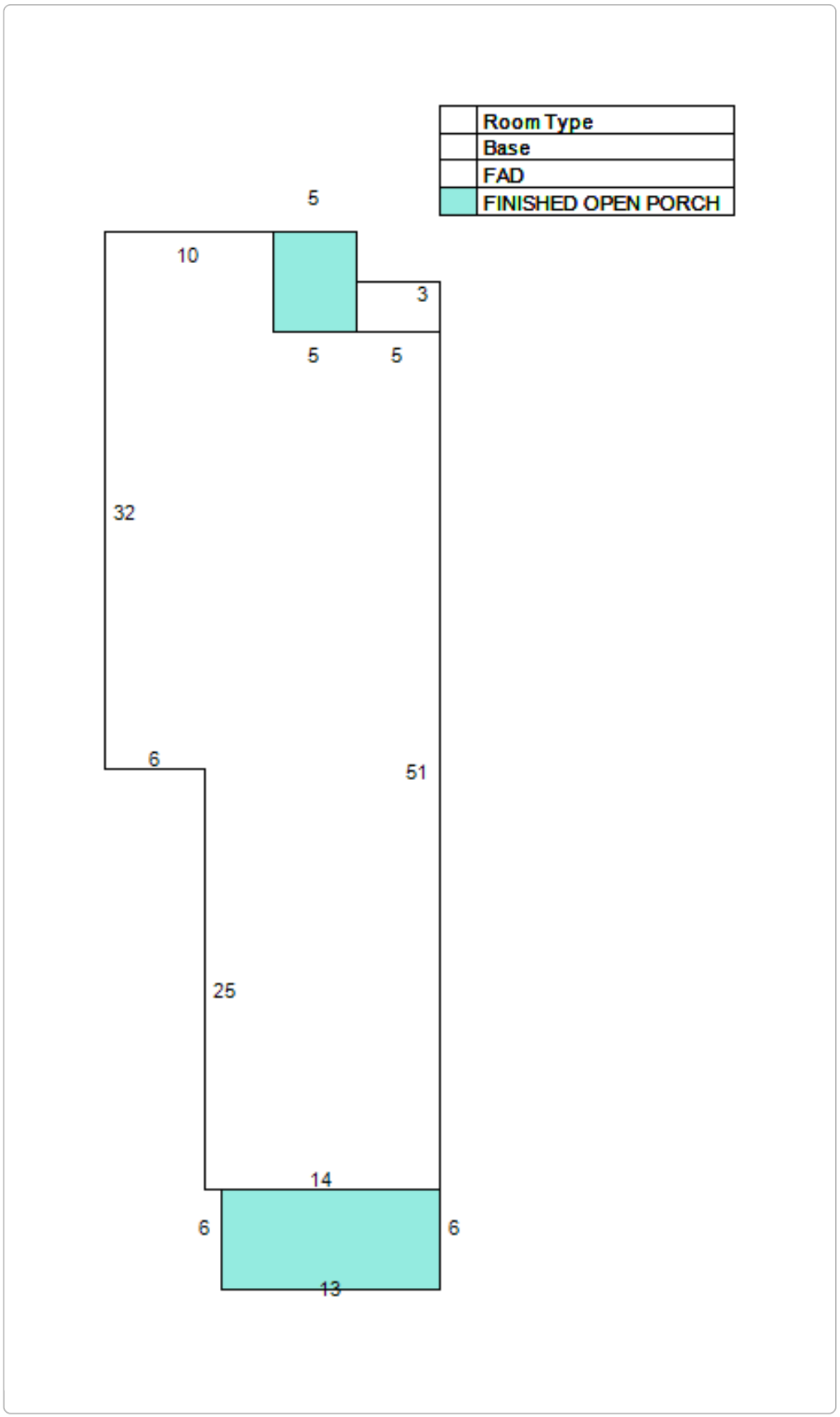
Building Information

Building 1
Building Value $115,029
Year Built 1930
Actual Area 1053
Conditioned Area 945
Use Single Family Residence
Style 01
Exterior Wall Wood

Roof Cover Roll Composite
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms 3
Baths 1

Description	Square Footage
BASE AREA	930
FINISHED OPEN PORCH	30
ADDITION	15
FINISHED OPEN PORCH	78
Total SqFt	1053

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	28	90	28	EF	$97,440

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/30/2023	10/27/2023	$318,000.00	WARRANTY DEED	5849	90	Q	I	DIRECT HOME BUYER 1 INC	CANO MARIO LUIS
8/24/2023	8/22/2023	$0.00	WARRANTY DEED	5814	1424	U	I	HIGGINS TRACY	DIRECT HOME BUYER 1 INC
8/24/2023	8/22/2023	$0.00	WARRANTY DEED	5814	1422	U	I	ODONNELL EVAN	DIRECT HOME BUYER 1 INC
8/24/2023	8/22/2023	$140,000.00	WARRANTY DEED	5814	1421	U	I	O'DONNELL KEVIN	DIRECT HOME BUYER 1 INC
8/24/2023	10/28/2017	$0.00	DEATH CERTIFICATE	5814	1420	U	I	O'DONNELL JOHN J(DEC'D)	O'DONNELL JOHN J(DEC'D)
3/16/2016	3/16/2016	$0.00	SUMMARY ORDER ADMIN	4163	1	U	I	O'DONNELL MAUREEN E ESTATE	O'DONNELL JOHN J
	12/29/2003	$75,000.00	WARRANTY DEED	2120	850	Q	I	MASON MYRTIS	O'DONNELL MAUREEN E
	6/14/2002	$0.00	DEATH CERTIFICATE	2120	849	U	I	HICKSON TROY *** (DECD 6/14/02)	MASON MYRTIS (REM OF L/E)
	6/11/1998	$0.00	LIFE ESTATE	1325	1836	U	I	HICKSON TROY ***	HICKSON TROY ***
	1/1/1990	$0.00		844	565	U	I		HICKSON TROY ***
	1/1/1987	$0.00		731	663	U	I		
	1/1/1977	$0.00		323	637	U	I		

No data available for the following modules: Exemption Information, Extra Feature Information.

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Contact Us

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CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 21, 2023 Meeting



Application HP2023-0088 Address: 10 S Castillo Drive

Applicant: Lane Architecture, PA

Property Owner: City of St. Augustine

Project description: To replace all existing wood doors and windows with new.

Architectural Style:	Mission Revival	Florida Master Site File:	SJ00396
National Register:	Individually Listed	Construction date:	1935
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1995700000		
Agenda Item:	10(a)	Previous Action(s):	COA 1987-0312 COA 1995-0946 COA 2005-3285

STAFF SUMMARY AND ANALYSIS:

1. The Mission Revival style St. Augustine Civic Center (a.k.a Visitor's Information Center/VIC), constructed c. 1935 as a Federal Emergency Relief Administration (FERA) project, is located on the block bounded by W. Castillo Drive to the north, S Castillo Drive to the east, the Huguenot Cemetery and Orange Street to the south, and the Municipal Parking garage to the west. The building is individually listed on the National Register of Historic Places (April 21, 2005) for its associations to social history and architecture and is part of a multiple property listing: "Florida's New Deal Resources." The building was issued a commemorative bronze plaque in 1935 as one of the finest FERA projects in the state (see newspaper article attached).
2. The property is located within the Historic Preservation-Three (HP-3) zoning district and the HARB has heard previous applications for the building including the 1987 replacement of the tile roof, 1995 construction of a western addition to the structure for restrooms, and the 2005 renovation of that addition to its existing configuration with two covered porch areas.
3. The applicant is proposing wholesale replacement of existing windows and exterior doors with custom-designed and painted aluminum clad wood windows and doors to match existing color and designs. Primary justifications for the alteration, per the applicant, are wood rot and poor performance. Additionally, future use of the VIC as an exhibition space requires specific UV, humidity control, and other requirements not currently met by the existing windows and doors.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends repair rather than replacement of original windows and doors and suggests improving the performance of historic windows with general maintenance and repair, installation/replacement of weatherstripping, the utilization of storm windows, and other methods that are consistent with the architectural style of the building and do not damage the existing frame. Replacement of significantly deteriorated windows and doors is allowed with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
5. The applicant has provided a condition assessment of the windows and doors and, as well as drawings of their existing configurations, and the brochures for proposed replacements. More information is needed regarding whether alternatives to wholesale replacement have been considered, and the applicant may want to discuss the feasibility or infeasibility of replacement alternatives such as interior storm windows and other methods of improving thermal performance and armoring the existing windows to meet the VIC's needs without replacement. While replacements are proposed to match the existing windows as close as possible, new windows may not match every characteristic of the historic windows.
6. The 1935 portion of the structure appears to retain its original wood multi-lite casement and 6/6 double-hung sash (DHS) windows, and the addition features wood 6/6 DHS windows and solid and multi-lite doors to match the architectural style of the building. Staff observed some peeling paint and loss of window glazing with small amounts of deterioration and organic growth along some windowsills. Deterioration was more obvious on the windows of the addition.
7. The structure is highly visible from public walkways and roads on virtually all sides and the windows are a prominent architectural feature of the building and its design.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

SUMMARY SCOPE OF WORK:

1. Replace all existing windows and doors with wood aluminum-clad windows and doors to match closely in design and color.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

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

Doors and Entrances

Do...

- Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
- Protect and maintain the masonry, wood and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
- Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
- Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Don't...

- Strip entrances of historic materials such as wood, cast iron, terra cotta tile and brick.
- Fail to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
- Remove significant door or entrance features that can be repaired.
- Replace deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
- Remove an entrance that is unrepairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.

Post-1821

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

Windows and Window Treatments

Do...

- Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, shutters and balconies where they contribute to the architectural and historic character of the building.

- Conduct an in-depth survey of the conditions of existing windows, shutters and balconies early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- 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.
- Repair windows, shutters and balconies by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either excessively deteriorated or are missing when there are surviving prototypes.
- Improve the thermal performance of existing windows through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
- Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
- Replace missing or irreparable shutters and balconies on significant elevations with new shutters and balconies that match the original in material, detailing, size, general proportion and configuration, hardware and color.

Don't...

- Introduce or change the location or size of windows and other openings that alter the architectural and historic character of the building.
- Replace window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
- Remove window features that can be repaired where such features contribute to the historic and architectural character of the building.
- Replace windows that contribute to the character of a building with those that are incompatible in size, configuration and reflective qualities or which alter the setback relationship between window and wall.

Post-1821

Mission windows are double hung sash six-over-six, three-over-one, one-over-one, or multi-pane casement. Quatrefoil windows, fanlights and sidelights are common.

Generally Post-1821 windows should be wood. Under certain circumstances, metal and aluminum sash windows may be used if they duplicate the design, size and overall appearance of wood and are painted to appear as wood. Windows with an unpainted metal sash and sliding glass doors are generally not appropriate. Storm or screen windows may be appropriate if they do not alter, damage or obscure window frames and features. On significant facades, wood shutters must be used; on other facades, non-wood shutters may be used.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. National Register Nomination
3. Federal Emergency Relief Administration (FERA) Plaque Article

STAFF PHOTOGRAPHS
10 S Castillo Drive



East Elevation

Staff Report pg. 6

STAFF PHOTOGRAPHS
10 S Castillo Drive



South Elevation

STAFF PHOTOGRAPHS
10 S Castillo Drive



STAFF PHOTOGRAPHS
10 S Castillo Drive



South Elevation

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STAFF PHOTOGRAPHS
10 S Castillo Drive



South Elevation

STAFF PHOTOGRAPHS
10 S Castillo Drive



South Elevation

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STAFF PHOTOGRAPHS
10 S Castillo Drive



West Elevation (Additions)

Staff Report pg. 12

STAFF PHOTOGRAPHS
10 S Castillo Drive





West Elevation (Additions)

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10 S Castillo Drive



North Elevation

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North Elevation

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North Elevation

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North Elevation

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Window Details

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Window Details



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Window/Door Detail

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Window/Door Details

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Window Details

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Window Details

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Window Details

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Window Details

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10 S Castillo Drive



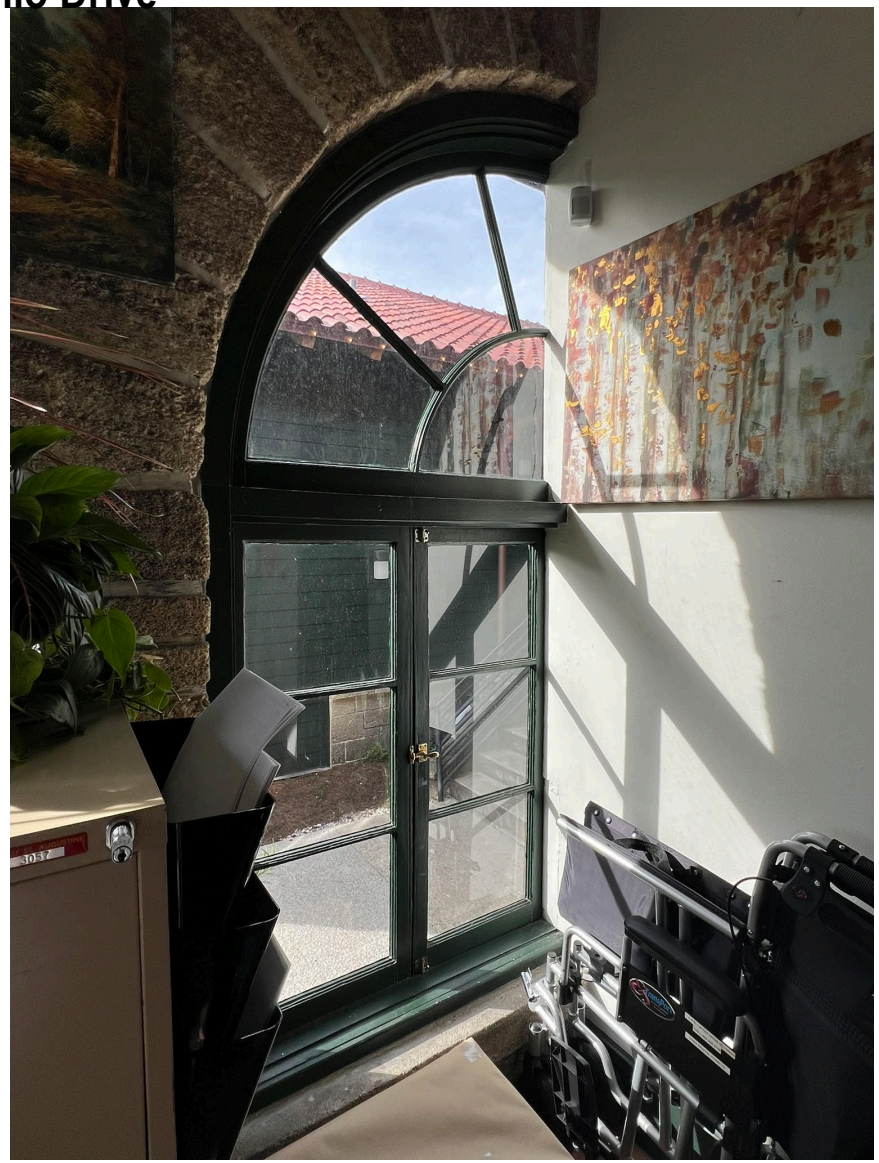


Window Details

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Window Details

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Window Details

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Window/Door Details

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Window Details

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Window Details

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Door Details

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Door Details

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Window Details

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10 S Castillo Drive





Window Details

NPS Form 10-900
(Rev. 10-90

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name ST. AUGUSTINE CIVIC CENTER SJ 390

other names/site number Visitor's Information Center

2. Location

street & number 10 Castillo Drive N/A ☐ not for publication

city or town St. Augustine N/A ☐ vicinity

state Florida code FL county St. Johns code 109 zip code 32084

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Barbara E. Mattick, DSHPO for Survey & Registration 3/9/05
Signature of certifying official/Title Date

Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- ☐ entered in the National Register
  - ☐ See continuation sheet
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
  - ☐ See continuation sheet.
- ☐ removed from the National Register.
- ☐ other, (explain) _____

St. Augustine Civic Center
Name of Property

St. Johns Co., FL
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ buildings
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	1	structures
1	0	objects
2	1	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

"Florida's New Deal Resources"

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

RECREATION AND CULTURE

Current Functions
(Enter categories from instructions)

RECREATION AND CULTURE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY: Mission Revival

Materials
(Enter categories from instructions)

foundation CONCRETE
walls STONE: coquina
roof CERAMIC TILES
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

SOCIAL HISTORY
ARCHITECTURE

Period of Significance

1934-1955

Significant Dates

1934

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Henderich, Frederick A./
Leyvraz, Charles

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
  #
- ☐ recorded by Historic American Engineering Record

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of Repository

#

St. Augustine Civic Center
Name of Property

St. Johns Co., FL
County and State

10. Geographical Data

Acreage of Property less than one

UTM References
(Place additional references on a continuation sheet.)

	Zone	Easting	Northing
1	17	469620	3307400
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Johnston, Sidney/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date February 2005

street & number 500 South Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of St. Augustine c/o William R. Adams

street & number Post Office Box 210 telephone 904-825-5033

city or town St. Augustine state FL zip code 32085-0210

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

SUMMARY

The St. Augustine Civic Center is located at 10 Castillo Drive in St. Augustine, St. John County, Florida. The one story building completed in 1935 is a good example of Mission Revival architecture. It has a T-shape floor plan, arcaded entrance porch, cross-hip roof surfaced with barrel tiles and partially obscured by a decorative shaped parapet, ashlar coquina stone walls, coquina chimneys, multi-light double-hung sash and casement windows deeply set within the walls, and a poured concrete foundation. The interior contains a reception area, gift shop, museum exhibits, and auditoriums. In 1995, a compatible addition was constructed on the rear (west) elevation of the building. One contributing object, a memorial marker, and one non-contributing structure, a planter with a sign, are on the property. The building contains approximately 16,000 square feet of interior floor space. Executed with a superior level of craftsmanship and being an important landmark on a primary thoroughfare in St. Augustine, the building retains its 1930s character and integrity to a high degree.

SETTING

The seat of government of St. Johns County, St. Augustine, is located approximately forty-five miles south of Jacksonville. The population of the city is 11,592 (2000). King Street serves as the main east-west corridor into the city, and U. S. Highway 1 is the primary thoroughfare along the western side of the city. North of the city, San Marco Avenue forks from U. S. Highway 1 and extends south into the heart of St. Augustine. Just to the north of the historic civic center, the name San Marco Avenue changes to Castillo Drive. Consequently, the building stands at the southwest corner of the intersection of Castillo Drive and San Marco Avenue, which are delineated by the intersection with West Castillo Drive, which runs east-west to the north of the historic civic center. The combined Castillo Drive/ San Marco Avenue corridor also serves as State Road A1A and the business route of U. S. Highway 1. King Street, the Bridge of Lions, and the city's downtown plaza are located approximately six blocks to the south.

The St. Augustine Civic Center faces east on Castillo Drive just north of the colonial city. Located in the San Marco Tract, the broad public property is aligned east/west with Orange Street and West Castillo Drive bordering it on the south and north respectively. The property was never subdivided for residential development, unlike the Abbott Tract and North City neighborhoods farther north. Ripley's Believe-It-Or-Not, an administrative office for the National Park Service, and the grounds of the Castillo de San Marcos (NR 1977) occupy sites to the east of the building. Immediately to the south of the center is the Huguenot Cemetery, which was established in 1821. A parking lot is immediately to the west, beyond which lies a baseball field. Commercial buildings line the properties north of the tract. Vegetation on the Civic Center property consists of mature oak and palm trees and various shrubs and plants.

Several historic districts are in close proximity to the building. Approximately one block to the northeast and across San Marco Avenue lies the southwest corner of the Abbott Tract Historic District (NR 1983). The next

street to the south is the northern boundary of both the Model Land Company Historic District (NR 1983) and the St. Augustine Historic District (NR 1986), both of which extend along Orange Street.

PHYSICAL DESCRIPTION
EXTERIOR

The St. Augustine Civic Center has a T-shape footprint. It is constructed with a continuous reinforced concrete footer foundation, and off-grade construction with wooden floor joists. The load bearing walls are coquina masonry. The intersecting hip main roof with ceramic barrel tiles is accented by open eaves, and has a raised decorative parapet at the east elevation. A hip roof on the west portion of the building is connected to the main roof with a narrow connector roof. Three external chimneys pierce the roof on the north, south, and west elevations.

The façade or east elevation (Photo #1) is the foot of the T-footprint of the building, measures sixty feet across, and fronts onto Castillo Drive. The facade displays much of the building's Mission Revival Style character. The random-range quarry face coquina walls typify St. Augustine's colonial building material heritage. Accented by a large shaped parapet with a central shield and flanking pairs of statuary niches, the main entrance is protected by a three-bay, full-width, elevated, arcaded porch with cornice returns. The shield displays the coat of arms of the kingdoms of Castille and Leon. The archivolt of the central arch rests on Tuscan columns, a feature shared with the inner haunches and spring lines of the flanking arches. The outer supports for the flanking arches, however, consist of square columns, providing the building with a subtle contrast of forms. Both the Tuscan and square columns display simple, molded architraves. A six-step concrete stairway provides access onto the center of the porch, which protects three openings into the interior. Each opening has two sets of doors: solid-wood tongue-in-groove exterior doors suspended on wrought-iron hinges and accented by grills-and-wickets, and fourteen-light French interior doors. The elevation is interrupted by a cross-hip extension that projects twenty feet to the north and south, forming the head of the T-shape of the building (Photo #3). Within the extension on both the north and south ends, two arched openings face east, one containing an emergency exit, the other is filled with four-light casement windows accented with a fanlight.

The north and south elevations (Photos #2&3) of the main block are nearly identical and have the cross-hip roof and the extensions of the building's T-shape design. The north elevation on the main block of the building has four bays, which are divided by sloped buttresses (Photo #3). Each bay has arched openings. The easternmost bay is open and its arches frame the front porch. The three additional bays are filled with ten-light casement windows and fanlights. A sloped ramp runs east from the southern extension of the elevation and attaches to the façade porch (Photo #4).

The extension on the north elevation is identical to that on the south elevation, and measures fifty-seven feet across (Photo #5). It is punctuated by two arched openings filled with four-light casement windows; an arch at either end of the extension flank five rectangular, double-hung sash windows with six-over-six lights. The

fenestration is both irregular and asymmetrical, interrupted by a distinctive chimney with offset flue plates, a pointed hood, arched vents, and barrel tile surfacing (Photo #6).

The west elevation of the original civic center measures 100 feet wide and has arched openings filled with casement windows and fanlights (Photos #7&8). A sloped ramp (Photo #9) extends approximately thirty feet parallel to the elevation, terminating into a narrow glass-enclosed, roofed connection that joins the original building to a modern addition. The roofed connection has walls framed in wood and finished in glass and glass filled doors.

The rectangular addition measures eighty-four feet by thirty-four feet (Photos #9&10). It is removed from the west elevation of the main block by thirteen feet. It is set back seven feet from the wall planes of the north and south elevations of the original building. The setback of the addition and use of a largely glass connection leaves the original west elevation of the historic building visible. The addition has a hip roof with barrel tiles, open eaves, coquina walls, and paired and single arrangements of six-over-six-light double-hung sashes in rectangular windows. The east elevation of the addition has vertical wood siding and a single double-hung sash window. The north elevation of the addition has a pair of six-over-six-light double-hung sash windows. The west elevation has paired arrangements of six-over-six-light double-hung sash windows at either end, flanking four double-hung sash single windows with six-over-six lights. The south elevation of the addition has the same appearance as the north elevation, with the exception of steps in place of the sloped ramp.

INTERIOR

The interior floor space covers approximately 13,000 square feet in the original building, and has five primary spaces. These spaces are a reception hall, two auditoriums, a gift shop, and museum. The floors are wooden, the ceiling is open to the roof, and the walls are plaster with pilasters at the same intervals as the buttresses on the exterior.

The front doors open into a large reception hall which has a ticket sales counter (Photo #11). The reception hall is a voluminous space that extends between the exterior walls and rises to the roof (Photo #12). The hall reveals the massive truss framework and roof decking. The exposed trusses consist of adze-hewn rafters and beams fashioned into king post-and-strut and tie-beam arrangements. Wrought-iron chandeliers with exposed light bulbs are suspended from the rafters. Coquina pilasters with molded architraves project beyond the plastered north and south elevation walls into the hall, respectively (Photo #13). The interior pilasters support the roof's tie beams.

The space is divided by a three-quarters height castellated wall which has balconets, crown moldings, and parapets. It has three arches that mirror the arcaded porch, and access a walk-in display and ticket sales counter. This display unit separates the reception area from two auditoriums that occupy the spaces farther west.

The auditoriums are equal in size, and have single door entrances in the east walls, inclined floors, auditorium seating, rear exits, and a shared projection booth at the west end (Photos #14&15). A central partition rises to the roof. The exposed rafters, pilasters, and wrought-iron chandeliers remain in the auditoriums.

A vestibule (Photo #16) and gift shop (Photo #17) occupy the space to the north, of the ticket counter and auditoriums. The walls of the vestibule are finished with coquina and those of the gift shop with plaster; the floors of both are carpeted. A full-height chimney with ashlar coquina keystone, brackets, chimney breasts, mantle, and a brick firebox and hearth rises along the north wall of the gift shop.

Similar in dimension and features, but on the south side opposite the gift shop, is a vestibule and museum (Photo #18). The museum also contains a full-height chimney (Photo #19).

To the west of the auditoriums is a covered connection to the modern addition (Photo #20) that provides handicapped access to the rear of the building and public restrooms, maintenance storage, two offices, and employee break-room. The exterior walls of the original building are interrupted only by tie beams that support the connector roof. The western door and window openings along the elevation remain intact, although the doors have been removed.

ALTERATIONS

The main alteration was the west addition built in 1995 to bring the building into compliance with the Americans with Disabilities Act and provide additional restrooms. Well-executed, the addition is semi-attached to the original building with a narrow connection. Set back from the rear and wall planes of the original building, the addition and its connection leave exposed the walls of the original building. The addition relates to the historic building through the use of coquina walls and tiled hip roof. The addition is differentiated from the historic in that the hip roof is lower than the main block; the windows are all rectangular; and the stone is set in random ashlar, rather than regular courses.

In the 1990s, the auditorium space, and partition with display and ticket sales counter was divided off from the open assembly hall. Since 1995, the gift shop and museum have occupied spaces formerly used as women's and men's clubrooms and restrooms, resulting in little alteration and no change in circulation patterns. The restrooms were converted into office, storage and lounge areas.

CONTRIBUTING OBJECT

Near the southeast corner of the property adjacent to the Huguenot Cemetery is a memorial marker (Photo #21). Fabricated with coquina in 1935, the marker consisted of a base that measures eight feet long by five feet wide,

and an upright tablet eight feet high and five feet wide. A missing bronze tablet that was attached to the coquina tablet identified the building, the New Deal project, and illustrated a shield.

NON-CONTRIBUTING STRUCTURE

At the northeast corner of the property stands a planter (Photo #22) with a sign that identifies the building by its current use, the Visitor Information Center. The planter was installed on the property in the 1980s and measures approximately six feet wide by twelve feet long, and consists of coquina stem walls and caps, a sign, and plantings.

SUMMARY

The St. Augustine Civic Center is nominated to the National Register for local significance under Criteria A and C in the areas of Social History and Architecture. The building is significant for its association with the Federal Emergency Relief Administration (FERA), one of President Franklin D. Roosevelt's New Deal agencies. Combating unemployment and assisting communities with improving their infrastructure, the New Deal program represented the growing importance of government at the local, state, and federal levels during the Great Depression. The building was used by numerous public service groups, and for public educational, and entertainment events. It is an excellent example of the Mission Revival Style designed by the locally prominent architect Frederick Henderich. The design is consistent with national and statewide trends in architecture. It retains its original features and integrity to a high degree. The building is nominated under the "Florida's New Deal Resources Multiple Property Submission," (MPS) under the historic associated context "New Deal Florida Historic Context, 1933-1943," and the F.1 property type, "Buildings."

HISTORIC CONTEXT

The St. Augustine Civic Center is located just north of the colonial city in a land division known as the San Marco Tract. During the First Spanish and British periods, the area was clear cut as a defensive perimeter north of the Cubo Line and the Castillo de San Marcos. In the second Spanish period, governors awarded land grants to Jose Barrera and Agustin Santano as part of the Mil y Quinientas, that is, fifteen hundred Spanish yards representing the effective cannon range from the Castillo de San Marcos. In 1840, F. Y. Vail combined the two grants under single ownership, and in 1883, General Isaac Crofts acquired the properties. Crofts constructed the five-story San Marco Hotel, thereby lending the name to the larger tract of land. Inspired by the general's hotel and St. Augustine's colonial heritage, Henry Flagler began converting the city into a winter Newport for wealthy tourists. The San Marco Hotel burned in 1897, after which the St. Augustine Golf Club converted the property into a golf course. In 1922, Elizabeth Ketterlinus, a local philanthropist, purchased the tract and conveyed it to the City of St. Augustine in 1928.[1]

HISTORIC SIGNIFICANCE

In the 1930s, St. Augustine's residents, organizations, and the municipal government made use of several federal programs to improve the city's infrastructure. In 1931, the St. Augustine Junior Chamber of Commerce conceived the idea for a civic center, and hired architect Frederick Henderich to draft plans for the building. The organization approached the city government about its construction at the Castillo Drive site, but officials reported that inadequate public finances would prohibit the development of the project. In 1933, the municipal

[1]American State Papers, *Public Lands,* 5 Volumes, (Washington, D.C.: Duff and Green, 1834), 5:414; Works Projects Administration, *Spanish Land Grants in Florida,* 5 Volumes, (Tallahassee: Works Projects Administration, 1940), 3:179-181; Deed Record AAA, p. 552, 554, Deed Record H, p. 23, Deed Record O, p. 521, 548, Deed Record 47, p. 95, Clerk of Court, St. Johns County Courthouse; Michael Scardaville, "The Public Burying Ground," St. Augustine, HSAPB, 1978, p. 1-3.

government applied to the Public Works Administration (PWA) for a grant and loan to construct the building, but the application was rejected. In mid-1933, the city applied to the Civil Works Administration (CWA), which was replaced later that year by the Federal Emergency Relief Administration (FERA). A subsequent application to FERA was approved in October 1933. In addition to FERA, both the City of St. Augustine and the County of St. Johns contributed financial resources to the project, which cost $68,000 to complete. Local contractor and city commissioner Charles Leyvraz supervised construction, which was completed in March 1935. The project spanned the mayoral terms of E. J. Wishard, Sr. and Walter B. Fraser. Other elected officials and organizations who also supported the project included E. G. Kuhn and V. J. Mickler, and the St. Augustine and St. Johns County Chamber of Commerce. City manager Eugene Masters played a vital supervisory role in the application process to the federal agencies and the completion of the project.[2]

Over 1,000 residents of St. Augustine and St. Johns County and various state and local officials attended the dedication of the building on 14 March 1935. In an elaborate ceremony, Julius Stone, Jr., Florida's FERA administrator, presented the building to the city. The keynote speaker was state senator William A. MacWilliams. Representing Governor David Sholtz, MacWilliams by then had entered his fourth decade of service in the Florida Legislature. He first represented St. Johns County in 1899 in the house, and voters returned him to the Legislature twelve more times. In 1921, he served as president of the senate and two additional terms in the upper house during the Depression decade. Public officials recognized during the ceremony for their support and efforts to complete the project included city manager Eugene Masters, E. J. Wishard, Sr., and Walter B. Fraser. A founder of St. Augustine's historic preservation movement, Fraser initiated a national committee to preserve what remained of the city's physical history and secured funding for the effort from the Carnegie Foundation. Fraser played an important role in the civic center, helping to procure coquina for the building to accurately reflect the city's Colonial Period construction heritage.[3]

Over the following year, the building hosted a number of events, primarily conventions and entertainment. Organizations making use of the facility included the DeMoly Hebrew Association, Flagler Hospital Auxiliary, Florida State Medical Association, Firemen's Convention, Girl Scouts of America, Junior Chamber of Commerce, Junior Service League, Ketterlinus High School PTA, Ladies' Auxiliary of the VFW, Mechanical Division of the Florida East Coast Railway Company, Order of the Eastern Star, St. Augustine Exchange Club, St. Augustine Library Association, and Townsend Plan Club. Various public lectures were also delivered in the first year, a tradition that persisted for several decades. The civic center also served as the winter home of the St. Augustine Tourist Club, which held its annual and monthly meetings there for two decades. In the mid-1930s, the tourist club's membership reached 700. The tourist club operated the building until the mid-1950s, after which the St. Augustine-St. Johns County Chamber of Commerce administered its operations. In 1983,

[2] *St. Augustine Record,* 20 October 1933, 13, 14, 15 February 1935, 14 February 1936.
[3] *St. Augustine Record,* 3 August 1933, 14 February 1936.

the City of St. Augustine leased the operations to a private vendor, but in 1992 reassumed direct control of its management.[4]

MISSION REVIVAL CONTEXT

Mission Revival Style of architecture was popular in the United States from the 1890s until 1920, in areas where Spanish Colonial construction had occurred such as the Southwest and Florida. The most common identifying features include prominent parapets on the main roof or porch; tiled roof surfaces with wide, open eaves. The porches are supported by massive, often square piers or columns, and the use of arches and arcades. The most common surface is stucco. About half of the buildings have symmetrical facades. Most have prominent single-story porches, and few are precise copies of Colonial constructions. There is little surface ornament except for the occasional decorative tile or stone carving.

ARCHITECT

A native of New York City, Frederick A. Henderich graduated for Columbia University with a degree in architecture. In 1905, he arrived in St. Augustine, where he worked as an architect for the Florida East Coast Railway Company. The thirty-fifth architect to register with the Florida State Board of Architecture, Henderich subsequently organized a private practice. He gained recognition for his residential designs in St. Augustine, especially Bungalow Style dwellings with wood shingles, palm-tree porch posts, and coquina fireplaces and chimneys. His residential designs include 178 Avenida Menendez, 21 Water Street, and several homes on South St. George Street. In 1910, he designed the Solla-Carcaba Cigar Factory at Riberia Street (NR 1993). During the 1920s, Henderich employed Spanish Colonial Revival styles on many buildings, including the Flagler Hospital (demolished), Plaza Bandstand, Excelsior School (contributing resource to the Lincolnville Historic District, NR 1991), and much of the campus of Florida Memorial College (demolished). His conjectural plans for the La Leche Chapel in North City presaged later historic preservation activities. In 1925, at the height of the Florida Land Boom, Henderich was elected president of the Florida State Architectural Association. In 1937, he collaborated with John Walter Wood and M. F. Hasbrough in the innovative design of Marine Studios (NR 1987). The St. Augustine Civic Center was Henderich's principal work in St. Augustine during the Great Depression years. He had just completed a term as president of the Florida Chapter of the American Institute of Architecture when he died of a heart attack in 1941.[5]

ARCHITECTURAL SIGNIFICANCE

The St. Augustine Civic Center is a good example the Mission Revival Style applied to a civic building and developed during the New Deal. The center displays a distinctive shaped parapet and random ashlar coquina

[4] *St. Augustine Record,* 13, 14, 15 February 1935, 14 February 1936; 14 February 1985; 17 January 1992, 17 May 1993.
[5] William R. Adams, "Historic Sites and Buildings Survey of St. Augustine," Unpub. Mss. St. Augustine, 1980), 130-137.

walls instead of the more commonly used stucco. The hip roofs have broad, open eaves and are surfaced with barrel tiles. The symmetrical façade is spanned by an open porch with a three-arch arcade supported by Tuscan columns and squared columns engaged with buttresses on the outside corners. A carved stone plaque is in the crest of the parapet. Arched doors and windows are in the east, south, and north elevations. Wrought iron chandeliers were used in the interior in the keeping with the Spanish Revival Style.

Currently used as a visitor information center, the historic civic center remains in excellent condition, is relatively unaltered, and retains its integrity. The interior of the historic civic center retains its original distinctive design features, use, and circulation pattern to a high degree. The installation of the display/ticket counter is a structure independent of the building. The interior additions auditorium partitions left exposed the roof truss work and retained the spaciousness characteristic of the assembly hall.

The addition to the west of the building was accomplished with a minimum of intrusion to the original building. Connected to the original building without destroying any significant historic features, the addition is differentiated but compatible with the 1935 building through its features, materials, scale, and setback. The narrow wooden and glass connection left most of the original west elevation exposed. The addition was accomplished with similar but differentiated style and materials.

Coquina an important traditional building material in St. Augustine, was introduced during the Spanish Colonial Period. The city's major historic landmark, the Castillo de San Marcos, was assembled with the material in the late 1600s. The 1935 civic center was the last major coquina building constructed in St. Augustine. Coquina is northeast Florida's most distinctive, indigenous building material. It was quarried adjacent to St. Augustine, and at Rockledge in Brevard County on the central Florida coast. Its use was largely discontinued after the Colonial Period as it was difficult and expensive to acquire, and is a very limited natural resource. Beyond St. Augustine, only a few Florida cities contain New Deal public buildings executed with coquina, including the Bunnell Civic Center, Daytona Beach Bandshell (NR 2001) and the Tarragona Tower and Arch, Holly Hill Municipal Building (NR 1993), and New Smyrna Beach City Hall (NR 1990). The St. Augustine Civic Center contributes to the sense of time, place, and historical development through its ambiance, linkage, and character to the built environment of St. Augustine during the New Deal.

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Deed Record AAA, p. 552, 554.
Deed Record H, p. 23.
Deed Record O, p. 521, 548.
Deed Record 47, p. 95.

Scardaville, Michael, "The Public Burying Ground." St. Augustine, Historic St. Augustine Preservation Board, 1978.

St. Augustine Record, 3 August, 20 October 1933; 13, 14, 15 February 1935; 14 February 1936; 14 February 1985; 17 January 1992; 17 May 1993.

Works Projects Administration. Spanish Land Grants in Florida. 5 Volumes. Tallahassee: Works Projects Administration, 1940.

VERBAL BOUNDARY DESCRIPTION

Parcel # 196050=0001
(1-A) San Marco Tract City Part of Lot 1; Visitors Information Center approx 130'x 120'.
See attached scaled site plan. The boundaries of the St. Augustine Civic Center are Castillo Drive on the east, the north boundary of the Huguenot Cemetery (Public Burying Ground) on the south, the east side of a sidewalk that extends behind the building on the west elevation, and south line of a parking lot on the north.

BOUNDARY JUSTIFICATION

The boundaries enclose the civic center and memorial marker that are historically associated with the property. Taking in as much of the property associated with the historic building as possible without including modern infringements, the boundaries exclude the cemetery to the south and modern parking facilities to the north and west.

St. Augustine Evening Record January 9, 1935

t Growth in Deposits unced

vas a very defi-nent in local litions during ted by the re-t following the g of the stock-St. Augustine held yesterday rooms, when a past year's op-presented. An per cent in sav-vas announced. f the bank, all re-David R. Dunham, rank F. Harrold, L'Engle, G. Stephens, and , Jr.

owing the annual stockholders the met and re-elect-president; Frank president; X. L. John P. Bilton official family in assistant cashier, a was appointed eding Mr. Bilton Mr. Bilton has h the bank since as a junior clerk, advanced to the has just been He is active in has numberless the community, associated with . He has many be delighted to cement.

ve to show the recovery as in-rticular institu-yea a ar, also the bank's rec-ving five-year

ss covered by hich is the best as over $1,500,-hich was 81% ss done in De-

ng the past five clearings de-m 1930 through er year business stine was only 50% of the busi-

1934 the first n. During that was $350,000.00 February, 1933 the past year antial improve-

There were three blasts, in rapid succession, witnesses said.

Eight victims were taken to a Grand Rapids hospital and nine to a hospital in Zeeland.

Civic Center's Bronze Plaque Sent by FERA

Tablet Signifies Importance of New Building

Indications are that the state FERA administration considers the new Civic Center buildng, now nearing completion on the San Marco Lot, as one of the finest projects undertaken in the state. This is evidenced by the fact that a handsome bronze plaque has just been received by the local FERA office for placing on the building at a conspicious place. Only projects of outstanding importance in the state are issued such tablets, less than ten state jobs having been singled out for such an honor.

C. C. Johnson, work administrator for the local FERA office, received a letter from Acting District Administrator Bertha Austin Bedell recently advising him that the plaque was available, and that it should be placed in a suitable and prominent location. Having occasion to go over to Jacksonville Saturday, Mr. Johnson brought back the tablet with him.

The bronze plaque is 11 inches wide and seven inches high. It is lettered, "Federal Emergency Relief Administration Project, 1933-1934."

No definite location has been assigned it yet, although a tentative plan suggests its location to the right of the middle door that leads into the building. City Manager Eugene Masters, Fred A. Henderich, the architect on the building, and Mr. Johnson will decide the proper location for the plaque, in all probability.

Formal opening date for the building has been set tentatively for February 14th.

Goes Berserk Slaying Seven

Approve $4,000,000,000 Appropriation

WASHINGTON, Jan. 9. (AP)—The New Deal's battle for validity of President Roosevelt's money policies before the Supreme Court today dominated a capitol where the Senate and House gingerly cut into the fringe of the administration's legislative requests.

Attorney General Cummings went a second day before the court which earlier this week struck a blow at unrestricted delegation of congressional powers.

In the gold case involving $69,000,000,000, Cummings argued Congress was within its constitutional powers in forbidding gold payments, despite the gold clause contained in virtually all bond and mortgage contracts.

The House took up the first of the annual supply bills for the 1936 fiscal year, the $776,916,707 independent offices measure which contains White House and veterans funds.

Speaker Byrns predicted to the press that despite opposition, the House would approve the $4,000,000,000 lump sum appropriation asked by President Roosevelt for relief.

He saw no connection between the Supreme Court decision on the oil law and the right of Congress to make such a lump sum appropriation, leaving allocations to the executive.

The Supreme Court Monday held a on the ground that it was a delegation of unlimited power.

Byrns said that "from the point of expedition" the appropriations committee should handle both the $880,000,000 and the $4,000,000,000 relief bills, and that they might even be combined into one.

The $880,000,000 measure is intended to provide direct relief until the new policy becomes effective.

Again nursing a head cold, President Roosevelt postponed most business and moved his press conference forward until late in the afternoon.

At NRA, more than 2,000 businessmen heard that unless industry can prove differently, the Recovery Administration will rem e most price fixing fr m codes by

S. Clay Williams, chairman of the Industrial Recovery Board, told the meeting that NRA's proposal was that actual price fixing "is the

tice Van Devanter States Supreme Court and Ch Justice Duff of Canada.

In the long drawn-out ca Canada had claimed damages $386,000.

See Chance of German Treaty For Disarmin

Negotiations May Opened by France Italy and

(Copyright, 1935, By the Associated Press)

ROME, Jan. 9.—Possibility t France and Italy will soon o negotiations with Germany fo disarmament pact was seen to as a result of the agreement rea ed Monday between Premier M solini of Italy and Pierre La foreign minister of France.

An authority said France Italy have chosen the Italian d armament memorandum of January as a basis for granti Germany partial rearmament p vided she returns to the League a ian non-intervention pact prepa for Central Europe.

The Italian memorandum s gested that Germany of 300,000 men and have an army remain as it is at present.

Blanket of Fog Halts Shippin

Freak Weather Re ported in Many Parts of World

WASHINGTON, Jan. 9. (AP)-Fog clamped an impenetrable ba over the Northern Atlantic se board today, holding air traffic an ocean shipping in a state of paral sis for the third day.

Fog which shrouded the midwe covered the fate of an airplan which was reported in trouble ov Chicago, while airports and coa guard kept a lookout. Efforts t locate the ship were futile.

Weather forecasts for colde

Staff Report pg. 57

From St. Augustine Evening Record, January 9, 1935, page 1

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. HP2023-0088

Receipt No. N/A

Meeting Date: December 21, 2023

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

1. NAME OF APPLICANT Jeffrey M. Lane, AIA
   Business (if applicable) Lane Architecture, PA
   Address 904 Margaret Street
   City Jacksonville State FL Zip Code 32204
   Daytime telephone 904.355.9020 E-mail Address jlane@lanearch.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER _____
   Business (if applicable) City of St. Augustine
   Address P.O. Box 219
   City St. Augustine State FL Zip Code 32085
   Daytime telephone (required) 904.825.1019 E-mail address ccushman@citystaug.com
3. PROJECT STREET ADDRESS 10 S Castillo Drive
4. LEGAL DESCRIPTION: Lot____ Block____ Subdivision_____ Parcel 1960500001
5. EXISTING USE Visitor's Center PROPOSED USE Visitor's Center
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 Replace with new exterior doors to match existing
☐	☒	Windows Replace with new windows to match existing
☐	☐	Shutters _____
☐	☐	Foundation (including infill) _____
☐	☐	Exterior lighting & other appurtenances _____
☐	☐	Existing fences, walls & gates _____
☐	☐	Existing parking, walkways & other site features _____

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_____
- ☐ 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)

The project is to remove and replace exterior windows and doors with new units to match the existing.

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 ~~Jeffrey M. Blake~~ JEFFREY M. LANG

SIGNATURE OF APPLICANT J Lane DATE 11.21.23

PRINT OWNER'S NAME Charles Cushman

SIGNATURE OF OWNER Barbara Moore Digitally signed by Barbara Moore Date: 2023.11.21 12:38:25 -05'00' DATE 11/21/23

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.

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.

Barbara Moore

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.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2023-0088

10 S Castillo Dr, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR DOORS - Documentation of justification for changing	Documentation of justification for changing the existing door(s) and the extent of the affected area	Need	The extent of the door replacement is unclear from the application and drawings. Justification for the replacement should be provided.
WINDOWS - For replacing historic windows: a window evaluation	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.	Need	The extent of the window replacement is unclear. If all windows are to be replaced, this should be clearly stated and noted in the application and on the plans. A Window Condition Survey listing all existing windows, their material, design/type, location, condition, and whether they are proposed for replacement should be provided. Any number or letter designation should coincide with provided drawings.

Other Details Necessary for Review

N/A

Received 11/21/2023
Planning and Building Department

HARB APPLICATION FEE SCHEDULE

Historic Architectural Review Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Certificate/Opinion of Appropriateness: Alteration to single-family home, site work, and site feature (does not increase area of structures)	$50.00 + ads
Certificate/Opinion of Appropriateness: Construction of a new single-family home, major alterations, ad valorem tax exemption	$150.00 + ads
Certificate/Opinion of Appropriateness: Alterations to non-single-family buildings, site-work, or features (does not increase area of structures)	$100.00 + ads
Certificate/Opinion of Appropriateness: New construction of non-single-family structures Appeal of staff determination	$200.00 + ads
Certificate of Demolition: Partial	$150 + ads & notices
Certificate of Demolition: Full	$300 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other-than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 10 S. Castillo Drive

Applicant's Name: Jeffrey M. Lane Applicant's Signature: J Lane

Owner's Name: Charles Cushman Owner's Signature: Barbara Moore Digitally signed by Barbara Moore Date: 2023.11.21 12:39:16 -05'00'
For Chuck Cushman

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Jeffrey M. Lane is/are hereby authorized TO ACT ON BEHALF OF City of St. Augustine, 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 H.A.R.B. Board, for an application related to the structure located at:

10 S Castillo Drive

BY: Barbara Moore
Signature of Owner

Barbara Moore
Print Name of Owner

904-209-4315
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 21 day of Nov, 2023

By Barbara Moore

Identification verified:

Oath sworn: _____Yes____ No ✓

Notary Signature:

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
ERA L. FOUNTAIN
Commission # GG 930608
Expires March 8, 2024
Bonded Thru Budget Notary Services

Rev:120219 jw

Received 11/21/2023
Planning and Building Department

Renovations for St. Augustine & St. Johns County Visitor Information Center at

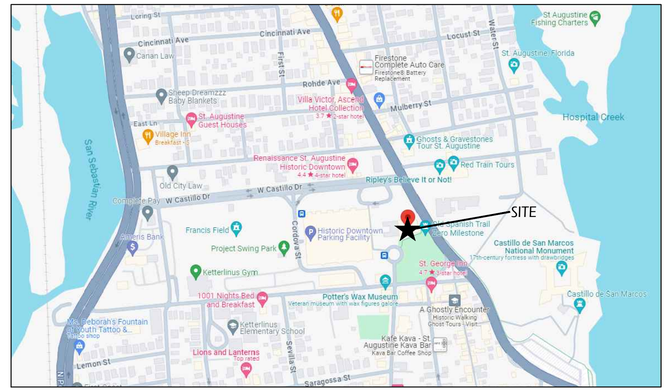
10 S Castillo Drive
St. Augustine, Florida 32084

Architectural Services:

LANE ARCHITECTURE, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715



AERIAL MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

MATERIAL LEGEND

- CONCRETE
- EARTH
- PAINTED GWB (IN ELEVATION AND RCP)
- WOOD BLOCKING (CONTINUOUS)
- WOOD BLOCKING (DISCONTINUOUS)
- WOOD SHEATHING
- FINISHED WOOD TRIM
- RIGID OR FOAM INSULATION
- BATT INSULATION
- CMU (IN PLAN)

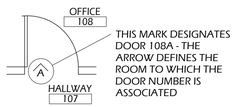
ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR (MEASURED FROM THE TOP OF THE SLAB)	G.C.	GENERAL CONTRACTOR
		H.M.	HOLLOW METAL
A.H.J.	AUTHORITY HAVING JURISDICTION	MFR.	MANUFACTURER
B.O.	BY OWNER	M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING
C.I.P.	CAST IN PLACE	M.O.	MASONRY OPENING
CLR.	CLEAR	N.A.	NOT APPLICABLE
CMU	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	NOM.	NOMINAL
C. J.	CONTROL JOINT	O.H.	OPPOSITE HAND
E.T.R.	EXISTING TO REMAIN	P.T.	PRESSURE TREATED
E.W.C.	ELECTRIC WATER COOLER	R.C.P.	REFLECTED CEILING PLAN
F.B.C.	FLORIDA BUILDING CODE	R.O.	ROUGH OPENING
F.D.	FLOOR DRAIN	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	T.O.M.	TOP OF MASONRY
F.E.C.	FIRE EXTINGUISHER CABINET	T.O.S.	TOP OF STEEL
F.T.F.	FINISH TO FINISH (DIMENSIONING)	T.O. SLAB	TOP OF SLAB
F.V.	FIELD VERIFY	U.N.O.	UNLESS NOTED OTHERWISE
G.W.B.	GYPSUM WALLBOARD	W.P.	WORKING POINT
		V.W.C.	VINYL WALLCOVERING

NOTE: WOOD FRAMING AND TRIM IS TYPICALLY DIMENSIONED USING NOMINAL DIMENSIONS. FOR EXAMPLE, 2 x 4 FRAMING IS 1.5" x 3.5". WHEN ACTUAL DIMENSIONS OF WOOD ARE REQUIRED, THIS IS NOTED WITH ". FOR EXAMPLE, 1" x 2.5" TRIM IS ACTUALLY 1" x 2.5".

DRAWING CONVENTIONS

DOOR REFERENCING:



SECTION/ELEVATION MARK:



CEILING ELEVATION MARK:



20 November 2023

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS
COVER
A0 SITE PLAN
A1 FLOOR PLAN
A3 WINDOW & DOOR ELEVATIONS

PROJECT DATA AND BUILDING CODE SUMMARY

PROJECT DESCRIPTION:

THIS IS AN EXISTING OFFICE VISITOR'S INFORMATION CENTER. THE SCOPE OF WORK IS TO REPLACE EXTERIOR WINDOWS AND DOORS WITH NEW MATCHING UNITS.

REFER TO THE LIFE SAFETY PLAN FOR ADDITIONAL INFORMATION.

GOVERNING BUILDING CODE:
FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - BUILDING
FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - EXISTING BUILDING
FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - PLUMBING
FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - MECHANICAL
FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - ENERGY CONSERVATION
FLORIDA BUILDING CODE, SEVENTH EDITION (2020) - FUEL - GAS
FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION (2018)
NFPA 70 - 2017 NATIONAL ELECTRIC CODE

OCCUPANCY: ASSEMBLY GROUP A-3

CONSTRUCTION TYPE: V-B
FIRE PROTECTION SYSTEM: NONE
NUMBER OF STORIES: 1

FIRE RATINGS PER TABLE 601 - CONSTRUCTION TYPE V-B:

PRIMARY STRUCTURAL FRAME	0 HR.
BEARING WALLS	
EXTERIOR	0 HR.
INTERIOR	0 HR.
NON-BEARING WALLS AND PARTITIONS	0 HR.
EXTERIOR WALLS	0 HR.
INTERIOR	0 HR.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HR.

Received 11/21/2023
Planning and Building Department

Renovations for

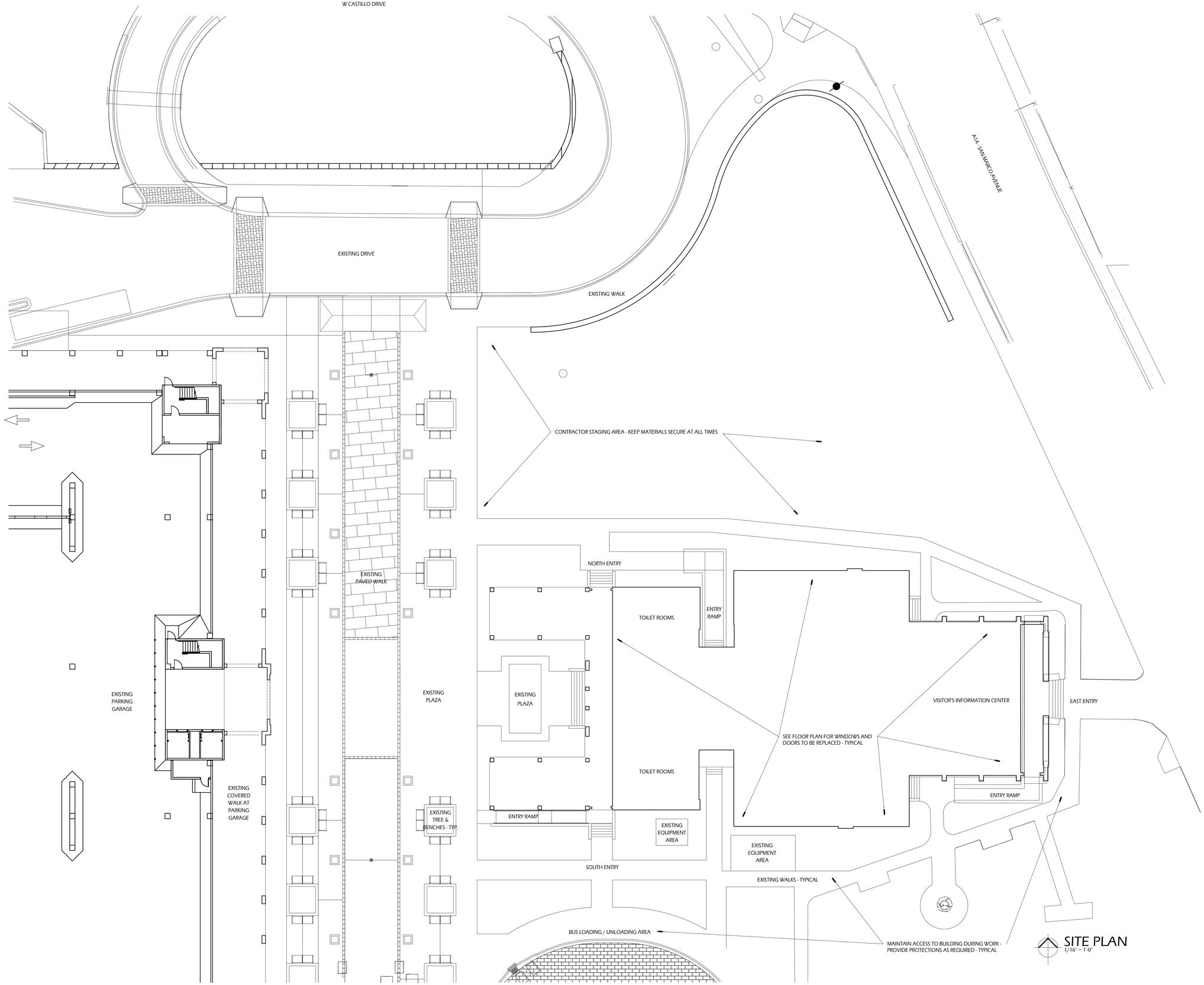
St. Augustine & St. Johns County Visitor Information Center at

10 South Castillo Street
St. Augustine, Florida 32084

for

CITY OF ST AUGUSTINE EST. 1565

LANE ARCHITECTURE
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715



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

Revisions:

Date: 11.20.2023

File:

SITE PLAN

A0

Received 11/21/2023
Planning and Building Department

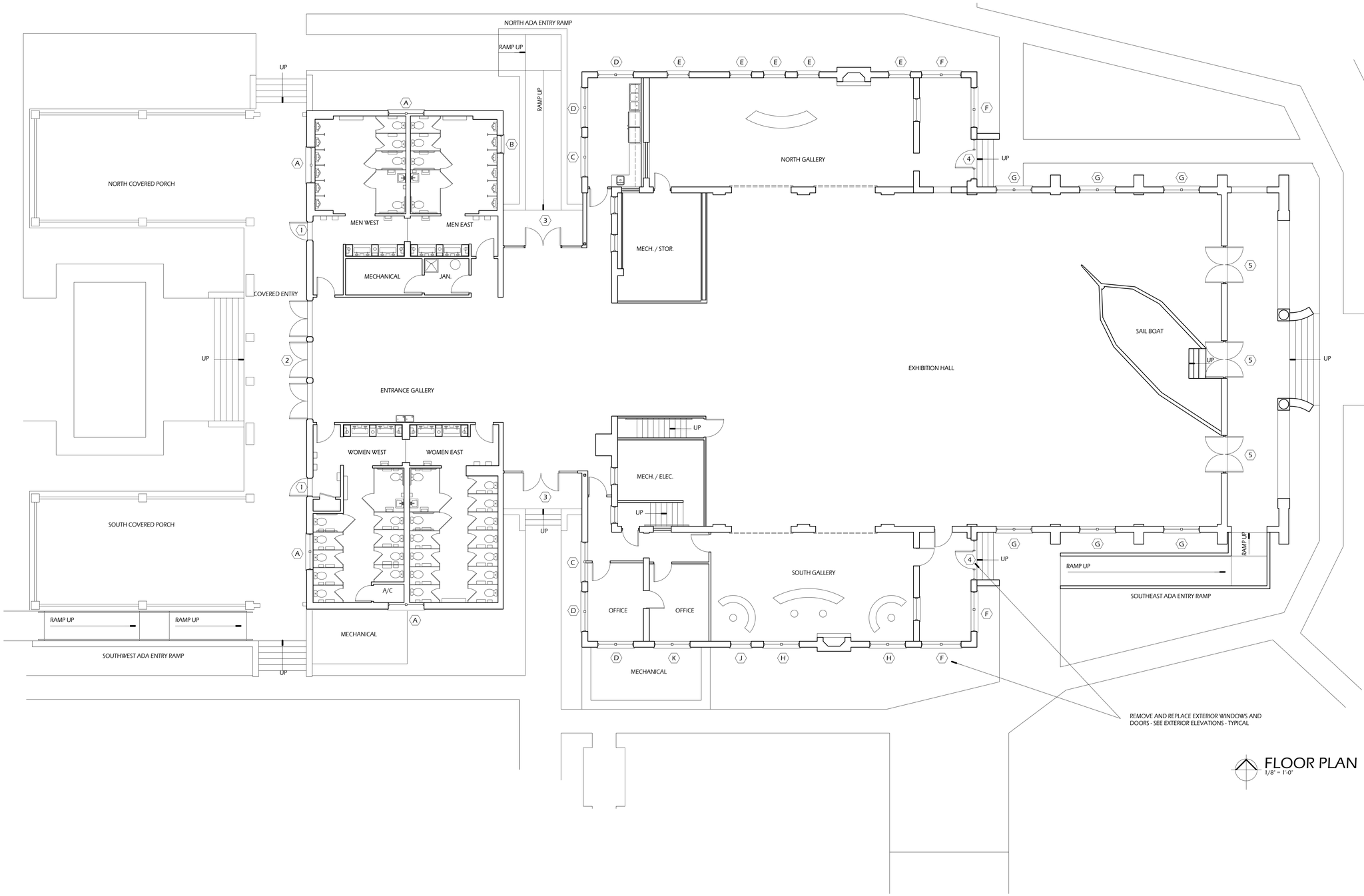
Renovations for

St. Augustine & St. Johns County Visitor Information Center at

10 South Castillo Street
St. Augustine, Florida 32084

for

LANE ARCHITECTURE
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715



FLOOR PLAN
1/8" = 1'-0"

Revisions:

Date: 11.20.2023

File:

FLOOR PLAN

A1

Received 11/21/2023
Planning and Building Department

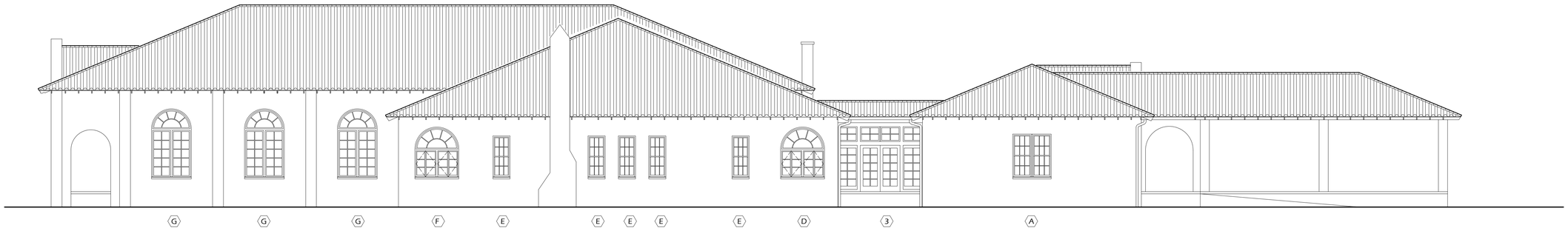
Renovations for

St. Augustine & St. Johns County Visitor Information Center at

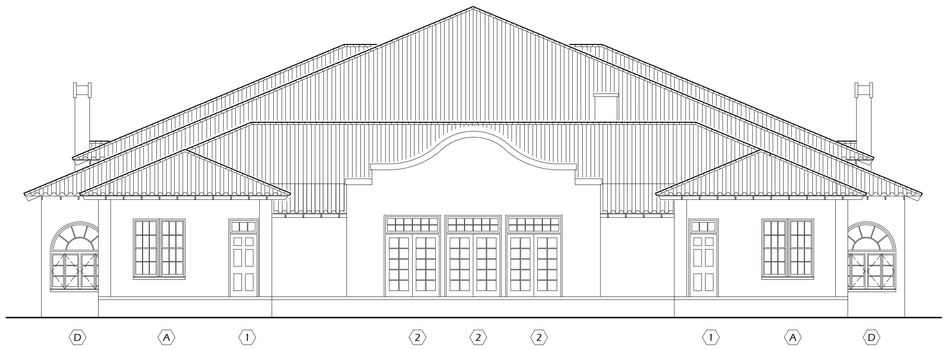
10 South Castillo Street
St. Augustine, Florida 32084

for

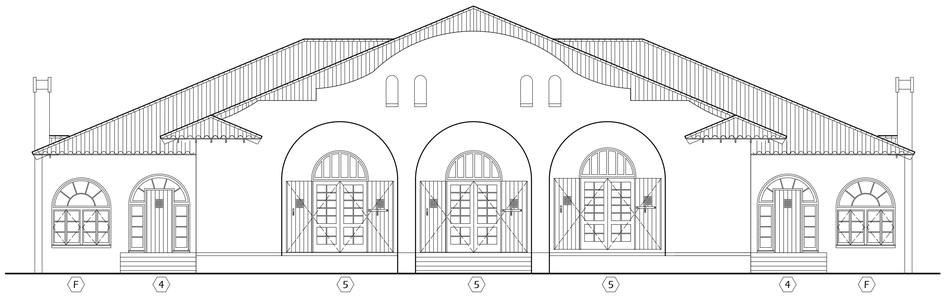
CITY OF ST AUGUSTINE EST. 1565



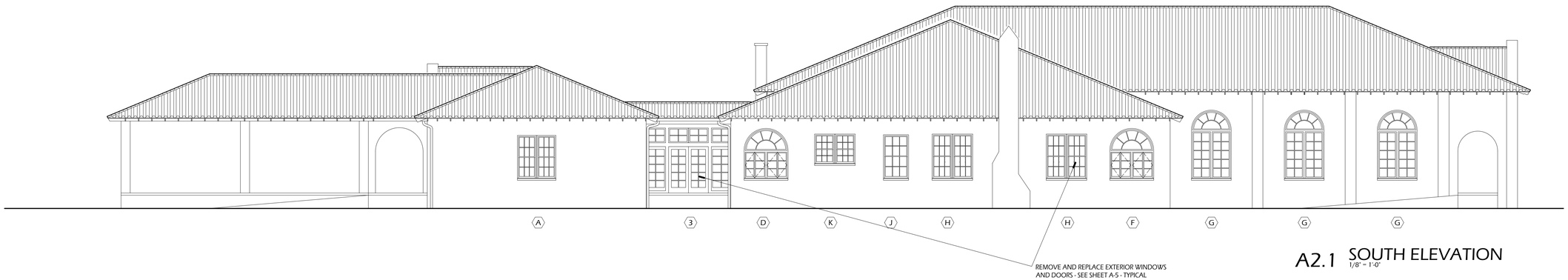
A2.4 NORTH ELEVATION
1/8" = 1'-0"



A2.3 WEST ELEVATION
1/8" = 1'-0"



A2.2 EAST ELEVATION
1/8" = 1'-0"



A2.1 SOUTH ELEVATION
1/8" = 1'-0"

LANE ARCHITECTURE
904 Margaret Street
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Revisions:

Date: 11.20.2023

File:

EXTERIOR ELEVATIONS

A2

Received 11/21/2023
Planning and Building Department

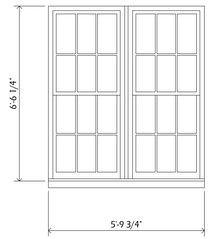
Renovations for

St. Augustine & St. Johns County Visitor Information Center at

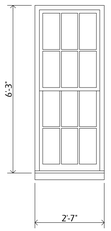
10 South Castillo Street
St. Augustine, Florida 32084

for

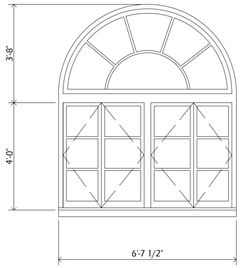
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904 Margaret Street
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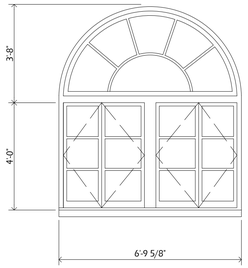
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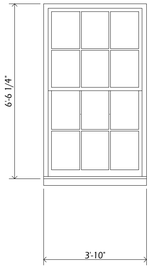
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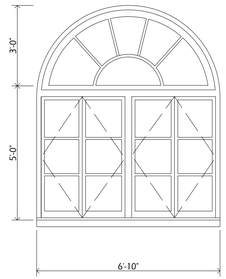
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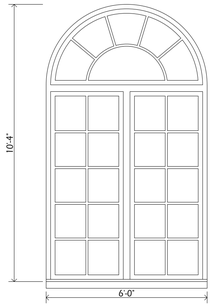
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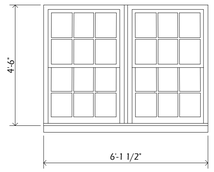
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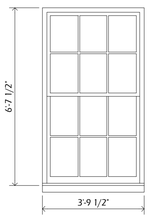
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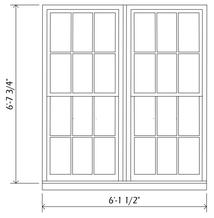
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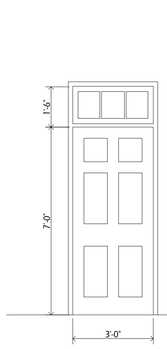
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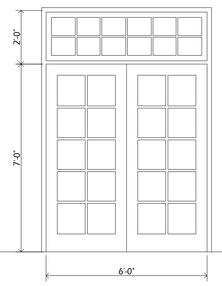
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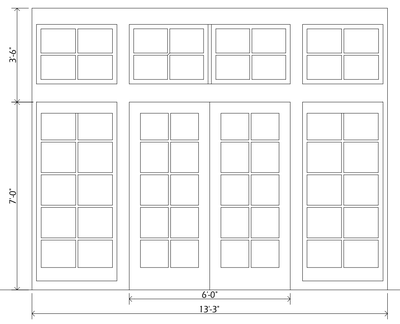
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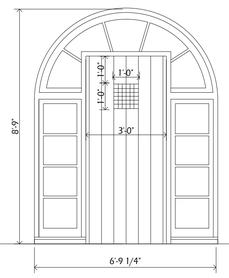
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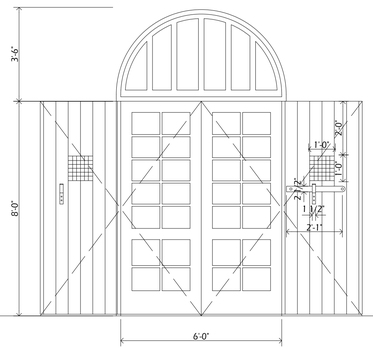
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3



4



5

Revisions:

Date: 11.20.2023

File:

WINDOW & DOOR ELEVATIONS

A3

Property Address: 10 S Castillo Drive
Applicant Name: Jeffrey Lane

Assessment Date: 11.30.2023
Assessed by: Michael Blake

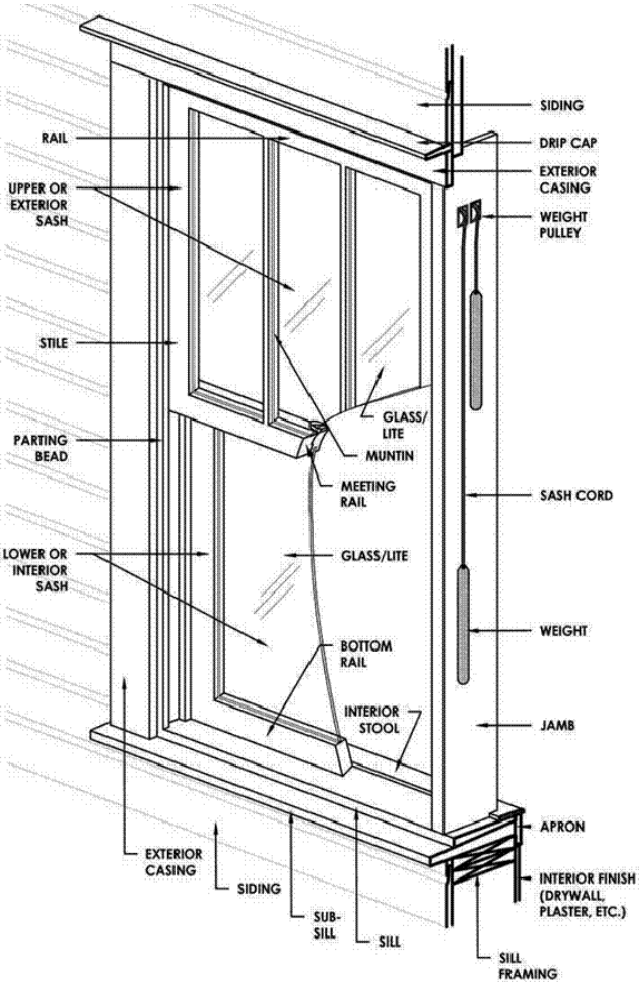
Received 11/29/2023
Planning and Building Department

Window Assessment Form

For Historic Preservation Division - Planning & Building Department/ Historic Architectural Review Board Review

Submitted	Basic Requirements for Review
☑	1. Photographs or drawing of each overall elevation (side) of the exterior, with all the window openings on each elevation numbered.
☑	2. Photographs of each window opening *numbered* corresponding to submittal under #1.
☑	3. Condition Evaluation of each window (see page 2).
☑	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), size, etc. If different for certain openings, specify these details for each kind.
☑	5. Proposed window product brochure/information that includes the company's depiction or photograph (not installation or wind load information sheets) of actual windows. We need to know what they look like on the exterior.
☑	6. Elevation drawings that show alterations to window openings (if applicable)
☑	7. Photos detailing window frame and face and side of trim
☑	May include additional documentation as needed for your report: Other Reference plan with windows numbered

ALL* window openings** on the structure should be assigned a ***number and ***described*** under the same number on page 2 of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in ***pairs*** *or* ***groupings*** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included. Please denote if numbered windows are door sidelights or transoms associated with a door.

On the page 2, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). Include the window type and material for each window. The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The review and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Depending on the significance of the building and the existing windows, the board may require additional information to prove that the windows need to be replaced and that the proposed windows are compatible.

Total Number of Window Openings on the Structure	40
Number of Historic Windows on the Structure	31
Number of Existing Replacement/Non-Historic Windows	9
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	40

Application pg 12

Property Address: 10 S Castillo Drive
Applicant Name: Jeffrey Lane

Assessment Date: 11.30.2023
Assessed by: Michael Blake

Received 11/29/2023
Planning and Building Department

Window Assessment - Window Condition Report

Window #	List and Describe Window Condition
1	6/6 lite Double hung windows - wood rot & poor performance
2	6 panel door with 3 lite transom - wood rot & poor performance
3	10 lite doors with 12 light transom - wood rot & poor performance
4	6 panel door with 3 lite transom - wood rot & poor performance
5	6/6 lite Double hung windows - wood rot & poor performance
6	6/6 lite Double hung window - wood rot & poor performance
7	6/6 lite Double hung window - wood rot & poor performance
8	10 lite doors with 4 lite transom above each door & 10 lite sidelight
9	3 lite casement windows with 6 lite radius top - wood rot & poor
10	3 lite casement windows with 6 lite radius top - wood rot & poor
11	3 lite casement windows with 6 lite radius top - wood rot & poor
12	6/6 lite Double hung window - wood rot & poor performance
13	6/6 lite Double hung window - wood rot & poor performance
14	6/6 lite Double hung window - wood rot & poor performance
15	6/6 lite Double hung window - wood rot & poor performance
16	6/6 lite Double hung window - wood rot & poor performance
17	3 lite casement windows with 6 lite radius top - wood rot & poor
18	3 lite casement windows with 6 lite radius top - wood rot & poor
19	Vertical panel door with square vision panel, 4 lite side lights with 5
20	10 lite casement windows with 6 lite top - wood rot & poor

Window #	List and Describe Window Condition
21	10 lite casement windows with 6 lite top - wood rot & poor performance
22	10 lite casement windows with 6 lite top - wood rot & poor performance
23	14 lite doors with 6 lite transom & Vertical panel shutters with square
24	14 lite doors with 6 lite transom & Vertical panel shutters with square
25	14 lite doors with 6 lite transom & Vertical panel shutters with square
26	10 lite casement windows with 6 lite top - wood rot & poor performance
27	10 lite casement windows with 6 lite top - wood rot & poor performance
28	10 lite casement windows with 6 lite top - wood rot & poor performance
29	Vertical panel door with square vision panel, 4 lite side lights with 5
30	3 lite casement windows with 6 lite radius top - wood rot & poor
31	3 lite casement windows with 6 lite radius top - wood rot & poor
32	6/6 lite Double hung windows - wood rot & poor performance
33	6/6 lite Double hung windows - wood rot & poor performance
34	6/6 lite Double hung window - wood rot & poor performance
35	6/6 lite Double hung windows - wood rot & poor performance
36	3 lite casement windows with 6 lite radius top - wood rot & poor
37	3 lite casement windows with 6 lite radius top - wood rot & poor
38	3 lite casement windows with 6 lite radius top - wood rot & poor
39	10 lite doors with 4 lite transom above each door & 10 lite sidelight
40	6/6 lite Double hung windows - wood rot & poor performance

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Planning and Building Department

Renovations for

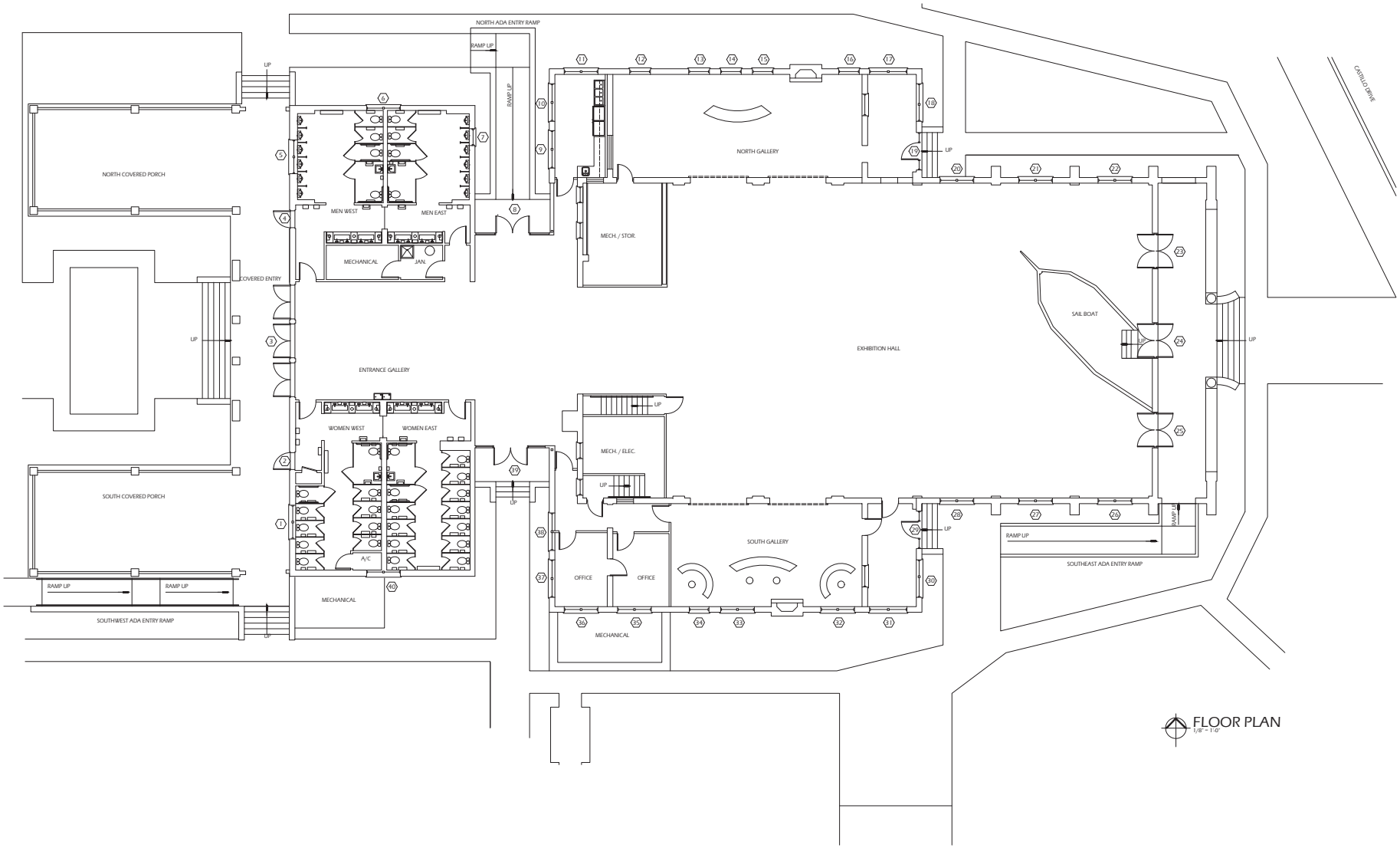
St. Augustine & St. Johns County Visitor Information Center at

10 South Castillo Street
St. Augustine, Florida 32084

for



LANE ARCHITECTURE
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715



FLOOR PLAN
1/8" = 1'-0"

Revisions:

Date: 11.20.2023

File:
FLOOR PLAN

A1










WOMEN
RESTROOM
WOMEN


WOMEN
RESTROOM
WOMEN




MEN
RESTROOM
MEN

























Received 11/21/2023
Planning and Building Department
























TRASH


NORTH ENTRANCE
NO SMOKING
NO PETS


10
Visitor Information Center
NO SMOKING
NO PETS
CENTER ENTRANCE


NO SMOKING
NO PETS
SOUTH
ENTRANCE












NO
ENTRANCE



Received 11/21/2023
Planning and Building Department


















ENTRANCE
AED
NO PETS


QQ159058







Received 11/29/2023
Planning and Building Department



Received 11/29/2023
Planning and Building Department



Meredith H. Randolph

From: michael@lanearch.com
Sent: Friday, December 8, 2023 4:39 PM
To: Candice Seymour; Harb
Cc: Barbara Moore; Chuck Cushman; Corey Sakryd; 'Jeff Lane'
Subject: RE: 10 S Castillo Drive - Certificate of Appropriateness application for the December 21, 2023 COSA & Comments
Attachments: Ultra Series Overview_2023.pdf; Windows

Categories: HARB

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Correct. The intention is to provide a clad wood window with custom color to match the historic green. The Kolbe clad window is the Ultra Series attached.

Also, the Archaeology Collections and Conservation department of the Division of Historical Resources has provided the attached guidance on fenestration in spaces to receive exhibits. The intention is to provide these features in these windows and doors. Some additional photos can be accessed at the link below with more close-up shots of the existing conditions.

https://www.dropbox.com/scl/fo/n52n208d1qmfkdkadjuw4/h?rlkey=e0cy19iqb9esy3z65fef3u1cc&dl=0

Please let us know if anything else is needed. Thank you.

Michael C. Blake, AIA
Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020

From: Candice Seymour <cseymour@citystaug.com>
Sent: Friday, December 8, 2023 4:12 PM
To: michael@lanearch.com
Subject: RE: 10 S Castillo Drive - Certificate of Appropriateness application for the December 21, 2023 COSA & Comments

Hi Michael,

I was reviewing the information you've submitted for this application and recall that during our on site discussion, you mentioned a preference for wood aluminum-clad windows.

The brochure you submitted with the plans was specifically for the Kolbe Heritage Series all-wood windows and doors, so I wanted to be certain, before I draft the staff report, that intent is to propose a clad window rather than a painted wood exterior.

Thanks for the clarification!

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326

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From: michael@lanearch.com <michael@lanearch.com>
Sent: Wednesday, November 29, 2023 11:49 AM
To: Candice Seymour <cseymour@citystaug.com>
Cc: harb@citystaug.com.; 'Jeff Lane' <jlane@lanearch.com>; Barbara Moore <BMoore@citystaug.com>; Chuck Cushman <ccushman@citystaug.com>
Subject: RE: 10 S Castillo Drive - Certificate of Appropriateness application for the December 21, 2023 COSA & Comments

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Candice

Our window condition assessment and a few additional closeups of some of the windows are attached. The property appraiser's website indicates the building was built in 1938, but some of the windows have finger jointed wood which would not have been used at that time. These non-historic windows are primarily at the Toilet Room areas at the West side of the building. At the Visitor's Center area, the City uses this space for some traveling museum exhibits and need to have better performance for UV protection, humidity control, security, better performance and impact ratings. The City would like to match the existing window types and color with new clad windows to provide these performance requirements. The pairs of shutters on each entry door at the East side may have to be restored if the manufacturer cannot replicate these shutters, but the City would like to replace all windows and doors as indicated. These improvements will allow this site to be eligible for traveling museum exhibits that restored existing windows and doors would not. Replacement of the windows an doors would maintain the historic features of the building and provide the required performance to improve the use of the building and expand relationships with exhibitors.

Finally I will be traveling during the hearing date, Jeffrey Lane from our office will plan to attend the hearing and is listed as the applicant. Does he need to attend the site meeting tomorrow, or could I attend the site visit and Jeff attend the hearing? Thanks for any guidance.

Michael C. Blake, AIA
Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020

From: Candice Seymour <cseymour@citystaug.com>
Sent: Tuesday, November 28, 2023 8:43 AM
To: michael@lanearch.com
Subject: RE: 10 S Castillo Drive - Certificate of Appropriateness application for the December 21, 2023 Historic Architectural Review Board meeting

Hi Michael,

Thursday afternoon works great! Would 2pm be a good time?

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326



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From: michael@lanearch.com <michael@lanearch.com>
Sent: Monday, November 27, 2023 5:26 PM
To: Candice Seymour <cseymour@citystaug.com>; 'Jeff Lane' <jlane@lanearch.com>
Cc: Chuck Cushman <ccushman@citystaug.com>; Barbara Moore <BMoore@citystaug.com>
Subject: RE: 10 S Castillo Drive - Certificate of Appropriateness application for the December 21, 2023 Historic Architectural Review Board meeting

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Candice

I can plan to meet you on Thursday afternoon (11.30.2023). Let me know what time you prefer or if another day is needed. Thanks.

Michael C. Blake, AIA
Lane Architecture, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904 355 9020

From: Candice Seymour <cseymour@citystaug.com>
Sent: Monday, November 27, 2023 3:03 PM

To: 'Jeff Lane' <jlane@lanearch.com>; michael@lanearch.com
Cc: Chuck Cushman <ccushman@citystaug.com>; Barbara Moore <BMoore@citystaug.com>
Subject: 10 S Castillo Drive - Certificate of Appropriateness application for the December 21, 2023 Historic Architectural Review Board meeting

RE: 10 S Castillo Drive

Greetings!

This email formally acknowledges receipt of your Certificate of Appropriateness (COA) application to appear before the Historic Architectural Review Board (HARB). **The meeting is currently scheduled on December 21, 2023, as an in-person meeting beginning at 1 pm in the Alcazar Room of City Hall (75 King Street).** Please read this e-mail thoroughly. Below are the next steps for your application:

- Our staff will need to photograph the property to supplement our staff report for this item. **Please confirm receipt of this email and let us know a convenient time within the next 5-7 business days to conduct a site visit with you.** If the presence of a property owner/applicant is not necessary for the site visit, you may also grant staff permission to access the property independently for photographs.

- A preliminary review of your application (utilizing the checklist attached to your application form) was completed by staff and the attached report details information still needed.
    - The Window Condition Assessment Survey needed for this application is also attached for your reference.
    - As stated by Ms. Courtney in a previous email, it would be best to verify the existing green color and determine whether an exact match to the existing or an appropriate pre-approved green may be feasible.

  Formal staff evaluation of the proposed project may uncover further required materials and/or include conditions associated with the staff recommendation. **Any updates, or additional and supporting materials for this Certificate of Appropriateness application must be emailed to harb@citystaug.com**. **Additional materials** will be accepted in the Planning and Building Department **up to 10 days before the meeting and must be received by December 11, 2023,** per Ordinance 2010-09. After that, the HARB has the discretion whether to consider any additional materials presented at the meeting and your application may be continued if the HARB deems the application incomplete. The HARB may also request additional information during the public hearing.

- **A copy of the meeting agenda and the staff report for this application 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.**

- Because of the quasi-judicial nature of HARB hearings, someone must physically be at the meeting to represent the application. If the representative is not listed on the application as the applicant or property owner, an Owner's Authorization Form (attached) must be completed granting the other person/people the ability to represent the application. The form requires the property owner's signature and **must** be notarized.

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.

Candice Seymour
Historic Preservation Planner
City of St. Augustine
cseymour@citystaug.com
904-209-4326



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

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For over 75 years, Kolbe has been known for innovative products that push the boundaries and defy the limits of function, performance and style. Exceptional design, quality craftsmanship, endless options and custom solutions allow Kolbe to personalize your design experience with distinctive windows and doors. With multiple product lines designed to meet specific architectural and aesthetic goals, each offers distinct advantages, while remaining vastly customizable.

The Ultra Series

Designed for versatility, durability & performance – with an array of options.

The Ultra Series provides:

- Durable extruded aluminum exterior in 50+ standard colors & finishes, plus custom hues
- Warm wood interior in familiar to exotic species, with 20+ standard pre-finishes, plus custom finishes
- Versatile styling, from traditional to modern architectural details
- Enhanced energy efficiency & impact performance options to meet climate demands
- Divided lite profiles & patterns
- Low-E, performance, & specialty glass
- Hardware options & finishes to match any décor
- Automation options for ease of operation



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Energy Efficiency

Kolbe participates in ENERGY STAR® and WDMA Hallmark Certification programs to ensure that our products are tested to industry standards, in order to meet or exceed today's strict building codes.

Many Ultra Series products can also meet California's Title 24 Building Energy Efficiency Standards, as well as PHIUS verification.

See kolbewindows.com/solutions/energy-efficiency for energy performance data and climate zone maps



Impact Performance

Specially designed with the strength and durability to withstand hurricane force winds and flying debris, Kolbe's Ultra Series impact performance products are independently tested for coastal regions. There are no unsightly rods or extra locks to fasten, so Kolbe's impact-certified products offer the same beautiful appearance as non-impact products.

See our Impact Performance brochure for our full listing of products for coastal areas.



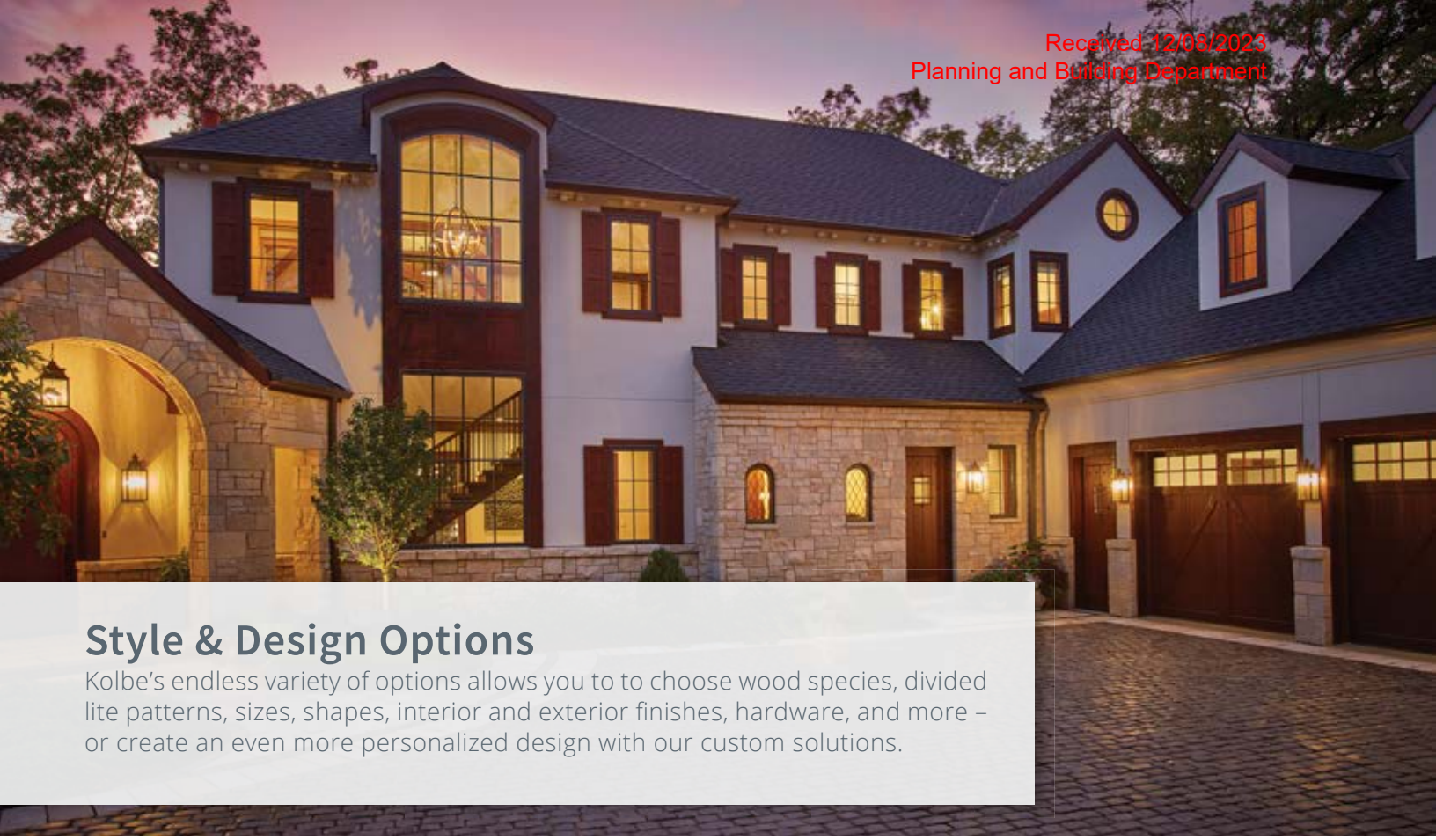
Sustainability & Resilient Design

Whether building a new house or updating an existing one, thoughtful choices create enduring homes that are beautiful, comfortable and instill peace of mind. Our wood species are renewable resources sourced from managed forests, and our standard glass contains 25-30% recycled content. We can also provide The Forest Stewardship Council® (FSC®)-certified wood species for many products (FSC® license code FSC®-C019541).



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Style & Design Options

Kolbe's endless variety of options allows you to to choose wood species, divided lite patterns, sizes, shapes, interior and exterior finishes, hardware, and more – or create an even more personalized design with our custom solutions.

Scan the QR code to explore our full selection of Ultra Series products & endless options.

kolbewindows.com/ultra

Windows

- Casements*
  (crank-out, push-out, XL)
- Awnings
  (crank-out*, push-out, XL*)
- Double hungs*
  (Sterling, XL Sterling)
- Sliding
  (single, double, triple, quad)
- Folding
- Direct sets*
  (ogee, beveled, geometric, radius)
- Corner direct sets

Doors

- Sliding patio*
- Multi-slide
- TerraSpan® lift & slide*
- Folding*
- Swinging patio*
- Entrance*
- Pivot
- Commercial*

Glass

- Double pane; Insulated glass
- Triple pane; Insulated glass
- Various Low-E coatings
- Specialty & privacy glass

Divided Lites

- Performance divided lites
  (beveled, ovolo & square profiles)

Exterior Trim

- Brickmoulds
- Casings

Insect Screens

- BetterVue® mesh
- UltraVue® mesh
- Aluminum mesh
- Retractable
- WaterShed™ Technology

Hardware

Kolbe's Ultra Series windows and doors are available with numerous styles and finishes to complement your décor and match the aesthetic of your design.

Universal Design & Automation

When it comes to accessible spaces for individuals of diverse physical ability levels, Kolbe offers options for a variety of windows and doors. For ease of use, Kolbe integrates advanced technology or specialized hardware into select products, putting the control at your fingertips – with remotes, keypads, touch screens, and other devices.



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*Ultra Series products with impact performance capabilities. See your Kolbe dealer for details.

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Wood Species

In addition to the standard pine, Ultra Series windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC®-C019541).



Ask about additional available wood species.

Interior Finishes

For units that are ready to install upon delivery, Kolbe's Ultra Series windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin finish clear sealer. Because our interior finishes are water-based, low-VOC stains and paints, you can rest assured you've made an environmentally conscious decision. Custom colors may be requested as well.



*Applied as a single coat of paint, with some visible wood grain.
Stain colors are shown on pine. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.

Color-matched interior paint is available through any Sherwin-Williams retail store in the United States and Canada. The color formula for Kolbe's interior paint finishes is in their National Account System.

**Coastal applications vary from this. Please contact your Kolbe dealer for warranty specifics.

Exterior Colors & Finishes

Kolbe's Ultra Series products are finished with a 70% PVDF fluoropolymer coating – a great choice for durability, chemical resistance, abrasion, corrosion and weathering. It carries up to a 30-year warranty**, proving Kolbe's commitment to the very best. In addition to the standard colors, Mica† or Anodized can be specified, as well as custom colors.



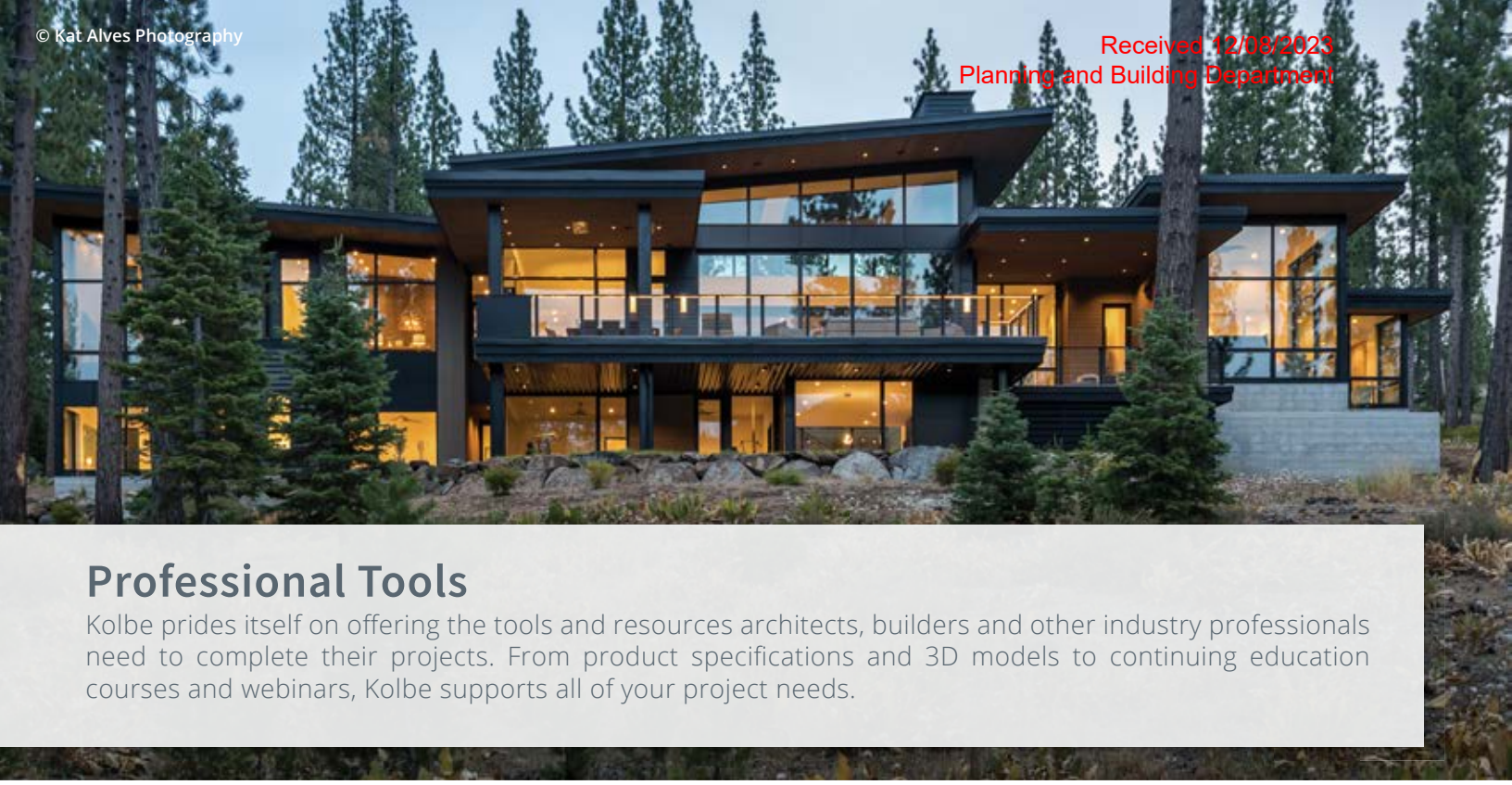
† Mica finishes are 70% PVDF fluoropolymer as standard. Fluoropolymer coatings meet performance requirements of AAMA-2605 and are recommended for coastal applications. Please see your Kolbe dealer for details.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability. Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on actual color samples available from your Kolbe dealer.

There is a "color range" with anodized colors. That is, there is an acceptable "light" to "dark" color range that can be experienced on any job. According to AAMA 611-98 specifications, Section 8.3, the range may be up to 5 Delta E's. We can provide from our anodized vendor color samples of this color range if requested. The color range is due to numerous variables which include (but are not limited to) the shape of the parts, alloy variations and time in the anodizing process. This could mean that a sash part may appear slightly different in color than a frame part. This will be acceptable. Even the samples that may be provided may vary from the final product due to the variables. You must be aware of this as this will be considered acceptable.

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Professional Tools

Kolbe prides itself on offering the tools and resources architects, builders and other industry professionals need to complete their projects. From product specifications and 3D models to continuing education courses and webinars, Kolbe supports all of your project needs.

Scan the QR code to learn more about our tools & resources for professionals.

kolbewindows.com/resources

Architect Library

Kolbe's Architect Library is the main resource for specifying Ultra Series windows and doors. Search detailed product information, including:

- Cross section drawings
- Elevation charts
- 3D Revit® models
- CSI specifications
- Installation instructions

Additional resources include:

- Door configurations
- Clear openings
- Care & maintenance guide
- Acoustic data
- Energy performance
- Performance class & grade
- Product brochures
- Color & design samples
- Warranties

AIA/CES Courses

As a Registered AIA Continuing Education Services (CES) provider, Kolbe provides AIA Learning Units (LU) and/or Health, Safety & Welfare (HSW) credits as required per state and/or professional memberships to meet yearly requirements.

Virtual Showroom

Explore numerous displays from Kolbe's VistaLuxe® Collection, Ultra Series & Forgent® Series product lines.

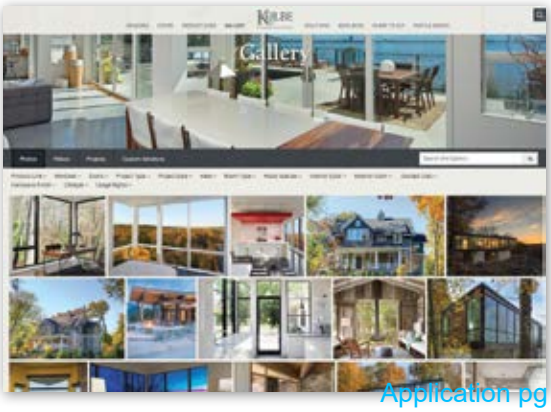
kolbewindows.com/virtual-showroom



Inspiration Gallery

Browse through photos, videos, project profiles and custom solutions.

kolbewindows.com/gallery



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Product Sizes

We're pushing the limits of Ultra Series windows and doors, with large sizes for generous openings. The chart below features at-a-glance maximum dimensions for some of these versatile products.

Sizes listed below provide a quick overview of maximum size capabilities. For exact dimensions, detailed limitations and product options, contact your Kolbe window and door expert to discuss our full capabilities and custom solutions.

Window Product	Net Frame Size	
	Largest Size with Maximum Width (WxH)	Largest Size with Maximum Height (WxH)
Crank-out Casement Operable	42" x 77"	33" x 96"
Crank-out XL Casement Operable	48" x 84"	42" x 96"
Push-out Casement Operable	36" x 90"	33" x 96"
Crank-out & Push-out Casement Picture	147" x 86"	86" x 147"
Crank-out Awning Operable	72" x 36"	54" x 48"
Crank-out XL Awning Operable	78" x 64"	60" x 84"
Push-out Awning Operable	72" x 24"	41" x 42"
Crank-out & Push-out Awning Picture	147" x 86"	86" x 147"
Sterling Double Hung	53-1/2" x 80-7/16"	41" x 104-7/16"
XL Sterling Double Hung	60" x 92"	46-1/2" x 120"
Sterling Double Hung Studio Picture	119" x 89"	83" x 149"
Beveled Direct Set	144" x 95"	95" x 144"
Single/Double Sliding Window	95-1/2" x 71-1/2"	
Triple Sliding Window	119-1/2" x 71-1/2"	
Quad Sliding Window	167-1/2" x 71-1/2"	
90˚ Corner Direct Set	96" (L&R sides combined) x 96"	
Folding Window (up to 16 panels with a 42" max. panel width)	576" x 72"	

Door Product	Nominal Maximum Panel Size (WxH)	Maximum Net Frame Size (WxH)
Inswing Door (Single)	4-0 x 10-0	49-13/16" x 122-23/32"
Inswing Door (Double)	3-6 x 10-0	86-3/16" x 122-23/32"
Inswing Door Sidelite Fixed Sash	6-0 x 12-0	74-3/16" x 146-23/32"
Inswing Door Venting Sidelite	3-0 x 10-0	37-5/8" x 122-23/32"
Outswing Door (Single)	4-0 x 10-0	50-13/32" x 122-19/32"
Outswing Door (Double)	3-6 x 10-0	86-7/8" x 122-19/32"
Outswing Door Sidelite Fixed Sash	6-0 x 12-0	74-7/8" x 146-19/32"
Outswing Door Venting Sidelite	3-0 x 10-0	38-13/32" x 122-19/32"
Pivot Door	5-0 x 10-0	62-3/8" x 122-5/16"
Folding Door (up to 16 panels)	3-6 x 10-0	576" x 125-1/8"
Sliding Patio Door (2 panels)	5-0 x 10-0	120" x 122-7/16"
Sliding Patio Door (3 panels)	5-0 x 10-0	182-1/2" x 122-7/16"
Sliding Patio Door (4 panel Bi-Parting)	5-0 x 10-0	238-9/16" x 122-7/16"
Multi-Slide Door (up to 10 panels)	5-0 x 10-0	558" x 122-7/16"

Door Product	Largest Panel Size with Maximum Width (WxH)	Largest Panel Size with Maximum Height (WxH)	Maximum Net Frame Size (WxH)
Lift & Slide Door (up to 10 panels)	89" x 121"	72" x 149"	720" x 151-13/16"

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NOTE: Not all Ultra Series products are represented.

Meredith H. Randolph

From: Wilford, Sam M. <Sam.Wilford@dos.myflorida.com>
Sent: Tuesday, December 5, 2023 11:57 AM
To: Corey Sakryd
Subject: Windows

Caution: This email originated from outside of the organization. Do not click links, open attachments or respond unless you recognize the sender and know the content is safe. When in doubt, contact IT.

Good Morning Corey,

It was good talking to you yesterday. Below is an excerpt on the window requirements for our new curation facility. This is specific to our location and needs, however some of this information should hopefully be relevant for your needs.

FENESTRATION

Fenestration is required at some climate-controlled (i.e. elevated humidity) spaces such as processing and the future conservation studio. At climate-controlled spaces, fenestration should be composed of un-tinted, clear, non-fritted insulated glass units with a suitable edge U-factor, and thermally broken frames that do not allow condensation on the frames or on other materials situated in the climate controlled spaces.

As noted above, the frames of this fenestration must be continuously sealed to the adjacent air-vapor barriers. All exterior glazing should have laminated glass designed to filter out over 99% of Ultraviolet radiation. Hurricane resistant glazing should be employed. Windows at any spaces that house collections - even for limited periods of time- should be provided with reliable "basket-weave" roll-down shades. Some spaces in the future Conservation studio also may require black out shades. Shades should be controlled with a technology that allows small clusters of shades to be down while others are up, rather than moved together in wholesale groups.

Best wishes,

Sam

Sam Wilford, Ph.D.
Archaeology Collections & Conservation Supervisor
Division of Historical Resources
Florida Department of State
2100 W Tennessee St. Tallahassee, Florida 32304
850.245.6301 | dos.myflorida.com/historical

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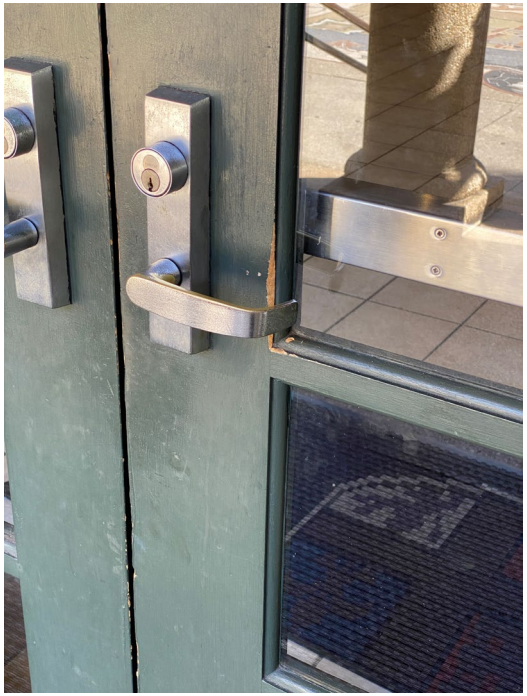


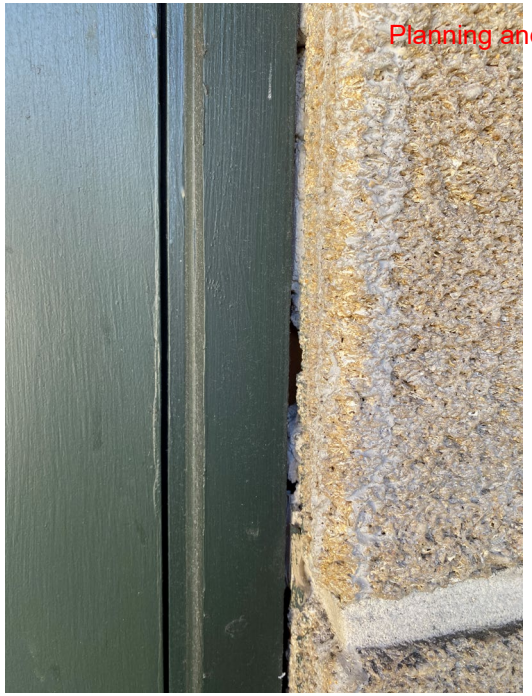






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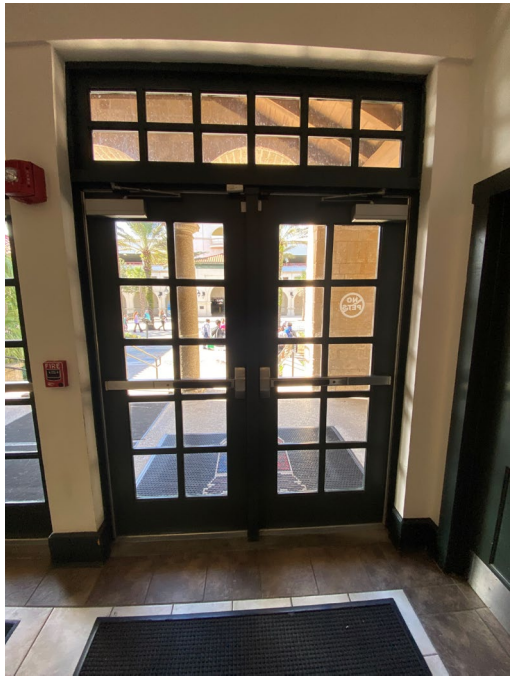






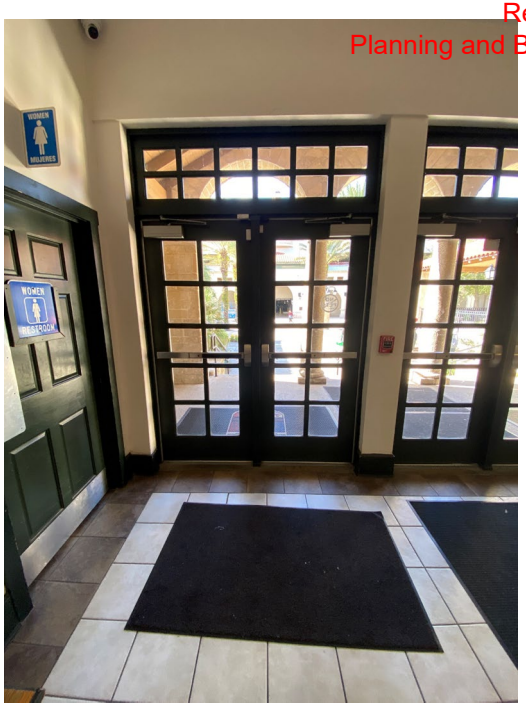










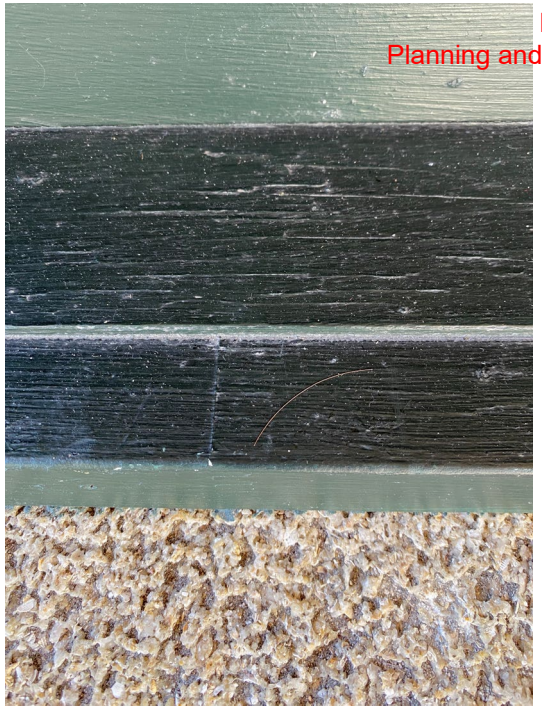

WOMEN
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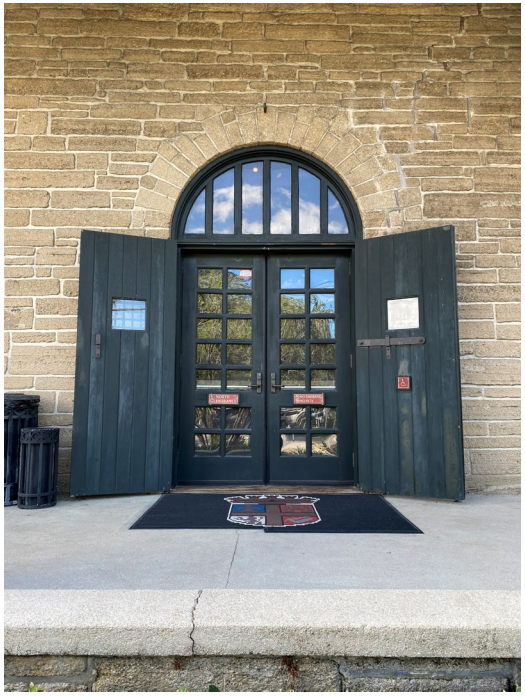






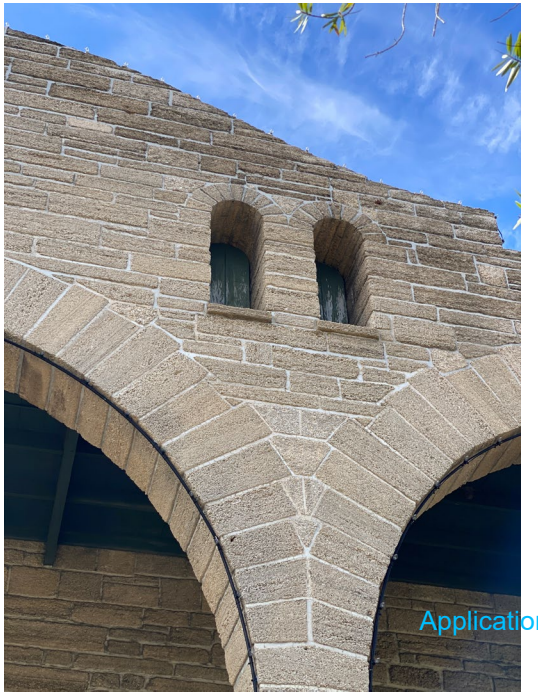

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Visitor Information
Center

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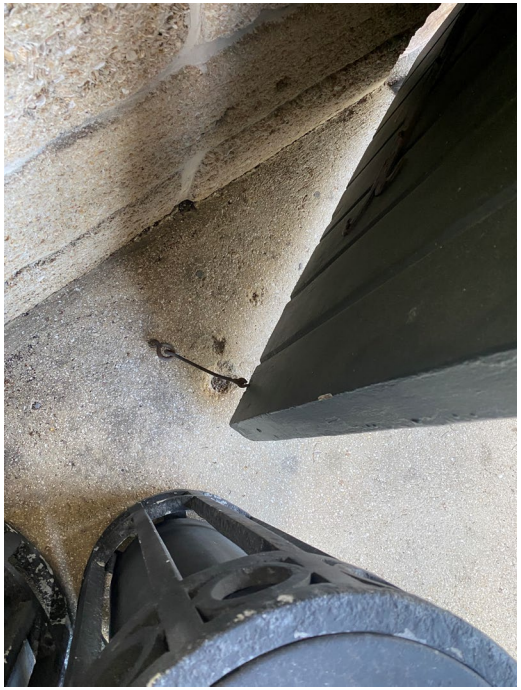








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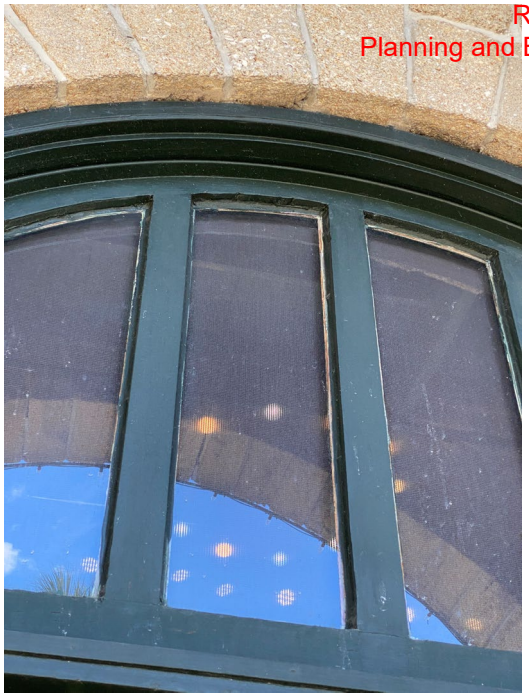






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RANCE





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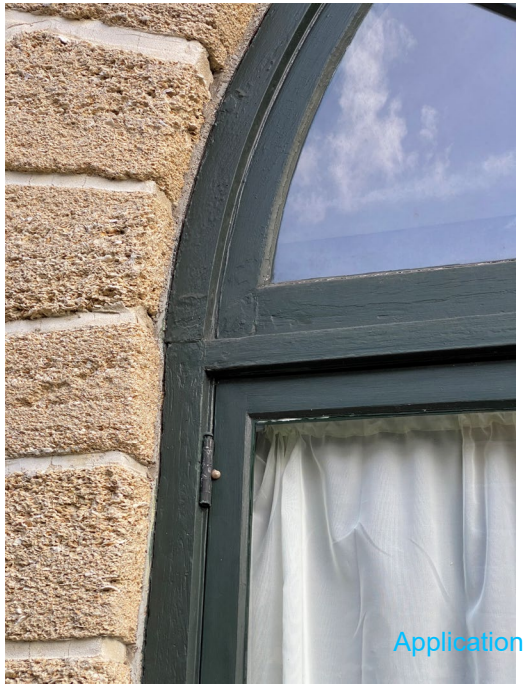


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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1960500001
Location Address	10 S CASTILLO DR SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Model Land Area (COM) (610.05)
Tax Description*	(1-A) SAN MARCO TRACT CITY PT OF LOT 1 VISITORS INFORMATION CENTER - APPROX 130 X 120FT *The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	San Marco Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.360
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	City Of St Augustine 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		$1,721,283

Map



Valuation Information

	2024
Building Value	$1,869,677
Extra Features Value	$154,689
Total Land Value	$390,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$2,414,366**
Total Deferred	$693,083
Assessed Value	**$1,721,283**
Total Exemptions	$1,721,283
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
2023	$1,925,488	$176,047	$390,000	$0	$0	$2,491,535	$1,564,803	$2,491,535	$0
2022	$1,650,859	$301,014	$312,000	$0	$0	$2,263,873	$1,422,548	$2,263,873	$0
2021	$775,035	$206,190	$312,000	$0	$0	$1,293,225	$1,293,225	$1,293,225	$0
2020	$775,035	$225,018	$312,000	$0	$0	$1,312,053	$1,186,134	$1,312,053	$0
2019	$746,557	$243,835	$312,000	$0	$0	$1,302,392	$1,078,304	$1,302,392	$0
2018	$559,942	$262,774	$157,560	$0	$0	$980,276	$980,276	$980,276	$0
2017	$559,942	$282,331	$157,560	$0	$0	$999,833	$999,833	$999,833	$0
2016	$509,008	$301,888	$157,560	$0	$0	$968,456	$968,456	$968,456	$0
2015	$509,008	$321,333	$157,560	$0	$0	$987,901	$909,587	$987,901	$0
2014	$479,066	$190,271	$157,560	$0	$0	$826,897	$826,897	$826,897	$0
2013	$479,066	$200,775	$157,560	$0	$0	$837,401	$837,401	$837,401	$0

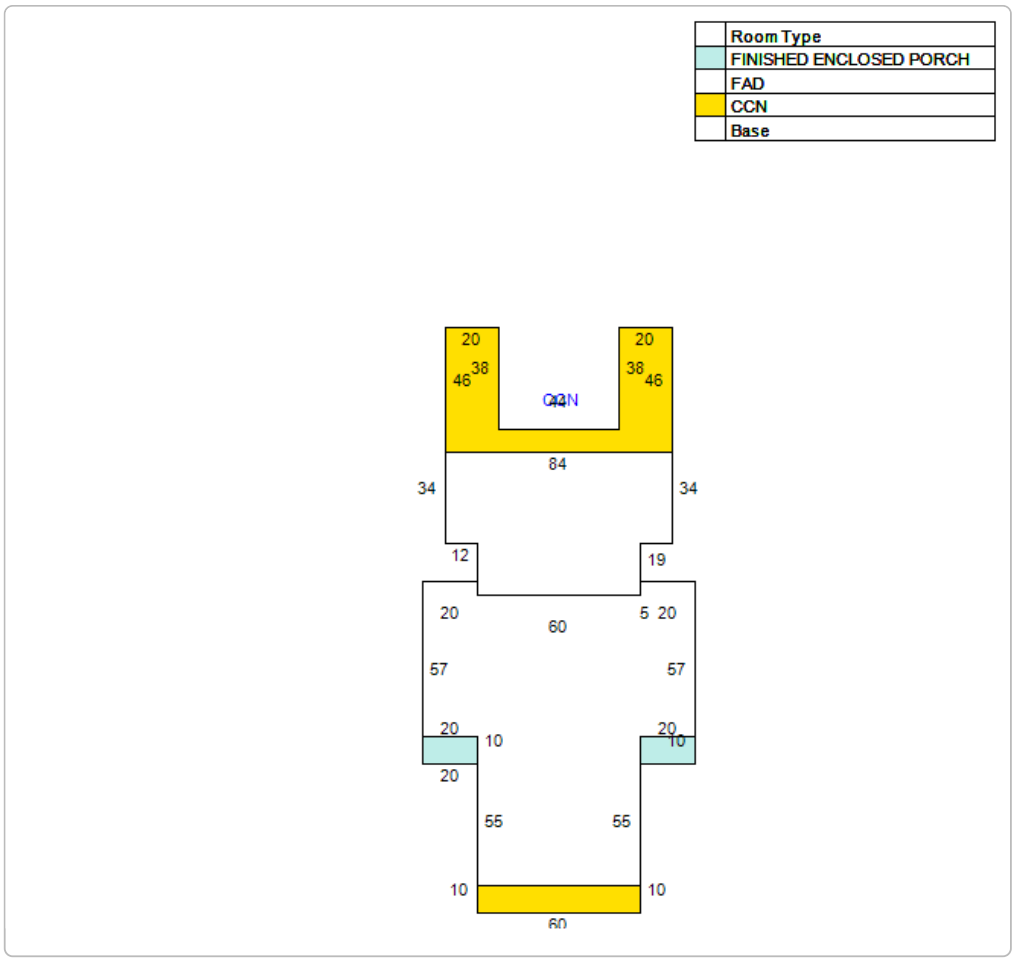
Building Information

Building 1
Building Value $1,869,677
Year Built 1938
Actual Area 15888
Conditioned Area 13016
Use Government Buildings
Style 04
Exterior Wall Stone

Roof Cover Clay Tile
Roof Structure Wood Truss
Interior Flooring Carpet
Interior Wall Drywall, Plaster
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths 13

Description	Square Footage
BASE AREA	8700
FINISHED CANOPY	600
ADDITION	3996
FINISHED CANOPY	2192
FINISHED ENCLOSED PORCH	200
FINISHED ENCLOSED PORCH	200
Total SqFt	15888

Sketch Information



Extra Feature Information

Code Description	Status	Value
Concrete Paving - 8" and Above (COM)		119681
Masonry Wall (Mix)		6350
Pole Light (COM)		17360
Storage Building (Mix)		506
Sprinkler Wet (COM)		10792

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	120	130	15600	SF	$390,000

No data available for the following modules: Sales Questionnaire Form, Sale 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
Last Data Upload: 11/28/2023, 11:51:39 PM

Contact Us

Developed by Schneider GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 21, 2023 Meeting



Application HP2023-0086 Address: 143 St. George Street

Applicant & Owner: City of St. Augustine

Project description: To remove and replace the existing roof and gutter system to include layers of roofing and limited rotted structural framing, trim, and details; correct areas of improper flat roof slope; and change finished galvanized metal roofing material to a copper roof.

Architectural Style:	Footprint/1st floor: Spanish Colonial (First Period); 2nd floor: built during American Territorial Period	Florida Master Site File:	SJ00075
National Register:	Within Town Plan NHL; St. Augustine NRHD: Contributing	Construction date:	1746-1764
Archaeology Zone:	IA	Zoning District:	HP-2
Parcel number:	1970900000		
Agenda Item:	10(b)	Previous Action(s):	COA 97-0941

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness (COA) application is to largely follow the recommendations of an April 2023 architect's roof report with plans, which calls for the following work: replacement of all galvanized metal roofing with either coper or aluminum panel systems, underlayment, rotted framing members (or the reinforced with additional framing), gutters (internal and external) and associated downspouts; addressing the flat areas above the addition by raising the sills of 2 windows to allow sloping of adjacent framing; install new flashing, attic ventilation, consolidate plumbing vents, and to use fluid waterproofing in internal gutter.
2. Located on St. George Street, on the southeast corner with Treasury Street, the residential building, now known as the historic house museum Pena-Peck House, is within the Town Plan National Historic Landmark area and is a contributing structure to the St. Augustine National Register Historic District. Originally the house was built toward the end of the First Spanish Colonial Period as a 1-story structure with a u-shaped footprint and coquina walls that are covered in stucco. Subsequently, alterations over the years included the L-shaped, wood frame second story that is clad with wood siding and was added around the late 1830s during the American Territorial Period, and others further described in the attached Florida Master Site File. Undergoing an extensive restoration in 1968-69, the one-story east wing/arched loggia was reconstructed back, helping return the U-shaped footprint, and other later projecting/extension elements were removed. A brief summary of this important house's history is on the following page.
3. The primary roof is a low-pitch cross-gable, with a section oriented north-south along St. George Street intersecting and the other section oriented east-west along Treasury Street. The second-floor balcony has a hipped roof. Mostly inconspicuous from the street, the existing roofing material is painted steel panels with standing seams, according to the roofing contractor that will be used for the proposed project. According to the architect's report for the roof, which is included in the application packet, this hand-folded seamed galvanized metal roof was installed in 1998 when all of the roofing, internal gutters, vents, and trim were replaced. This work followed a more limited scope listed for a renovations under HARB approved Certificate of Appropriateness (COA) 97-0941 in 1997 for metal roof to cover a flat.
4. As noted in the roof report, the roofing material is in "critically poor" condition and the failure is general/overall in nature, with the worst areas above the addition. Corroding metal is resulting in delamination and scaling of material. Leaks are causing rotting substrate and other issues. A portion of the roof has no real low slope, which is also a cause of issues.
5. While the roof report recommends either copper or aluminum roofing panels with hand crimped seams, hips, and ridges, instead of using the existing steel material, a red painted finish is recommended to match the existing color. More positive attributes are listed for a copper system than the aluminum, including a more traditional look/seam configuration, unequaled performance over time, and is easily repairable. Based on these and other benefits on the fabrication side, the applicant is proposing the copper panel system. A mock-up of the proposed copper panels will be shown.
6. According to the Architectural Guidelines for Historic Preservation (AGHP), roofs of pre-1821 buildings and prior to 1845 were covered with wood shakes or shingles, and with metal, corrugated metal or metal novelty shingles from 1845 to about 1920. Further, the AGHP recommends against "installing new materials…whose composition, size, shape, color and texture alter the appearance of the building." While the original one-story structure's roofing material was likely wood shingles or shakes, research reveals that metal roofing was used historically for well over 100 years on this house.
7. A drawing from R.K. Sewall's 1848 *The Sketches of St. Augustine* that is included in the book "The Treasurer's House: This Old Spanish Town…" and labeled "Catholic Church, St. Augustine E.F," has a notation describing the visible portion of a building's upper southeast corner in the background, as the earliest known representation of the Peck house, with an added notation hand-written below referencing the standing seam tin roof. Sanborn Maps dating as early as 1884 and as late as the 1965 revised map show the building had a tin or slate roof. On a few of the elevation drawings created by a Historic American Buildings Survey (HABS) #FLA-119, dated 1936-1937, a "Tin Roof Standing Seams" notation is found over the area of the roof, with "Tin Roof" noted on the "Second Floor Balcony South Wall" elevation.

STAFF SUMMARY AND ANALYSIS (continued):

8. There is no evidence that the tin roofs used historically on this building were painted a red orange/terra cotta color. If copper is approved as a material for the roof, consideration should be given to the copper being left unpainted based on the AGHP specifying that metal roofs be unpainted and to eliminate the potential ongoing maintenance issues and/or the compromise of the color over time with a painted surface. The roofing contractor estimated that the copper would achieve an oxidized brown patina within approximately a few years.
9. Perhaps the existing roof was painted so that it would appear more in keeping with clay tile roofs that are allowed by the AGHP for Spanish Colonial buildings (typically from Second Spanish Period) that are visible in HP-2 and HP-3. A clay barrel tile roof, although very durable, would be considerably heavier, and would likely require all new framing be added for this type of roofing material.
10. According to the roof report, for the windows labeled as "2 and 3" that are adjacent to the roof that needs the pitch built up, the bottoms of these windows are not visible from the exterior, and these two windows may need to be temporarily removed to raise the windows by approximately 12". The roofing contractor's presentation, which is also provided in the application packet, states that the roof elevation will be raised by 3-3/4" in this area. The applicant should verify if the two windows must be removed temporarily and if the window opening must become shorter. If so, they should be retained and modified in an appropriate, inconspicuous manner and returned to their respective window openings.

SUMMARY SCOPE OF WORK:

Replacement of all galvanized metal roofing with a copper panel system, underlayment, rotted framing members (or the reinforced with additional framing), gutters (internal and external half-round) and associated 5" round downspouts; addressing the flat areas above the addition by raising the roof elevation up by 3-3/4" (verify if windows may have to be removed temporarily) to allow sloping of adjacent framing; install new flashing, attic ventilation, consolidate plumbing vents, and to use a specialized (Para-Pro) coating instead of metal to line internal the gutter system.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

Building's History: (See attached Florida Master Site File for additional details)

The house was constructed with coquina originally during the First Spanish Colonial Period as a 1-story structure sometime after 1746 and prior to 1764 for (Spanish) Royal Treasurer, Juan Esteban de Peña by order of King Ferdinand VI of Spain. After many years of changes in St. Augustine, including the British Period (1763-1784), when it served as the home to two British Governors, and the Second Spanish Colonial Period (1784-1821), many tenants, disputes as to who owned the house, and sales of the property. In dilapidated condition at least by the early 1800s, the house was used for slaves. When the house was being sold in 1821, the heirs of the deceased owner Francisco Xavier Sanchez described it as "a house of our property that at the present time consists of some walls of stone covered with shingles and very deteriorated."

In 1837, the structure was purchased by Dr. Seth S. Peck (1790-1841), who renovated the house, possibly removed an eastern wing (if it was still standing), and added a wood frame 2nd floor to the then L-shaped building. After his death, and the house was passed down to children and descendants. Dr. Seth Peck's granddaughter and last descendant, Anna Burt, bequeathed it to the City of St. Augustine in her will. Being in the midst of the Great Depression, the City at first rejected the gift. An arrangement was made for the Women's Exchange, which Miss Burt helped found in 1893, to take charge of the building under City ownership. In May 1932, the building was opened to the public as a house museum with a gift shop. Teas and catering were hosted to help raise money.

In 1968, the St. Augustine Historical Research and Preservation Commission, began to repair and restore the structure and archaeological investigations were carried out. With the reconstruction of the one-story east wing, the building was returned to its earlier U-shape.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 6, 7, 8, 9, and 10 apply.

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

Roofs and Roofing

Do...

- Identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel and mansard; decorative features such as parapets, cornices, eaves, dormers, cupolas, towers, brackets, cresting, gutters and downspouts, chimneys, weather vanes and lightning rods; roofing material such as slate, wood, clay tile and metal; and the size, color and patterning of the material.
- Provide adequate roof drainage and ensure that the roofing material provides a weathertight covering for the building.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles in dark shades that match the original in composition, size, shape, color and texture.
- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, and dormer roofing; or slates, tiles or wood shingles on the main roof.
- Replace in kind an entire feature of the roof that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, a dormer or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Don't...

- Remove a major portion of the roof or roofing material that is repairable, then reconstruct it with new material in order to create a uniform or "improved" appearance.
- Strip the roof of sound historic material such as slate, clay tile, wood or architectural metal.
- Install new materials, such as roll roofing, whose composition, size, shape, color and texture alter the appearance of the building. Examples of such changes are replacing hexagonal singles with rectangular shingles, replacing wood shingles with fiberglass shingles, or replacing sheet metal with shingles. Such changes should only be considered as part of a documented restoration to recreate the original appearance of the building.
- Permit a leaking roof to remain unprotected so that accelerated deterioration of historic building materials such as masonry, wood, plaster, paint and structural members occurs.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or the roof, or that is physically or chemically incompatible.

Post-1821 *(While the first floor of this building was constructed between c. 1746-1764, a second floor was added c. late 1830s, so this section would be more applicable for the overall roof on the existing building)*
Frame Vernacular roofs locally are usually gable, although hip and pyramidal roofs are common elsewhere. Porches commonly have hip or shed roofs. Prior to 1845, roof surfaces are covered with wood shakes or wood shingles. From 1845 to about 1920, roof surfaces are covered with metal, corrugated metal or metal novelty shingles. Beginning in the 1920s, roof surfaces are covered with composition shingles, diamond composition shingles or asbestos shingles.

Chimneys are brick, and are occasionally finished with stucco. Refer to the Pre-Approved Guidelines when considering replacement roof materials for a list of materials that are acceptable and can be approved with a building permit by City Staff.

Masonry Vernacular roofs on commercial buildings are flat with a parapet. Roof surfaces are built-up. Masonry Vernacular roofs on other buildings are gable or hip. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, metal, or prior to 1850, wood shakes. Chimneys are coquina or brick, and may be finished with stucco.

From the Pre-Approved Recommendations

Galvalume or galvanized steel 5-V crimp, unpainted metal roof (such as Dallas Metal Products, model DMP 5-V crimp with 3/8 inch ribs and 24 inch coverage in the Galvalume Mill finish) for Frame Vernacular and Masonry Vernacular buildings with pitched roofs

Corrugated, unpainted galvanized or aluminum metal roof (such as the wavy or S-profile of the 'Patented Galvanised Iron' roofs in an 1854 catalog described by the National Park Service Publication Roofing for Historic Buildings for Frame Vernacular and Garage Apartment buildings

Pre-1821 *(While the first floor of this building was constructed between c. 1746-1764, a second floor was added c. late 1830s, so this section would not be as applicable for the overall roof on the existing building)*

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

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

Second Spanish Period roofs may be gable, hip or gable-hip. Roofs are generally pitched between 40° and 45°, but may be as low as 30°. Flat roofs are not used. Roofs may be covered with either split wood shakes or wood shingles preferably of cedar or cypress. In some instances, slate or barrel tile roofs may be appropriate.

Eaves of this period should be narrow or nonexistent. The fascia is a narrow weatherboard, possibly beaded. The British box cornice is appropriate with plain, beaded or molded fascia and eave returns.

Gutters are generally not appropriate on pre-1821 buildings. It is appropriate to raise the last shingle course about an inch to "kick" water away from the walls. If guttering must be used, it should effectively reproduce the appearance of documented pre-1821 gutter types. Modern gutters may be used when placed inside, and if effectively screened by, a V-shaped wood trough, preferably cypress. Gutters may also be disguised behind parapets. On some buildings, a half-round gutter may be used when painted to match the patina of copper. To reduce the need for gutters, gable roofed buildings should be oriented with the gable end adjacent to the street. Gutters are not appropriate on balcony roofs.

Skylights are not appropriate. Dormers or gable end windows should be used to provide light and air to upper half stories.

Chimneys were rare before 1763. First Spanish Period buildings rarely have chimneys. Any chimney used must be on the facade opposite the street and must be as unobtrusive as possible. Chimneys are never appropriate on flat-roofed buildings. British and Second Spanish Period buildings may have chimneys outside or inside of the walls, or built flush with the wall. Chimneys should reproduce documented pre-1821 designs. All chimneys should be stuccoed, with either a smooth finish or an ashlar joint finish. Mouldings, if used, should be simple. Stacks should not be massive in scale. Caps or covers must be of appropriate materials that are compatible with the design of the building and chimney.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. Documents from HARB approved Certificate of Appropriateness (COA) 97-0941 in 1997 for metal roof to cover a flat.
4. Sanborn Maps
5. Historic American Buildings Survey (HABS) #FLA-119, plans dated 1936-1937, with notation on several elevations “Tin Roof Standing Seams” found over the area of the roof and “Tin Roof” noted on the “Second Floor Balcony South Wall” elevation
6. A drawing from R.K. Sewall’s 1848 *The Sketches of St. Augustine* included in the book “The Treasurer’s House: This Old Spanish Town…” by Jean Parker Waterbury, published by St. Augustine Historical Society (1994) showing possibly the earliest known representation of the Peck house,

STAFF PHOTOGRAPHS
143 St. George Street



West / St. George Street Elevation

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STAFF PHOTOGRAPHS
143 St. George Street



West / St. George Street Elevation

Staff Report pg 8

STAFF PHOTOGRAPHS

West / St. George Street Elevation | **43 St. George Street**



West / St. George Street Elevation



Historic Marker Along St. George Street

STAFF PHOTOGRAPHS
143 St. George Street



Looking down St. George Street at South and West Elevations

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STAFF PHOTOGRAPHS
143 St. George Street



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Looking down St. George Street at South Elevation

STAFF PHOTOGRAPHS
143 St. George Street



South Elevation



STAFF PHOTOGRAPHS
143 St. George Street



Northwest Elevations: at corner of Treasury and St. George Streets

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STAFF PHOTOGRAPHS
143 St. George Street



East Elevation



STAFF PHOTOGRAPHS
143 St. George Street



View from Treasury Street facing east



View from St. George Street facing south

STAFF PHOTOGRAPHS
143 St. George Street



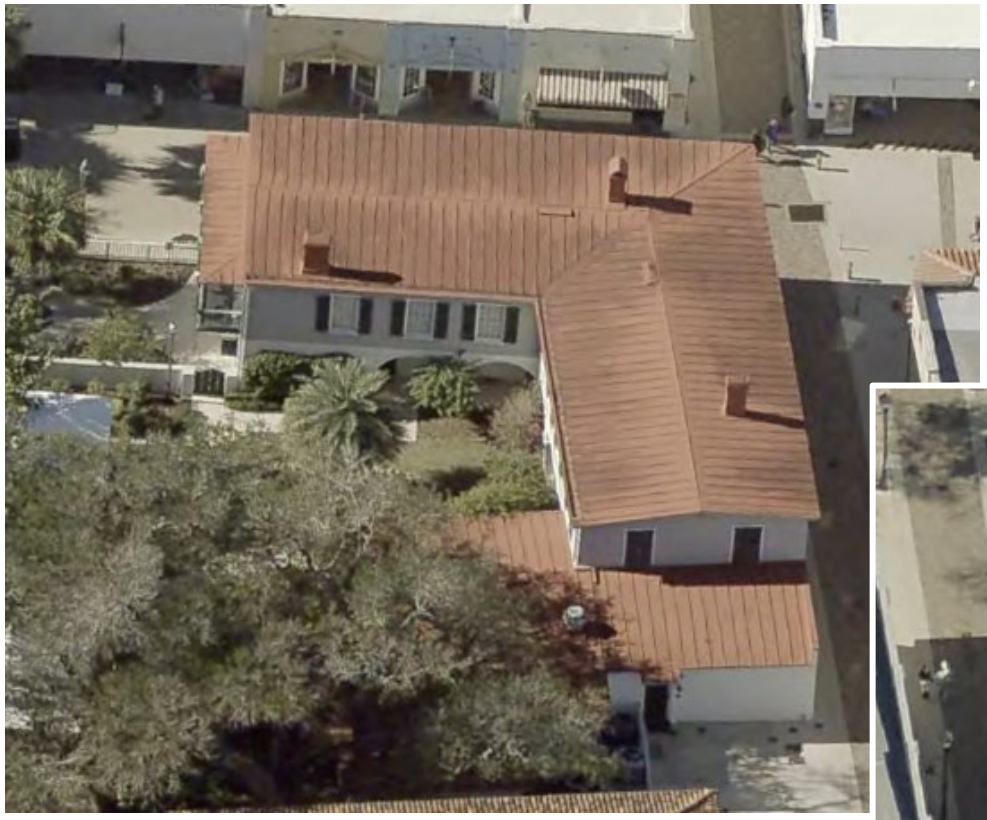
View from St. George Street facing south

Plaque on wall

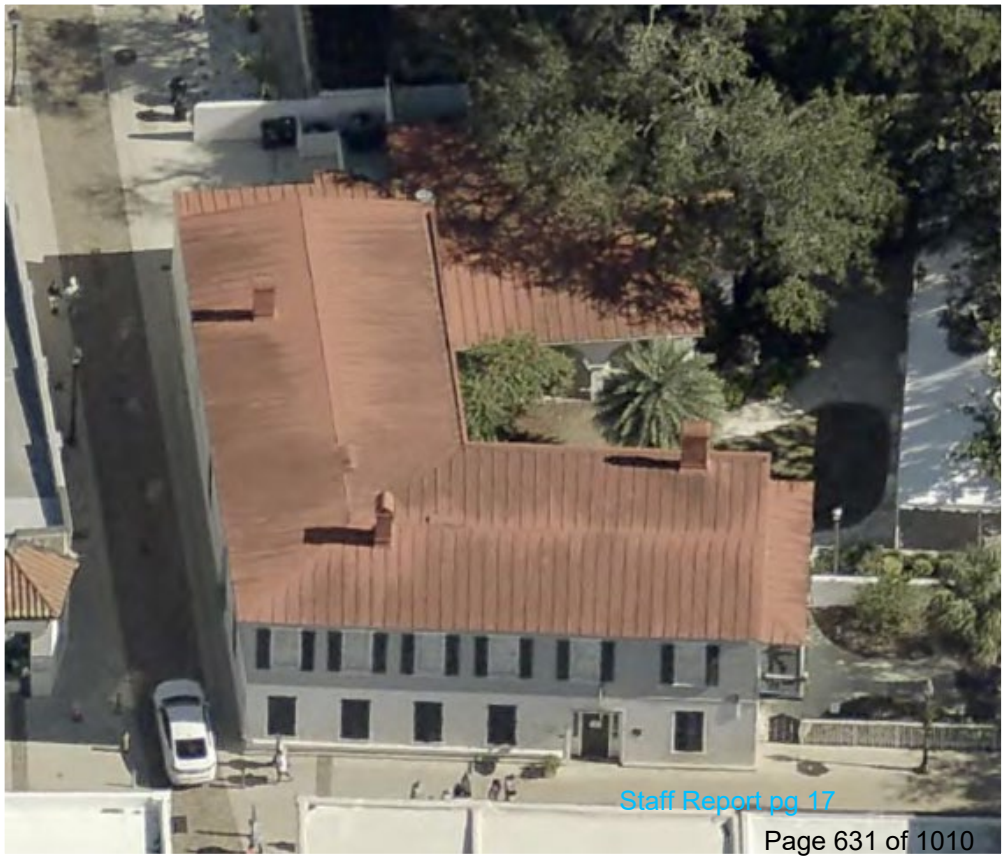


Staff Report pg 16

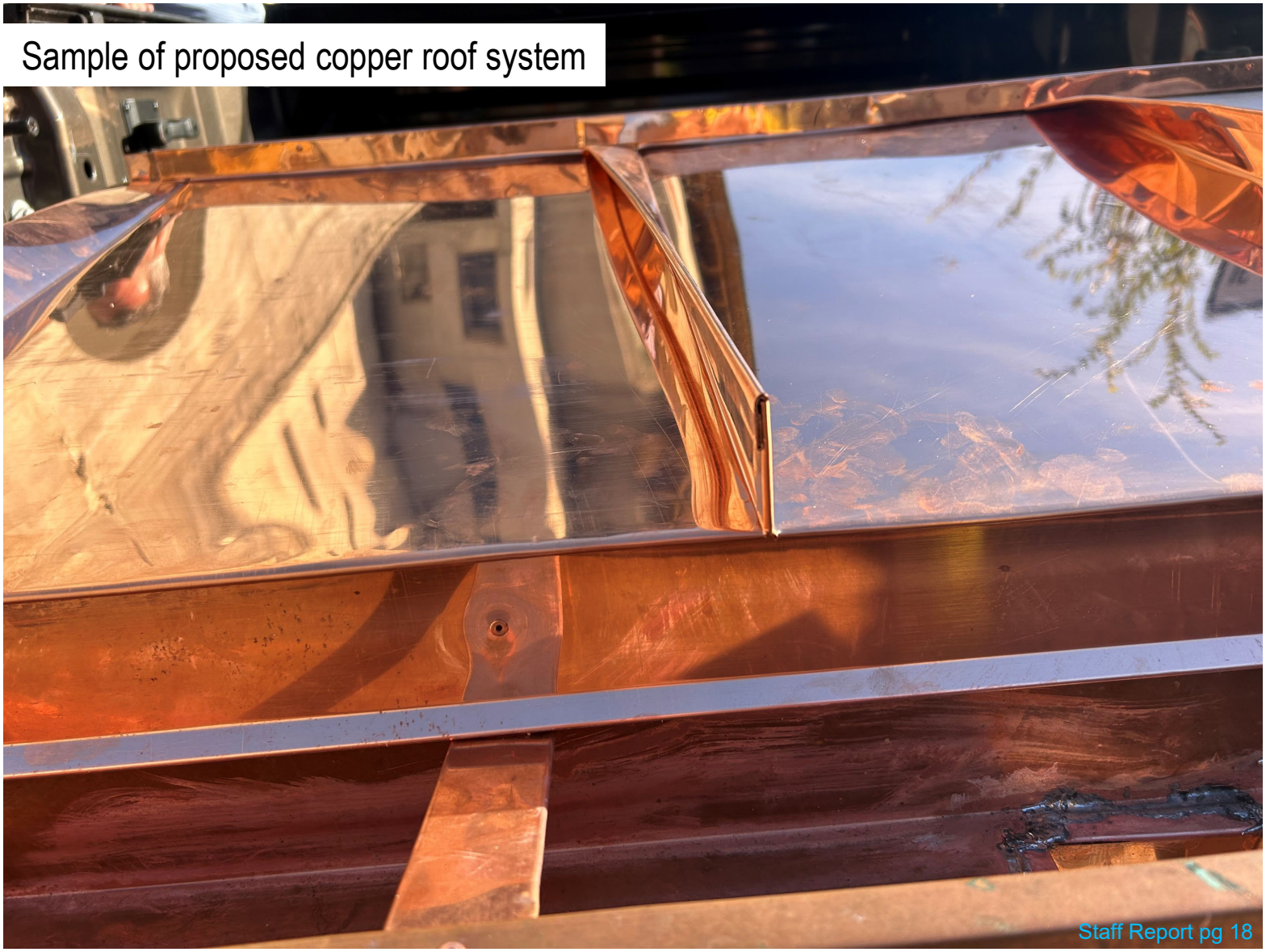
STAFF PHOTOGRAPHS
143 St. George Street



Aerial Shots from Property Appraiser's Website



STAFF PHOTOGRAPHS
143 St. George Street



Staff Report pg 18

STAFF PHOTOGRAPHS
143 St. George Street







Sample of proposed copper roof system

STAFF PHOTOGRAPHS
143 St. George Street



Sample of proposed copper roof system



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

Page 1 HISTORICAL STRUCTURES FORM Site 8 SJ75
X orginal FLORIDA MASTER SITE FILE
__ update Recorder # _____

SITE NAME: Peck House
HISTORICAL CONTEXTS: 18th century
NAT. REGISTER CATEGORY: building / /
OTHER NAMES OR MSF NOS:
COUNTY: St. Johns OWNERSHIP TYPE: local govt.
PROJECT NAME: DHR NO:
LOCATION: (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS: 143 St. George St., St. Augustine, Florida
VICINITY OF/ROUTE TO: Southeast corner of St. George & Treasur
y Sts.
SUBDIVISION: City of St. Augustine BLOCK: 10 LOT: 1
PLAT OR OTHER MAP:
TOWNSHIP: 7S RANGE: 30E SECTION: 18
IRREGULAR SEC? __ Y __ N LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: 17 EASTING: 469790 NORTHING:3306810
COORDINATES: LATITUDE ____D ____M ____S LONGITUDE ____D ____M ____S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: +1750 RESTORATION DATE(S): 01/01/68
MODIFICATION DATE(S):
MOVE: DATE: / / ORIG LOCATION:
ORIGINAL USE(S): priv. resid.
PRESENT USE(S): museum

DESCRIPTION
STYLE: Spanish Colonial
PLAN: EXTERIOR: U-shape
INTERIOR:
NO.: STORIES: 2 OUTBLDS: PORCHES: DORMERS:
STRUCTURAL SYSTEM(S): masonry wall, wood frame

EXTERIOR FABRIC(S): wood weatherboard w/cornerboards, stucco
ed, coquina
FOUNDATION: TYPE coquina wall
PORCHES: balcony on south
ROOF: TYPE gable, parapet SURFACE metal, standing seam, ter
SECONDARY STRUCS. hip balcony
CHIMNEY: NO. 2 MTLS brick stuccoed LOCNS offset
WINDOWS: DHS 12/12, blinds & shutters

EXTERIOR ORNAMENT: chamfered wood posts, Greek revival moul
CONDITION: SURROUNDINGS: urban; narrow streets
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? __ Y __ N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREA OF SIGNIFICANCE: architecture, health-med, economics, comme
rce, local, military, tourism, explorn-sttmt

ELIGIBLE FOR NAT. REGISTRE? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIF. AS PART OF DISTRICT? __Y __N __LIKELY, NEED INFO __INSF INFO
SIGNIFICANT AT LOCAL LEVEL? __Y __N __LIKELY, NEED INFO __INSF INFO

SUMMARY ON SIGNIFICANCE (LIMIT TO THREE LINES PROVIDED, SEE PAGE 3)

* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

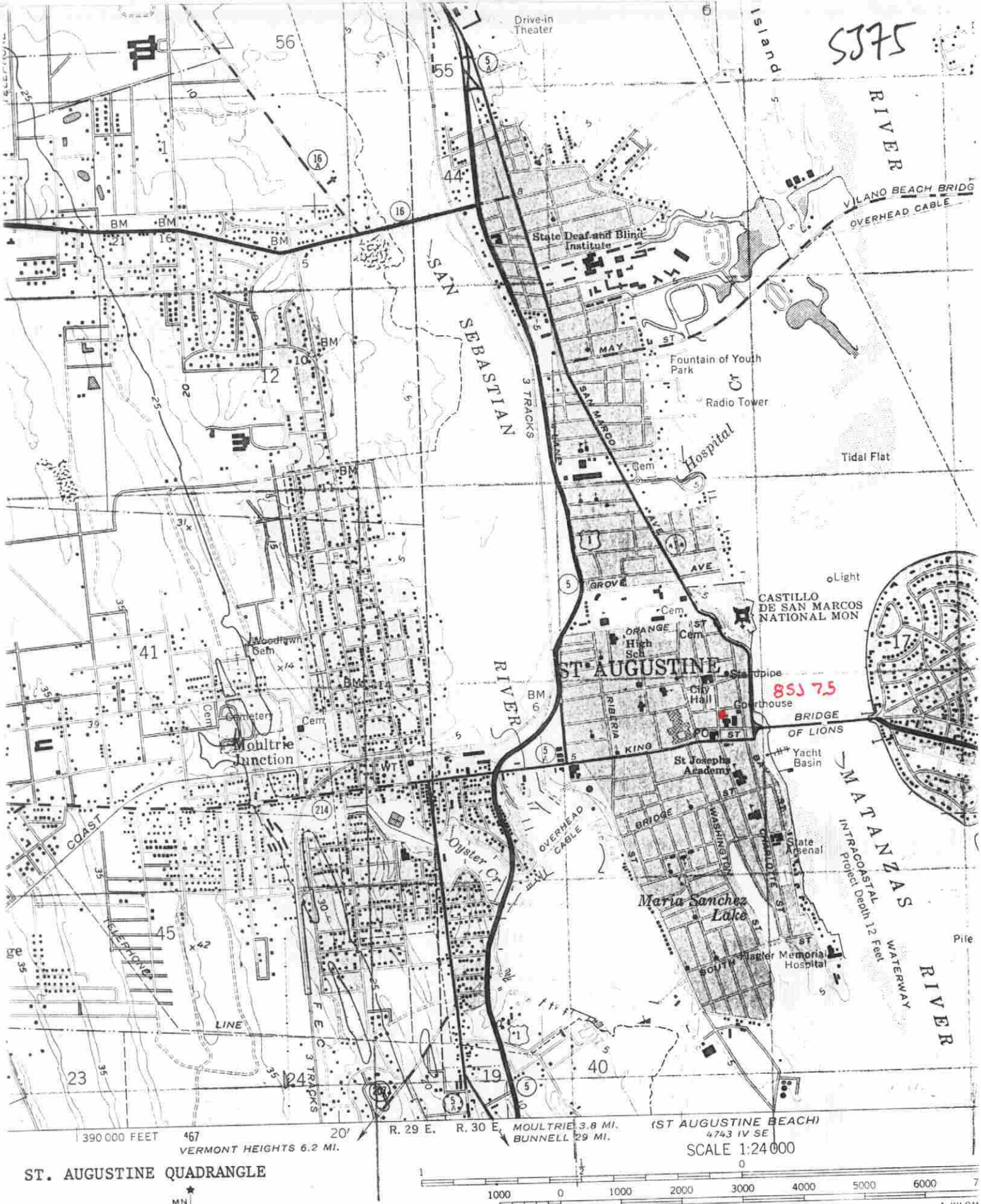
DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY(DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

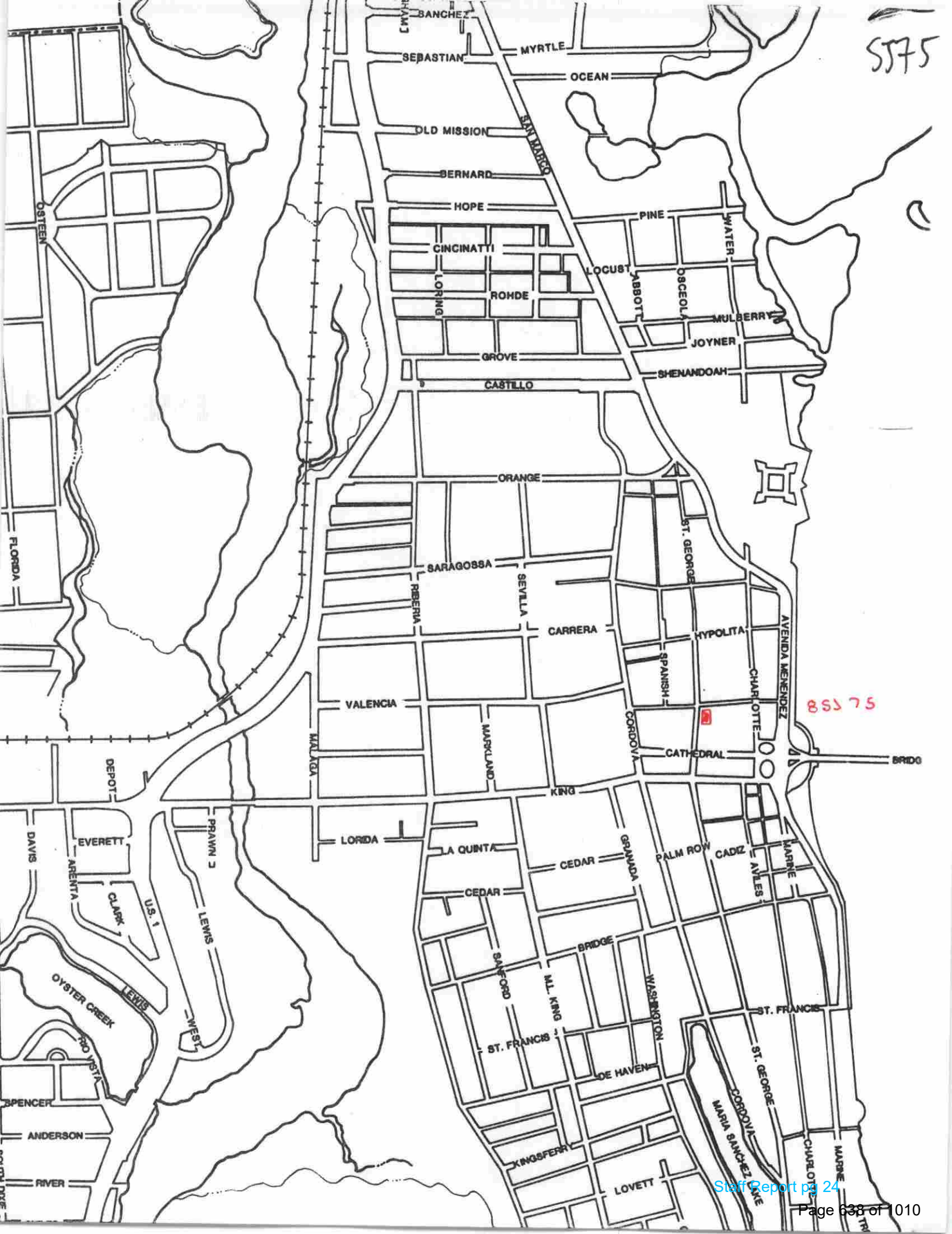
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RECORDER INFORMATION: NAME
DATE / / AFFILIATION

PHOTOGRAPHS (ATTACH A LABELED PRINT BIGGER THAN CONTACT SIZE)
LOCATION OF NEGITIVES:
NEGITIVE NUMBERS:

P H O T O G R A P H M A P


5375
Drive-in Theater
RIVER
VILANO BEACH BRIDGE
OVERHEAD CABLE
State Deaf and Blind Institute
SAN SEBASTIAN
3 TRACKS
MAY ST
Fountain of Youth Park
Radio Tower
SAN MARCO AVE
Hospital
Tidal Flat
Cem
Woodlawn Cem
Cemetery
Moultrie Junction
GROVE AVE
Light
CASTILLO DE SAN MARCOS NATIONAL MON
ORANGE High Sch
ST AUGUSTINE
Standpipe
City Hall
Courthouse
8SJ 7.5
RIBERIA
KING
BRIDGE OF LIONS
Yacht Basin
St Joseph Academy
BRIDGE
WASHINGTON
CHARLOTTE
State Arsenal
INTRACOASTAL WATERWAY
Project Depth 12 Feet
MATANZAS RIVER
Maria Sanchez Lake
Flagler Memorial Hospital
SOUTH
Pile
COAST
TELEPHONE LINE
OVERHEAD CABLE
Oyster Cr
3 TRACKS
F E C
BM
WT
390 000 FEET
467
20'
R. 29 E.
R. 30 E.
MOULTRIE 3.8 MI.
BUNNELL 29 MI.
(ST AUGUSTINE BEACH)
4743 IV SE
VERMONT HEIGHTS 6.2 MI.
SCALE 1:24 000
ST. AUGUSTINE QUADRANGLE
MN
GN
1° 18 MILS
0°09' 3 MILS
1000 0 1000 2000 3000 4000 5000 6000 7
1 KILOM
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE POSITION OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.5 FEET


5575
SEBASTIAN
MYRTLE
OCEAN
OLD MISSION
SAN MARCO
BERNARD
HOPE
PINE
WATER
CINCINATTI
LOCUST
ABBOTT
OSCEOLA
LORING
ROHDE
MULBERRY
JOYNER
GROVE
SHENANDOAH
CASTILLO
ORANGE
ST. GEORGE
SARAGOSSA
SEVILLA
RIBERA
CARRERA
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARYLAND
CORDOVA
CATHEDRAL
MALAGA
DEPOT
KING
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
DAVIS
EVERETT
ARENTA
CLARK
U.S. 1
PRAWN
LEWIS
OYSTER CREEK
RIO VISTA
SPENCER
ANDERSON
RIVER
SANFORD
M.L. KING
BRIDGE
WASHINGTON
ST. FRANCIS
DE HAVEN
MARIA SANCHEZ LAKE
KINGSFERRY
LOVETT
FLORIDA
OSTEEN
BANCHEZ
8S575

SUPPLEMENT FOR FMSF SITE FORMS

Site 8SJ75

SITE NAME Peck House, 143 St. George Street
NATURE OF SITE X standing structure __archaeological site __both

A. NARRATIVE DESCRIPTION OF SITE

The Peck House at 143 St. George Street is one of the oldest buildings in St. Augustine with a U-shaped coquina first floor (the eastern section of which was reconstructed in the late 1960s) dating from the First Spanish Period prior to 1764, and an L-shaped wood frame second story added during the American Territorial Period in the 1830s.

The colonial architecture of St. Augustine was influenced by a royal ordinance concerning the laying out of new towns issued by the King of Spain in 1573. It was decreed that in hot climates the streets should be narrow, and that: "All town houses are to be so planned that they can serve as a defense or fortress against those who might attempt to create disturbances or occupy the town. Each house is to be so constructed that horses and household animals can be kept therein, the courtyards and stockyards being as large as possible to insure health and cleanliness."

Thus, in St. Augustine, the streets were narrow, and the houses built right upon them, with walls protecting the courtyards from the street.

The Peck House is an example of this, with walls being built right to the line of both St. George and Treasury Streets. The interior courtyard features an arcaded loggia around three sides. The courtyard is surrounded with a low wall abutting the Catholic Cathedral property.

The coquina (a porous native shellstone quarried on nearby Anastasia Island) on the first story is covered with a smooth stucco finish to protect it from moisture.

The wood-frame second story has two different sidings. Along St. George and Treasury Streets a flat, horizontal ship-lap siding is used. Around the courtyard, wooden weatherboards with cornerboards are used.

The roof is a very low-pitched gable, one with a north-south orientation along St. George Street, intersecting with another of east-west orientation along Treasury Street. The surfacing is metal, standing seam, and there are horizontal oval-shaped attic louvers at the gable ends.

A hip-roofed balcony with chamfered posts projects from the southwest end of the buildings, accessible by raising the lower sash of the windows and opening two small doors beneath—an arrangement also found on the Arrivas House at 46 St. George Street, and popular in the American Territorial and early statehood period.

The chimneys are stuccoed, with corbeled tops.

The windows are double-hung 12/12 sash. The blinds on the first floor are in two sections, the top half having fixed louvers, the bottom half with

solid paneled boards. Blinds on the second floor have fixed louvers. There are transom lights over the doors.

The building as it appears today is the result of extensive restoration in 1968-9 which included reconstruction of the one-story east wing, removal of a second-story bay projecting over Treasury Street and another second-story extension over the western courtyard, and alteration of the southern door on St. George Street to a window. A wooden fence along the southern St. George Street line with turned pickets in a high-low pattern was replaced with one of more simple design.

The section of the colonial city of St. Augustine bounded on the north by Hypolita Street and on the south by Cathedral Place is today an area that combines a commercial business district, tourist attractions, and some residential units. The buildings date from colonial times to the present, with a sprinkling from each period, with no one style having a visual dominance in the area. The neighborhood has been touched by restoration efforts over the years. Some older buildings have been remodeled and some new ones have been constructed in the St. Augustine Colonial Revival style. The ambiance of the area is different than that found in the restored area just to the north. This area has narrow colonial street patterns and six colonial buildings which are scattered along five streets. But as a business district it is faced with modern problems of traffic and parking—the result being that large areas have been leveled and blacktopped for parking lots. The streetscape has been damaged by the destruction of landscaping, and the putting of backs of buildings on public display. A once-famous colonial stretch on the east side of Charlotte Street, for instance, is now mainly taken up with the backs of motels. The eastern section of this area was burned over by major fires in 1887 and 1914, leaving developments in later architectural styles in an area earlier known for its colonial ambiance. The area is bordered on the west by the Ponce de Leon Hotel (now Flagler College) and on the east by the seawall and bayfront, long a famous scenic attraction. It is part of the National Landmark District, and listed on the National Register of Historic Places.

B. DISCUSSION OF SIGNIFICANCE

This Spanish colonial building was constructed of native shellstone (coquina). The narrow streets with houses and their courtyard walls built to the street line reflect requirement of royal decrees for New World towns. Except for a two-decade interlude (1763-1783) of British ownership, St. Augustine was a Spanish colonial outpost for two-and-one-half centuries. In 1821, when ceded to the United States, the city's Iberian defensive environmental elements were well established and have retained that character to the present.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE

This section of the walled colonial city traditionally has been one of the main commercial and hotel districts in St. Augustine since the mid-19th century. The area was first developed in the late 17th century as the colonial community expanded northward towards the newly-completed Castillo de San Marcos. The entire city was destroyed in 1702 by the invading South Carolinians, but by mid-century, the Rosario defense line had been erected along present-day Cordova Street and numerous residences had been rebuilt on all streets, particularly between Charlotte Street and the bay. By the end of the colonial period (1821), this area was one of the most densely populated in the city, a number of buildings from the Spanish era have survived: Fornell, Sanchez, Peck, Joaneda, and Perez-Snow Houses.(1) In the Territorial Period, the huge Florida House was constructed along Treasury Street between Charlotte and St. George Streets, and the Methodist Church was located immediately to the north of Charlotte Street. The post-Civil War years brought intense commercialization to St. George, Charlotte, and part of Hypolita Streets. By this time Spanish Street had become one of several exclusive Black residential

neighborhoods outside Lincolnville with its school on the Dragoon Barracks lot and its own church south of the Magnolia Hotel. The bayfront was a residential area with several boarding houses, and a bathhouse and yacht club projected into the bay from the seawall. This section of the colonial city, particularly the blocks between the bay and St. George Street, was ravaged by major fires in 1887 and 1914, and consequently it has the lowest percentage of 19th century buildings within the old city. The older structures lie along Spanish Street and the west side of St. George Street south of Treasury Street, two areas untouched by the devastating fires.(2)

The Peck House at 143 St. George Street was constructed prior to 1764 for Juan Esteban de Peña who served as Royal Treasurer in St. Augustine from 1742-1763. In 1746 he complained to the Crown that no place was provided for him to live or work, so construction of the house probably followed that date. Once it was built, he may have conducted some of his business from the house, as it is referred to in records from the late 1700s as being the "Old Treasury," though its ownership was private. The Treasurer was one of the major officials of colonial St. Augustine, earning an annual salary, by 1760 of 1500 pesos.(3)

The Treaty of Paris in 1763 transferred Florida from Spanish to British rule and provided an 18-month period when the departing Spaniards could sell their property to British subjects. This created a glut on the real estate market, and many were forced to make secret arrangements with willing British to hold the property in trust until it could be sold later and the money forwarded.(4)

The Peck House fell into this latter category and was conveyed in trust to John Gordon, a South Carolina Catholic merchant who, in partnership with Jesse Fish, acquired several hundred thousand acres in Florida in 1763.(5)

The British government, however, was not willing to recognize Gordon's claims, and made land grants without regard to his titles. He journeyed to England in 1772 to press his case, but died in 1778 without achieving any settlement.(6)

The Peck House, despite these disputes, was rented by Gordon from 1772-8 to Dr. John Moultrie, Jr., a former South Carolina physician who served as acting governor of East Florida from 1771-4 (having previously served as President of the Governor's Council, and subsequently as lieutenant governor). As a physician, Moultrie was considered an expert on yellow fever, but his medical career ended as he devoted his efforts to planting and public office. The Moultrie family was deeply divided by the outbreak of the American Revolution. While the doctor maintained his loyalty to Britain—where he died in exile in 1798—his brother, William, became a revolutionary general back in South Carolina.(7)

With John Gordon's death in 1778, a creditor, Pensacola merchant William Clarke, forced the sale of the Peck House to satisfy his debt. It was bought at public sale by Henry Yonge, a former Savannah attorney of Loyalist sympathies who served as Attorney General of East Florida. Yonge, in turn, sold it to Gordon's nephew Thomas Forbes, an Indian trader and partner in the firm of Panton, Forbes and Company. In 1780 Forbes was sent to Havana by Governor Tonyn as a commissioner to arrange the exchange of prisoners of war and while

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there met with an old friend of his uncle's, Juan Elixio de la Puente, who informed him that the Peck House had actually been conveyed in trust, not sold, to John Gordon.(8)

Spanish rule returned to Florida in 1784, though the British evacuation was delayed into the next year. During part of that time Governor Patrick Tonyn, overseeing the departure, but no longer ruling the province, occupied the Peck House.(9)

In 1785 a representative of de Peña's widow sought to have the property returned to her, on the grounds that it had never been actually sold to John Gordon. The governor ruled that the title of Thomas Forbes was valid. However, since Forbes had moved to Nassau without selling it to a Spanish subject, the property was returned to the Crown.(10)

Joaquin Sanchez and several others occupied it until 1791 when it, along with other Crown properties, was put up for sale. A large part of the town was falling to ruin and it was hoped that by making these houses available at attractive terms (5% down, 5% a year, with the new owners promising to make repairs) the situation could be turned around.(11)

The purchaserof the Peck House was Carlos Howard, an Irishman who had long served in the Spanish army and was then occupying the post of Secretary of the Government in East Florida. He sold it soon to Domingo Rodriguez de Leon, the government notary (escribano), who in turn sold it to Francisco Xavier Sanchez.(12)

Sanchez was a native Floridian who had stayed on through the British period, supplying beef to the garrison from his thousand-acre cattle ranch at Diego, 18 miles north of town. He also owned five thousand acres on the St. Johns River and several houses in town, so the Peck House was not used as a residence. For a time it served as the Royal Accountant's office. Sanchez died in 1807, his widow in 1813. By that time the Peck House was in delapidated condition and used for slaves. In 1821 the Sanchez heirs sold it, describing it as "a house of our property that at the present time consists of some walls of stone covered with shingles and very deteriorated."(13)

The purchaser was Joseph M. Hernandez, born in St. Augustine of Minorcan parents, who was a prominent political figure (in 1822 he became Florida's first territorial delegate to Congress) best remembered as the general in the Seminole War who captured Osceola under a flag of truce. Hernandez soon lost the property, which presumably continued to deteriorate as the 1833 map of the city does not even show it, perhaps indicating its extreme unlivability.(14)

Finally it was purchased in 1837 (a time when city property was in demand due to the destruction of outlying plantations in the Seminole War) by Dr. Seth S. Peck (1790-1841) for $1,268. Peck was a native of Old Lyme, Connecticut who had practiced medicine in upstate New York before settling in St. Augustine in 1833 with his wife and five children. He succeeded to the practice of the retiring Dr. Andrew Anderson and became involved in many of the development schemes put forth by his patient and fellow former New Yorker, General Peter Sken Smith. Peck became a director of both the St. Augustine and Picolata Railroad Company and the Florida Peninsula Railroad and Steamboat

Company and owned a one-third interest in the local mercantile firm of B. E. Carr & Co.(15)

Peck renovated the dilapidated property on St. George Street, removing the eastern wing (if it had not already disappeared) and adding a wood frame second floor to the now L-shaped building. The first floor was used in part for medical office and apothecary shop. Part was rented in 1840 to Isaac W. Avery, another Connecticut native and former New Yorker, who established a dry-goods store. His stock was broad, including brandy, rum, rice, ham, boots, guns, backgammon boards and palmetto hats. But Avery was plagued by tragedy during his two years here, seeing brother, son, and two daughters meeting early deaths before he died himself on October 5, 1841 at the age of 35.(16)

Dr. Seth Peck died on July 21, 1841 at the age of fifty. His partner, Dr. E. K. White, continued to practice on the ground floor of the Peck House. Seth's son, John, studied medicine in New York and eventually succeeded to his father's practice.(17)

Seth's widow, Sarah Lay Peck, inherited the house and lived there until her death from yellow fever in 1879 at the age of 86. One daughter died at the age of 6 in 1836 before the house was purchased. Another, Lucy, married George Burt, a local merchant, in 1849, moved a block north to 105 St. George Street, and died in 1857.(18)

The other three children never married, and shared the house with their mother. Dr. John Peck was at times the only physician in the city. In 1856-7 he was connected with the U. S. legation at Madrid, due to his friendship with Buckingham Smith, the diplomat and scholar from St. Augustine. The local press later reported: "His residence in Spain naturally stimulated his interest in everything pertaining to the early history of St. Augustine, and this interest he ever afterward retained." He was an elder of the First Presbyterian Church, and was active in the Buckingham Smith Memorial Association, established by a bequest of his friend to aid the black people of St. Augustine. The second Dr. Peck died in June 1887 at the age of 66.(19)

This left the two last sisters, Rebecca (1818-1910) and Mary Lay Peck (1816-1912), both of whom lived to an advanced age. At Mary Peck's death the house was left to her only surviving niece, Miss Anna Burt (1950-1931).

The Peck House was recognized as one of the fine houses of St. Augustine. The Tatler, society newspaper of the Flagler Era, included it in an 1898 article on "Cottage Life in St. Augustine," and its gardens were extensively described in a 1926 series on the landscaping of the city's great houses. Among the distinguished visitors over the years was poet Sidney Lanier, author of a Florida guidebook, who took part in a musical program at the Peck house.

Miss Burt was the granddaughter and last descendant of Dr. Seth Peck. In her will, along with providing for cousins, friends, servants, and her pet parrot Polly, she left the Peck House to the City of St. Augustine on the express condition that they "continuously maintain the same as an example of the old ante-bellum homes of the South, without substantial change." Included were the valuable furnishings and artwork, along with an annual contribution for maintenance.(21)

5J75

The city, in the midst of the great depression, at first rejected the gift. The St. Augustine Historical Society offered to take over management of the Peck House, but finally it was arranged for the Women's Exchange, an organization that Anna Burt had helped found in 1893, to take charge of the building under city ownership. It was opened to the public on May 5, 1932 as a house museum, along with a gift shop, teas and catering to help raise money. For a time the Junior Service League ran a circulating library from one of the first floor rooms.(22)

In 1968 the St. Augustine Historical Research and Preservation Commission, with funds from the Flagler Foundation, began repair and restoration of the Peck House. Archaeological investigations were carried out under the direction of Robert Steinbach. The one-story east wing was reconstructed, restoring the building from an L-shape to a U-shape.(23)

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1. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustine," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPV, 1978); Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47.

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; St. Augustine Record, April 7, 1914; July 4, 1937.

3. Joyce E. Harman, "Final Historical Report: The Peck House (Lot 1, Block 10)," (February 16, 1970) pp. 1-2. MS on file at Historic St. Augustine Preservation Board, Block and Lot File.

4. Robert L. Gold, "Politics and Property During the Transfer of Florida from Spanish to English Rule," Florida Historical Quarterly Vol. 42, No. 1 (1963), pp. 16-34.

5. Harman, p. 3.

6. Ibid., p. 4.

7. East Florida Papers, Reel 151, Bundle 329, Document 34; Charles L. Mowat, East Florida as a British Province, (Gainesville, 1964) pp. 14-16; Wilbur H. Siebert, Loyalists in East Florida 1774-1785 Vol. II, (DeLand, 1929) pp. 330-2; Joseph I. Waring, "John Moultrie," Journal of Florida Medical Association Vol. 54, No. 8 (1967) pp. 772-7.

8. East Florida Papers, op. cit.; Harman, p. 8.

9. Harman, p. 10.

10. Ibid., pp. 10-12.

11. Ibid., p. 13.

12. East Florida Papers, Escrituras (1803-4), Book 374, pp. 420-2.

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13. Harman, p. 14; East Florida Papers, Escrituras, LC 174, 174, Bundle 385, Document 3.

14. St. Augustine Historical Society, biographical file "Hernandez"; 1833 (Anonymous) map of St. Augustine.

15. East Florida Herald, December 26, 1833; St. Augustine News, July 23, 1841; David Nolan, Fifty Feet in Paradise (N. Y., 1984), pp. 40-1; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1979) pp. 27 + 33.

16. St. Augustine News, January 10, 1840; October 8, 1841.

17. St. Augustine News, July 30, 1841; February 4, 1843; St. Augustine Press, June 18, 1887.

18. Harman, Appendix F.

19. St. Augustine Press, June 18, 1887; Thomas Graham, The Awakening of St. Augustine, p. 143.

20. The Tatler, March 19, 1898, p. 2; St. Augustine Record, February 7, 1926, Sec. 3, p. 4.

21. St. Johns County Courthouse, Will Book C, p. 565.

22. St. Augustine Record, June 4, 1931; July 16, 1931; May 1, 1932; March 12, 1961, p. 2A.

23. St. Augustine Record, June 27, 1968, p. 1; September 14-15, 1968, p. 2; June 16, 1970, p. 3.

Page 1

☐ Original
☒ Update

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

Site #8 SJ00075
Field Date 5-2-2016
Form Date 5-2-2016
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) Pena-Peck House — 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
Address:	143		St. George	Street	

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 # 19709000000 — 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: 1750 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): _____ — To (year): _____
Current Use Art gallery/Museum/Planetarium — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature 01/01/1968
Additions: ☐yes ☐no ☐unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — Describe _____

DESCRIPTION

Style Spanish Colonial — Exterior Plan U-shaped — Number of Stories 2
Exterior Fabric(s) 1. Weatherboard 2. Stucco 3. _____
Roof Type(s) 1. Gable 2. _____ 3. parapet
Roof Material(s) 1. _____ 2. _____ 3. metal, standing seam
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) DHS 12/12, blinds & shutters
Distinguishing Architectural Features (exterior or interior ornaments) chamfered wood posts, Greek revival moulding
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

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 SJ00075

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. Masonry - General 3. _____
Foundation Type(s): 1. Continuous 2. slab
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) single wood panel doors with divided transom inset into coquina wall

Porch Descriptions (types, locations, roof types, etc.) balcony on south, hip roof.

Condition (overall resource condition): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource see original form for extensive 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) contributes to the St. Augustine 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. Commerce
2. Health/medicine
3. Architecture
4. Military
5. Economics
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 _____

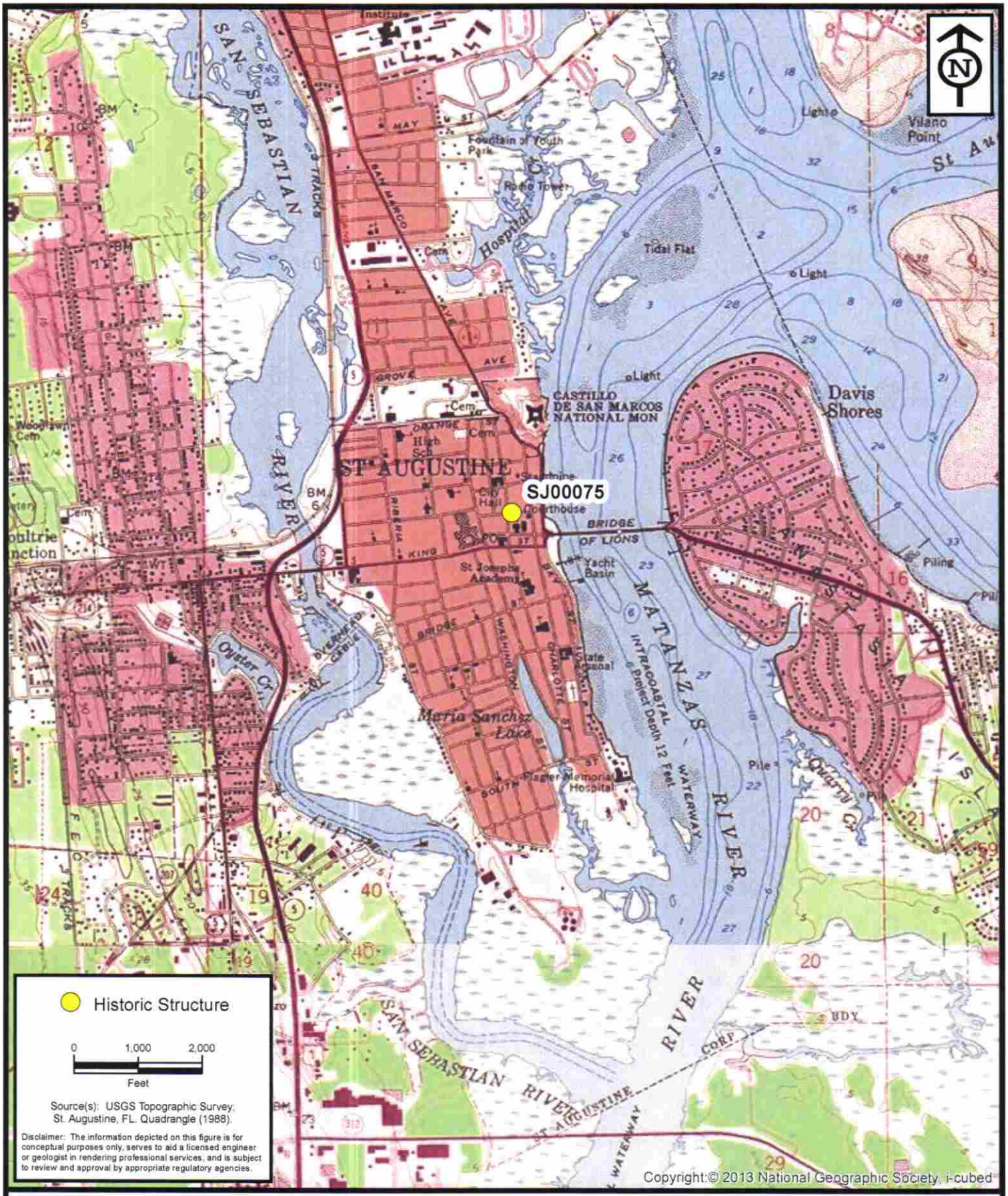
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

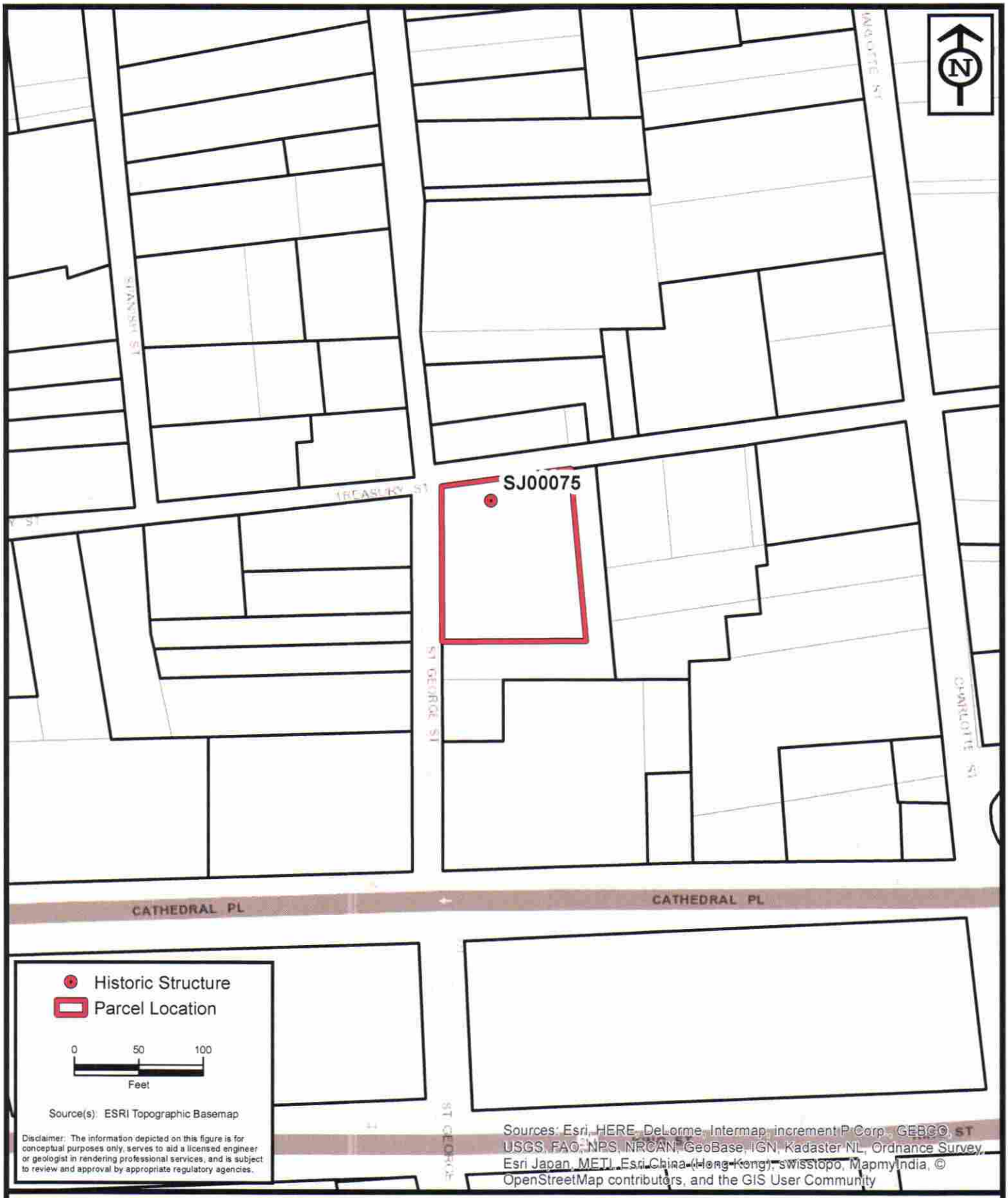
Project Location - SJ00075

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\SJ00075\Location.mxd Date: 1/28/2016 2:08:27 PM



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

Parcel Location - SJ00075

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\SJ00075\Parcel.mxd Date: 2/1/2016 4:33:57 PM

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 SJ00075
Field Date 9-15-2020
Form Date 5-30-2021
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) Peck House — Multiple Listing (DHR only)
Survey Project Name St. Augustine NHL NPS HIM — 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
143		St George	Street	

Address:
Cross Streets (nearest / between) SE Corner of St George St and Treasury St
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 2015 — Plat or Other Map Location 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 # 1970900000 — 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: 1750 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1750 — To (year): c1931
Current Use Museum/Gallery/Planetarium — From (year): 1932 — To (year): 2021
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-1968 — Nature Restoration
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1968 — Nature Recosntruction of one-story wing
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

2021 May - City Of St Augustine Florida; for addition information see Supplement for FMSF Site Forms.

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — Describe Local and National Hist. Distr

DESCRIPTION

Style Other — Exterior Plan U-shaped — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. Weatherboard — 3.
Roof Type(s) 1. Gable — 2. — 3.
Roof Material(s) 1. Sheet metal:standing seam — 2. — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.)

DHS 12/12

Distinguishing Architectural Features (exterior or interior ornaments)

Chamfered wood posts; Greek Revival style moulding; shutters; balcony on south facade.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

white picket fence extends to the south along the properties west border; landscaped garden.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date Init. KEEPER – Determined eligible: ☐yes ☐no Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

Staff Report pg 37

HISTORICAL STRUCTURE FORM

Site #8 SJ00075

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. Stucco
Structural System(s): 1. Wood frame 2. Masonry - General 3. Dressed coquina
Foundation Type(s): 1. Continuous 2. Slab
Foundation Material(s): 1. Stone 2. Concrete, Generic
Main Entrance (stylistic details)

Located asymmetrically on main, west facade; single leaf paneled door is flanked by transoms.

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

Hip roof shelters balcony on south facade.

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

The extant colonial section of U-shaped building is constructed of dressed coquina and has a typical arcaded loggia; the one story wing is reconstruction, made of concrete blocks; the second story addition dated to American territorial period.

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe)

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)

The two-story building is an example of Spanish and American influences; retains its integrity; and contributes to the significance of St. Augustine National Historic District and St. Augustine Town Plan National Landmark 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. Architecture
2. Community planning & developm
3. Tourism
4. Archaeology-historic
5. Ethnic heritage
6. Exploration/settlement

DOCUMENTATION

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

1) Document type All materials at one location Maintaining organization University of Florida
Document description various File or accession #'s Digital Collection

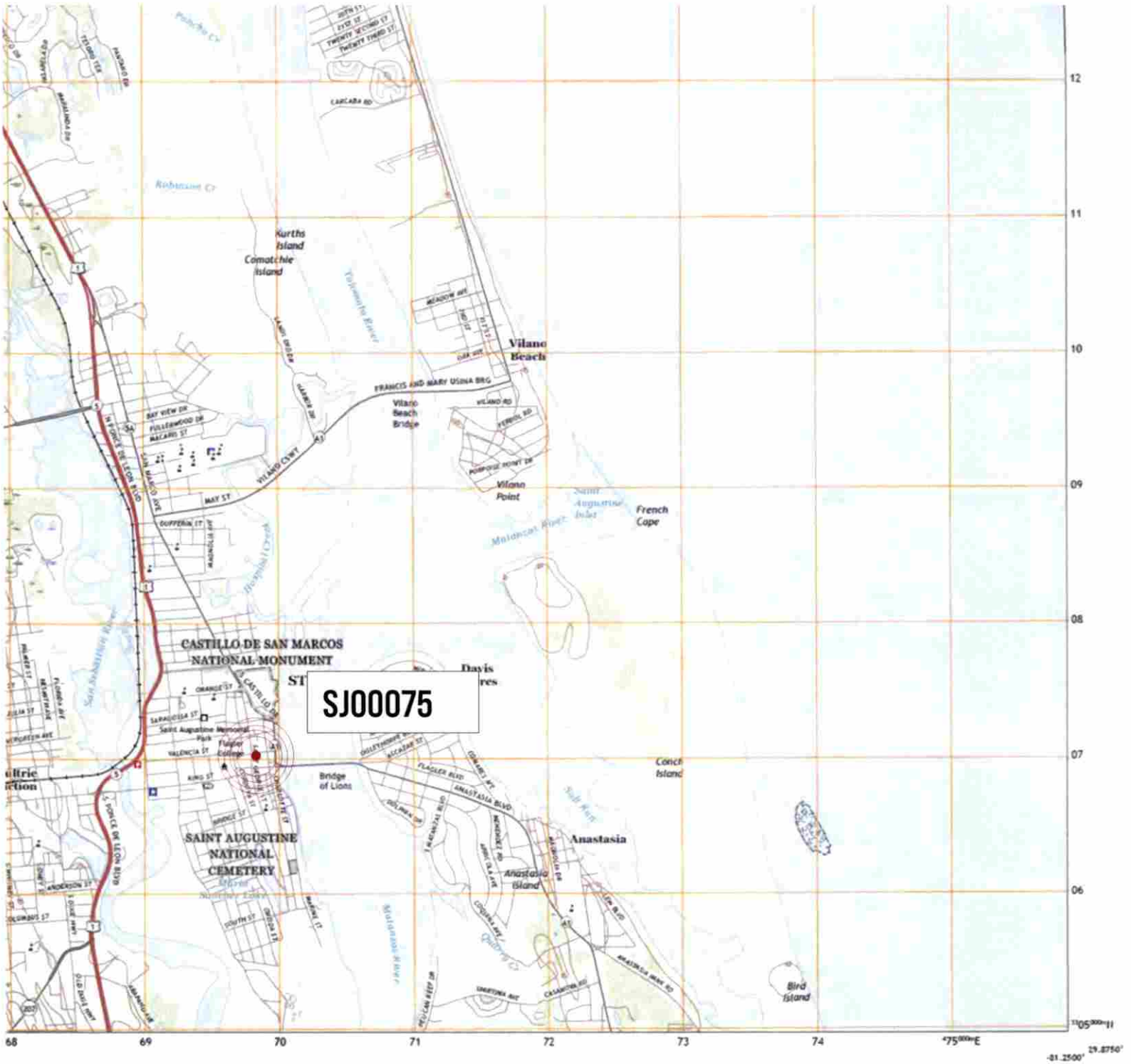
2) Document type All materials at one location Maintaining organization Florida Division of Historical Resources
Document description FMSF files File or accession #'s

RECORDER INFORMATION

Recorder Name K. Ziedina; S. Kim; M. Hylton III Affiliation University of Florida
Recorder Contact Information UF Historic Preservation Program; 3522941438, mhylton@ufl.edu
(address / phone / fax / e-mail)

Required Attachments

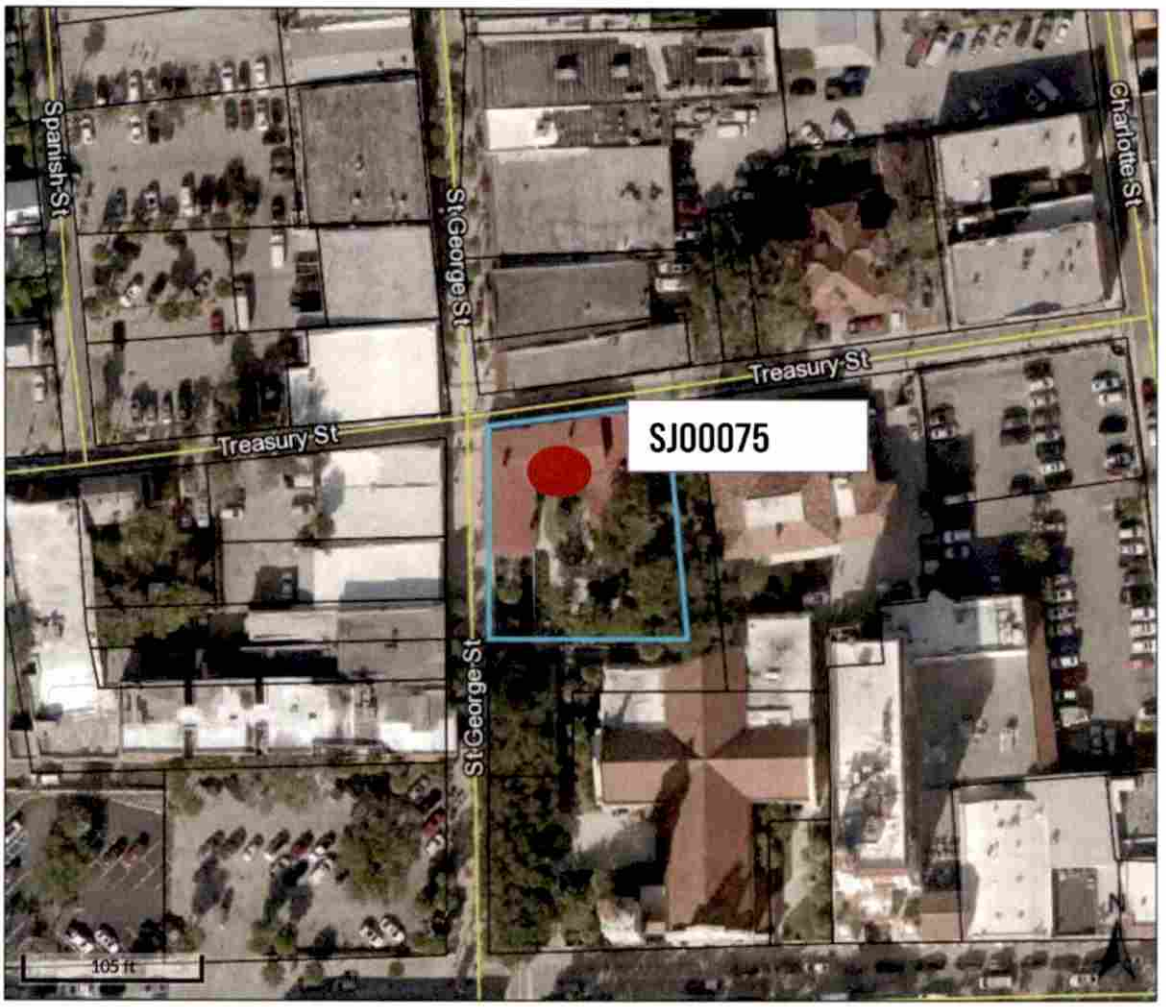
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



UF Historic Preservation UNIVERSITY of FLORIDA	**St. Augustine NHL NPS HIM** **Cultural Resources Survey** St. Johns County, Florida	FMSF: SJ00075 Date: 03/22/2021 Historic Building

PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Overview



Legend

☐ Parcels

Parcel ID	1970900000	Physical Address	143 ST GEORGE ST SAINT AUGUSTINE
Property Class	8900 - Municipally Owned	Mailing Address	CITY OF ST AUGUSTINE FLORIDA PO BOX 210 SAINT AUGUSTINE FL 32085-0210
Taxing District	City of St Augustine		
Acres	0.28		

N

UF Historic Preservation UNIVERSITY of FLORIDA

St. Augustine NHL NPS HIM
Cultural Resources Survey
St. Johns County, Florida

FMSF: SJ00075

Date: 03/13/2021

● Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ00075 Date: 03/18/2021 Historic Building



UF Historic Preservation UNIVERSITY of FLORIDA	St. Augustine NHL NPS HIM Cultural Resources Survey St. Johns County, Florida	FMSF: SJ00075 Date: 03/18/2021 Historic Building

SJ75

Anna G. Burt Memorial Garden dedicated

Special to The Record
Publication Date: 11/12/07

It was a beautiful autumn day Oct. 14 when more than 100 guests joined in the celebration of the dedication of the Anna G. Burt Memorial Garden, at the historic Pena-Peck House. Anna G. Burt was the last surviving member of the Peck family who owned the home from 1837 to 1932.

The dedication of the garden was the culmination of more than two years of hard work by many members of The Woman's Exchange of St. Augustine.

Linda Matuza, immediate past president of the Exchange, had the idea for a coquina patio and memorial plaque in which members could honor or memorialize family or friends. She, along with three other past presidents Mary Daniels, Mimi Paine and Celia Rose did the initial solicitation for garden patio and plaque. Paine, JuAnne Weeks and Shirley Ambrose were responsible for the design. The bronze plaque features Miss Anna, as she is so fondly called, and has the names of 63 people.

Members of The Woman's Exchange created hors d'oeuvres for the occasion. Linda Thompson, chairperson of the reception, created center pieces for each of the garden tables. Winnie Cross donated all of the flowers including a large centerpiece for the dining room table.

Eleven past presidents were in attendance. Kathleen Seymour, president in 1956 and 1957 delighted everyone at her table with talk of the "old days."

St. Augustine Mayor Joe Boles attended the celebration and honored his mother, Maurine, by having her name inscribed on the plaque.

The plaque in the garden will be a reminder all who visit the Pena Peck House for years to come of the outstanding efforts of many in support of the Exchange and the historic house.

Click here to return to story:
http://staugustine.com/stories/111207/community_111207004.shtml

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Staff Report pg 44


Petta-Peck
House
Historic
Museum
TREASURY
TREASURY

Peña-Peck
House
Circa 1750
Historic
Museum
Tours
Sun. - Fri. 12:30 - 4:00 Sat. 10:30 - 4:00
Woman's Exchange
Gift Shop
Mon. - Sat. 10:30 - 5:00 Sundays 12:30 - 5:00
GIFT SHOP
TREAS


Peña-Peck
House
Circa 1750
Historic
Museum
Tours
Sun. - Fri. 12:30 - 4:00 Sat. 10:30 - 4:00
Woman's Exchange
Gift Shop
Mon. - Sat. 10:30 - 5:00 Sunday 12:30 - 5:00

Peña-Peck House
Circa 1750
Woman's Exchange Gift Shop
Mon. - Sat. 10:30 - 5:00 Sundays 12:30 - 5:00
→
Historic Museum Tours
Sun. - Fri. 12:30 - 4:00 Sat. 10:30 - 4:00

GIFT SHOP

DR. PECK HOUSE

The stone walls of this building date from before 1730 and were part of a house owned by the Royal Treasurer late in the First Spanish Period. During the British Period it served for a time as the home of Governor John Moultrie. In 1837 Dr. Seth S. Peck purchased the house and rebuilt it using the old walls and adding the frame second-story. It remained in the Peck family until willed to the City in 1931. A generous grant from the Flagler Foundation permitted extensive restoration in 1968.

The Peña-Peck House
Museum
TOURS & GIFT SHOP
The Woman's Exchange

Peña-Peck
House
Circa 1750
Woman's
Exchange
Gift Shop
→
Historic
Museum
Tours

December 22, 1997

Mr. Bill Harriss
City Of St. Augustine
75 King Street
St. Augustine, FL 32084

RE: Certificate of Appropriateness 97-0941

Dear Mr. Harriss:

On Thursday, December 18, 1997, the Historic Architectural Review Board (HARB) met and discussed your application for architectural appropriateness at the Pena-Peck House, 143 Saint George Street..

Specifically, the HARB Board approved your application as submitted.

Please contact the Planning and Building Division at 825-1065 for the proper permits, fees and requirements before proceeding with your project in accordance with HARB's decision.

Sincerely,

Michael Griffin, CBO
Planning and Building Manager

MG:ix

cc: Joseph Pomar, Jr., City Manager
BDAC File 97-0941

A6 - APPLICATION TO H[illegible] ARCHITECTURAL REVIEW BOARD

RECEIVED
DEC 01 1997
Planning/Building Dept.

Application Fee n/a
Receipt No. —

BDAC Project No. 97-0941
Meeting Date 12-18-97

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT City of St. Augustine, (Bill Harriss) Daytime Telephone 904 825-1010
   Business (if applicable) N/A
   Address 75 King Street City St. Augustine State FL Zip 32084
2. NAME OF PROPERTY OWNER City of St. Augustine Daytime Telephone 904 825-1010
   Business (if applicable) N/A
   Address 75 King Street City St. Augustine State FL Zip 32084
3. LEGAL DESCRIPTION OF PROJECT PROPERTY
   Lot 1 Block 10
   Subdivision City of St Augustine Parcel Number 1197090-0000
4. PROJECT STREET ADDRESS Pena Peck House, 143 St. George Street
5. SPECIFIC PROPOSED USE House Museum
6. ACTION REQUESTED
   ☒ Certificate of Architectural Appropriateness
   ☐ Certificate of Demolition/Removal/Relocation
   ☐ Opinion of Architectural Appropriateness
   ☐ Appeal of Staff Determination
   ☐ Other
7. DESCRIPTION OF ACTION REQUESTED See Attached Page.

CITY OF ST. AUGUSTINE
A6 - APPLICATION TO HISTORIC ARCHITECTURAL REVIEW BOARD

7. DESCRIPTION OF ACTION REQUESTED

A Certificate of Appropriateness is requested for the following changes:

1. Installation of a new standing seam pitched tern metal roofing system above the existing flat roofed Kitchen/Storage area at the east side of the building constructed circa 1969.

   This action will correct persistent leaks at the flat roofed area. The existing metal roofing will also be replaced.

2. Relocation of air conditioning compressor units from a well area at the north end of the flat roof east building addition to the ground in the service parking area.

   Air conditioning units are being relocated to permit installation of a new pitched roof as noted in Item 1 above. Air conditioning units will be screened with wood fencing.

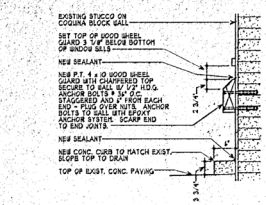
3. Closure of a wall opening at the east building wall facing the service parking area.

   This opening is covered by a wood shutter and was installed in the 1969 addition to provide exterior access to the electric meter. The electric meter is currently located in the walled storage area by the electric transformer and the wall opening is considered a threat to building security.

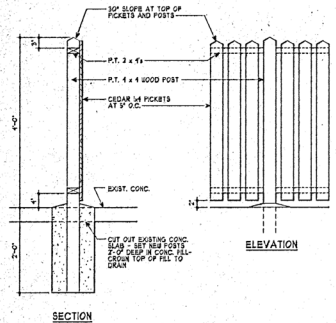
4. Replace deteriorated exterior wood shutters as per HABS drawings.

5. Installation of wood wheel guards at St. George and Treasury Street elevations as per HABS drawings and 1930's photographs.

END



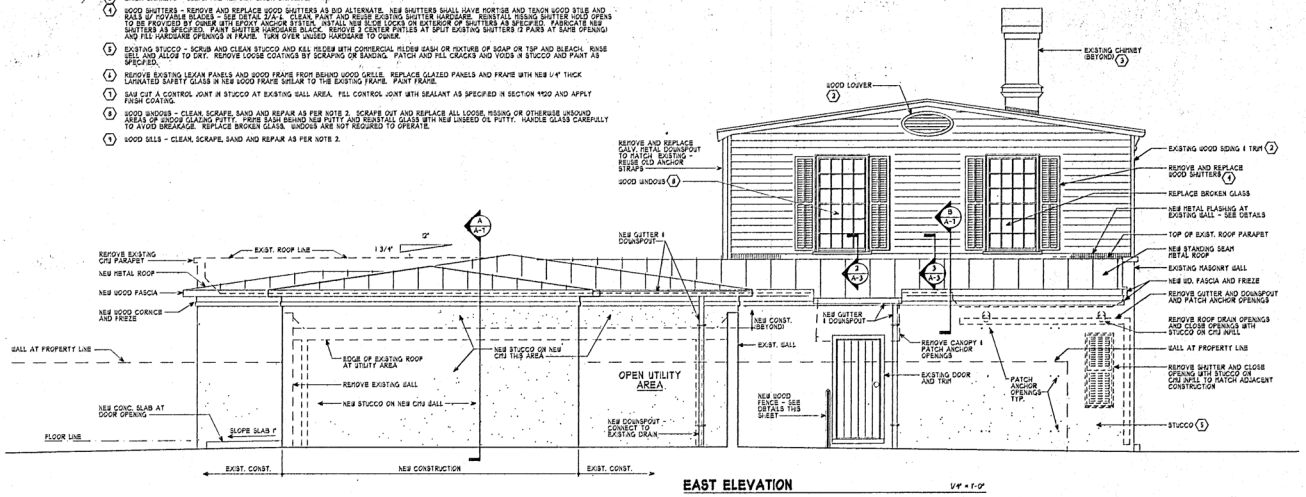
2 / A-4 **DETAIL AT NEW WOOD WHEEL GUARD AND CURB** 3/4" = 1'-0"



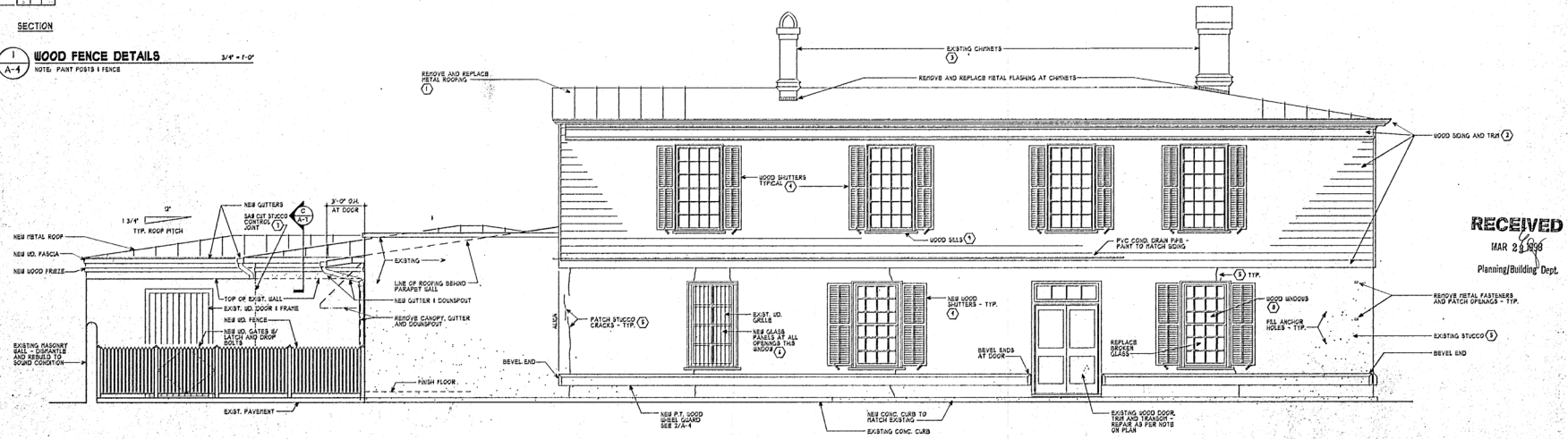
1 / A-4 **WOOD FENCE DETAILS** 3/4" = 1'-0"
NOTE: PAINT POSTS & FENCE

EXTERIOR REPAIR NOTES:

1. METAL ROOFING AND FLASHING - REMOVE AND REPLACE STANDING SEAM TERNE METAL ROOFING, ROOF FLASHINGS AND BUILT-IN GUTTER LININGS. NEW INSTALLATION SHALL BE AS SPECIFIED. PATCH EXISTING INSTALLATION DETAILS WHERE NOT DETAILED OR SPECIFIED OTHERWISE. INSPECT GOOD SHEATHING BELOW EXISTING ROOFING AND HAVE GENERAL CONTRACTOR REPAIR DETERIORATED AREAS OF SHEATHING.
2. WOOD SIDING AND TRIM - SCRUB AND CLEAN WOOD SIDING AND TRIM AND KILL MILDEW WITH COMMERCIAL MILDEW WASH OR MIXTURE OF SOAP OR TSP AND BLEACH. RINSE WELL AND ALLOW TO DRY. INSPECT SIDING AND TRIM AND EPOXY REPAIR OR REPLACE DETERIORATED AREAS TO MATCH EXISTING. REMOVE ALL LOOSE PAINT COATINGS BY SCRAPING OR SANDING. SAND REMAINING COATINGS TO FEATHER EDGE. SPOT PRIME BARE WOOD. FILL HOLES, CRACKS AND SIMILAR DEFECTS. SCRAPE OUT AND REPLACE ALL CAULKING. PAINT ALL SURFACES.
3. BRICK CHIMNEYS - CLEAN AND REPOINT BRICK CHIMNEYS.
4. WOOD SHUTTERS - REMOVE AND REPLACE WOOD SHUTTERS AS BID ALTERNATE. NEW SHUTTERS SHALL HAVE MORTISE AND TENON WOOD STILE AND RAILS W/ FIXVABLE BLADES - SEE DETAIL 2/A-1. CLEAN, PAINT AND REUSE EXISTING SHUTTER HARDWARE. REINSTALL MISSING SHUTTER HOLD OPENS TO BE PROVIDED BY OWNER WITH EPOXY ANCHOR SYSTEM. INSTALL NEW SLIDE LOCKS ON EXTERIOR OF SHUTTERS AS SPECIFIED. FABRICATE NEW SHUTTERS AS SPECIFIED. PAINT SHUTTER HARDWARE BLACK. REMOVE 2 CENTER PARTIES AT SPLIT EXISTING SHUTTERS (3 PAIRS AT SAME OPENING) AND FILL HARDWARE OPENINGS IN FRAME. TURN OVER UNUSED HARDWARE TO OWNER.
5. EXISTING STUCCO - SCRUB AND CLEAN STUCCO AND KILL MILDEW WITH COMMERCIAL MILDEW WASH OR MIXTURE OF SOAP OR TSP AND BLEACH. RINSE WELL AND ALLOW TO DRY. REMOVE LOOSE COATINGS BY SCRAPING OR SANDING. PATCH AND FILL CRACKS AND VOIDS IN STUCCO AND PAINT AS SPECIFIED.
6. REMOVE EXISTING LEXAN PANELS AND WOOD FRAME FROM BEHIND WOOD GRILLE. REPLACE GLAZED PANELS AND FRAME WITH NEW 1/4" THICK LAMINATED SAFETY GLASS IN NEW WOOD FRAME SIMILAR TO THE EXISTING FRAME. PAINT FRAME.
7. SAW CUT A CONTROL JOINT IN STUCCO AT EXISTING WALL AREA. FILL CONTROL JOINT WITH SEALANT AS SPECIFIED IN SECTION 9120 AND APPLY FINISH COATING.
8. WOOD WINDOWS - CLEAN, SCRAPE, SAND AND REPAIR AS PER NOTE 2. SCRAPE OUT AND REPLACE ALL LOOSE, MISSING OR OTHERWISE UNSOUND AREAS OF WINDOW GLAZING PUTTY. PRIME SASH BEHIND NEW PUTTY AND REINSTALL GLASS WITH NEW LINSEED OIL PUTTY. HANDLE GLASS CAREFULLY TO AVOID BREAKAGE. REPLACE BROKEN GLASS. WINDOWS ARE NOT REQUIRED TO OPERATE.
9. WOOD SILLS - CLEAN, SCRAPE, SAND AND REPAIR AS PER NOTE 2.



EAST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION-TREASURY STREET 1/4" = 1'-0"

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Planning/Building Dept.

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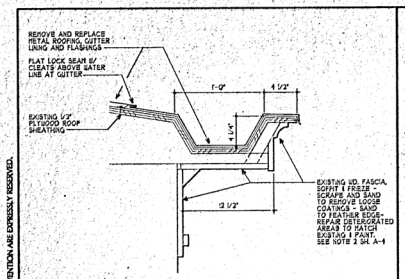
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PENA - PECK HOUSE REHABILITATION
FOR THE CITY OF ST. AUGUSTINE, FL.
143 ST. GEORGE STREET

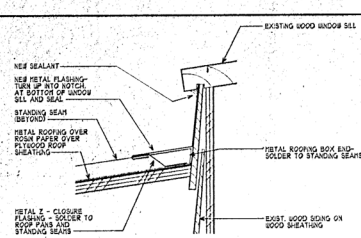
EXTERIOR ELEVATIONS

DATE JANUARY 12, 1998
DRAWN BY JC & DRH
CHECKED BY KRS
JOB NO. #9709
REVISIONS
FILENAME 709CDELE.DGS
SHEET NO. A-4

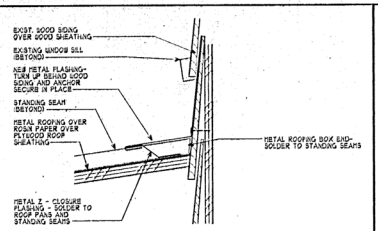
Staff Report pg 54



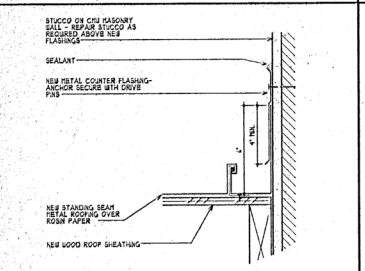
1 A-3 **BUILT-IN GUTTER DETAIL** 1 1/2" = 1'-0"



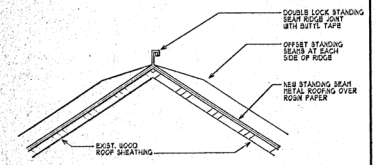
2 A-3 **ROOFING DETAIL AT WINDOW SILL** 3" = 1'-0"



3 A-3 **ROOFING DETAIL AT WOOD SIDING** 1 1/2" = 1'-0"



1 A-3 **ROOF DETAIL AT WALL** 3" = 1'-0"



5 A-3 **ROOF RIDGE DETAIL** 3" = 1'-0"

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

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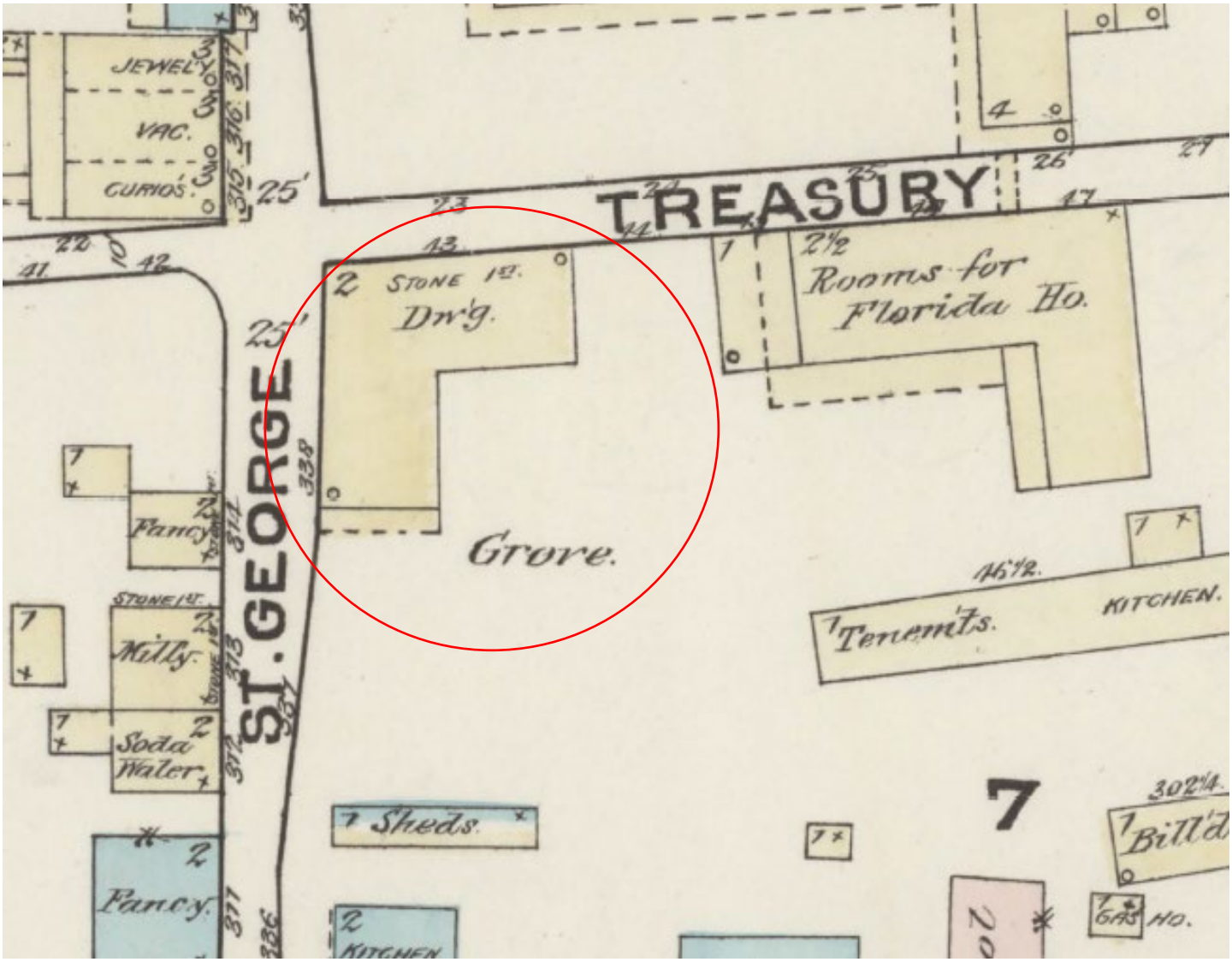
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PENA - PECK HOUSE REHABILITATION
FOR THE CITY OF ST. AUGUSTINE, FL.
143 ST. GEORGE STREET

ROOF PLAN

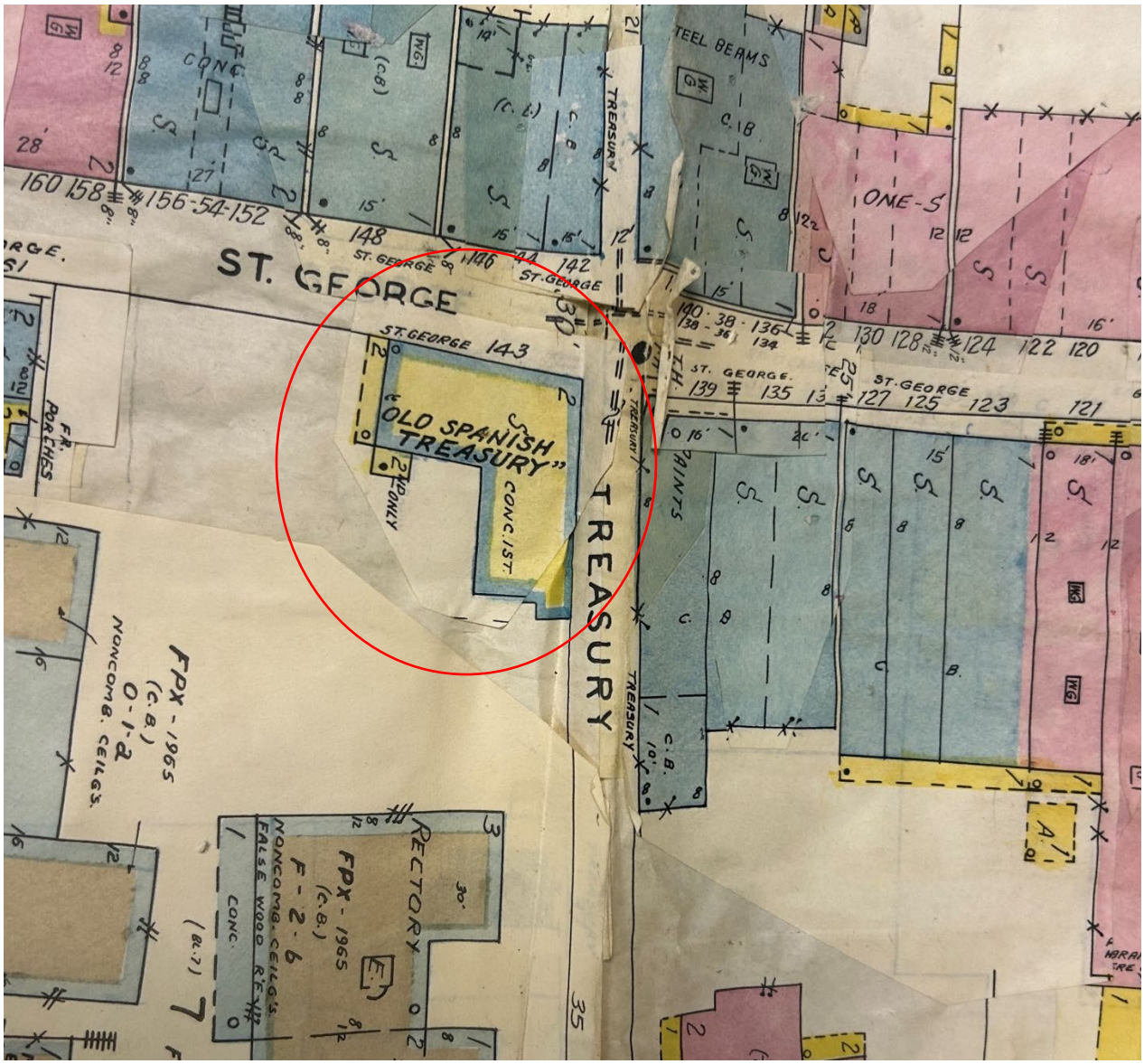
DATE JANUARY 12, 1998
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CHECKED BY KRS
JOB NO. #9709
REVISIONS
FILENAME 709CDRFP.DGS
SHEET NO. A-3

1884 SANBORN MAP:
143 St. George Street



(The non-filled circle symbol on footprint represents tin or slate roofing material was existing on that building)

1930 SANBORN MAP, Revised to 1965:
143 St. George Street



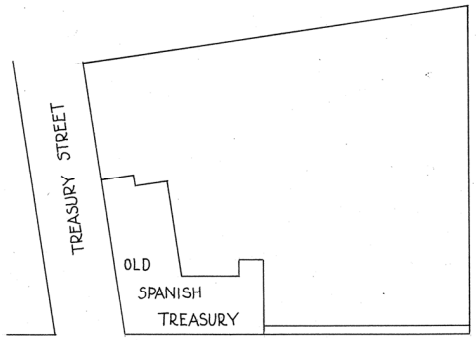
(The non-filled circle symbol on footprint represents tin or slate roofing material was existing on that building; the filled circle represents on the small projection represents composite roofing material)

TRIM LINE

OLD SPANISH TREASURY

ST AUGUSTINE ST JOHNS COUNTY

FLORIDA



ST. GEORGE STREET
SKETCH MAP
SHOWING LOCATION

HISTORIC AMERICAN BUILDINGS SURVEY
U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
BRANCH OF PLANS AND DESIGN

MEASURED: AUGUST-1-1936
DRAWN: OCT.-31-1936 TO FEB.-27-1937.
MEASUREMENTS CHECKED: MARCH '37.

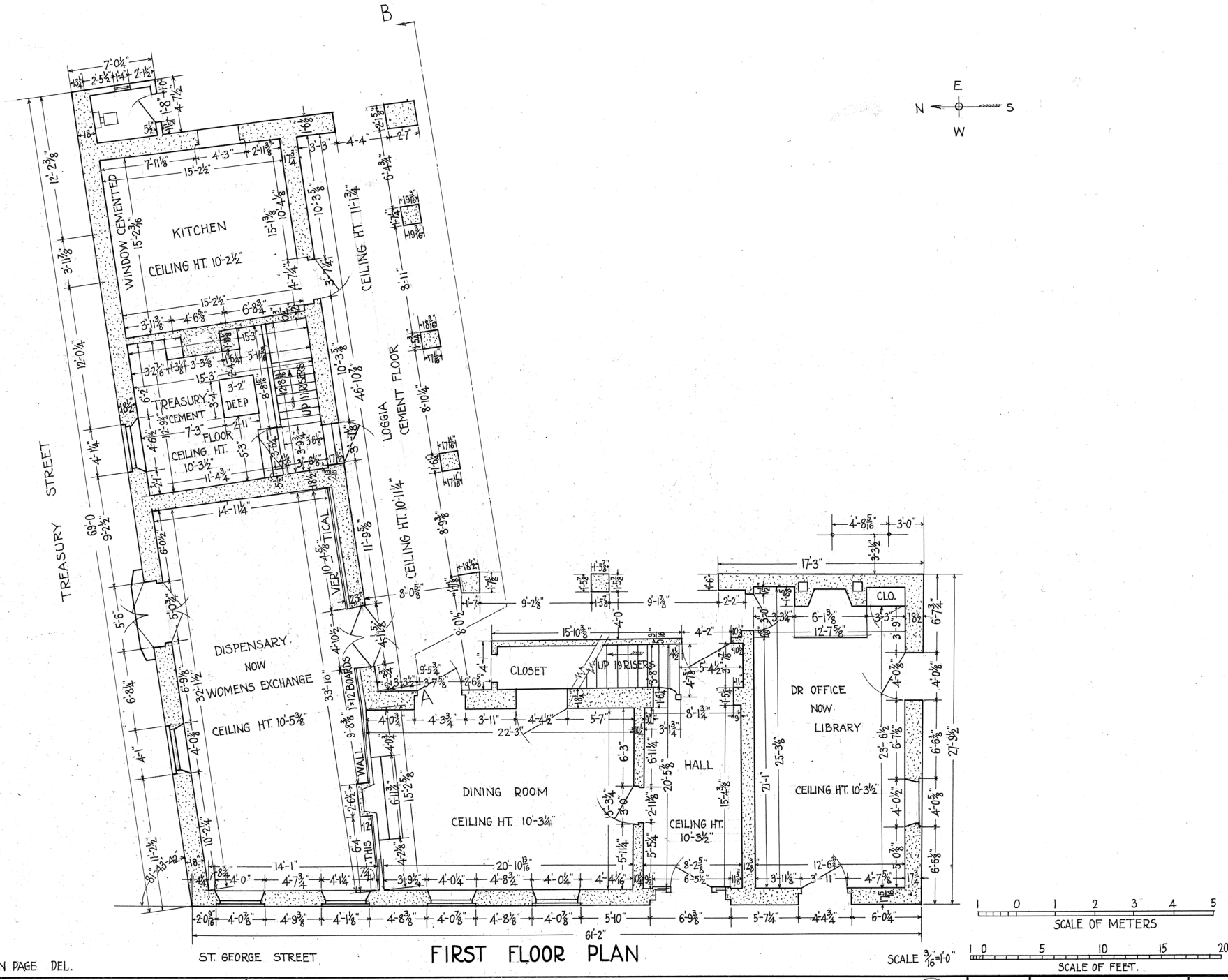
DRAWINGS APPROVED: Leonard W. Cline, DISTRICT OFFICER.
DRAWINGS APPROVED: [illegible], CHIEF ARCHITECT.
ACCEPTED FOR LIBRARY OF CONGRESS: [illegible]

DISTRICT FLORIDA
B.W.CLOSE DISTRICT OFFICER
712 BISBEE BLDG. JACKSONVILLE FLA.
FIELD PARTY
H.B.RANSOM, J.ERWIN PAGE, W.F.HILBURN,
H.G.DOZIER AND F.W.WILLIAMS

SURVEY NO. FLA-119
SHEETS 1 TO 14

INDEX NO. FLA. 55-SAUG 17-

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J. ERWIN PAGE DEL.

FIRST FLOOR PLAN

SCALE 3/16"=1'-0"

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 265-6907
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

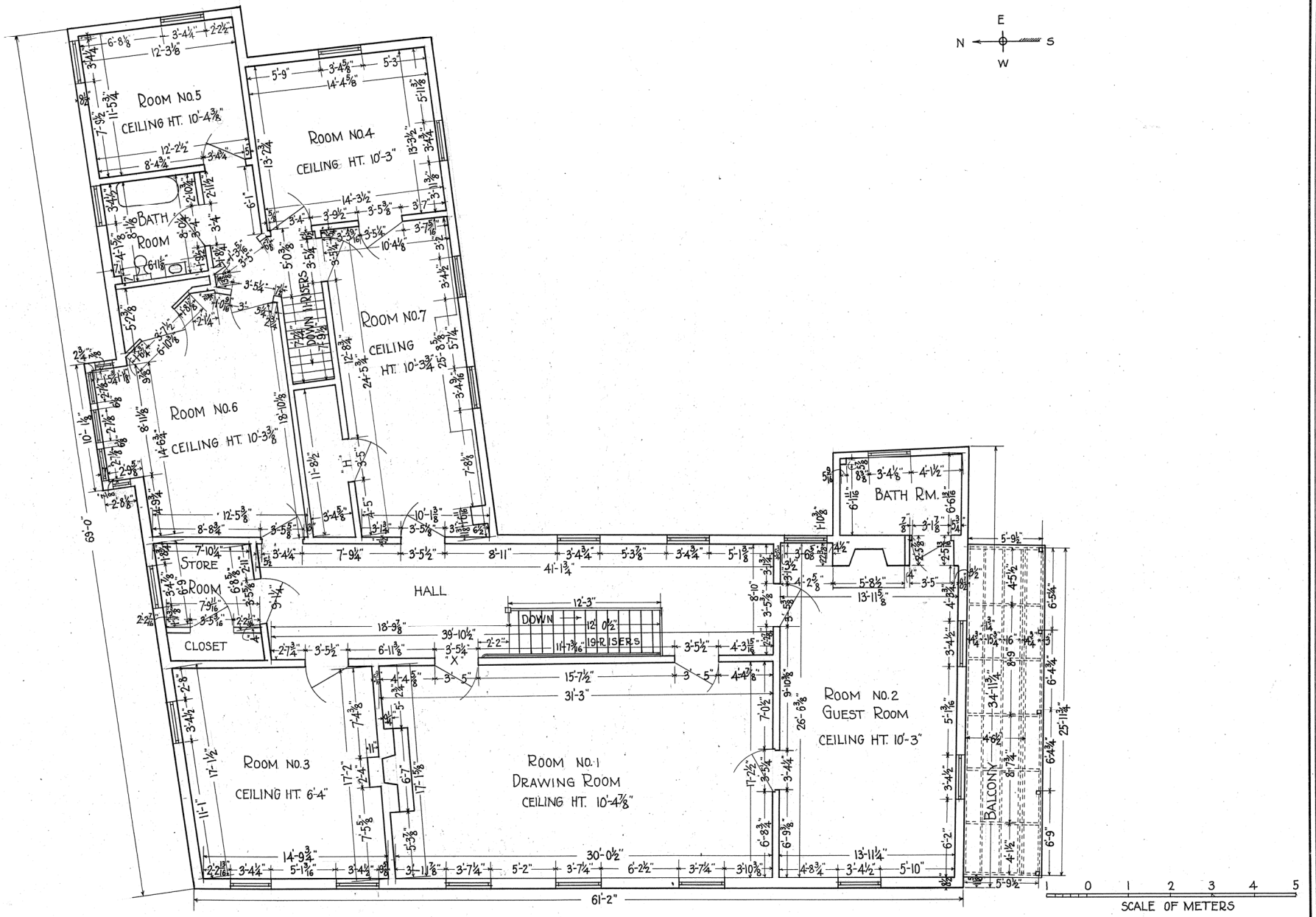
NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

SURVEY NO. FLA-119

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 14 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER FLA 55-SAUG 17-

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SECOND FLOOR PLAN

SCALE 3/16"=1'-0"

J.E.RWIN PAGE DEL.

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO 265-6907
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

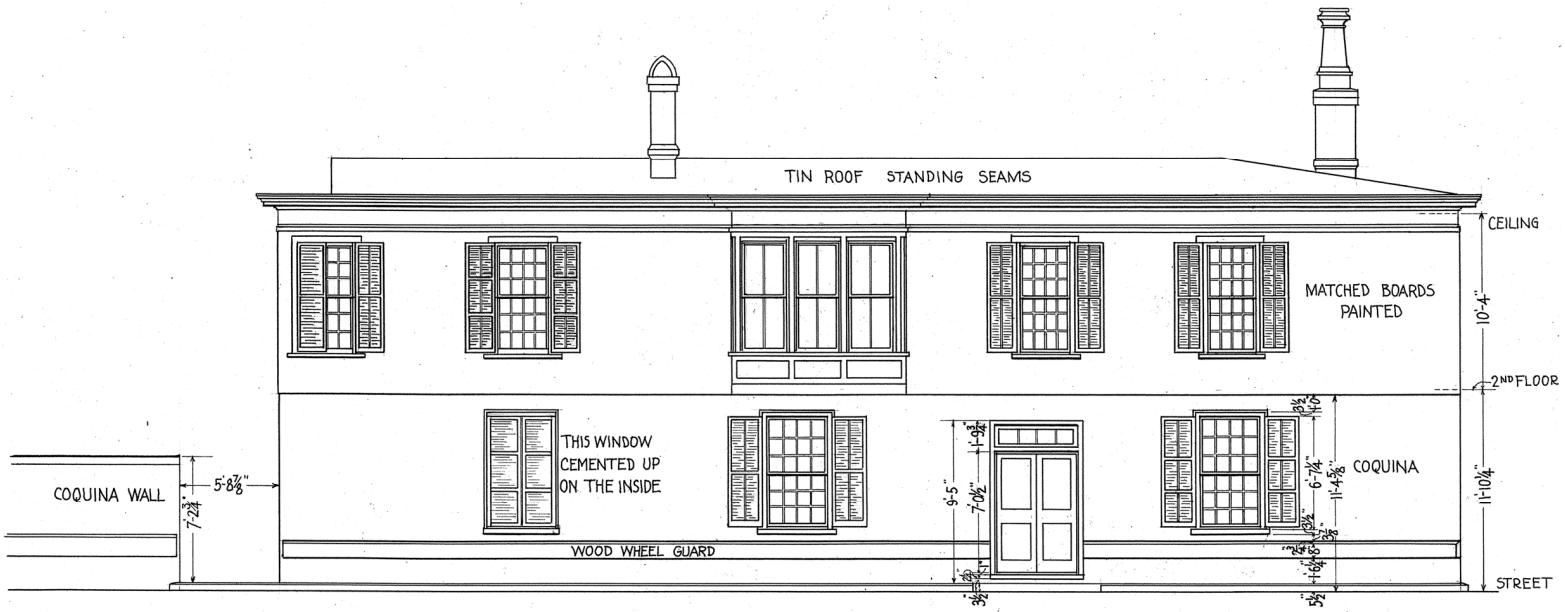
NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST JOHNS COUNTY-ST AUGUSTINE

SURVEY NO. FLA-119

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 14 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER FLA 55-SAUG, 17-

Staff Report pg 60



NORTH ELEVATION

TREASURY STREET

1 0 1 2 3 4 5
SCALE OF METERS

SCALE 3/16"=1'-0"
1 0 5 10 15 20
SCALE OF FEET

J.ERWIN PAGE DEL.

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 265-6907
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

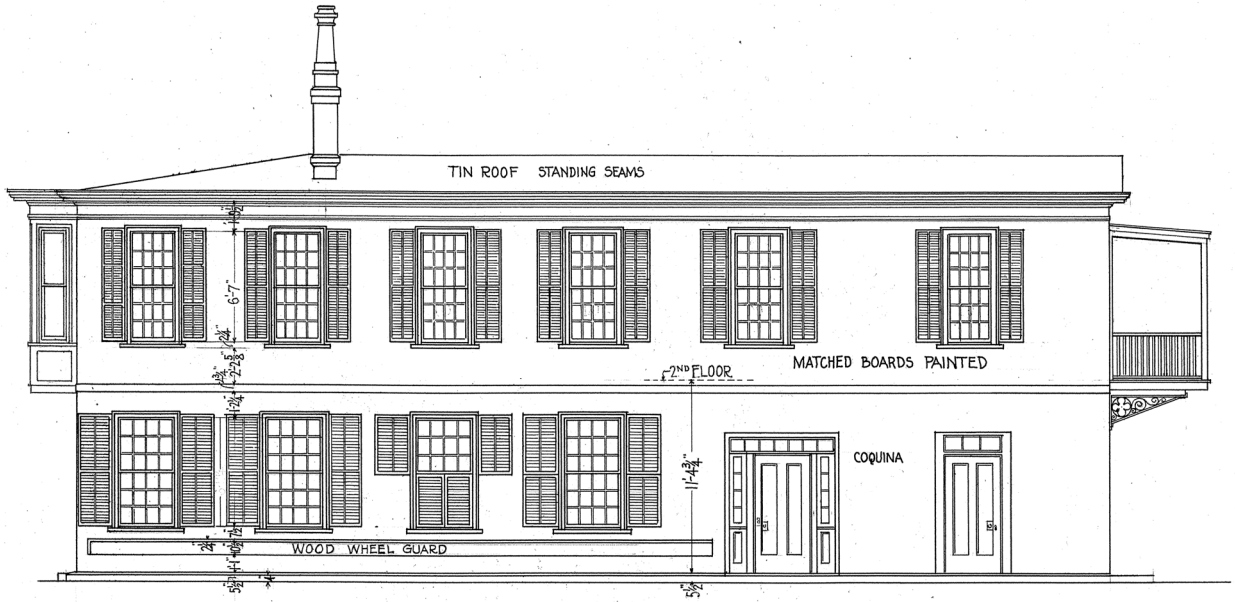
NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

SURVEY NO. FLA-119

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 14 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER
FLA
55-SAUG,
17-

Staff Report pg 61



FRONT ELEVATION

ST. GEORGE STREET.

1 0 1 2 3 4 5
SCALE OF METERS

SCALE 3/16"=1'-0"

1 0 5 10 15 20
SCALE OF FEET.

J. ERWIN PAGE. DEL.

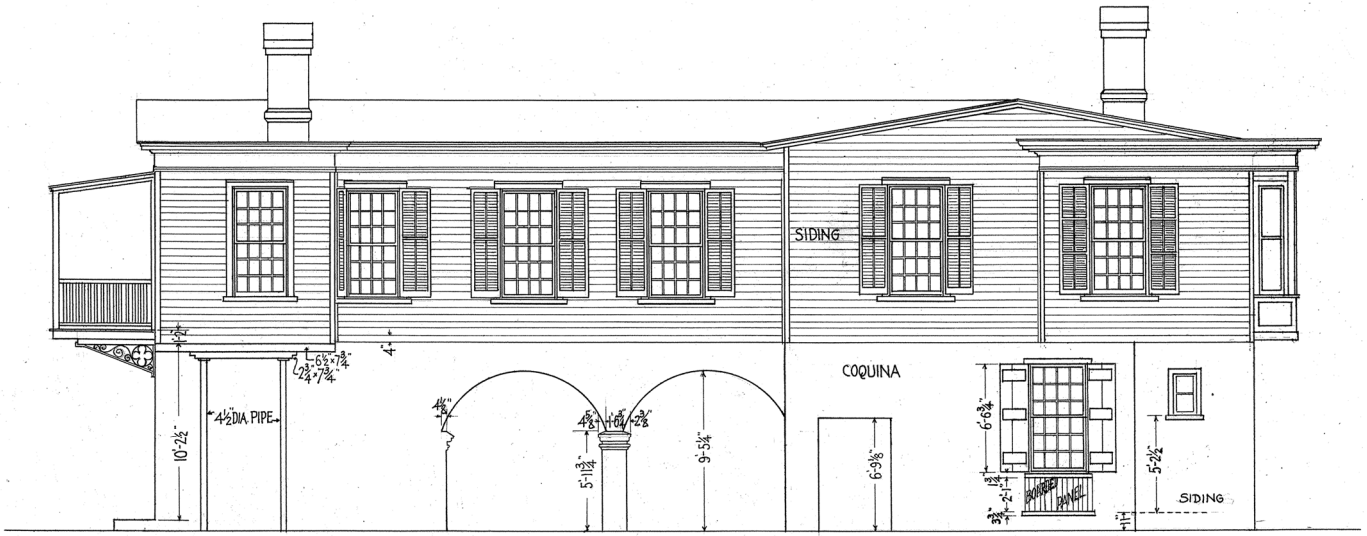
WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO 265-6907
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

SURVEY NO. FLA-119

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 14 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER FLA 55-SAUG, 17-



EAST ELEVATION

DIRECT ELEVATION

SCALE OF METERS

SCALE $\frac{3}{16}$"=1'-0"

SCALE OF FEET

J.ERWIN PAGE DEL.

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO 265-6907
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE

OLD SPANISH TREASURY

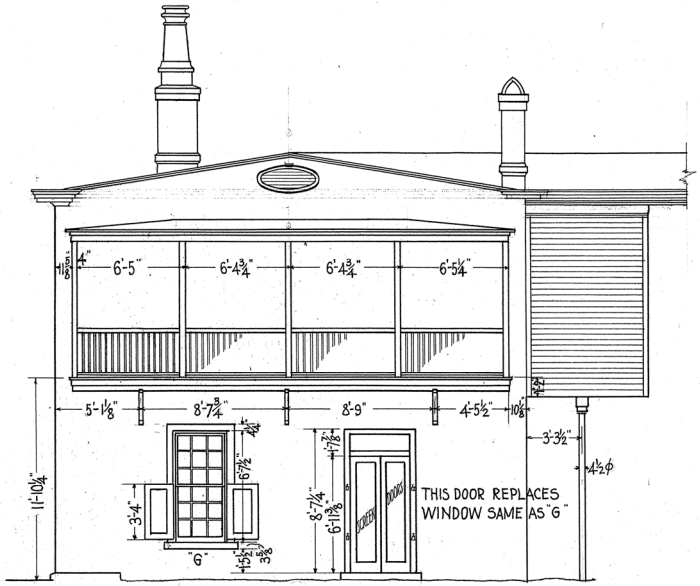
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SURVEY NO. FLA-119

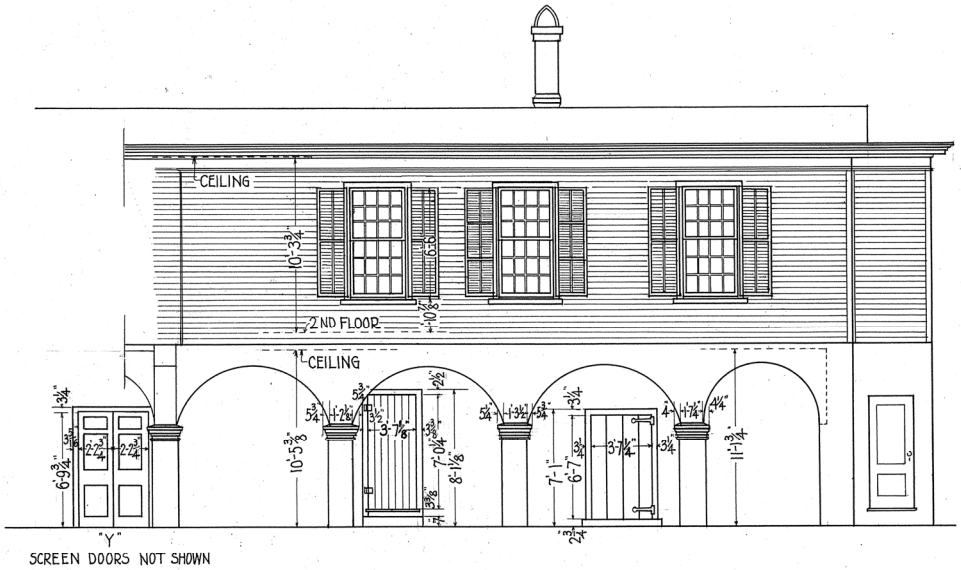
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 14 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER FLA 55-SAUG, 17-

Staff Report pg 63



SOUTH ELEVATION



SCREEN DOORS NOT SHOWN

DIRECT ELEVATION LINE A-B (FLOOR PLAN)

1 0 1 2 3 4 5
SCALE OF METERS

SCALE 3/16"=1'-0" 1 0 5 10 15 20
SCALE OF FEET.

J.ERWIN PAGE DEL.

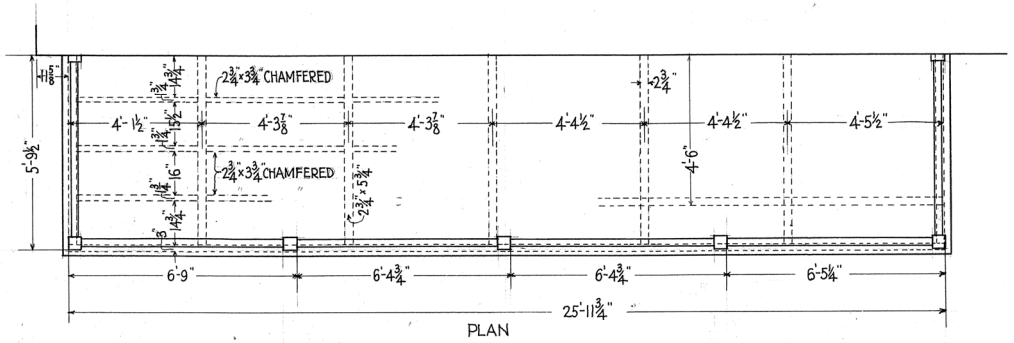
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OFFICIAL PROJECT NO 265-6907
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

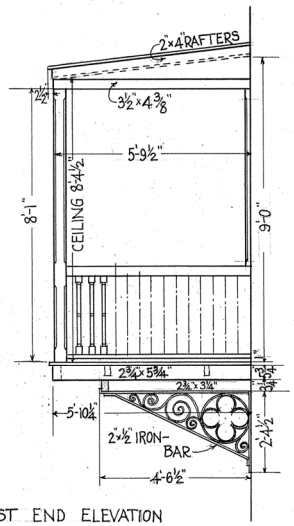
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HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 14 SHEETS

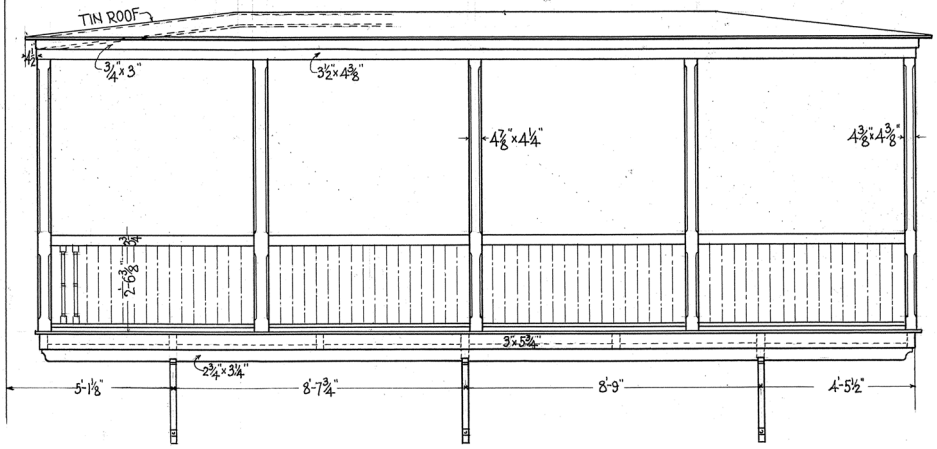
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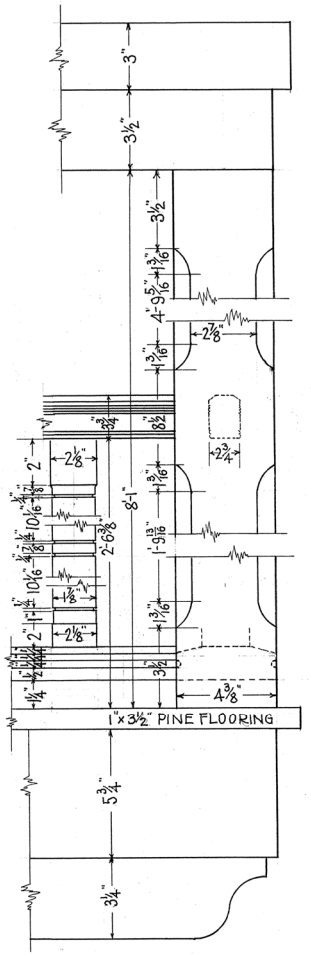
PLAN



EAST END ELEVATION



ELEVATION OF BALCONY
SCALE ⅜"=1'-0"



DETAIL OF CORNER POST AND RAILING
SCALE 3"=1'-0"

J. ERWIN PAGE DEL.

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO 265-6907

SECOND FLOOR BALCONY SOUTH WALL

SCALE ⅜"=1'-0

SCALE 3"=1'-0"

METRIC SCALE
1 0 5 10
SCALE OF FEET
1 0 5 10 12 15
SCALE OF INCHES

U.S. DEPARTMENT OF THE INTERIOR
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS
BRANCH OF PLANS AND DESIGN

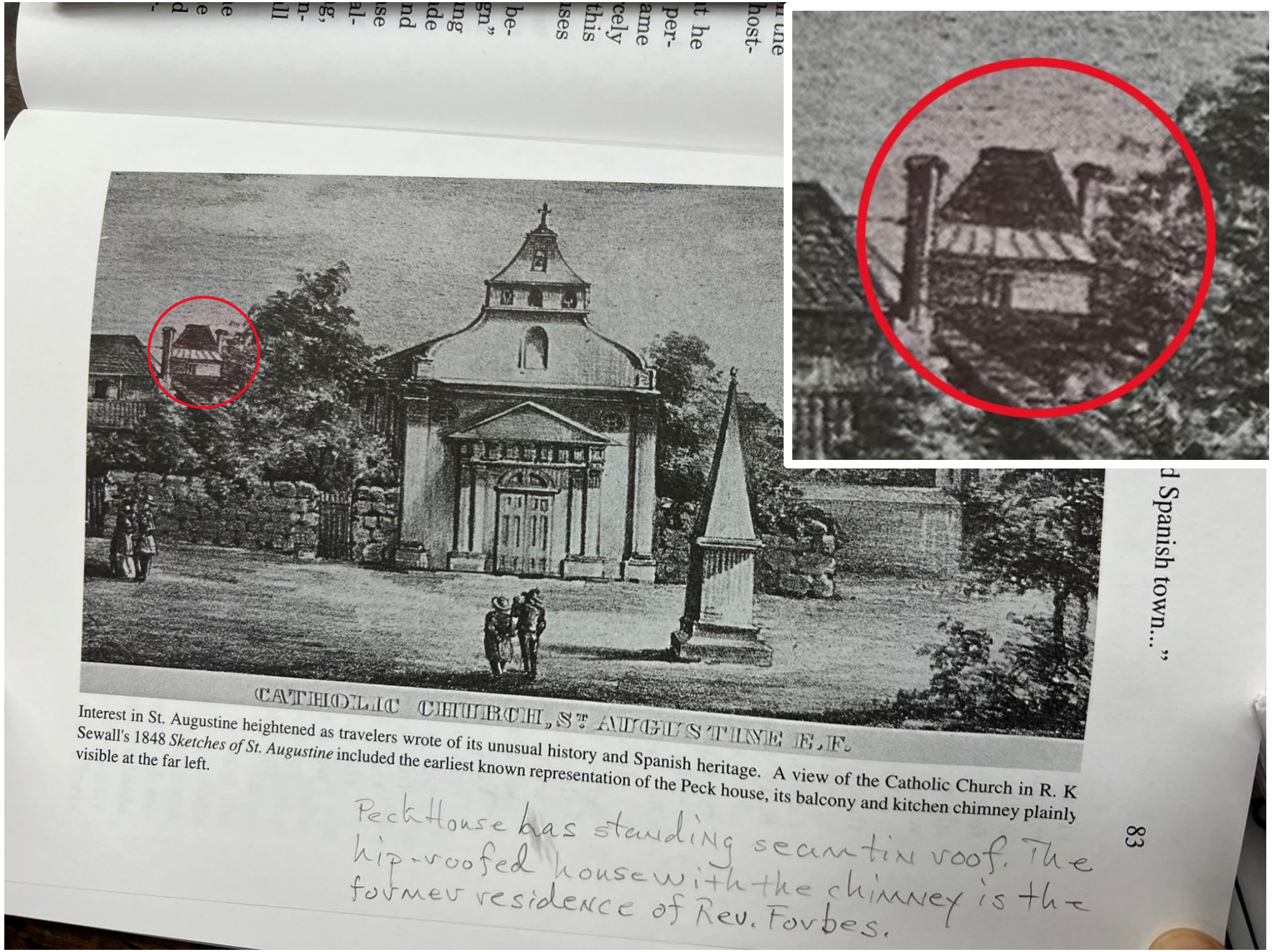
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SURVEY NO. FLA-119

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 7 OF 14 SHEETS

INDEX NO. FLA 55-SAUG, 17-

1848 Sketch by R.K. Sewall with Peck House in Background



CATHOLIC CHURCH, ST. AUGUSTINE, FL.

Interest in St. Augustine heightened as travelers wrote of its unusual history and Spanish heritage. A view of the Catholic Church in R. K Sewall's 1848 *Sketches of St. Augustine* included the earliest known representation of the Peck house, its balcony and kitchen chimney plainly visible at the far left.

Peck House has standing seam tin roof. The hip-roofed house with the chimney is the former residence of Rev. Forbes.

d Spanish town..."

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ST. AUGUSTINE HISTORICAL SOCIETY

← Return to search results

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Library Record

Title	Treasurer's House, The: "This old Spanish town has much that interests … the stranger."
Author	Waterbury, Jean Parker
Publisher	St. Augustine Historical Society
Publication place	St. Augustine, FL
Publication date	1994
Physical description	p. 76-84
Object Id	J-122
People	Anderson, Clarissa Cochran (/people/17319) Avery, Issac (/people/22112) Axtell, Juliet (/people/22161) Axtell, Rev. Henry (/people/22162) Bryant, William Cullen (/people/9466) Burt, Anna Gardner (/people/22113) Burt, Charles F. (father) (/people/22163) Burt, George (/people/1583) Peck, Lucy Rockwell (/people/22141) Burt, Lucy Peck (/people/22149) Lay, Peter (/people/22145) Lydia (/people/22164)

Peck, John Elisha (/people/22117)
Peck, Mary Lay (/people/22129)
Peck, Rebecca (/people/22119)
Peck, Sarah (/people/1271)
Peck, Seth S. (/people/22120)
Sherman, William Tecumseh (/people/23456)
Vail, Rev. F. Y. (/people/22122)
Whipple, Henry Benjamin, Bishop (/people/22165)
White, E. K. (/people/22123)
Peck, William (/people/22130)

Edition	Vol. 31
Series	El Escribano - The St. Augustine Journal of History
Object Name	Journal
Language	English

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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. HP2023-0086

Receipt No. N/A

Meeting Date: December 21, 2023

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

1. NAME OF APPLICANT Barbara Moore
   Business (if applicable) City of St. Augustine
   Address 75 King Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-209-4315 E-mail Address bmoore@citystaug.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER _____
   Business (if applicable) City of St. Augustine
   Address 75 King Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required)_____ E-mail address _____
3. PROJECT STREET ADDRESS 143 St. George Street
4. LEGAL DESCRIPTION: Lot 1 Block 10 Subdivision _____ Parcel 1970900000
5. EXISTING USE Women's Exchange PROPOSED USE Women's Exchange
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 Replace existing roof with new copper seam 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)

Scope of work attached.

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 Barbara Moore

SIGNATURE OF APPLICANT Barbara Moore DATE 11/7/23

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ DATE _____

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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Pena Peck House – Copper Roof

1) Furnish and install scaffolding for three sides of building to perform scope of work.
2) Provide safety netting around scaffolding to protect the public from any construction debris.
3) Remove the existing roof system down to wood deck.
4) Replace all rotten wood deck, up to 500 SF. (see additional pricing below)
5) Remove existing lap siding as required to install new metal flashings and replace siding with new to match existing.
6) Furnish and install new window flashing as required to integrate the new panel system.
7) Furnish and install new 2 layers of peel and stick underlayment (Polystick MTS and Polystick TU MAX)
8) Furnish and install a new 16 oz copper standing seam roof system with hand-crimp hip and ridge.
9) Waterproof built in gutter prior to installation metal gutters. Furnish and install new 16 oz copper flashings, gutters, and downspouts.
10) Prep roof and install coating to match existing color of current roof.
11) Furnish and install new Ridge Vents.
12) Provide 5-year workmanship warranty.

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2023-0086

143 Saint George St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Photographs of existing	Photographs of existing roof and affected features	Need	Please provide any other photos of existing roof that may be available
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Brochure, sample, and specifications of proposed roofing material and information about how the copper will weather (if color will change or if a coating will be applied to prohibit oxidation)
EXTERIOR FINISHES - Documentation of justification for changing	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area	Need	Please provide any feedback from the DHR's review of proposed project related to the appropriateness.
EXTERIOR FINISHES - Scaled drawing of existing and proposed conditions	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	Need	Please provide scaled plans of areas that will be altered to correct inappropriate flat roof or other issues that are noted in architect's roof condition analysis & report to clearly show any changes that will be made to the building's existing elevations or roof by the proposed project scope.

Other Details Necessary for Review

N/A

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Paul Gibbs/Childers is/are hereby authorized TO ACT ON BEHALF OF City of St. Augustine, the owner(s) of those lands described within ☐ the attached application, or ☒ described within the previously filed Application number: HP2023-0086 and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at: 143 St. George St.

BY: Barbara Moore
Signature of Owner

Barbara Moore
Print Name of Owner

904-209-4315
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 4 day of Dec, 2023.

By Barbara Moore

Identification verified:

Oath sworn: ____ Yes ✓ No

Notary Signature: Lora L. Fountain

My Commission expires: NOTARY PUBLIC STATE OF FLORIDA — ERA L. FOUNTAIN Commission # GG 930608 Expires March 8, 2024 Bonded Thru Budget Notary Services

Rev:120219 jw

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Jamison Stallard/Childers is/are hereby authorized TO ACT ON BEHALF OF City of St. Augustine, the owner(s) of those lands described within ☐ the attached application, or ☑ described within the previously filed Application number: HP2023-0086, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at: 143 St. George St.

BY: Barbara Moore
Signature of Owner

Barbara Moore
Print Name of Owner

904-209-4315
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 4 day of Dec, 2023.

By Barbara Moore

Identification verified:

Oath sworn: ____ Yes ✓ No

Notary Signature: Era L. Fountain

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
ERA L. FOUNTAIN
Commission # GG 930608
Expires March 8, 2024
Bonded Thru Budget Notary Services

Rev:120219 jw

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SARAH RYAN
ARCHITECT

ROOF CONDITION ANALYSIS & REPORT
April 27, 2023 (observations made 03/31/23)

Pena Peck House

The intent of this project is to evaluate the condition of the existing roof including roof-top equipment, gutters, flashings, trim, and substrate. Based on the conditions observed, a plan for the remediation of any deficiencies, corrective action, or replacement in whole or in part of the roof and its components will be developed.

SITUATION

The Pena-Peck house - built C. 1750, modified C.1931, renovated completely in 1968, with a partial renovation and addition in 1998. The roof substrate dates from many periods but is almost entirely plywood with the substrate of the addition being plywood from the 1998 construction. Roofing on both the high and low roof, internal gutters, vents, gutters, downspouts, and trim all date from 1998.

The roof is a hand-folded, standing seam painted galvanized metal roof over "red rosin paper" on the plywood substrate. Internal gutters on the high roof are flatlock metal over paper over plywood. Plumbing vents penetrate the roof, sometimes though the seams, and are placed without consideration of the roofing layouts. Three low-profile attic vents are near the ridges of the addition and two more appear on the high roof. Existing chimneys penetrate the original (high) roof. No roof surfaces or structures are visible from any point on the ground.

CONDITION

The condition of the roofing material is critically poor and the failure is general in nature, not being confined to any one area; although the worst conditions are above the addition. Many seams, particularly at areas where the seam is folded over at a ridge or valley, are rusting to the point of delamination and scaling of the material. Small leaks over the addition are rotting substrate material as indicated by pressure from above being supported only by the metal roofing panel itself, with the substrate below being completely rotten and offering no support.

Overhang at the kitchen door is rotten due to poor drainage from an improper gutter installation. Roof drip edges appear in fair condition. Gutters and downspouts all have corroded and leaking connections. The flashing above the addition at the building face is problematic with a long history of leaks in these locations, particularly at the corner that is consumed by the addition. It is likely that the roofing material on the addition does not turn up adequately behind the waterproofing behind the second-floor siding.

sr@sarahryanarchitect.com | 201 Owens Ave, St. Augustine, FL 32080 | 904.547.9430

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There is a particularly troublesome condition at windows 2 and 3 on the east side of the building over the addition. The roofing was not allowed to continue at the slope or pitch of most of the roof but, rather, the roof becomes completely flat along the wall of the addition so that the metal runs directly over the window sill with no apparent slope. There is no way to turn the flashing up behind any waterproof barrier.

Flashing at the existing chimneys and above the built-in gutter are the most sound on the roof. Attic ventilation is completely clogged with debris and is likely to remain so because the low slope of the metal allows wind-borne debris to become lodged deep in the venting cowls.

EXECUTIVE SUMMARY

It is critical that all of the roofing be replaced as soon as possible given the generalized nature of the failure in the seams, substrate, venting, and flashing at the building face. All existing roofing components must be removed. New metal roofing panels must be installed on new waterproof underlayment over repaired substrate. Framing members that have rotted must also be replaced or, at a minimum, be reinforced with additional framing. New gutters, both internal and external, and their associated downspouts need to be installed.

The flat areas of roofing above the addition need to be sloped to match the rest of the roof. This will be best accomplished by raising the sills of windows 2 and 3 to allow the sloping of the adjacent framing, sheathing, and roofing and to allow the appropriate extension of the roofing in a flashing condition up the wall. The bottoms of windows 2 and 3 are entirely invisible from outside the building.

New attic ventilation needs to be provided that will not be clogged by wind-borne debris. Plumbing vents need to be consolidated as allowed by code and moved off of the seams and into flat areas of the roofing panels. A new fluid-applied waterproofing liner needs to be installed under the metal in the internal gutter and the metal pan gutter installed.

New flashing along the second-floor wall needs to be installed and extended a minimum of 8″ up behind the waterproofing behind the wood siding.

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PROPOSED REMEDIATION

1. Demolition
   a. Remove all rooftop accessories including vent cowls, plumbing vent boots, exhaust fan, and miscellaneous attachments.
   b. Remove gutters, downspouts, and drip edge
   c. Remove all metal roofing panels
      i. Leave chimney flashing that is let into the masonry
   d. Remove metal lining in internal gutter
   e. Remove "red rosin paper"
   f. Remove rotten plywood substrate
   g. Remove rotten framing members only if completely rotten.
   h. Remove enough sheathing to allow sistering of new framing members on one or both sides of rotten framing members
   i. Remove wood siding to a point 8" above roof sheathing
   j. Remove windows 2 and 3 in their entirety including exterior trim, sill, and shutters. Temporarily cover this opening in a more durable fashion for security purposes

2. Preparation
   a. Consolidate plumbing vents as allowable by code. If consolidation is not possible, align vents so that they are in the center of a roofing panel. Coordinate with roofer for layout.
   b. Replace or sister new framing on rotten members
   c. Build wall to raise the sill of windows 2 and 3 approximately 12" – see window condition report. Match surface of adjacent wall inside and out.
   d. Add framing members to continue slope of roof to new wall under window and adjacent wall
   e. Install new roof sheathing over new sloped area and in all areas where sheathing was removed
   f. Cut sheathing at ridge – 2" either side of ridge for venting. Note this is not along hips, just short ridge areas.
   g. Replace any rotten or otherwise compromised trim and details

3. Installation
   a. Install (2) layers of self-adhering, self-healing underlayment over entire roof and up wall
   b. Install flashing around new window openings
   c. Install fluid applied waterproofing in internal gutter
   d. Install one of these roofing systems:

      i. 16oz copper standing seam roofing panels with hand crimped seams, hip, and ridge
         1. Gutters with soldered seams
         2. Downspouts
         3. Flashing
         4. Coat (paint) roof to match existing color
         5. Install screened roof vents

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ii. .040 Kynar finished aluminum roofing panels with hand crimped seams, hip, and ridge
   1. Cover seam intersections with ridge cap per manufacturer
   2. Aluminum gutters
   3. Aluminum downspouts
   4. Flashing
   5. Ridge vents per manufacturer
   6. Do not cover fluid applied waterproofing in gutter

e. Tie roofing into existing flashing at chimneys
f. Turn roofing systems up behind waterproofing on walls
g. Re-install siding over flashing
h. Install gutters and downspouts

4. Procedural information
   a. The decision regarding the material of the roofing system is to be made by the owner.
      i. The copper system allows for a more traditional look and seam configuration as well as unequaled performance over time. It can be soldered and easily repaired.
      ii. The aluminum system is prefinished and has a long warranty but is not useful for protecting the internal gutter. This system also requires large caps on all of the hips that will only be visible at the ends. Repairing the aluminum is more difficult in the future.
   b. Raising the sill of the window, which is the only way to achieve a long-term flashing solution at these openings, will need to be approved by the St. Augustine Historic Architectural Review Board (HARB).
   c. The roofing application will likely need to be approved by HARB
   d. Understanding the two aforementioned approvals, the remediation of the existing roof is CRITICAL in terms of timing and must be addressed as soon as possible.

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OUTLINE SPECIFICATIONS

1. GENERAL REQUIREMENTS

A. General: In all cases, local building codes and ordinances shall govern the specific designs and work subject thereto. All work shall be in conformance with best practices of the trade involved. All work shall be accomplished in strict compliance with material and product manufacturers' printed direction and instructions.

B. Scope of Work: Replacement and repair of roofing materials and substrates at the Pena Peck House at 143 St. George Street, St. Augustine, FL in accordance with these outline specifications, the condition assessment, and the construction drawings. The work shall include securing permits, insurance, inspection certificates, and guarantees; furnishing materials, labor, supervision, tools, machinery, equipment, scaffold, hoist, transportation services, protective equipment, pedestrian protection, and incidentals necessary to complete the work.

C. Notice of Commencement: The Contractor, as agent for the Owner, shall prepare a notice of Commencement, file, and post same as required by the Mechanics' Lien Law, Florida Statues.

D. Time of Completion: The Contractor shall commence work as soon as possible. Construction work shall be completed by a date to be determined.

E. Insurance: Contractor shall purchase and maintain the following minimum insurance coverage as required by the City of St. Augustine for the duration of the contract work.

F. Codes: Comply with all applicable codes and ordinances including Florida Building Code and local St. Augustine Building Ordinances.

G. Substitutions: Make no substitutions without the approval of the Architect or City.

H. Clean Up: The Contractor shall at all times keep the premises free from accumulation of waste materials or rubbish caused by his operations and shall pay particular attention to the elimination of food waste materials and rubbish from and about the Project daily., and tools, construction equipment, machinery and surplus materials at the completion of the work.

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I. Final Cleaning: At completion of work, clean all areas where work has been completed and return site to the normal level of maintenance / cleaning that existed prior to the commencement of the work. Remove non-permanent protection and labels, polish glass, clean exposed finishes, touch up finish damage, remove debris and broom and vacuum floors, wash pavement areas, and police yards and grounds.

J. Damages to Improvements: Promptly repair damages caused to existing improvements by construction activities at no additional cost to the Owner. Repair damaged areas to good condition existing at the start of work. Take protective measures as required to avoid damages to existing roadways, utilities, and other improvements.

K. Utilities - Temporary: Power and water for construction shall be furnished by the Owner. Contractor shall provide and maintain all temporary connections to the existing water and electrical systems available at the building. Temporary connections shall be installed and maintained by the Contractor in an approved manner with protective devices as required to protect the existing buildings and systems. Contractor shall remove all temporary connections at completion of the work.

L. Indemnification: To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner and the Architect and their agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, settlements made in good faith and arbitration awards, arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of the Owner's tangible property (other than the Work itself) including the loss of use resulting there from. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in the General Conditions.

M. Changes in the Work: No work on any proposed changes shall be started until the estimate of proposed changes has been approved by the Owner. Provide a complete itemization of costs including labor, materials, and subcontractors' breakdowns for all changes. Provide a statement with the bid proposal indicating the Contractor's proposed markup for any changes required during the scope of work.

N. Security: Establish procedures and execute operations to provide continuous building security. Provide temporary protections for openings and at other locations as may be appropriate or required during construction. Deny entrance of unauthorized persons to work areas.

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O. Submittals: Submit a minimum of 5 copies or 1 digital copy each of the following for the Architect for review and acceptance prior to commencing with the work of affected trades:

1. Metal roofing materials
2. Underlayment membranes
3. Paint or coating products.
4. Venting and trim materials.

P. Smoking: Smoking is **not** permitted in the Peck House or on the grounds.

Q. Hazardous Materials: Previously lead based paints were removed from existing house. Sample test at areas of work for lead-based paints prior to proceed with the work.

2. **SITE WORK**: NONE.

3. **DEMOLITION**: NONE.

4. **CONCRETE WORK**: NONE.

5. **MASONRY WORK**: NONE.

6. **METALS**: NONE.

7. **WOOD AND PLASTICS**

A. Exterior Wood Trim: Species: bald cypress, black locust, or white oak, kiln dried to 9% maximum moisture content; Smooth surfaced, without finger joints, size and shape shall match existing trim.

B. Interior Wood Trim: Species: plain sawn Poplar or clear bald cypress r loblolly pine; AWI Premium Grade or Better. Moisture content: 9% max; Smooth surfaced, Finger Joints not allowed. Submit samples for approval. Match existing wood trim size and shape.

C. Preservative Treatment: Any exposed wood replacement parts will be primed and painted, thus no preservative treatment is permitted unless kiln drying takes place after treatment and the moisture content specified above is obtained prior to milling, fabrication, and painting. Concealed lumber may be pressure treated if not direct contact with the roofing metal materials.

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8. THERMAL AND MOISTURE PROTECTION

A. Sealants: Install MasterBuilders NP 100 sealants around all exterior window openings, and between dissimilar materials. Install backer rods as required behind sealants.

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SECTION 074113 METAL ROOF PANELS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Architectural roofing system of .040" prefinished aluminum panels or 16 oz copper with field applied coating.

1.02 REFERENCE STANDARDS

A. AAMA 2605 - Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix) 2017a.

B. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate 2014.

C. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials 2016.

D. ASTM E1592 - Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference 2005 (Reapproved 2017).

E. ICC-ES AC188 - Acceptance Criteria for Roof Underlayments 2012, with Editorial Revision (2015).

1.03 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product to be used, including:

1. Storage and handling requirements and recommendations.
2. Installation methods.
3. Specimen warranty.

B. Shop Drawings: Include layouts of roof panels, details of edge and penetration conditions, spacing and type of connections, flashings, underlayments, and special conditions.

1. Show work to be field-fabricated or field-assembled.

C. Selection Samples: For each roofing system specified, submit color chips representing manufacturer's full range of available colors and patterns.

D. Warranty: Submit specified manufacturer's warranty and ensure that forms have been completed in Owner's name and are registered with manufacturer.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Provide strippable plastic protection on prefinished roofing panels for removal after installation.

B. Store roofing panels on project site as recommended by manufacturer to minimize damage to panels prior to installation.

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1.05 WARRANTY

A. Provide a minimum 20 year warranty from the installer on each of the systems.

B. Finish Warranty: Provide manufacturer's special 25 year warranty covering failure of factory-applied exterior finish on aluminum roof panels and agreeing to repair or replace panels that show evidence of finish degradation, including significant fading, chalking, cracking, or peeling within specified warranty period of five years from Date of Substantial Completion.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Aluminum architectural Metal Roof Panels:

1. Petersen Aluminum Corporation; Snap-Clad Panel: www.pac-clad.com/#sle.
2. Substitutions: See Section 016000 - Product Requirements.

2.02 PERFORMANCE REQUIREMENTS

A. Metal Roof Panels: Provide complete roofing assemblies, including roof panels, clips, fasteners, connectors, and miscellaneous accessories, tested for compliance with the following minimum standards:

1. Overall: Complete weathertight system tested and approved in accordance with ASTM E1592.
2. Thermal Movement: Design system to accommodate without deformation anticipated thermal movement over ambient temperature range of 100 degrees F (56 degrees C).

2.03 ARCHITECTURAL METAL ROOF PANELS

A. Architectural Aluminum Roof Panels: Provide complete engineered system complying with specified requirements and capable of remaining weathertight while withstanding anticipated movement of substrate and thermally induced movement of roofing system.

B. Architectural Metal Panels: Factory-formed panels with factory-applied finish.

1. Aluminum Panels:

a. Alloy and Temper: Aluminum complying with ASTM B209 (ASTM B209M); temper as required for forming.

b. Thickness: Minimum 0.040 inch.

2. Profile: Standing seam, with minimum 1.0 inch (25 mm) seam height; concealed fastener system for field seaming with special tool.
3. Texture: Smooth.
4. Width: Maximum panel coverage of 16 inches.

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2.04 ATTACHMENT SYSTEM

A. Concealed System: Provide manufacturer's standard stainless steel or nylon-coated aluminum concealed anchor clips designed for specific roofing system and engineered to meet performance requirements, including anticipated thermal movement.

2.05 FINISHES

A. Fluoropolymer Coil Coating System: Manufacturer's standard multi-coat aluminum coil coating system complying with AAMA 2605, including at least 70 percent polyvinylidene fluoride (PVDF) resin, and at least 80 percent of coil coated aluminum surfaces having minimum total dry film thickness (DFT) of 0.9 mil, 0.0009 inch (0.023 mm); color and gloss to match sample.

2.06 ACCESSORIES

A. Miscellaneous Sheet Metal Items: Provide flashings, trim, closure strips, and caps of the same material, thickness, and finish as used for the roofing panels. Items completely concealed after installation may optionally be made of stainless steel.

B. Rib and Ridge Closures: Provide prefabricated, close-fitting components of steel with corrosion resistant finish or combination steel and closed-cell foam.

C. Sealants:

1. Exposed Sealant: Elastomeric; silicone, polyurethane, or silyl-terminated polyether/polyurethane.
2. Concealed Sealant: Non-curing butyl sealant or tape sealant.

D. Underlayment: Self-adhering rubber-modified asphalt sheet complying with ASTM D1970/D1970M; 22 mil (0.55 mm) total thickness; with strippable release film and woven polypropylene sheet top surface.

1. Minimum Requirements: Comply with requirements of ICC-ES AC188 for non-self- adhesive sheet.
2. Sheet Thickness: 22 mil, 0.022 inch (0.55 mm) minimum total thickness.
3. Self Sealability: Passing nail sealability test specified in ASTM D1970/D1970M.
4. Low Temperature Flexibility: Passing test specified in ASTM D1970/D1970M.
5. Water Vapor Permeance: 0.1 perm (5.72 ng/Pa s sq m), maximum, when tested in accordance with ASTM E96/E96M using Desiccant Method (Method A).

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin installation of preformed metal roof panels until substrates have been properly prepared.

3.02 INSTALLATION

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A. Overall: Install roofing system in accordance with approved shop drawings and panel manufacturer's instructions and recommendations, as applicable to specific project conditions. Anchor all components of roofing system securely in place while allowing for thermal and structural movement.

1. Install roofing system with concealed clips and fasteners, except as otherwise recommended by manufacturer for specific circumstances.

2. Minimize field cutting of panels. Where field cutting is absolutely required, use methods that will not distort panel profiles. Use of torches for field cutting is absolutely prohibited.

B. Roof Panels: Install panels in strict accordance with manufacturer's instructions, minimizing transverse joints except at junction with penetrations.

3.03 CLEANING

A. See Section 017000 - Execution and Closeout Requirements for additional requirements.

B. Clean exposed sheet metal work at completion of installation. Remove grease and oil films, excess joint sealer, handling marks, and debris from installation, leaving the work clean and unmarked, free from dents, creases, waves, scratch marks, or other damage to the finish.

3.04 PROTECTION

A. Touch-up, repair, or replace damaged roof panels or accessories before Date of Substantial Completion.

END OF SECTION

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SECTION 076200
SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Fabricated sheet metal items, including flashings, counterflashings, gutters, and downspouts.

B. Sealants for joints within sheet metal fabrications.

C. Precast concrete splash pads.

1.02 RELATED REQUIREMENTS

A. Section 061000 - Rough Carpentry: Wood nailers for sheet metal work.

B. Section 073113 - Asphalt Shingles: Non-metallic flashings associated with shingle roofing.

1.03 REFERENCE STANDARDS

A. AAMA 2603 - Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix) 2017a.

B. AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix) 2017a.

C. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process 2020.

D. ASTM B209/B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate 2021.

E. ASTM B370 - Standard Specification for Copper Sheet and Strip for Building Construction 2012 (Reapproved 2019).

F. SMACNA (ASMM) - Architectural Sheet Metal Manual 2012.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.

PART 2 PRODUCTS

2.01 SHEET MATERIALS

A. Pre-Finished Aluminum: ASTM B209/B209M; 18 gauge, 0.040 inch (1.02 mm) thick; plain finish shop pre-coated with silicone modified polyester coating.

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1. Silicone Modified Polyester Coating: Pigmented organic powder coating, AAMA 2603; baked enamel finish system.
2. Fluoropolymer Coating: High performance organic powder coating, AAMA 2604; multiple coat, thermally cured fluoropolymer finish system.

B. Copper: ASTM B370, cold rolled 16 oz/sq ft, 24 gauge, 0.0216 inch (0.55 mm) thick; natural finish.

2.02 FABRICATION

A. Form sections true to shape, accurate in size, square, and free from distortion or defects.

B. Form pieces in longest possible lengths.

C. Hem exposed edges on underside 1/2 inch (13 mm); miter and seam corners.

D. Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.

E. New Flashings: Install new flashing as follows:
1. Rake Wall: Similar to SMACNA Figure 4-7A.
2. Valley: SMACNA Figure 4-9.
3. Pipe Penetrations: SMACNA Figures 4-19 A.
4. Gutters: SMACNA Figure 1-20B.
5. Gutter Expansion Joints: SMACNA Figure 1-7.
6. Gutter To Downspouts: SMACNA Figure 1-33D.

F. Eave Drips: Fabricate from 20 oz. copper with a 3" wide roof flange and 1-1/2" high vertical face with 45-degree break and hemmed edge at bottom.

G. Fabricate corners from one piece with minimum 18-inch (450 mm) long legs; seam for rigidity, seal with sealant.

H. Fabricate flashings to allow toe to extend 2 inches (50 mm) over roofing gravel. Return and brake edges.

I. Separations: Provide for separations of metal from non-compatible metal or corrosive substrates by loading concealed surfaces at locations of contact with bituminous coating or other permanent separation as recommended by the manufacture.

2.03 GUTTER AND DOWNSPOUT FABRICATION

A. Gutters: SMACNA (ASMM) Semi-circular profile.6" wide half-round gutters fabricated from minimum 16 oz. copper with rolled outer edge and 3" roof flange at inner edge. Provide gutters full-length required or 20-feet minimum length for continuous areas. Support gutters on cast bronze or brass brackets. Provide outlet tubes for downspout attachment as per SMACNA Fig. 1-33D and provide copper strainers at drain openings. Provide matching end caps at ends of gutters.

B. Downspouts: New downspouts shall be 5" diameter round shape as indicated on drawings. Construct from minimum 16 oz.. copper as per SMACNA Fig. 1-32A. Provide offsets in downspouts as required. Turn bottom end of downspouts out 6 "minimum to

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discharge away from building at 45-degree angle.

C. Bed flashing flanges in a bed of roofing cement or other setting compound that is compatible with adjoining work and substrate.

D. Vertical Overlaps: Minimum 3 inches.

E. Sloping Overlaps: On slopes less than 6 inches in 12 foot, lap unsealed overlaps a min. 6 inches.

F. Accessories: Profiled to suit gutters and downspouts.

1. Gutter Supports: Brackets.
2. Downspout Supports: Brackets.

G. Splash Pads: Precast concrete type, of size and profiles indicated; minimum 3,000 psi (21 MPa) at 28 days, with minimum 5 percent air entrainment.

H. Strainers: Provide wire basket type strainers at outlets of gutters formed of No. 14 gauge copper wire. Strainers shall fit snugly in outlet tubes.

I. Seal metal joints.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, reglets in place, and nailing strips located.

B. Verify roofing termination and base flashings are in place, sealed, and secure.

3.02 PREPARATION

A. Install starter and edge strips, and cleats before starting installation.

B. Back paint concealed metal surfaces with protective backing paint to a minimum dry film thickness of 15 mil, 0.015 inch (0.4 mm).

3.03 INSTALLATION

A. Secure flashings in place using concealed fasteners, and use exposed fasteners only where permitted..

B. Apply plastic cement compound between metal flashings and felt flashings.

C. Fit flashings tight in place; make corners square, surfaces true and straight in planes, and lines accurate to profiles.

D. Seal metal joints watertight.

E. Secure gutters and downspouts in place with concealed fasteners.

F. Set splash pads under downspouts.

END OF SECTION

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11. **SPECIALTIES**: NONE.

12. **EQUIPMENT**: NONE.

13. **FURNISHINGS**: NONE.

14. **SPECIAL CONSTRUCTION**: NONE.

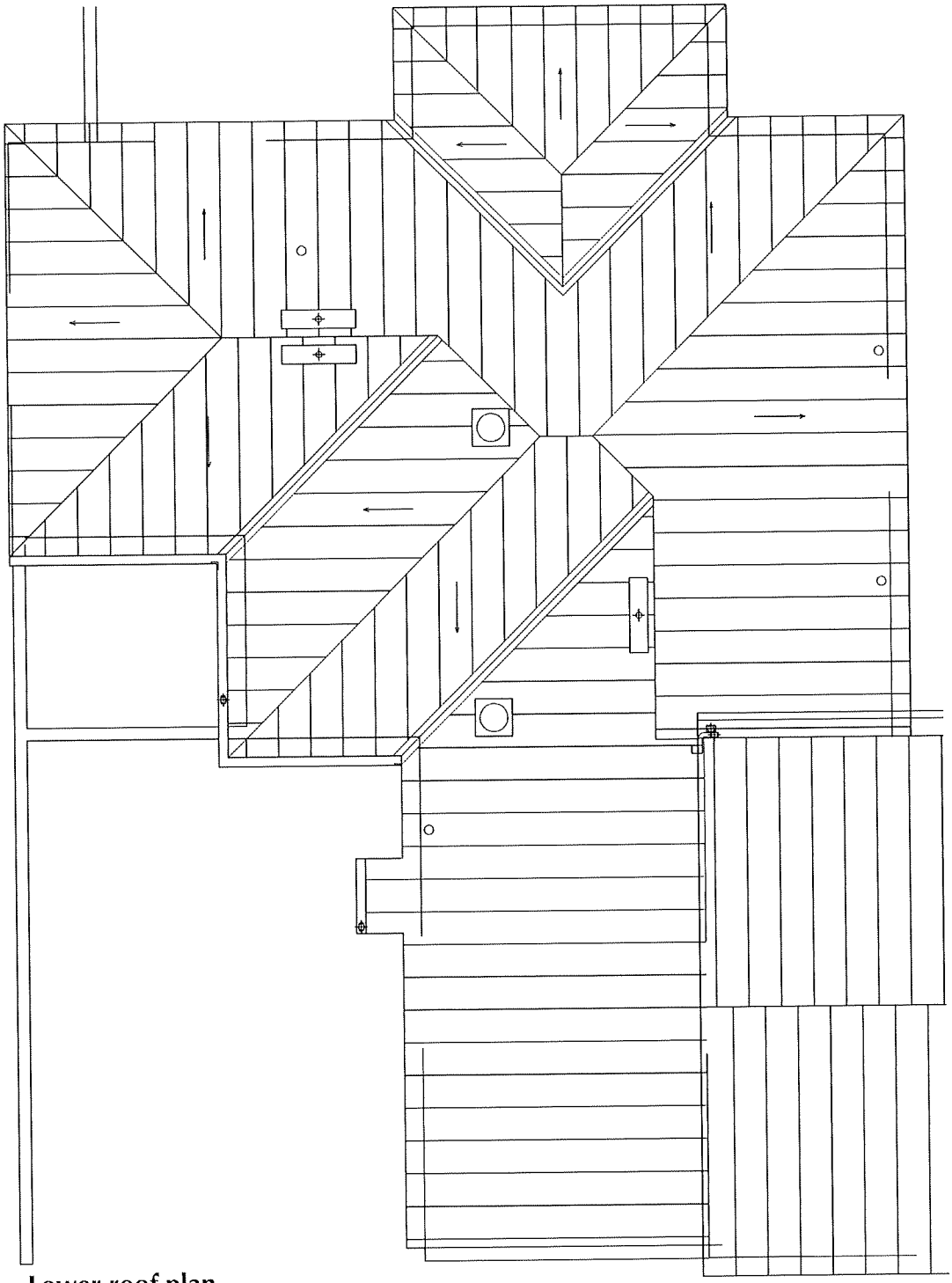
15. **CONVEYING SYSTEMS**: NONE.
16. **MECHANICAL**: NONE.

17. **PLUMBING**: NONE.

18. **ELECTRICAL**: NONE.

END OF SPECIFICATION.

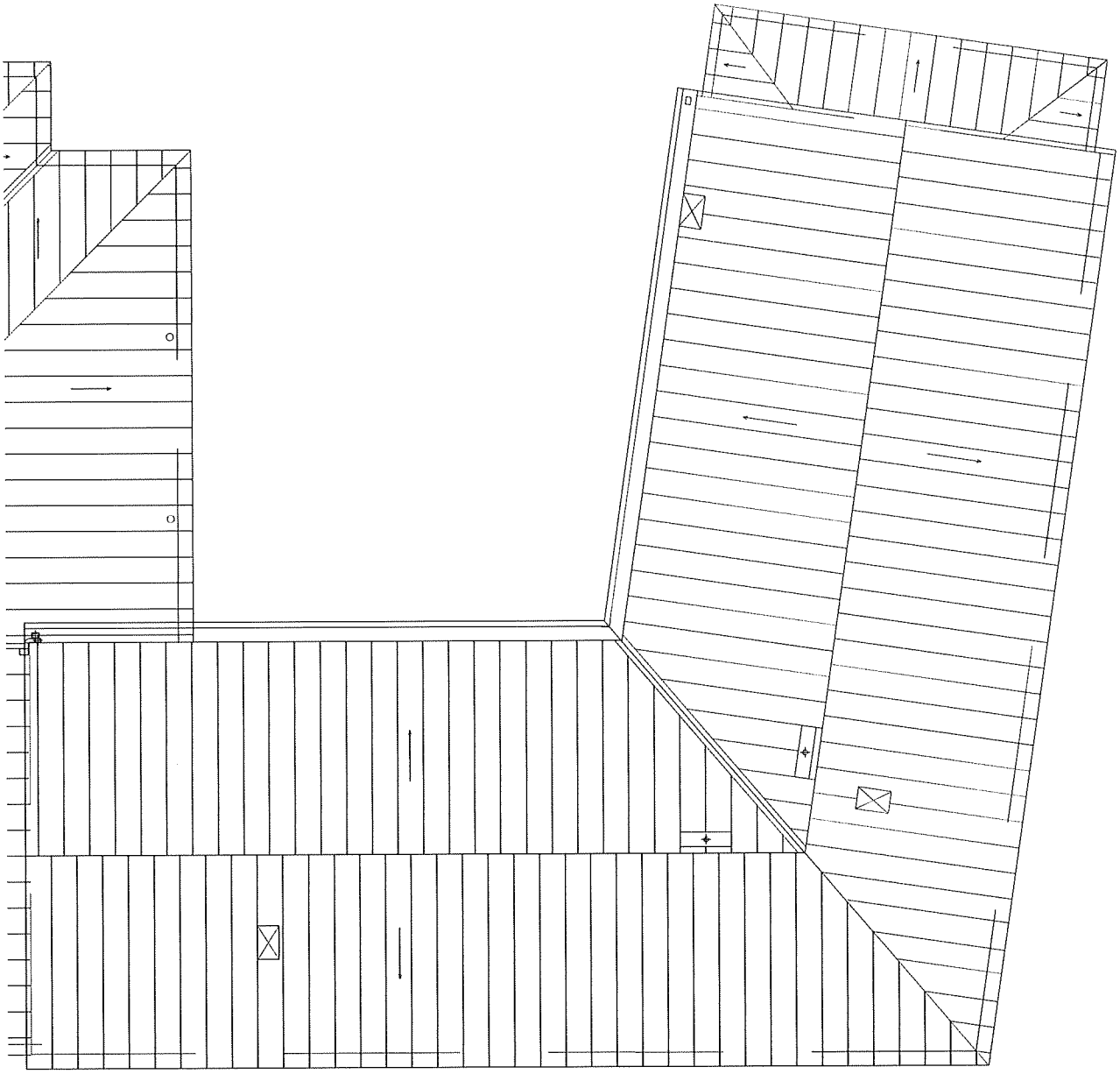
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Lower roof plan

SARAH RYAN
ARCHITECT

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Upper roof plan

SARAH RYAN
ARCHITECT

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Condition Assessment Photos

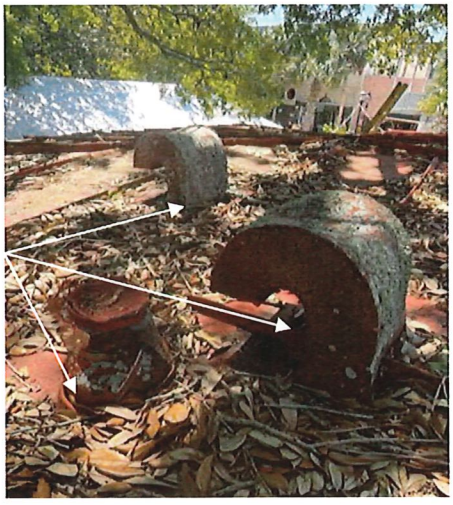
1.



2.



3.



4.



1. Internal gutters on the high roof, flatlock metal over paper over plywood.
2. Attic ventilation with substantially built-up wind-driven debris.
3. Ventilation shafts penetrating roof in multiple locations, often through standing seam in roofing material.
4. Corrosion in standing seam leading to delamination and general failure.

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1. Roof condition at windows 2 & 3. Current placement of window and roof neglect proper flashing at window sill, allowing critical amount of moisture to enter building and its interior walls. Immediate correction with sill raised 12″ to accommodate proper flashing and slope is recommended.
2. Roof condition at intersection of typical valley and standing seams.
3. Upper roof with ridge, chimney and attic ventilation.

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1.



2.

1. Intersection of new roof addition and original building. Particularly bad location of water intrusion where roof flashing is improperly turned behind weatherproofing of original building.
2. Corroded gutter system.

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CRS CHILDERS ROOFING & SHEET METAL

A TECTA AMERICA COMPANY, LLC



Tecta America is the Nation's Premier Roofing Company

WE ARE ROOFING REDEFINED

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WHO WE ARE

OUR SOLUTION TO YOU

Childers Roofing and Sheetmetal is a local roofing organization in Jacksonville, FL with National ties under the entire Tecta America umbrella.
Founded January 23, 2003 by Butch Childers and Paul Gibbs, Childers Roofing legacy is built on Safety, Quality and Production.
July 1, 2021 Childers was acquired by Tecta America.

Childers focuses our resources on healthcare, higher education, Historical restorations and industrial buildings. The best part of choosing Childers; local market knowledge in a $16.5 Million unit with resources backed by a $1.2 Billion industry leader.

Your local roofer with national resources

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HISTORY



Founded in 2000, we now have over 4,100 roofing professionals

We have over 85 locations in North America

Our EMR score is 0.59 *(National average is 1.0)*

We are an approved applicator for all major roofing and waterproofing manufacturers

We have the financial resources to handle any capital requirements of multiple major projects

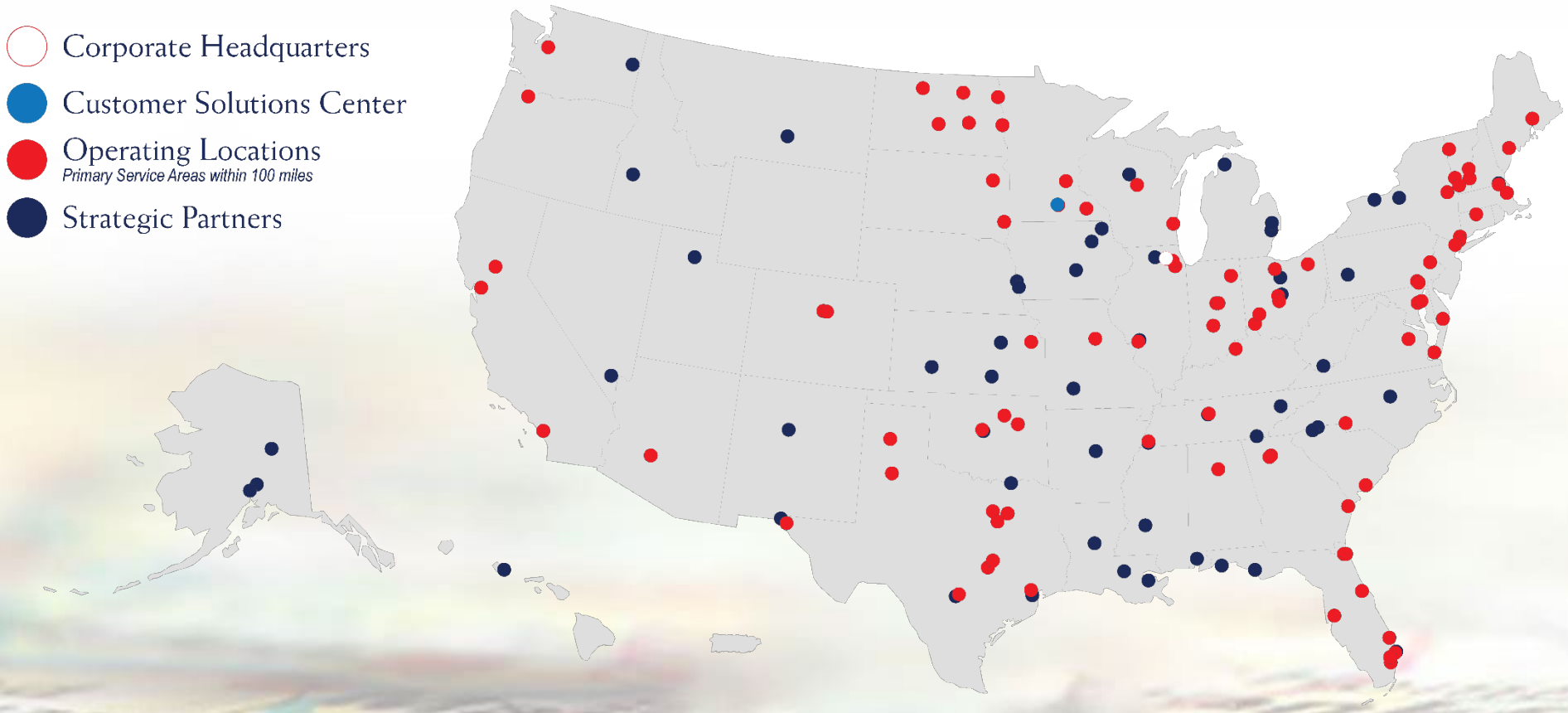
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CUSTOMER SOLUTIONS CENTER

Tecta America is the nations largest commercial roofing contractor with over 85 locations throughout the United States.

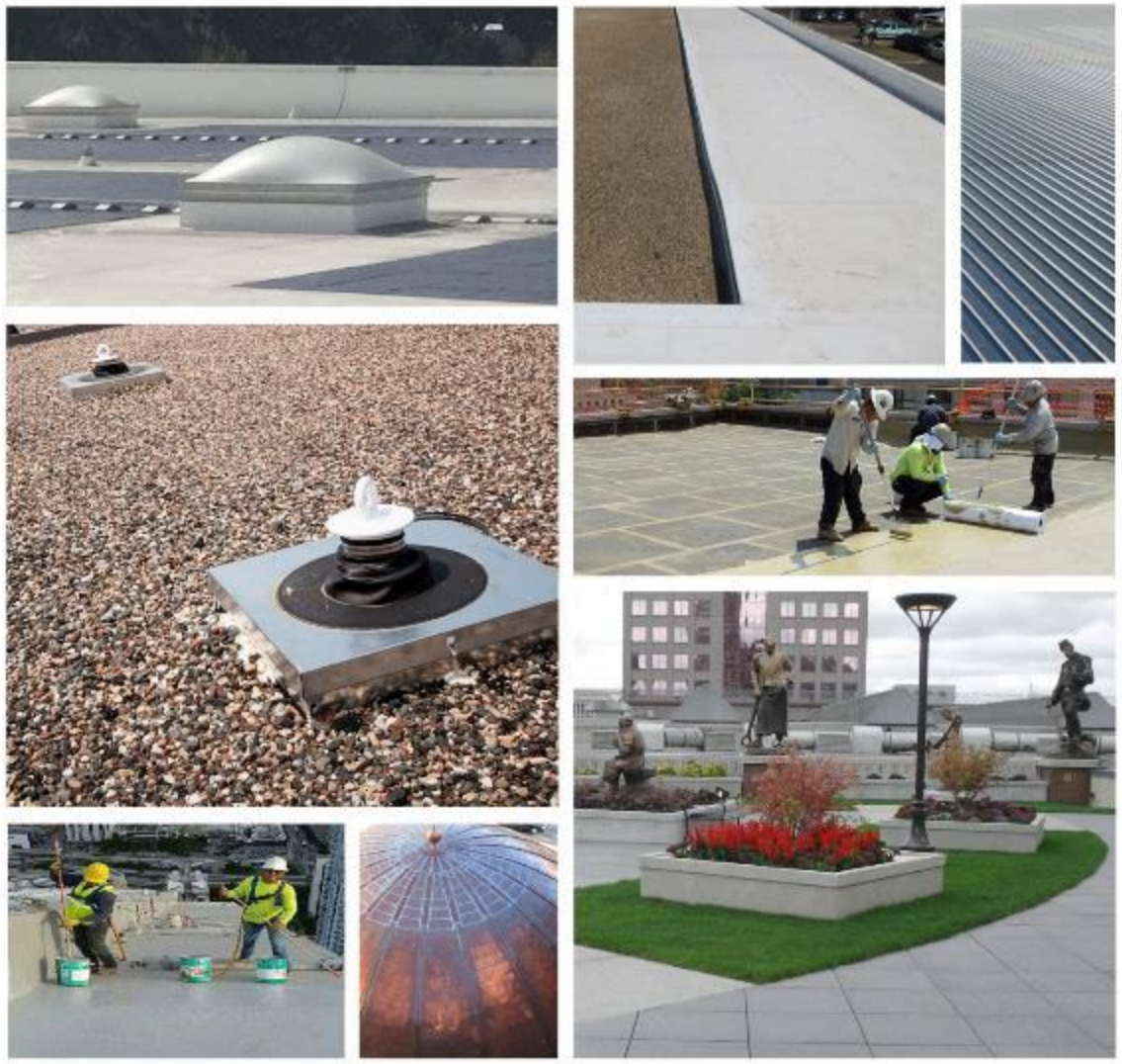
Tecta America offers the assurance and the stability of working with a large, financially secure firm, combined with the expertise and individual attention that only a local [illegible] can provide.



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SERVICE DELIVERY

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ROOF SYSTEMS

- Built Up Roof
- Modified Bitumen
- Vegetated Roofs (Green) Roof
- Single-Ply
- Steep Roof, Shingle / Tile Roofs
- Cool
- Architectural Sheet Metal
- Coatings
- Lightweight Concrete
- Metal Roof

SERVICES PROVIDED

- Roof Replacement
- New Construction
- Preventative Maintenance Inspections
- Roof Asset Management
- Leak Repair
- Environmental Solutions
- Safety Installations

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TECTA AMERICA

SAFETY IS OUR BUSINESS

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Our EMR score is 0.59 (National Average is 1.0)

SAFETY PROCESS INCLUDES:

- Safety Awareness Assessments
- Behavior Based Systems & Processes
- Comprehensive Employee Screenings
- Onsite Behavior Evaluation
- OSHA General Requirement Training
- Drug-free Workplace Policy
- Daily Work Huddles
- Dedicated Safety Staff
- Zero Tolerance Policy

SAFETY MEASURES INCLUDES:

- Best Hiring Practices
- Claims Management System
- Job Site Safety Evaluations
- Safety Training
- Fleet Safety
- Written Safety Elements



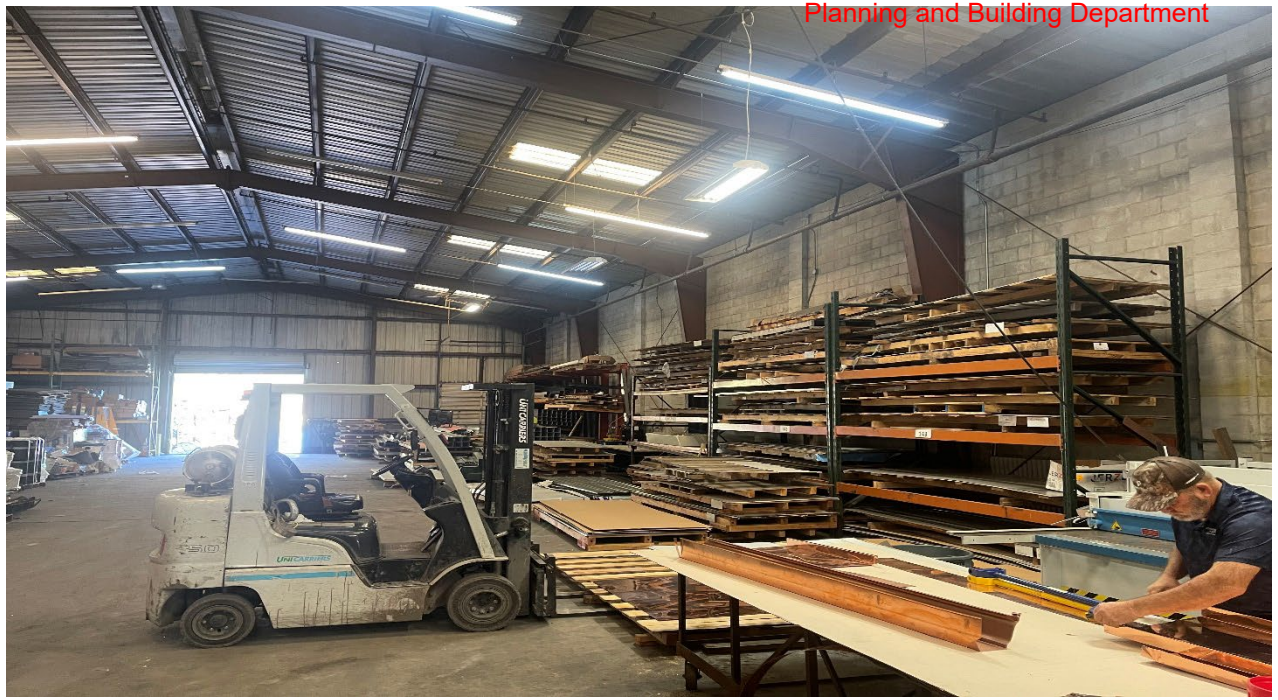
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TECTA AMERICA

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Childers Roofing Sheetmetal Fabrication Shop

- We will fabricate all 16oz copper panels and associated flashings in house with out CNC metal sheer and brake.





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Next slides will display current condition of the roof showing all details that will be brought back to roofing standards while keeping the original look of the building.



Folded panel eve detail

180* mechanically rolled seam will be used in the new panel install



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Folded Ridge Detail







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Internal gutter system will receive a Para-Pro coating instead of metal due to expansion and contraction issues.



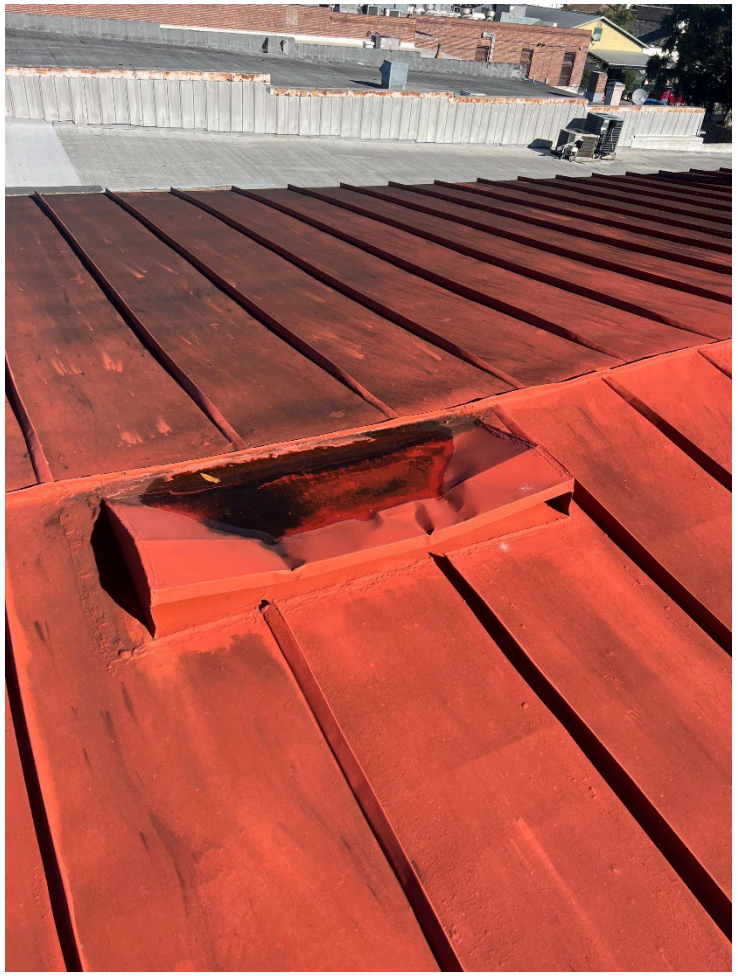
Current location of water intrusion causing bad decking due to bad valley detail

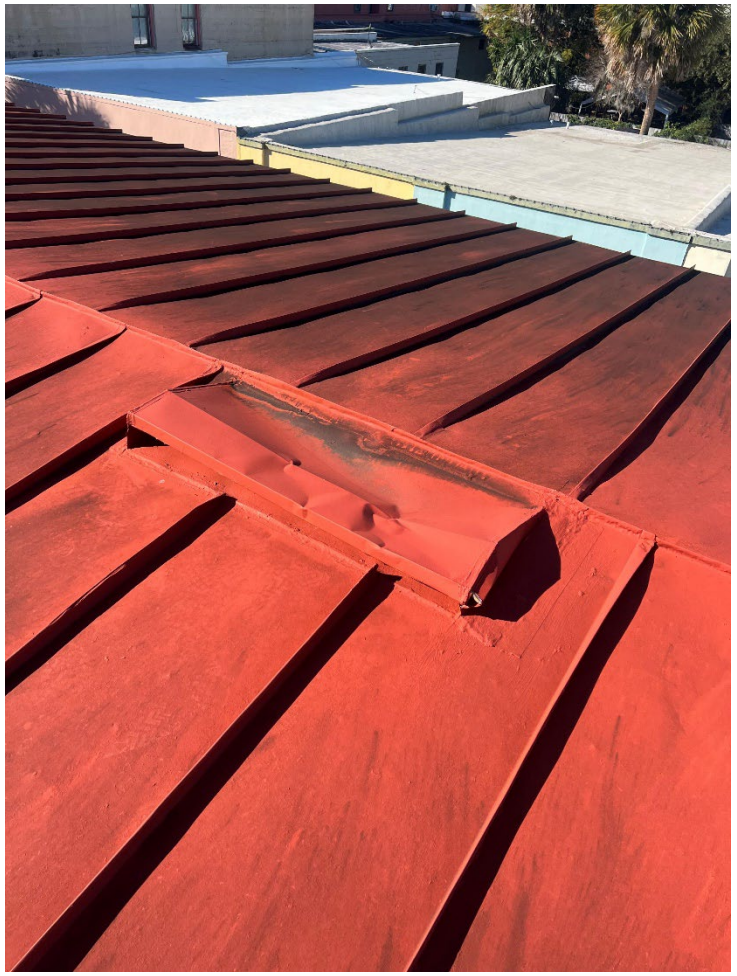
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New copper ridge vents will be fabricated and soldered in place



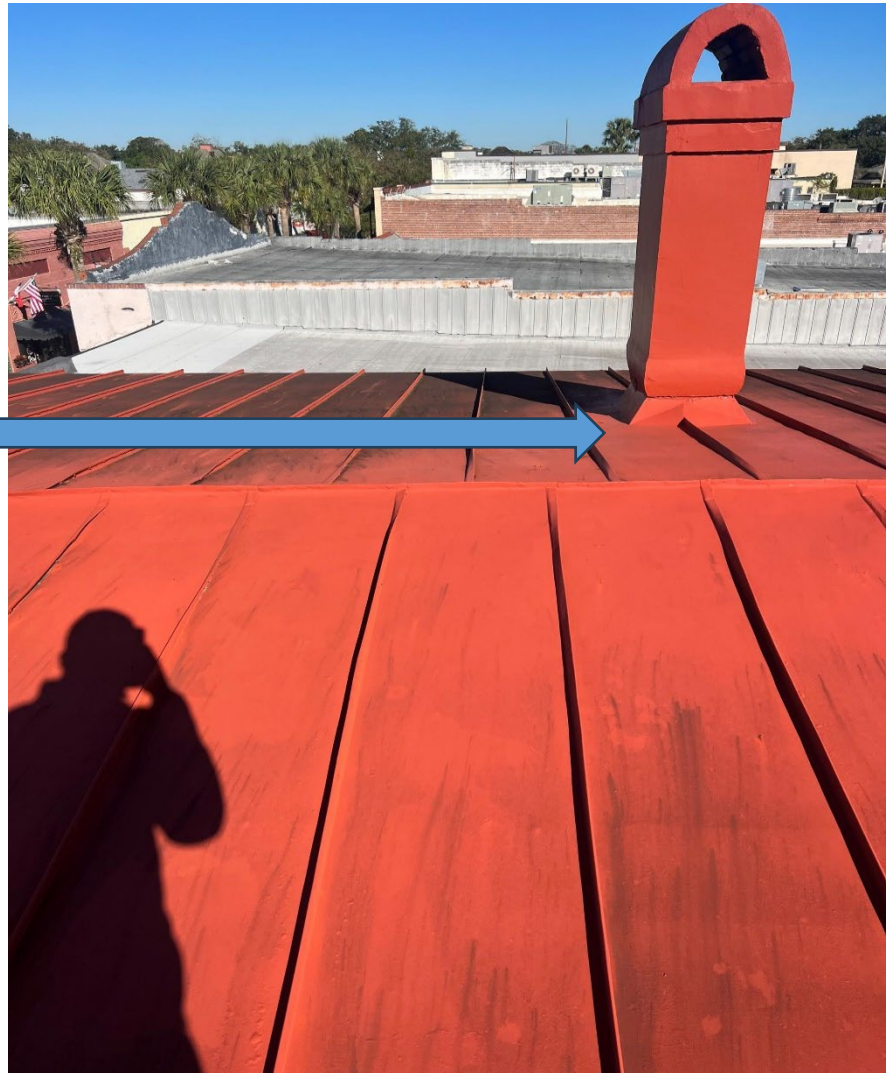




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New copper curbs will be fabricated and soldered in place around chimney stacks with proper counterflashing terminated into masonry



Roof Framing To Achieve Positive Slope

- In this area we propose to add roof framing to bring continue the same slope as the rest of the building to prevent the back flow of water onto the window flashings.
- By doing this we will raise the roof elevation up 3 ¾”.
- We will install a head wall flashing going up the wall vertically at a minimum of 8” at this location to make this a watertight detail.



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POLYSTICK® MTS PLUS

SELF-ADHERED MULTI-PURPOSE HIGH TEMP UNDERLAYMENT

PRODUCT DESCRIPTION

Polystick MTS PLUS is a self-adhered high-temp waterproofing underlayment for metal roof coverings and various other applications. Utilizing ADESO® dual-compound self-adhered technology, Polystick MTS PLUS features a polymer modified bitumen upper compound and a proprietary self-adhesive SBS (elastomeric) compound on the bottom. A split release film that protects the self adhesive compound allows for easy application.

Polystick MTS PLUS features a cavitated anti-skid top film surface which can be exposed up to 180 days. With a temperature resistance of up to 265°F, Polystick MTS PLUS is ideally suited for high temperature roof covering systems such as steel, aluminum, or copper panels.

Can be installed as part of a multi-ply underlayment system when covered with Polystick TU PLUS, Polystick TU MAX, Polystick XFR or a second ply of Polystick MTS PLUS.

TYPICAL APPLICATIONS

- Specifically designed as underlayment for high temperature applications.
- Primary use for application under steel, aluminum, or copper roof panels.
- Approved for use under tile, slate and asphalt shingle roof coverings.
- Base layer of a multi-ply underlayment system for extended warranties.

FEATURES AND BENEFITS

- Patented ADESO dual-compound self-adhered technology
- Cavitated anti-skid top film surface with up to 180 days exposure.
- Fiberglass reinforced for added strength and dimensional stability.
- Self adhered technology increases labor efficiency and roof dry-in speed.
- Asphaltic compound provides excellent sealability around nails.
- Approved up to 265°F.
- Max 180 days exposure.

TECHNICAL DESCRIPTION*

Physical Properties	ASTM Method	ASTM Value
Maximum Load, Longitudinal and Transverse, min, kN/m [lbf/in.]	D5147	4.4 [25]
Elongation at break, min of modified bitumen portion [%]	D5147	10
Tear Resistance, Longitudinal and Transverse, min, N [lbf]	D5147	89 [20]
Moisture Vapor Permeability, max, perms	E96	0.1
Adhesion to Plywood @ 40°F, min, lbf/ft width	D1970	2.0
Adhesion to Plywood @ 75°F, min, lbf/ft width	D1970	12.0
Sealability around nail	D1970	pass
Waterproof integrity after low temp flexibility	D1970	pass
Waterproof integrity of lap seam	D1970	pass
Slip Resistance	D1970	pass

*The properties in this table are "as manufactured" unless otherwise noted.



ADESO SELF-ADHERED TECHNOLOGY

PRODUCT DATA**

Net Coverage (Approx) ...200 ft² (18.5 m²)
Gross Coverage .....215 ft² (20 m²)
Weight (Approx) .....74 lbs (33.5 kg)
Thickness (Nominal)..... 60 mils (1.5 mm)
Roll Size .....65'8" × 39⅜" (20 m × 1 m)
Rolls/Pallet.....30

**All values are nominal at time of manufacturing

APPLICABLE STANDARDS

- ASTM D1970
- UL Classified
- ICC ESR-1697
- Florida Building Code
- Miami-Dade County Approved
- Texas Department of Insurance

PRODUCT CODES

- PSMTSPLQ

POLYGLASS
MAPEI GROUP

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Edition Date: 05/22 • Doc# Polystick MTS PLUS

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POLYSTICK® MTS PLUS

SELF-ADHERED MULTI-PURPOSE HIGH TEMP UNDERLAYMENT

APPLICATION INSTRUCTIONS

- Polystick MTS PLUS may be applied directly to the roof deck where allowable by Code, or to various approved substrates such as ASTM D226 type roofing felts and Polytherm insulation. For additional substrate requirements and information refer to Polyglass published "Suitable Substrates for Self-Adhered (SA) Membranes."
- Do not apply directly on to existing shingles or other roof coverings.
- Apply only when the substrate is dry and project related temperatures (air, roof deck, membrane) are 40° F and rising.
- Cut the Polystick MTS PLUS to a suitable, workable length prior to placement.
- Lay the material flat in place, starting at the lowest point. Overlap seams 3" at black side lap area and a minimum 6" at end laps.
- Peel half of the release film from the roll and apply firm, even pressure from the center to the outer edge. Remove the backing from the remaining half of the roll and apply pressure.
- Be sure to follow all local building code recommendations and requirements with regards to the width of ice dam materials.
- If full roof coverage application is desired, proper venting of the structure is recommended. Consult a design professional for proper venting requirements. Applications involving nonventilated attics or sheathing with radiant barriers, an anchor sheet is recommended to allow venting and prevent the creation of a double vapor barrier condition.
- In steep slope applications where back nailing may be recommended, be sure that all nails are covered by the overlapping next sheet.
- Polystick MTS PLUS must be covered within 180 days of installation or unless otherwise limited by the Authority Having Jurisdiction.

MANUFACTURING FACILITIES

- Fernley, NV
- Hazleton, PA
- Waco, TX
- Winter Haven, FL

CORPORATE HEADQUARTERS

Polyglass U.S.A., Inc.
1111 West Newport Center Drive
Deerfield Beach, FL 33442
www.polyglass.us

General Line:	(888) 410-1375
	(954) 233-1330
Customer Service:	(800) 222-9782
Technical Service:	(866) 794-9659

Questions? technical@polyglass.com

Product Disclaimer: Unless otherwise incorporated into or part of a supplemental manufacturer's warranty, Polyglass warrants its product(s) against manufacturing defects in its product that directly results in leakage for a period of 1 year.

Refer to safety data sheet (SDS) for specific data and handling of our products. All data furnished refers to standard production and is given in good faith within the applicable manufacturing and testing tolerances.

Polyglass U.S.A., Inc., reserves the right to improve and change its products at any time without prior notice. Polyglass U.S.A., Inc. cannot be held responsible for the use of its products under conditions beyond its own control. For most current product data and warranty information, visit www.polyglass.us.

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MAPEI GROUP

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Edition Date: 05/22 • Doc# Polystick MTS PLUS

Received 12/11/2023
Planning and Building Department

POLYSTICK® TU MAX

SELF-ADHERED WIND & WATER TILE UNDERLAYMENT

PRODUCT DESCRIPTION

Polystick TU MAX is a self-adhered waterproofing underlayment designed for use in adhesive foam or mechanically fastened roof tile applications. Utilizing ADESO® dual-compound self-adhered technology, Polystick TU MAX features a polymer modified bitumen upper compound and a proprietary self-adhesive SBS (elastomeric) compound on the bottom. A split release film that protects the self adhesive compound allows for easy application.

Polystick TU MAX features a tough polyester reinforced surface fabric which is skid resistant and provides proven foam set adhesion. The combination of aggressive self-adhesive bottom surface and strong bond of foam to the top surface provide strong resistance to wind uplift and seals the roof from wind-driven rain. In mechanically attached systems, the asphaltic compound provide sealability around nails. This product is suitable for the high temperature environments under tile and other roof coverings.

Polystick TU MAX is a flexible membrane allowing it to lay flat with ease, increasing install speed. This product features patented SEALLap® factory applied adhesive treatment at the membrane overlap which provides a quick watertight bond.

Although Polystick TU MAX is designed as an underlayment for clay and concrete tile coverings, this membrane can also be installed under slate tiles. Can be installed as part of a multi-ply underlayment system when used over Polystick MTS PLUS.

TYPICAL APPLICATIONS

- Adhesive set and mechanically fastened roof tile applications.
- As part of a multi-ply underlayment system over Polystick MTS PLUS.
- Flexible and lay-flat characteristics; ideal for new construction applications.

FEATURES AND BENEFITS

- Patented ADESO dual-compound self-adhered technology.
- Patented SEALLap factory-applied adhesive for fast watertight seams.
- Polyester reinforced surface engineered for slip resistance and strong foam set adhesion.
- Strong foam adhesive bond to top fabric and aggressive self-adhered bottom surface increase wind-uplift resistance.
- Asphaltic compound provides excellent sealability around nails.
- Max 180 days exposure.

TECHNICAL DESCRIPTION*

Physical Properties	ASTM Method	ASTM Value
Maximum Load, Longitudinal and Transverse, min, kN/m [lbf/in.]	D5147	4.4 [25]
Elongation at break, min of modified bitumen portion [%]	D5147	10
Tear Resistance, Longitudinal and Transverse, min, N [lbf]	D5147	89 [20]
Moisture Vapor Permeability, max, perms	E96	0.1
Adhesion to Plywood @ 40°F, min, lbf/ft width	D1970	2.0
Adhesion to Plywood @ 75°F, min, lbf/ft width	D1970	12.0
Sealability around nail	D1970	pass
Waterproof integrity after low temp flexibility	D1970	pass
Waterproof integrity of lap seam	D1970	pass
Slip Resistance	D1970	pass

*The properties in this table are "as manufactured" unless otherwise noted.



ADESO SELF-ADHERED TECHNOLOGY

PRODUCT DATA**

Net Coverage (Approx) ...200 ft² (18.5 m²)
Gross Coverage .....215 ft² (20 m²)
Weight (Approx) ..... 55 lbs (25 kg)
Thickness (Nominal)..... 60 mils (1.5 mm)
Roll Size .....65'8" × 39⅜" (20 m × 1 m)
Rolls/Pallet.....25

**All values are nominal at time of manufacturing

APPLICABLE STANDARDS

- ASTM D1970
- ICC ESR-1697
- Florida Building Code
- Miami-Dade County Approved
- Texas Department of Insurance

PRODUCT CODES

- PSTUMAXQ

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Edition Date: 09/23 • Doc# Polystick TU MAX

Received 12/11/2023
Planning and Building Department

POLYSTICK® TU MAX

SELF-ADHERED WIND & WATER TILE UNDERLAYMENT

APPLICATION INSTRUCTIONS

- Polystick TU MAX may be applied directly to the roof deck where allowable by Code, or to various approved substrate such as ASTM D226 type roofing felts and Polytherm insulation. For additional substrate requirements and information refer to Polyglass published "Suitable Substrates for Self-Adhered (SA) Membranes."
- Do not apply directly on to existing shingles or other roof coverings.
- Apply only when the substrate is dry and project related temperatures (air, roof deck, membrane) are 40°F and rising.
- Cut the Polystick TU MAX to a suitable, workable length prior to placement.
- Lay the material flat in place starting at the lowest point.
- Fold the membrane back onto itself (width wise) and peel half of the release film from the roll. Gradually push/roll the material into place with firm even pressure from the center to the outer edge. Repeat this process with the remaining half of the roll.
- Position successive rolls providing a minimum 6" end lap and 3" side lap. Position the next sheet by overlapping seams to lineup the overlap of the top sheet edge with the inside of the bottom sheet's factory selvage edge.
- At side overlaps, remove the protective SEALLap release film and apply even pressure to seam area.
- After adhering the Polystick underlayment, uniform pressure must be applied to the entire surface. Roll area with a 35 lbs or 75 lbs weighted roller, or water-filled lawn roller. Brooming the surface of the Polystick membrane is also acceptable on steep pitched roof applications where safety is a concern. **NOTE:** Polyglass advises that proper safety precautions are taken during rolling on all sloped roofs.
- Be sure to follow all local building code recommendations and requirements with regards to the width of ice dam materials.
- If full roof coverage application is desired, proper venting of the structure is recommended. Consult a design professional for proper venting requirements. Applications involving non-ventilated attics or sheathing with radiant barriers, an anchor sheet is recommended to allow venting and prevent the creation of a double vapor barrier condition.
- In steep slope applications where back nailing may be required, be sure that all nails are covered by the overlapping next sheet.
- Polystick TU MAX must be covered within 180 days of installation or unless otherwise limited by the Authority Having Jurisdiction.
- Use PolyPlus® 50 or PG 500 to seal all end laps, hip and ridge details, and any "fabric to fabric" splices, patches or details.
- Apply a bed of cement on any metals, vents, stacks, chimneys, and other roof accessories.
- Use on any repairs to the underlayment prior to application of the final roof covering.
- Check project details for proper installation requirements.
- For detailed drawings and recommended installation procedures of typical roof segments, such as drip edge conditions, please refer to our website at, www.polyglass.us

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Refer to safety data sheet (SDS) for specific data and handling of our products. All data furnished refers to standard production and is given in good faith within the applicable manufacturing and testing tolerances.

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Received 12/11/2023
Planning and Building Department

PARAPRO® FLASHING RESIN

Commercial Product Data Sheet



Parapro Flashing Resin is a multi-component, fast curing, flexible PMMA resin for use in conjunction with Pro Fleece to construct the Parapro 123 Flashing System.

Contact Siplast for specific information on approved product uses.

USES:
LIQUID FLASHING

Colors	Light Gray (#7035) White (#9010)
Grade Options	**Summer Grade** **Ambient Temperature:** 59ºF - 104ºF (15ºC - 40ºC) **Substrate Temperature:** 59ºF - 122ºF (15ºC - 50ºC) **Winter Grade** **Ambient Temperature:** 23ºF - 68ºF (-5ºC - 20ºC) **Substrate Temperature:** 23ºF - 77ºF (-5ºC - 25ºC)
Typical Set/Cure Times at 68°F (20°C)	**Rainproof:** 30 minutes **Ready for Next Coat:** 30 minutes **Stress Resistant:** 2 hours
VOC Content	< 25 g/L (catalyzed) EPA test method 24

PRODUCT INFORMATION

Application

Refer to the applicable Siplast Technical or Installers Guide for detailed application information, including application/coverage rates. Product must be catalyzed before use using Pro Catalyst Liquid or Powder. See mixing charts that are supplied with Pro Catalyst products.



Storage and Handling

Store indoors in well-ventilated, cool, dry area away from heat, open fire, ignition sources, direct sunlight, oxidizing agents, strong acids, and strong alkalis. Do not store below 32°F (0°C). Product may auto-polymerize at temperatures greater than 140°F (60°C). Store jobsite materials on pallets in a shaded, well-ventilated area. Cover unshaded areas with reflective tarp that allows air circulation. Shelf life is 12 months; product life is reduced when stored at temperatures above 77°F (25°C).

See product packaging and the Safety Data Sheet for specific information on the safe handling of this product.

Packaging

Primary Packaging: 10 kg (22 lb) resealable metal drums
Units Per Pallet: 60

Listings, Approvals, & Certifications

c UL us LISTED

Classified by UL in accordance with ANSI/UL 790. Refer to UL Product iQ for specific assemblies.

Current copies of all Siplast Commercial Product Data Sheets & Safety Data Sheets are posted on our website at www.siplast.com
Rev Date 09/2023

Public Records of St. Johns County, FL Clerk # 2012003793, O.R. 3517 PG 1739,
01/23/2012 at 03:50 PM REC. $9.00 SUR. $9.50 Doc. D $.70

Doc Stamps
recording

Prepared by and return to
John P. Cole, Esquire
Ivan, Cole, Bonnette & Kane
One Independent Dr., Suite 3131
Jacksonville. FL 32202

Parcel ID Number: 197090-0000

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of May 23, 2011, between **Flagler Hospital, Inc.**, herein the "Grantor," and, the **City of St. Augustine, Florida,** incorporated by the Territorial Acts of 1822, pages 86, 87, herein the "Grantee," whose mailing address is P.O. Box 210, St. Augustine, FL 32085-0210 (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, that the Grantor, in order to effectuate and comply with the Corrected Final Order Granting Petition for Termination of Trust of the Circuit Court, Seventh Judicial Circuit, in and for St. Johns County, Florida, entered October 4, 2010, in Case No. TA10-0277, does hereby remise, release and quit-claim unto the Grantee forever all of the Grantor's right, title and interest in and to that certain property in St. Johns County, Florida, described as follows:

Lot one (1), Block ten (10), of the City of St. Augustine, Florida, according to the Official Map of said City.

COPY

TO HAVE AND TO HOLD the same, together with the hereditaments and 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, unto the Grantee.

This conveyance is subject to (a) zoning and other governmental regulations; (b) those conditions, covenants, easements, limitations, restrictions and other matters of record, if any, but this provision shall not operate to reimpose the same; and (c) ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

The foregoing legal description was provided to the preparer without the benefit of a survey or a title commitment and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of two witnesses below:

Print Name: Lorraine A Jones

Print Name: Lynda I Kirker

FLAGLER HOSPITAL, INC.

By: FACHE

Its PRESIDENT

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument, Quit-Claim Deed, was acknowledged before me this 23 day of May, 2011, by Joseph Gordy, who is personally well known to me and known by me to be President of Flagler Hospital, Inc.

Notary Public

My commission expires: Sept 8, 2012

[AFFIX NOTARY SEAL]

LORRAINE A. JONES
Commission DD 798533
Expires September 8, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

COPY

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1970900000
Location Address	143 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUGUSTINE LOT 1 BLK 10 (EX S30FT & E20FT) BY TRUST UNDER WILL OR3517/1739(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.280
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	City Of St Augustine Florida 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		$1,549,556

Map



Valuation Information

	2024
Building Value	$515,880
Extra Features Value	$3,476
Total Land Value	$1,030,200
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,549,556**
Total Deferred	$0
Assessed Value	**$1,549,556**
Total Exemptions	$1,549,556
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
2023	$530,014	$3,546	$1,030,200	$0	$0	$1,563,760	$1,563,760	$1,563,760	$0
2022	$462,525	$10,433	$1,030,200	$0	$0	$1,503,158	$1,458,142	$1,503,158	$0
2021	$474,539	$10,482	$1,030,200	$0	$0	$1,515,221	$1,325,584	$1,515,221	$0
2020	$583,906	$10,531	$1,030,200	$0	$0	$1,624,637	$1,205,076	$1,624,637	$0
2019	$641,373	$10,581	$909,000	$0	$0	$1,560,954	$1,095,524	$1,560,954	$0
2018	$570,978	$10,133	$969,600	$0	$0	$1,550,711	$995,931	$1,550,711	$0
2017	$586,621	$10,183	$969,600	$0	$0	$1,566,404	$905,392	$1,566,404	$0
2016	$430,188	$10,186	$436,320	$0	$0	$876,694	$823,084	$876,694	$0
2015	$453,654	$10,236	$393,900	$0	$0	$857,790	$748,258	$857,790	$0
2014	$276,050	$10,285	$393,900	$0	$0	$680,235	$680,235	$680,235	$0
2013	$289,852	$10,334	$390,000	$0	$0	$690,186	$690,186	$690,186	$0

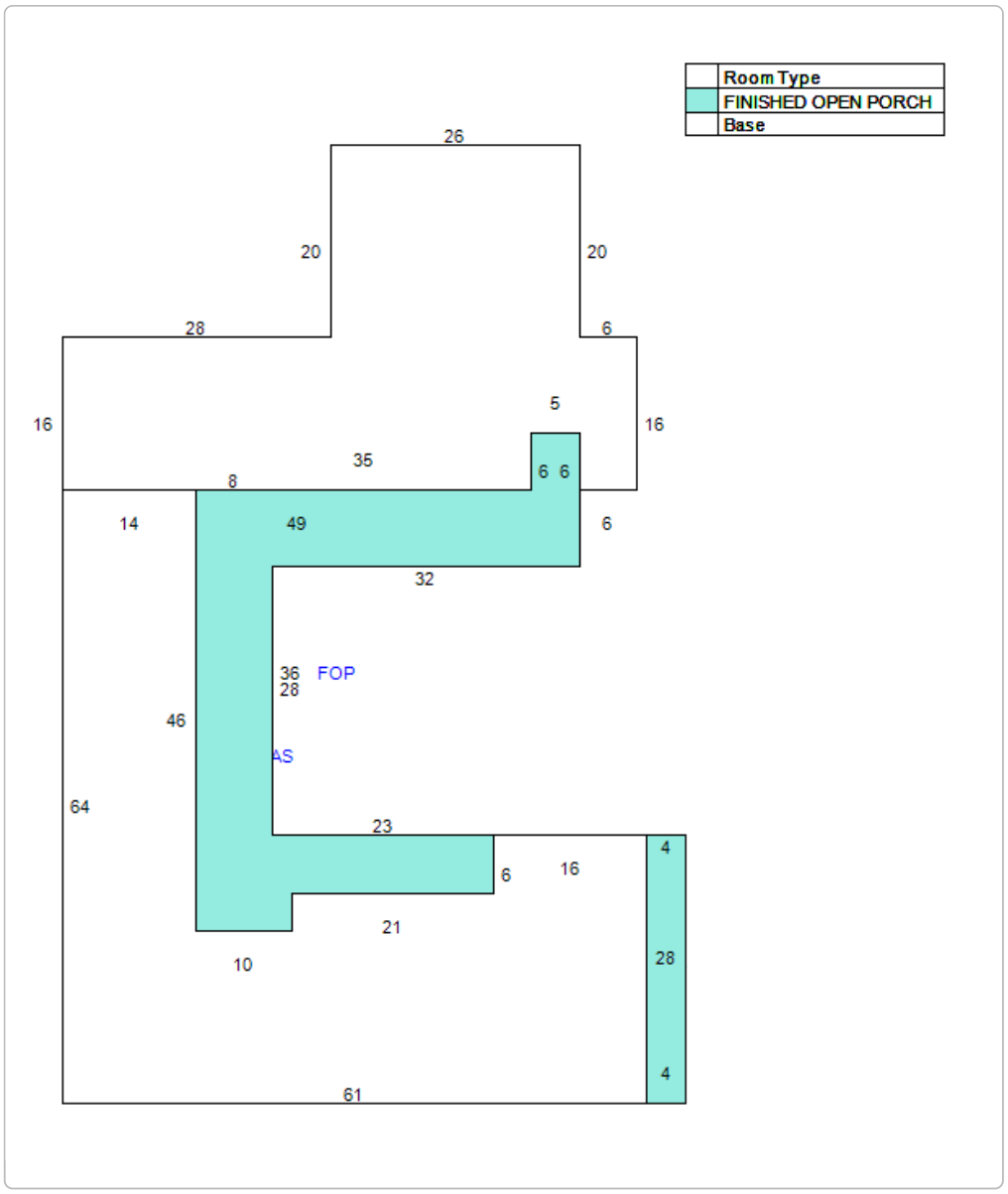
Building Information

Building 1
Building Value $515,880
Year Built 1750
Actual Area 6848
Conditioned Area 5936
Use Cultural Organizations & Facilities
Style 04
Exterior Wall Concrete Stucco, Wood

Roof Cover Modular Metal
Roof Structure Wood Truss
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	1450
FINISHED OPEN PORCH	800
BASE AREA	3972
FINISHED OPEN PORCH	112
BASE AREA	514
Total SqFt	6848

Sketch Information



Extra Feature Information

Code Description	Status	Value
Gate - Average (Mix)		146
Wood Fence - Under 6' (COM)		558
Masonry Wall (Mix)		2772

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	120	101	12120	SF	$1,030,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/12/2012	5/23/2011	$100.00	QUIT CLAIM DEED	3517	1739	U	I	FLAGLER HOSPITAL INC	CITY OF ST AUGUSTINE FLORIDA
3/2/2011	2/22/2011	$100.00	QUIT CLAIM DEED	3413	1952	U	I	WELLS FARGO BANK NA TRUSTEE	FLAGLER HOSPITAL INC
3/2/2011	2/15/2011	$100.00	QUIT CLAIM DEED	3413	1950	U	I	CITY OF ST AUGUSTINE	WELLS FARGO BANK NA TRUSTEE
	10/4/2010	$100.00	QUIT CLAIM DEED	3370	686	U	I	WELLS FARGO BANK TRUSTEE	CITY OF ST AUGUSTINE

No data available for the following modules: Sales Questionnaire Form.

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
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Contact Us

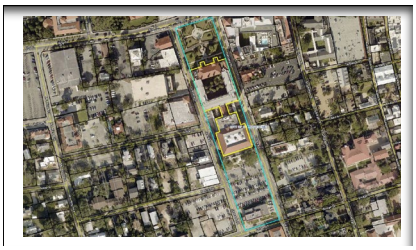
Developed by Schneider GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for December 21, 2023 Meeting







Application HP2023-0085 Address: 75 King Street

Applicant & Owner: City of St. Augustine

Project description: To waterproof the exterior walls of the Hotel Alcazar building by applying a sealant after cleaning surfaces, repairing areas of loss or damage, repointing mortar joints and filling cracks.

Architectural Style:	Spanish Renaissance Revival	Florida Master Site File:	SJ00060
National Register:	Individually Listed; Contributing to the St. Augustine NRHD	Construction date:	1887-1889
Archaeology Zone:	N/A	Zoning District:	HP-4
Parcel number:	1995700000		
Agenda Item:	10(c)	Previous Action(s):	None found pertaining to waterproofing

STAFF SUMMARY AND ANALYSIS:

1. The proposed work of this application is to first follow the steps of repair and preparation outlined in the below scope of work before applying a water repellent to the exterior of the historic Hotel Alcazar. Now occupied by City Hall and the Lightner Museum, the structure is bounded by Granada Street to the west, Cordova Street to the east, and City public and employee parking lots to the south. Constructed from 1887-1889 on top of filled land over the tidal creek bed of Maria Sanchez, the large building was designed by New York architects Carrère and Hastings as a second hotel for Henry Flagler, after the elaborate Hotel Ponce de Leon. Quickly becoming very successful, the hotel building was expanded with a 4th floor at the east, south, and west sides of the interior open quadrangle, and other modifications were made after several years of being built, continuing into the 1900s, and later on when no longer a hotel.
2. One of the first buildings in the country to be constructed with a poured concrete method for the exterior walls, shell aggregate was used, and its coquina concrete construction is still unique. Hotel Ponce de Leon (started construction in 1885-opened in 1888) was the first multi-story building in the U.S. constructed of concrete. The Ponce's foundation walls were made with a formula of one part Portland (hydraulic) cement to two parts coquina and one part sand, with the walls above of one part cement to five parts coquina and two parts sand. This monolithic load-bearing wall construction was selected to withstand hurricane winds. A similar formula and construction method were likely used on the Alcazar. According to the City Facilities Manager's research, the coquina concrete mix was packed down as layers within forms built in place while in a dry state, with water then added, which may have caused more voids. This issue and other ones similar to the Alcazar are covered in attached Preservation Brief 15, Preservation of Historic Concrete.
3. **Ongoing and Existing Issues:** The architecturally significant building is accented with twin towers, brick parapets, elaborate ornamental terra cotta and brickwork, and a clay tile roof. Over the years, increased damage caused by water infiltration and other moisture issues have been evident, as well as noticeable issues with the exterior walls and elements. The building's overall condition has been assessed numerous times, including the condition of the exterior materials and elements, resulting in multiple reports with recommendations. One of the earliest documentation was from a 1994 grant application, which mapped the extensive cracking on elevations drawings.
4. A January 2010 report by Kenneth Smith Architects, Inc., included in the application packet, provided a then-current condition assessment. A variety of issues were noted including cracks caused by thermal expansion with the lack of expansion / construction joints and reinforcing, areas of inappropriate repairs/patches and use of inappropriate materials to seal cracks, failed perimeter sealants around window and other openings, soiled surfaces with organic growth, and cracks in terra cotta elements and brick mortar joints. These issues allow water to infiltrate into the building. Other Rilem tube tests verified that the coquina concrete material also allows moisture to quickly enter the walls.
5. **Professional Recommendations:** Exterior restoration with appropriate cleaning, repairs, repointing, and sealing/water proofing the exterior with a water repellent material was recommended by Ken Smith's report after test patches of three products were applied to the building. Rilem tube tests were performed after the sealant had cured. The best performer was Enviroseal PBT, a clear, water-based siloxane blended water repellent that did not change the appearance of the coquina concrete. **While the City did not move forward with applying the 2010 recommended water repellent due to budget constraints, this report serves as the basis for the work proposed with this application.**
6. In 2019, the previous test patch was tested and found to still be non-visible and had a "hydrophobic effect after nine years." A sample of MasterProtect H 185, which has the same formulation as Enviroseal PBT, was applied on the same west elevation, allowed to cure, and when tested allowed no absorption during the test duration.
7. A previous Senior Preservation Architect at the FL SHPO (Division of Historical Resource) was consulted by Architect Ken Smith in 2019, with the recommendations of applying an approved water repellent to the exterior. He determined the application "will not cause an adverse effect upon the historic coquina exterior provided the exterior façade is properly cleaned and allowed to dry prior to" that application. It was further noted that it is understood use of sealants

Staff Report pg 2

is a last resort in protecting the building and that all procedures shall follow Preservation Brief #1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, which is in the attachment section of this report.

8. Along with the architect's report, determination letter from the SHPO, followup testing summary by Coastal Construction Products, a letter by Sarah Ryan Architect is also included in the application packet. This 2023 letter discusses her review of the use of the siloxane water repellent sealer with the National Park Services' Technical Preservation Services staff, who stated this kind of sealer will not negatively impact the historic concrete of the building. She further recommended applying every ten years.
9. Staff have observed that the test areas of sealant applied on the west elevation in late 2009 and 2019 have not changed the visual appearance of the building's coquina concrete. New Rilem tube tests were performed while staff observed both in areas without sealant and areas with sealant and a dramatic difference in the test results was witnessed.
10. **Considerations:** With the Hotel Alcazar structure, the City has actively attempted to address systems that could be allowing water and moisture into the building. All roofs except one area have been replaced in the past 9 years. The HVAC systems have been replaced and gutter and downspout issues addressed. Staff has suggested a leak specialist analyze the building to ensure nothing else besides the porous material is allowing moisture infiltration. Preservation Brief 39: Controlling Unwanted Moisture in Historic Buildings is a good resource. Additionally, the International Masonry Institute may also be of further assistance. However, one of the remaining issues is that water, from rain, wind driven rain, and other sources than leaking, is penetrating through intact but porous coquina concrete vertical wall surfaces.
11. In 1978, a number of terra cotta spires were replaced with those made with a special architectural concrete material (See related email in attachments). These are now evident with their lighter color due to fading compared to the remaining terra cotta spires. If terra cotta elements are going to be repaired or areas of loss addressed, it is essential that the correct material and methods are used, so that these highly detailed elements are not damaged irreversibly.
12. **Sealants:** For the coquina concrete walls, either MasterProtect H 185, with a water permeance of 99%, or the R-97 water repellent that is UV stable and has a 97% perm rate is proposed. A Potassium Silicate Coating/Liquid Silicate, which is 92% permeable, is proposed to be applied to the existing terra cotta features and brick. According to the material specifications, these materials are formulated to allow moisture from the interior to escape out without causing damage. The sealants for the coquina concrete are clear, while the Potassium Silicate can be tinted if desired. HARB should determine which would be more appropriate if they approve the proposed work.
13. Concern related to sealants are they can be irreversible, thereby causing more damage, and they can change the appearance of the building's material, thereby altering the overall look of the building itself. The Architectural Guidelines for Historic Preservation (AGHP) recommends against applying "waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration."
14. Preservation Brief #1, which was also referred to in the SHPO architect's determination letter, begins by stating "inappropriate cleaning and coating treatments are a major cause of damage to historic masonry buildings…they can be very destructive to historic masonry [stone, brick, architectural terra cotta, cast stone, concrete and concrete block] if they are not selected carefully." Describing modern water-repellent coatings that penetrate into the masonry substrate, as being almost invisible if properly applied, they are more vapor permeable than old coatings that sit on the surface. However, they can reduce the vapor permeability of the masonry, and once inside the wall, water can condense and produce liquid water, which unlike water vapor, cannot escape through the water-repellent coating. In turn, liquid water within the wall can cause considerable damage.
15. In cases where historic materials are so porous and moisture is still penetrating through the walls *after* all repairs are made in order to make the building watertight and *after* being allowed to dry out completely, Preservation Brief #1 discusses that a coating may be needed to protect from further deterioration. However, the brief states that a water-repellent coating should be considered in selected areas only – not applied to the entire exterior of the building.
16. The firm presenting on behalf of this application included completed projects and will be able to provide more info on their extensive experience in using or the use of the proposed sealants on entire buildings, including historic ones. The unique coquina concrete material/construction method for this building may make it difficult to fully compare equally.
17. The AGHP and Preservation Brief #1 maintain that applying water-repellent coatings to masonry should only be done after masonry is properly cleaned, repaired, and repointed, and should never be applied to a damp wall. Furthermore, the AGHP emphasizes repairs using appropriate materials, removing failed mortar by hand raking out (not using powered saw), and using appropriate mortar by duplicating original mortar's strength, composition, color, and texture. Specific to the Alcazar building, the City is planning on replacing the remaining 1960s aluminum windows. This work should ideally be done first, so all issues related to the window openings are addressed before waterproofing the walls.
18. **Cleaning:** Choosing the appropriate cleaning method and cleaner is also essential. Use of high-pressure water or power washing the building should be avoided, as it can cause further damage to the exterior material/elements, and allow more moisture into the building. Instead, the AGHP recommends using the gentlest methods possible

SUMMARY SCOPE OF WORK:

1. Repair and prepare exterior walls and elements:
   a. Clean surfaces with gentle detergent
   b. Repair damaged areas and areas of loss in all existing materials (coquina concrete, brick, and terra cotta) with an appropriate material based on analysis
   c. Repoint mortar joints with an appropriate mortar based on mortar analysis
   d. Fill existing cracks with an appropriate sealer
2. Apply waterproof sealant to the exterior:
   a. On coquina concrete exterior walls: MasterProtect H 185 or R97
   b. On terra cotta elements: Potassium Silicate Coating/Liquid Silicate (which can be pigmented)

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standards for Rehabilitation 2, 3, 7 and 9 apply.

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Possible Method
9. Compatible Contemporary Design for New Alterations and Additions

Exterior Finishes: Masonry

Do...

- Identify, retain and preserve masonry features that are important to defining the overall character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps and columns; and joint and unit size, tooling and bonding patterns, coatings and color.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in carved decorative features.
- Evaluate and treat the various causes of mortar joint deterioration such as leaking roofs and gutters, differential settlement of the building, capillary action or extreme weather exposure.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Clean masonry only when necessary to halt deterioration or to remove heavy soiling.
- After determining that cleaning is necessary, carry out surface testing to determine the gentlest method possible.
- Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.
- Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
- Remove deteriorated mortar by carefully hand raking the joints to avoid damaging the masonry.
- Duplicate the original mortar in strength, composition, color and texture.
- Duplicate old mortar joints in width and in joint profile.
- Repair masonry features by patching, piecing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes.

- Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.
- Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Don't...

- Remove or substantially alter masonry features which are important in defining the overall historical character of the building so that the character is diminished.
- Replace or rebuild major portions of exterior walls that could be repaired, which would make the building essentially new construction.
- Clean masonry to create a new appearance, thus needlessly introducing chemicals or moisture to historic materials.
- Clean without first testing to determine the effects of the method.
- Sandblast brick or stone surfaces using dry or wet grit or other abrasives. Such methods of cleaning permanently erode the surface of the material and accelerate deterioration.
- Clean with water or liquid chemical solutions when there is a possibility of freezing temperatures. Don't clean with chemical products that will damage masonry or leave chemicals on masonry surfaces.
- Use high-pressure water cleaning that will damage historic masonry and mortar joints.
- Create a new appearance by applying stucco over brick or masonry that has been historically uncoated.
- Remove non-deteriorated mortar from sound joints, then repoint the entire building to achieve a uniform appearance.
- Use electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.
- Repoint with mortar with a high portland cement content, unless it is the content of the historic mortar. Portland cement can often create a bond that is stronger than the historic material and can cause damage as a result of differing coefficient of expansion and the differing porosity of the material and mortar.
- Repoint with a synthetic caulking compound.
- Use a "scrub" coating technique to repoint instead of traditional repointing methods.
- Replace an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated parts are appropriate.
- Use a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.
- Apply waterproof, water-repellent or non-historic treatments such as stucco over masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.
- Remove a masonry feature that is not repairable and not replace it, or replace it with a new feature that does not convey the same visual appearance.
- Remove sound stucco or repair it with new stucco that is stronger than the original material or that does not convey the same visual finish.
- Remove or improperly treat decorative stucco.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. National Register Nomination (portions)
4. Sanborn Maps
5. Hotel Ponce de Leon National Historic Landmark designation (portion that details coquina concrete construction)
6. 1994 Grant related documents including architectural elevations of Hotel Alcazar Building mapping cracks
7. Email from Herschel Shepard related to Alcazar's terra cotta spires 1978 project
8. National Park Services' Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
9. National Park Services' Preservation Brief #15: Preservation of Historic Concrete*
10. National Park Services' Preservation Brief 39: Controlling Unwanted Moisture in Historic Buildings
11. Articles on sealants*

*Supplemental resources suggested by International Masonry Institute (IMI) with pink highlighted text from them

STAFF PHOTOGRAPHS
75 King Street



Front Façade/North Elevation

STAFF PHOTOGRAPHS
75 King Street



Close up of coquina concrete exterior walls with shell aggregate very visible

STAFF PHOTOGRAPHS
75 King Street



Front Façade/North Elevation



STAFF PHOTOGRAPHS
75 King Street





Facing East and looking at tower on front facade/North Elevation

Staff Report pg 10

STAFF PHOTOGRAPHS
75 King Street





Front Façade/North Elevation

STAFF PHOTOGRAPHS
75 King Street



East/Cordova Street Elevation

STAFF PHOTOGRAPHS
75 King Street





Looking west toward East/Cordova Street Elevation: after rainfall the previous day, moisture is visible from top of building downward

STAFF PHOTOGRAPHS
75 King Street



Smoother looking concrete element around loggia's colonnade of East/Cordova Street Elevation compared to outer walls





STAFF PHOTOGRAPHS
75 King Street





Off East/Cordova Street Elevation

STAFF PHOTOGRAPHS
75 King Street

Inside courtyard of quadrangle





STAFF PHOTOGRAPHS
75 King Street



Off inner courtyard of quadrangle: Visible dampness below colonnade's ceiling

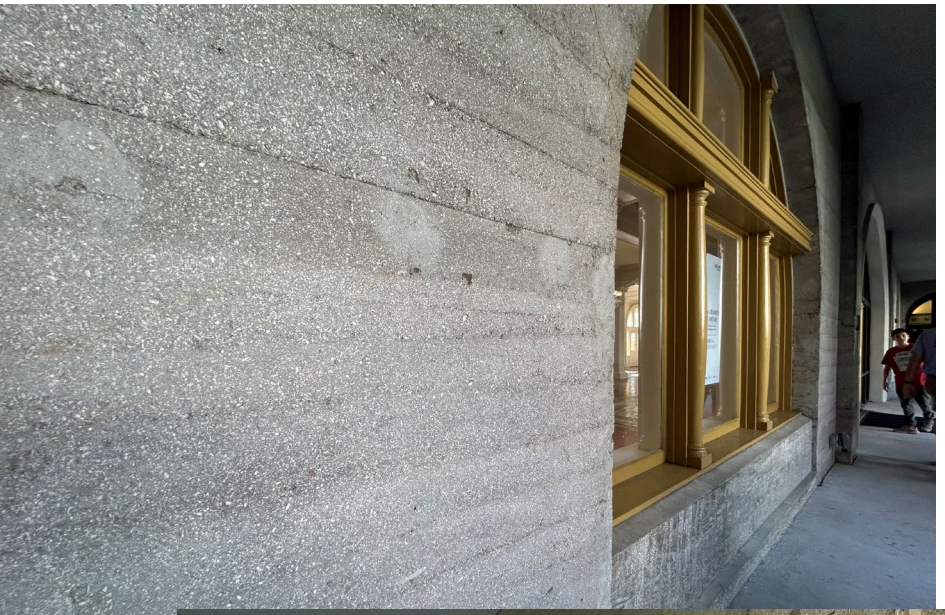
STAFF PHOTOGRAPHS
75 King Street







Off inner courtyard: previous patching in columns







STAFF PHOTOGRAPHS
75 King Street

STAFF PHOTOGRAPHS
75 King Street





Inner courtyard: Previous patching in walls

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Off West/Granada Street Elevation



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75 King Street



Off West/Granada Street Elevation



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75 King Street



West/Granada Street Elevation

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75 King Street



West/Granada Street Elevation



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West/Granada Street Elevation



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West/Granada Street Elevation



STAFF PHOTOGRAPHS
75 King Street





West/Granada Street Elevation



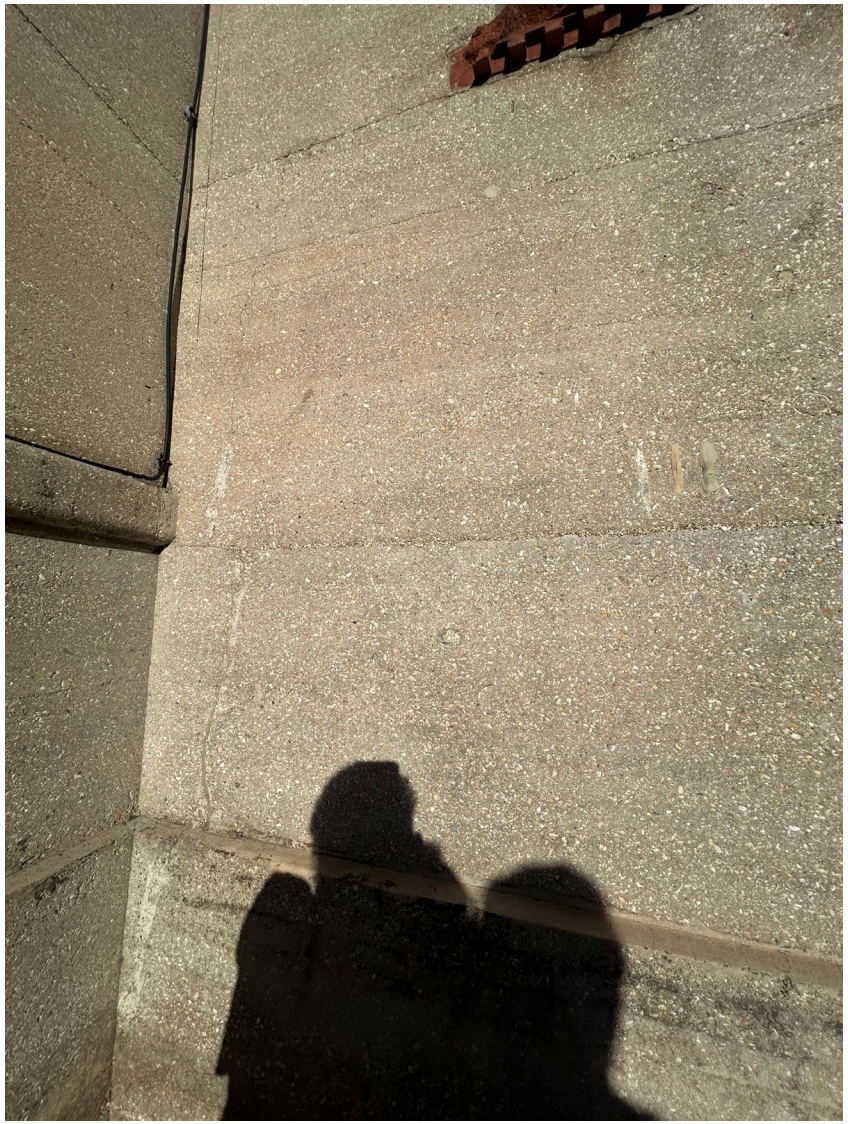
STAFF PHOTOGRAPHS
75 King Street





West/Granada Street Elevation

STAFF PHOTOGRAPHS
75 King Street





Test Areas of Sealant (applied 2009) on West/Granada Street Elevation

STAFF PHOTOGRAPHS
75 King Street





Splash test on test areas of sealant (applied 2009) showing resistance to water on West/Granada Street Elevation

STAFF PHOTOGRAPHS
75 King Street





Above: Terra cotta window sill with missing material

Right: Test Areas of Sealant show resistance to water on West/Granada Street Elevation

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S) 85;60

85;60

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE: Florida
COUNTY: St. Johns
FOR NPS USE ONLY
ENTRY NUMBER | DATE

1. NAME

COMMON: Alcazar Hotel (Lightner Municipal Exposition)
AND/OR HISTORIC: Historic Lightner Museum NR listed 2-24-71

2. LOCATION

STREET AND NUMBER: 79 King Street
CITY OR TOWN: St. Augustine
STATE: Florida | CODE: 12 | COUNTY: St. Johns | CODE: 109

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building	☐ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site ☐ Structure	☐ Private	☐ In Process	☐ Unoccupied	☒ Restricted
☐ Object	☒ Both	☐ Being Considered	☐ Preservation work in progress	☐ Unrestricted
				☐ No

PRESENT USE *(Check One or More as Appropriate)*

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☒ Commercial	☐ Industrial	☐ Private Residence	☐ Other *(Specify)*	
☒ Educational	☐ Military	☐ Religious		
☒ Entertainment	☒ Museum	☒ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: City of St. Augustine
STREET AND NUMBER: City Hall
CITY OR TOWN: St. Augustine | STATE: Florida | CODE: 12

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: St. Johns County Courthouse
STREET AND NUMBER: King and Cordova Streets
CITY OR TOWN: St. Augustine | STATE: Florida | CODE: 12

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Part of St. Augustine Historic District National Register nomination
DATE OF SURVEY: | ☐ Federal | ☐ State | ☐ County | ☐ Local
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN: | STATE: | CODE:

SEE INSTRUCTIONS

STATE: Florida
COUNTY: St. Johns
FOR NPS USE ONLY
ENTRY NUMBER | DATE

5J60

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☐ Good	☒ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (*if known*) PHYSICAL APPEARANCE

The Alcazar Hotel building is an original architectural style composite of Spanish Renaissance mingled with adaptations borrowed from Moorish buildings in Spain. The castles of Seville were copied in some of the decorative design; and the facade bears great resemblance to Seville's famed Alcazar, royal palace of kings.

The building was completed in 1889 after two years of construction at a cost in excess of $1,000,000. It was first used, in its then unfinished stage, in 1888 to accomodate the overflow patronage of her famed "sister", the illustrious Ponce de Leon, Henry Flagler's first hotel project which had just attained completion. The Alcazar formally came into "her own" the following year.

This distinct and impressive structure, four stories in height, standing on filled-in land, occupies a ground area of 250' by 450'. The over-all property size can best be visualized in terms of city blocks - one in width, three in depth.

The construction of the outer walls was a shell rock formation indigenous to the St. Augustine area. It is known as coquina. The present building is one of the first constructed in the United States of poured concrete.

The Alcazar in its original interior design had 300 guest rooms, in an age when private-bath-in-every-room was not accepted requirement. As the pattern changed in hotel accomodations this conversion in the Alcazar left 170 guest rooms. There were, of course, elaborate and expansive writing and lounge rooms, spacious lobbies and two large dining rooms with comparable allowances for kitchen, baking and refrigeration facilities.

In the south section of the building were located the Turkish and Russian baths, Swedish massage services and kindred activities. The natural artesian water used here was presumed to have medicinal benefits. It was obtained from a free-flowing well located on the property.

Adjoining the baths was and still is the magnificent Casino, the then recreation and social center of the Alcazar, Ponce de Leon, and the community as well. Here was in all probability the largest indoor swimming pool in the nation.

Continued...

SEE INSTRUCTIONS

2

5760

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Florida	
COUNTY	
St. Johns	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Alcazar Hotel
7. Description
Page 2

On the upper balcony of the Casino were staged dances, entertainments, and other social functions.

The Casino pool, which has since been floored over, was the scene of many memorable sports occasions. The national AAU swimming championship meets were held in this pool, an old program dated February, 1925, listing such nationally famous feminine entries as Gertrude Ederle, Helen Wainwright, Aileen Riggin, Helen Meany, Adelaide Lambert, Sybil Bauer, champions all.

Along with the other events the Casino is now the setting for the annual St. Augustine Antiques Show, established by Mr. Lightner and presented in January of each year.

Tennis courts were at the rear of the building and on them trod the feet of champions, Tilden, Richards, Doeg, and others of that era.

The Alcazar was closed in 1930 due to the national economic depression. It remained closed and uninhabited until purchased by Otto C. Lightner, in 1947.

The interior of the building had suffered quite some deterioration during the 17 years it had been uncared for. An expensive program of rehabilitation was necessary before the property would be habitable. Mr. Lightner allotted $150,000 of his personal funds for this purpose; and work in the area of the first two floors and the Casino was commenced and completed to its present appearance. In the latter part of 1947 the facility was in condition to receive the exhibits from the Chicago Museum of Mr. Lightner.

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SJ60

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☒ 19th Century
- ☐ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- ☐ Aboriginal
- ☐ Prehistoric
- ☒ Historic
- ☐ Agriculture
- ☒ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☒ Engineering
- ☐ Industry
- ☐ Invention
- ☒ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☒ Transportation
- ☐ Urban Planning
- ☐ Other *(Specify)* _____

STATEMENT OF SIGNIFICANCE

The Alcazar Hotel was constructed in 1887-1889 by Henry Flagler as a part of a complex of three buildings of Moorish-Spanish Architecture, in his quest to create a "Riviera" on the eastern seaboard of the United States.

The Alcazar Hotel, the name being Arabic(Al-kasr) for "royal castle", was the second of the luxurious hostelries erected in St. Augustine by Henry M. Flagler, known first in the nation's financial marts as an associate of John D. Rockefeller in the creation of the parent Standard Oil Company.

SEE INSTRUCTIONS

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SJ60

9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Houses of St. Augustine. St. Augustine: The St. Augustine Historical Society, 1962.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY — St. Augustine District

CORNER	LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds
NW	29° 53' 53"	81° 19' 02"
NE	29° 53' 58"	81° 18' 40"
SE	29° 53' 12"	81° 18' 33"
SW	29° 53' 09"	81° 18' 55"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES — Alcazar Hotel

LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
29°	53'	25"	81°	18'	54"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: J. P. Schuck, Chief, Bureau of Historic Preservation

DATE: 8/3/70

ORGANIZATION: Department of State

STREET AND NUMBER: The Capitol

CITY OR TOWN: Tallahassee

STATE: Florida — CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name [signature]

Title State Liaison Officer

Date December 18, 1970

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS

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5560

May 3, 1971

Mr. Ernest P. Kidd
City Manager
City of Saint Augustine
Post Office Drawer 210
Saint Augustine, Florida 32084

Dear Mr. Kidd:

It is a pleasure to advise you that the Alcazar Hotel has been officially listed on the National Register of Historic Places and to enclose a certificate of formal notification of the recognition given to this historic site.

With every good wish and warmest regards.

Cordially,

Richard (Dick) Stone

RDS/wps

Enclosure

Alcazar SJ60

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

FEB 24 1971

RECEIVED
MAR 8 1971
Division of Archives
History & Records Management

Hon. Lawton Chiles
United States Senate
Washington, D. C.

Dear Senator Chiles:

We are pleased to inform you that the historic properties listed on the enclosure have been nominated by the State Liaison Officer appointed by the Governor for the implementation of the National Historic Preservation Program in Florida and have been entered into the National Register of Historic Places. Senator Edward J. Gurney and the appropriate Representatives have also been provided with this information. By copy of this letter, the State Liaison Officer, Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines Street, Tallahassee, Florida 32304, has likewise been notified. A leaflet explaining the National Register is enclosed.

Sincerely yours,

(Signed)

Director

Enclosures

Entered in the National Register FEB 24 1971

cc: Mr. Robert Williams, Director, Division of Archives, History & Records Management, Department of State, 401 East Gaines St., Tallahassee, Florida 32304

Also notified: Hon. Edward J. Gurney
United States Senate
Washington, D. C.

Hon. Bill Chappell, Jr.
House of Representatives
Hon. Don Fuqua
House of Representatives

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SJ60

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8 SJ 60 1009==

Site Name: Alcazar Hotel/City Hall 830== Survey Date: 8005 820==

Address: 75 King Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 36A (block) (lot) 868==

868==

Owner of Site: Name: City of St. Augustine;

Address: City Hall

St. Augustine, FL 32084 902==

Occupant or Manager: City of St. Augustine/Lightner Museum 904==

Type of Ownership: City 848== Zoning: HP-4

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

UTM: 17 (zone) 469660 (easting) 3306620 (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: Commercial 838== Present Use: Commercial 850==

Date: +1889 844== Period: 19th cent 845== Culture: American 840==

Architect: Carrere and Hastings, New York 872==

Builder: McGuire and McDonald, St. Augustine 874==

Style: Spanish Renaissance Revival 964==

Plan Type: 966==

Exterior Fabrics: Natural concrete, terra cotta, brick 854==

Structural Systems: Concrete, cast-in-place 856==

Features of Structure: (942)

Window Type: 942==

Foundation: Concrete wall 942==

Roof Type: Hip; flat, parapet 942==

Secondary Roof Structures: Tower, hip; bay, dome 942==

Porches & Balconies: Arcaded porches 942==

Chimney Location: Offset, lateral slope; interior 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Clay tile 882==

Ornament Exterior: Terra cotta work, columns, brick arches, jigsawn rafters, spires 882==

Quantitative Data: (950-954)

Chimneys: 8 952== Dormers: 954== Stories: 3-4 950==

Other: 5 story towers 956==

Surroundings: Commercial 864==

Relationship to Surroundings: Occupies block bounded by commercial and residential building. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tourism, Commerce

920==

Statement of Significance: (911==)

ARCHITECTURE

This three to four-story building with five story towers at 75 King Street was constructed in 1887-1889 by James McGuire and Joseph McDonald. The architects John M. Carrera and Thomas Hastings borrowed from both Moorish and Spanish architectural styles, the facade resembling Seville's famed Alcazar, royal palace of kings. The austere poured concrete exterior is adorned by red terra cotta work. Matching five-story towers are topped with terra cotta columns covered by clay tile hip roofs. Cherubs decorate a round opening between the capitals. At the base, rounded projections with terra cotta work give the impression of balconets. Twenty spires lining both exterior walls and interior court are presently being restored. An inner courtyard consists of a full arcade surrounding a pond with bridge. The casino area located to the south, has a second floor entrance also decorated with ornamental terra cotta work. Large bays project from the east and west. The entire building occupies an area approximately one city block wide and three deep. It is bounded by commercial and residential neighborhoods. The former hotel faces Flagler College, previously the elegant Ponce de Leon Hotel. The College and surrounding buildings are included within the St. Augustine National Landmark Historic District.

The area of the colonial city south of the plaza and north of Bridge Street includes buildings ranging from colonial to modern times. It contains a significant number of St. Augustine's surviving colonial buildings as well as many fine Victorian buildings from the Flagler era like the development along Palm Row. Some remodeling and construction have taken place in the St. Augustine Colonial Revival style. The narrow colonial street plan is retained, and some of the streets are still surfaced in brick. Aviles Street retains some colonial ambiance with many buildings constructed on the street line, with overhanging balconies, and coquina walls. The visual effect of other streets tends to be mixed Colonial and Victorian, except along the bayfront, which is dominated by modern motels. Along this stretch of the bayfront are the last surviving buildings projecting out over the water. It is an area of combined usages--residential, commercial, educational and religious--all of which produce traffic and parking problems. As a result, many significant buildings, particularly Flagler era hotels and mansions, have been demolished over the years for

(over)

V. BIBLIOGRAPHY

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parking lots or other facilites. The area is bounded on the west by the old Alcazar Hotel (now City Hall) and on the east by the seawall and bayfront. It is part of the National Landmark District, and listed on the National Register of Historic Places.

HISTORY

This section of the walled colonial city has been continuously occupied since the 16th century and represents the location of the 1565 settlement of St. Augustine. The small blocks and narrow streets of the early city are still evident.(1) All structures were destroyed during the 1702 attack by the South Carolinians, but by mid-century, the Rosario defense line had been erected along the present-day location of Cordova Street, and numerous buildings had been rebuilt throughout the area, although density was greater towards the bayfront. In the 18th and early 19th centuries, this section contained a number of governmental and ecclesiastical structures, including La Soledad parish church and school on St. George Street and the hospital and jail on Aviles (Hospital) Street. Moreover, the largest number of extant colonial buildings are found in this section of the city: Hourritiner, MacMillan, and Murat Houses on St. George Street; Segui, Fatio, O'Reilly, and Toledo Houses on Aviles Street; Solano House on Charlotte Street; and the Jacinto House on Marine Street. The southern border of this area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings.(2) Certain patterns of earlier development persisted into the American period as this section, particularly on Aviles Street, contained a disproportionately large number of public and educational facilities such as the Territorial City Council Meeting House, and in the late 19th century, the Peabody School, city jail, library, and police and fire departments. St. Joseph's Academy opened in the 1870's on St. George Street. Several prominent hotels also opened in this section, including the Ocean View on the bayfront and the St. George adjacent to Trinity Episcopal Church. Since the Civil War, St. George Street has remained a residential neighborhood and contained some stately homes of the city's more prominent residents and visitors. The streets to the east have contained some residences, but mainly commercial and institutional buildings. The area as a whole has one of the largest concentrations of 18th and 19th century structures within the walled city despite the demolition of several of the stately residences and hotels along St. George Street and Avenida Menendez (Bay Street).(3)

This former hotel at 75 King Street was originally planned as an annex to the larger, more expensive hotel across the street, the Ponce de Leon. Both projects of oil magnate, Henry M. Flagler, were inspired by the poured concrete residence of Franklin W. Smith, known as the Villa Zorayda.(4) The name, Alcazar, is the Spanish term for "fortress". Both Spanish and Moorish elements were incorporated into the design. A Tatler article describes the evolution of the hotel into a popular winter hostelry in its own right.

> "Although the first intention in constructing this building was as an annex of the Ponce de Leon; before its

completion, this idea seemed impracticable, and a restaurant was built in addition to it, and the house first opened on the European plan, a year later on both the European and American plans. But this was not entirely satisfactory, and it was then managed on the American plan, alone, growing constantly in popularity, and each season additions were made to it, in order to meet the demands made upon it.

"Three years ago, forty rooms were added, with a larter parlor and ladies' waiting room on the first floor, occupying the space of four shops, and an annex to the dining room. The season following was one of unparalelled success. Last year, owing to the depression in financial circles, the house was opened for rooms only.

"The Alcazar is built around four sides of a square, or court, the lower, or office floor, entirely surrounded by a beautiful arched loggia. The rooms are arranged to either look into the court or streets surrounding the house. They are large and beautifully furnished, the parlors attractive and with handsome appointments. A superior cuisine and service will be maintained, with an excellent staff and corps of help."(5)

In addition to the hotel accomodations, the famous pool and Turkish and Russian Baths were an attraction to visitors and residents. The Casino received the following write-up in 1896.

"The Casino, containing the immense swimming pool, Turkish and Russian baths, ball-room is the place of amusement of the city, the Mecca of every visitor to St. Augustine. Architecturally it is stately and imposing without and within, the immense arches rising out of the pool and supporting the roof are the largest in the country, having a span of thirty feet; these are arranged three on either side with one at each end. The bathing-pool with an immense volume of water constantly pouring in and out, is of course the great attraction and the morning the fashionable hour, a band of music on the third floor then discourses sweet music, and the fashionable world repairs there to swim or see their friends enjoy it, meet their friends and arrange for the rest of the day, a swimming teacher is always present--one for ladies and another for gentlemen. Hours are set apart when only women are admitted to the pool for the benefit of those wishing to learn to swim. The dressing-rooms for the bathers are large and light and smaller pools are provided for those desiring privacy.

> "The third floor forms one of the handsomest ballrooms in the country, heavy pilasters and cornices adorn the walls, hundred of electric lights shed a softening ray over the merry makers who gather there. The floor twenty-eight feet in width entirely surrounds the opening of the pool which rises to the glass covered roof. The south side of the building contains a stage, heavy curtains may be dropped over the arch ways thus converting it into an audience hall capable of seating at least five hundred persons. Here concerts and others entertainments are constantly given during the season. The guests of the East Coast system of hotels reaching the floor by the elevator thus avoiding any stairs."(6)

Depression years forced the hotel to close in 1932. In 1947 publisher O. C. Lightner purchased the building from the Florida East Coast Hotel Company for the purpose of exhibiting his extensive collection of Victorian memorabilia. The building was renovated after 1969 for use as a museum and municipal offices. The St. Augustine City Hall was dedicated on April 27, 1973, and Lightner Museum opened its doors on August 12, 1974.(7) Early Sanborn Maps show the site and surrounds of the Alcazar as being occupied by a Methodist-Episcopal Church, a Skating Rink, and Maria Sanchez Creek. The Skating Rink was operated by Orange Howes and the Church was the newly formed Olivet Methodist. Flagler purchased the marsh land offering to relocate the Methodist congregation in a building to be designed and constructed by his own architects, Carrera and Hastings, and contractors, McGuire and McDonald. The resulting house of worship is Grace United Methodist Church on Carrera Street. The filled in marshland and newly widened Cordova Street (formerly Tolomato) were a result of Flagler's vision of a "winter Newport".(8)

ARCHAEOLOGY

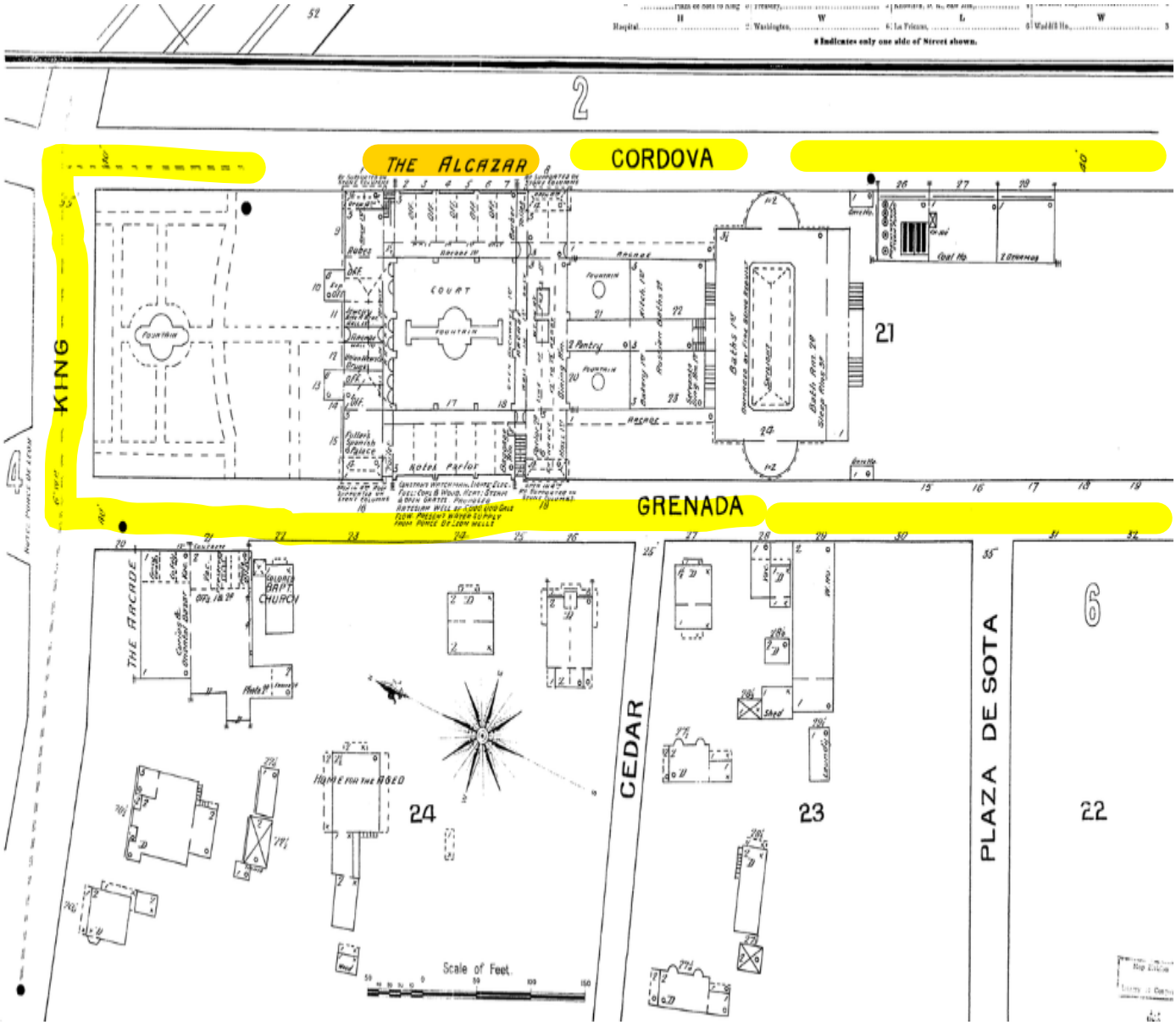
For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

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3. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1884-1958.
4. Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), p. 176.
5. Tatler, December 15, 1894, p. 3.
6. Ibid., January 18, 1896.
7. Alcazar File, St. Augustine Historical Society; Marker: St. Johns County Historical Commission.
8. Sanborn, 1884, 1888; St. Augustine City Directory, 1885, 1899; The Vacationer, "Grace Methodist Church, October 30, 1974, pp. 4-5.

ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Feb. 1893, Sheet 1

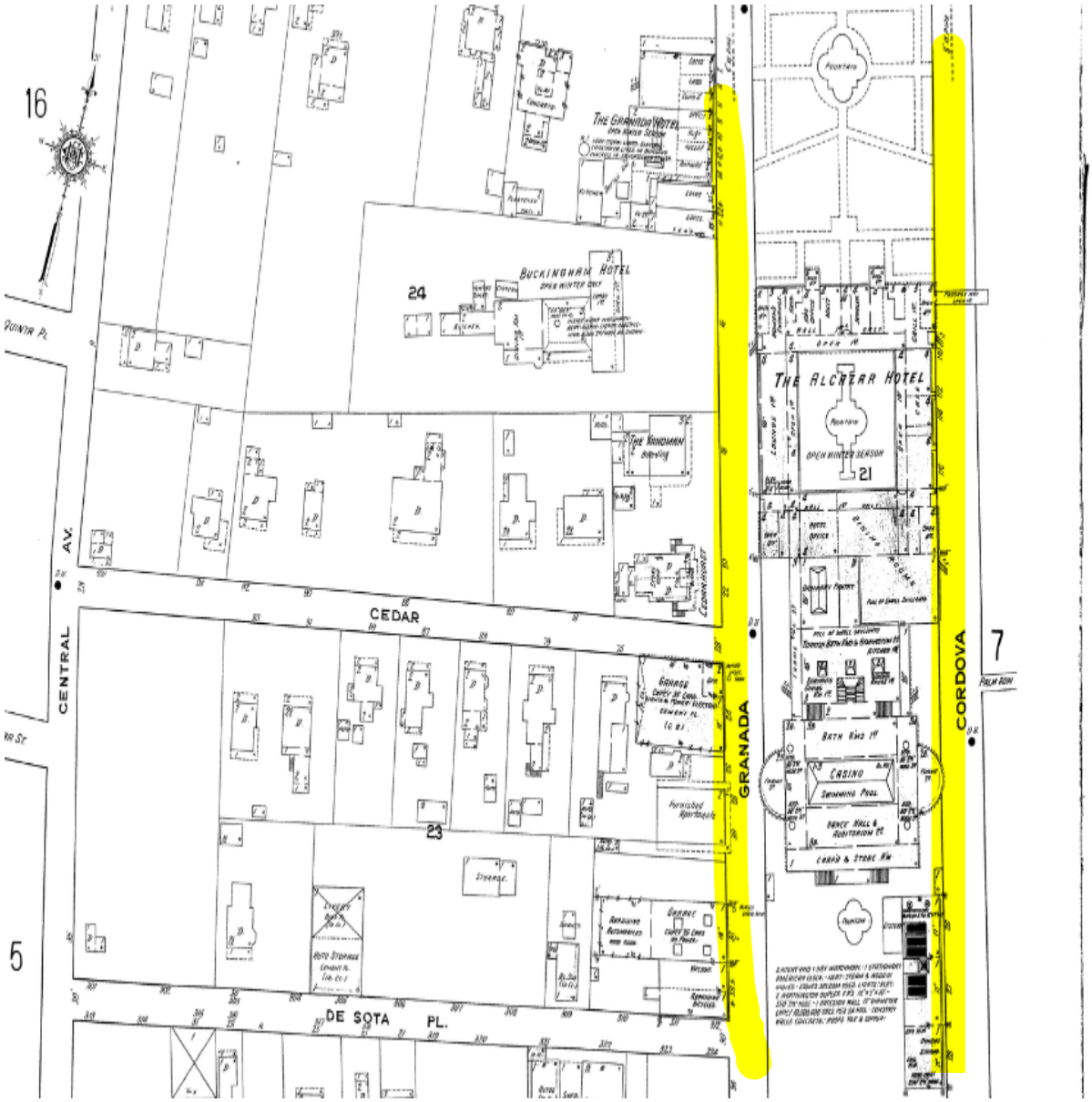


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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 6



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Flagler hired James A. McGuire and Joseph A. McDonald to build the Hotel Ponce de Leon. They also built St. Augustine's Hotel San Marco, which opened in 1884 and helped inspire Flagler to build a luxury hotel in the "ancient city." The site Flagler selected for his new hotel included a salt marsh with a creek running through it. Workers filled the creek and surrounding land with sand to prepare the site for construction. During the summer of 1885, McGuire and McDonald experimented with bricks of concrete to determine their tensile strength and ability to withstand crushing under pressure.[8] Flagler hired a local civil engineer, Frederick W. Bruce, to survey the hotel site. In his June 1885 report, Bruce recommended a "floating foundation" rather than pilings due to the depth of the sand on the site.[9] Bruce was also in charge of planning and supervising the backfilling of the marshlands.[10]

McGuire and McDonald refer to the base of the hotel walls as the "foundation," poured with an especially strong mix of concrete to a width of four feet. The formula used in the foundation was one part cement to two parts coquina and one part sand. In a January 1886 letter to Franklin Smith, Flagler wrote: "I think it more likely I am spending an unnecessary amount of money in the foundation walls, but I comfort myself with the reflection that a hundred years hence it will be all the same to me, and the building better, because of my extravagance."[11] The walls above used a weaker formula of one part cement to five parts coquina and two parts sand.[12] The exterior walls taper to a width of two feet in the upper stories, and interior walls are 16 to 20 inches thick.[13] The concrete was mixed on site in two large steam-powered mixers. They could hold seven barrels of concrete, which were poured into wheelbarrows and lifted up to the walls by a construction elevator erected in the center of the building.[14] "The architects of the building, Carrère and Hastings, chose poured concrete as the material most likely to withstand hurricane winds. The footings, foundations, main exterior walls, and some interior partitions are monolithic concrete with a shell aggregate. The hotel has been able to resist enormous wind loads partly through sheer mass of material and partly because the monolithic walls form a rigid box."[15]

The Hotel also utilized reinforced concrete in a limited way because concrete without metal reinforcement is not strong under tension. Iron beams were used to span some spaces with long widths, including the Grand Parlor. Iron also supports the Mezzanine floor and dome over the Rotunda, where it is hidden inside the carved wooden caryatids and columns.

The hotel was wired for electricity from the beginning as its primary lighting source (with gas lamps as a backup). The system was designed by Thomas Edison (a part-time resident of Fort Myers, Florida, as of 1886), and included four Edison direct-current dynamos.[16] A key Edison employee, William Hammer, ran the hotel plant for the first year after the hotel opened.[17] An 1888 brochure for the Edison United Manufacturing

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[8] James A. McGuire to Carrère and Hastings, June 25, 1910, 1910 McGuire Letterbook, Flagler College Archives (now lost), St. Augustine, Florida; Flagler to J. A. McGuire, February 6, 1905, Box 40, Henry Morrison Flagler Museum, Palm Beach, Florida.

[9] Frederick W. Bruce to Henry M. Flagler, June 12, 1885, Bruce Letterbook, transcript, St. Augustine Historical Society, Florida.

[10] Thomas Graham, *Flagler's St. Augustine's Hotels* (Sarasota: Pineapple, 2004), 21.

[11] Flagler to Franklin Smith, January 18, 1886, quoted in Edward N. Akin, *Flagler: Rockefeller Partner and Florida Baron* (Kent, OH: Kent State University Press, 1988; Gainesville: University of Florida Press, 1991), 121.

[12] McGuire and McDonald to Carrère and Hastings, July 15, 1910, 1910 McGuire Letterbook, Flagler College Archives (now lost).

[13] Crespo, "Florida's First Revival," 162.

[14] *St. Augustine Evening News*, March 22, 1886, clipping in Bevan Scrapbook, St. Augustine Historical Society, Florida.

[15] Condit, *American Building*, 159.

[16] Thomas Edison visited St. Augustine.

[17] Gil Wilson, "The Flagler Era, 1885-1900," History of St. Augustine, accessed January 7, 2011, http://www.drbronsontours.com/bronsonhistorypageamericanstaugustineflagler.html.

In addition to his more well-known business accomplishments, Henry Flagler was also a patron of the arts. He hired a number of artists to decorate his first hotel and purchased paintings by noted artists for exhibit at the Hotel Ponce de Leon as well. There were also a number of artists in residence at the Hotel. The building at the north end of the hotel complex, the Ponce de Leon Studios (now called the Artists' Studios), was specifically constructed to support St. Augustine's local art colony. Martin Johnson Heade, the senior artist in residence at the Hotel, occupied Studio No. 7 for a number of years. Flagler met Heade in St. Augustine in 1883, a meeting that may be responsible in part for Flagler's construction of the studio building. "More like ateliers or small salons than artists' garrets, these artists' studios were an integral part of the cultural life of the Ponce de Leon and provided a center for the growing artistic community of St. Augustine."[41] A number of visiting artists used the studios in the late nineteenth and early twentieth centuries, including Otto Henry Bacher, Charles Grafton Dana, F. Arthur Callender, George Seavey, Frank Shapleigh, Laura Woodward, and Marie A. Becket.

> Not surprisingly, the exotic and innovative Ponce de Leon, almost immediately upon its completion, also appeared on the lists of the world's "best" hotels . . . . In size and elegance, the Hotel Ponce de Leon surpassed all other hotels in Florida . . . Fashionable and expensively plush furnishings by Pottier and Stymus embellished the parlors. Allegorical and decorative paintings by George Maynard and Virgilio Tojetti adorned the ceilings. Stained glass by Louis Comfort Tiffany and Company transformed the hotel's grand stairway into a shimmering stage of golden amber. The hotel's fine linens and signature chinaware came from Boston. Modern technology at the Ponce de Leon included an Otis elevator and electric lights.[42]

In December 1906, John Carrère spoke to the New York Architectural League on the subject of "Hotels." Carrère was introduced by Richard Howland Hunt, president of the League and a son of Richard Morris Hunt, who noted that Carrère and Hastings "were the first architects to open the eyes of the country in regard to hotels . . . and that [the Ponce de Leon] was the first hotel in this country to be erected from a definite art standpoint." In his remarks, Carrère observed that "When you decorate a hotel so artistically that you get a man to go there for something else, other than to eat or sleep, you have accomplished a great deal for art."[43]

The Hotel Ponce de Leon is also exceptionally important for its pioneering method of construction. It was the first large multistory building in the United States constructed of concrete,[44] a building material choice that has been characterized as "startlingly innovative."[45] An additional innovation was the use of coquina, a native sandstone that was crushed to provide the aggregate for the concrete mixture.

In *American Building - Materials and Techniques from the Beginning of the Colonial Settlements to the Present*, Carl Condit discusses the early history of concrete:

> Concrete is the oldest synthetic material used in the building process, and yet there was a period of about thirteen centuries when the knowledge of it was wholly lost in Europe. It was used by Mayan builders as early as the eleventh century, but this work had no influence on later building in the New

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[41] Sandra Barghini, *A Society of Painters: Flagler's St. Augustine Art Colony* (Palm Beach: Henry Morrison Flagler Museum, 1998).

[42] Braden, *Architecture of Leisure*, 157.

[43] "How the Ponce Was Built," *St. Augustine Record*, December 20, 1906, quoting an address by Carrère to the New York Architectural League.

[44] Condit, *American Building*, Plate 57, 159, 291.

[45] Braden, *Architecture of Leisure*, 155.

> World. Of the four primary materials in concrete, the sand and gravel (aggregate) are inert, and the cement and water are the active ingredients in the complex chemical reactions that transform the wet plastic into a rigid and durable substance. Cement is essentially quicklime (calcium oxide), which can be obtained most easily by burning finely broken limestone. This process, known as calcining, originated in remote antiquity, the earliest known lime-burning kilns dating from about 2450 B.C. Sometime in the late republican period [ending 27 B.C.], the Romans made two extremely important discoveries. They first found that ordinary cement will set under water if lime is previously mixed with a small quantity of a volcanic earth now called pozzolana, after the town of Pozzuoli, Italy. Somewhat later they discovered that if hydraulic lime, sand, and water are mixed with an aggregate of broken stones or bricks and allowed to set, the resulting product is a strong and durable stone-like substance that will harden in water as well as in air. The Roman builders gave the invention its first practical demonstration in the foundations of the Temple of Concord, completed at Rome in 121 B.C. During the imperial period [27 B.C. to 5th century A.D.] concrete was used for walls, domes, vaults, and breakwaters, and eventually for all structural elements except columns.
>
> These valuable arts were lost in the Middle Ages. Hydraulic-lime mortar was rediscovered in the sixteenth century, when English builders began to import pozzolana and lime mixtures from Italy. But concrete in Roman form was not revived until the latter part of the eighteenth century, when England again led the way. Around the mid-century, George Semple mixed hydraulic lime and gravel to make a primitive concrete for the foundations of the Essex Bridge over the River Liffey in Dublin. The famous British engineer John Smeaton used a similar concrete in 1760 for the cores of lock walls on the River Calder. Before concrete could be employed extensively, however, a method of providing a steady supply of reliable hydraulic cement had to be developed . . . . The decisive step for the building arts was not taken until 1824. In that year Joseph Aspdin of Leeds, England, obtained a patent for an artificial cement again prepared by calcining a mixture of chalk and clay, but he carried on the process at a temperature high enough to vitrify the mixture, which was then ground to a powder. He was thus able to produce a cement superior to and more reliable in quantity than [earlier products]. Aspdin called it Portland cement because of the similarity of its appearance to a limestone found in the region of Portland, England. It has retained the name to the present time and continues to be the prime cementing agent in modern structural concrete.[46]

A New York canal engineer, Canvass White discovered a natural source of hydraulic cement near Sullivan, New York. He patented "water lime" in 1819 and used it in the concrete walls and aqueducts of the Erie Canal. In 1828, builders of the Delaware and Hudson Canal found a superior natural cement, Rosedale cement, which dominated the market for the next 40 years.[47]

Condit goes on to note:

> The great age of concrete began in 1871, when David O. Saylor patented an American equivalent of Portland cement and built a mill at Coplay, Pennsylvania, to manufacture the product. This marked the establishment of the artificial cement industry in the United States as well as the beginning of a scientific understanding of the physical properties and structural behavior of concrete . . . The success of Saylor's business was assured when James B. Eads specified his cement for the South Pass jetties at the mouth of the Mississippi River (1875-79) . . . a remarkable example of megalithic construction in which

[46] Condit, *American Building*, 155-56.
[47] Ibid., 156-57.

some of the blocks poured at the site weigh as much as 260 tons.[48]

Prior to Eads' Mississippi River jetties, concrete houses were built by Obadiah Parker in New York City in 1835 (poured concrete), G. A. Ward on Staten Island in 1837 (concrete block), and Joseph Goodrich in Milton, Wisconsin (1844).[49] The New York and Erie's Starrucca Viaduct had the first concrete pier footings (1848), and an 1871 footbridge in Brooklyn's Prospect Park was the first concrete bridge.[50] Concrete structural elements were in wide use by 1880, and the first concrete dams followed later in the 1880s.

The structural system of St. Augustine's Hotel Ponce de Leon:

> represents an original conception with little precedent in the high design of the 19th Century: all footings, foundations, exterior walls, interior partitions, and rotunda piers—that is, all primary compression elements—are composed of a concrete derived from a material that had long been used by Spanish builders. The new variant was made from hydraulic cement, water, sand, and an aggregate of broken coquina stone. The last substance is a locally abundant but poorly consolidated limestone composed chiefly of unfossilized shells that is easily worked and hardens on prolonged exposure to the air.
>
> The idea of using this novel material came directly from the native building tradition. In the 16th Century Castillo de San Marcos and in many of the colonial houses of St. Augustine, the Spanish used a primitive concrete originally known as *tapia* (English tabby) or *ripio*, and later as *piedra de ostion*. The common recipe involved oyster-shell lime, water, sand, and a shell aggregate instead of the usual gravel . . . In a region devoid of a local iron industry and of a building stone capable of withstanding high loads, *tapia* recommended itself as the only fireproof material with sufficient mass to resist hurricane pressures, but it suffered from two defects; namely, its internal weaknesses and the absence of the hydraulic property. The first was corrected by using coquina as an aggregate in the place of the brittle shells, and the second by substituting a hydraulic cement for the oyster lime.[51]

Carrère and Hastings' Beaux-Arts training made them partial to local materials and building traditions, but the pioneering formula with coquina and Portland (hydraulic) cement used to construct the Ponce de Leon was the innovation of Franklin W. Smith of Boston. Smith, a millionaire and an amateur architect, constructed his winter residence in St. Augustine of poured concrete with coquina and Portland cement in 1883. Henry Flagler was impressed by the Villa Zorayda (inspired by Spain's Alhambra), and discussed its construction and debated concrete formulas with Smith at length.

The initial concrete construction of the Ponce de Leon, which began November 30, 1885, was supervised by Smith until January 1886 when Flagler and Smith had a parting of the ways. Smith then built his own hotel with Spanish and Moorish features, the Casa Monica, across King Street from the Ponce de Leon. He used a modified concrete formula with much less coquina than the formula for the Ponce de Leon, resulting in a finer material with a smoother texture that made the walls more uniform in color. Both the Casa Monica and the Ponce de Leon opened in January 1888, but Flagler bought the Casa Monica from Smith at the end of its first season (April 1888). Flagler also commissioned Carrère and Hastings to build a less formal hotel with a large entertainment complex across King Street from the Ponce de Leon. The Hotel Alcazar, which included steam

[48] Ibid., 158.
[49] Ibid., 157. The Milton House was designated a National Historic Landmark in 1998 for its national significance in the Underground Railroad and not for its construction method.
[50] Ibid., 158-59.
[51] Carl Condit, "The Pioneer Concrete Buildings of St. Augustine," *Progressive Architecture* (September 1971): 128-29.

United States Department of the Interior

NATIONAL PARK SERVICE
Castillo de San Marcos National Monument
&
Fort Matanzas National Monument
1 Castillo Drive
St. Augustine, Florida 32084

IN REPLY REFER TO:

June 10, 1994

RE: Letter of Support

To Whom It May Concern:

The City of St. Augustine is applying for a grant to perform exterior renovations on the Alcazar Hotel/Lightner Museum building. This project includes repair/replacement of Terra Cotta columns and metal stanchions. The building houses city offices, hosts numerous public ceremonies and special events, and is prominently located in the center of our nation's oldest city.

On behalf of the National Park Service, I urge you to support this project. The City of St. Augustine is one of our most supportive partners in historic preservation. The Alcazar Hotel is an outstanding feature from the Flagler era; an era important to St. Augustine and to the entire State of Florida.

Thank you for your support.

Sincerely,

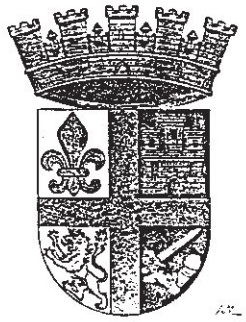
Gordon J. Wilson

Gordon J. Wilson
Superintendent

CITY HALL / LIGHTNER MUSEUM

BUILDING REPAIR DRAWINGS

GREG BAKER	MAYOR-COMMISSIONER
V. NOEL HELMLY	COMMISSIONER
WILLIAM J. LENNON, SR.	COMMISSIONER
HENRY F. GREEN, III	COMMISSIONER
RICHARD L. WHITE	COMMISSIONER
JOSEPH POMAR, JR.	CITY MANAGER

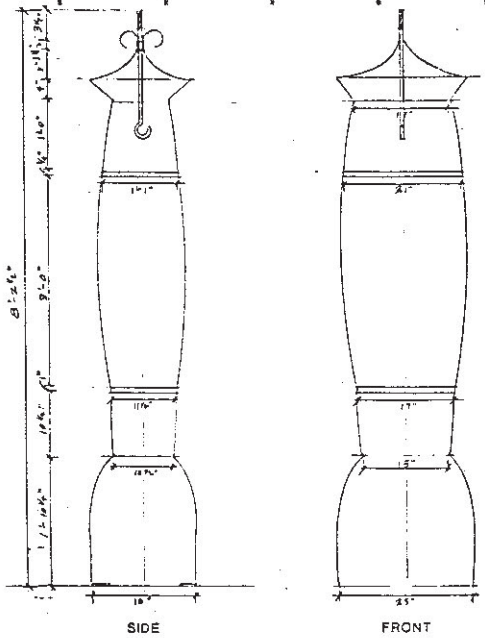


ARCHITECT

CRG ARCHITECTS INC. ST. AUGUSTINE

24 CATHEDRAL PLACE, SUITE 302

ST. AUGUSTINE, FLORIDA



LIGHT STANCHION
SCALE 1" - 1'-0"

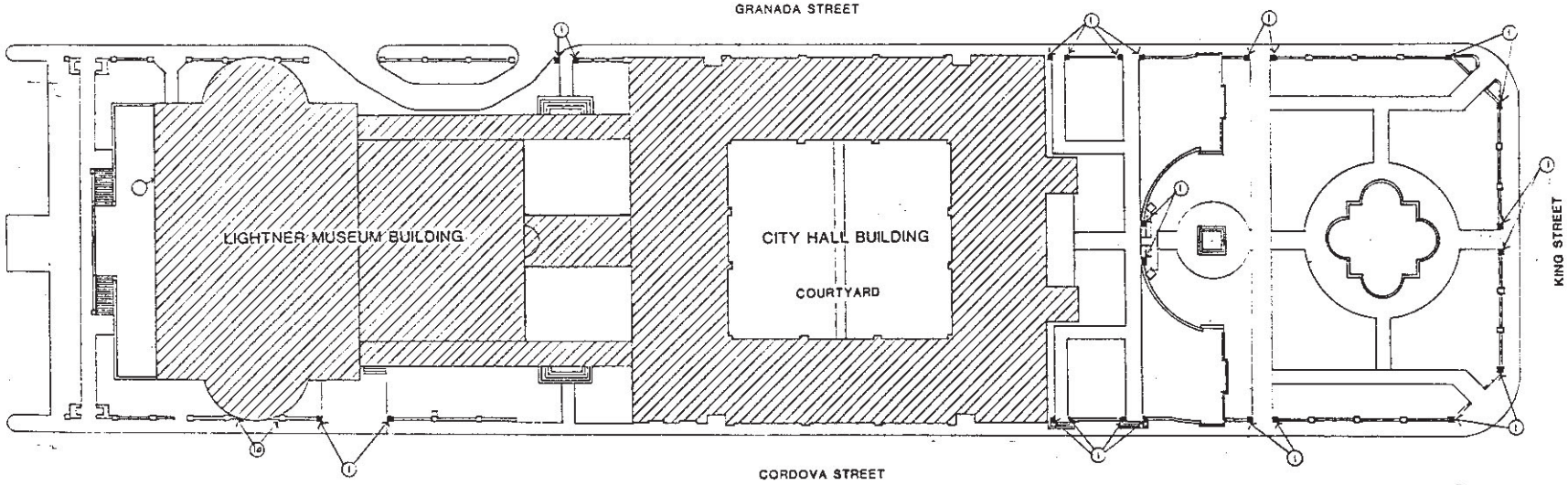
LEGEND

1. STANCHION REPLACEMENT
2. ROTTED SOFFIT TO BE REPLACED
3. CRACKING AT COPING
4. VASES TO BE REPAIRED
5. COLUMN PULLING AWAY FROM BUILDING
6. WINDOW REPLACEMENT, DUE TO INCORRECT WINDOW OR INFILL.
7. MISSING CONCRETE TRIM PIECE
8. REMOVAL OF LOUVER, PATCHING OF CONCRETE
9. TOUCH UP TEXTURE OF CONCRETE INFILL TO MATCH EXISTING COQUINA CONCRETE
10. LOW WALL SEPARATING AWAY FROM MAIN BUILDING

(TC) TERRA COTTA REPAIR AT SILL

(TC) TERRA COTTA REPLACEMENT OF COLUMNS

CRACKS DESIGNATED



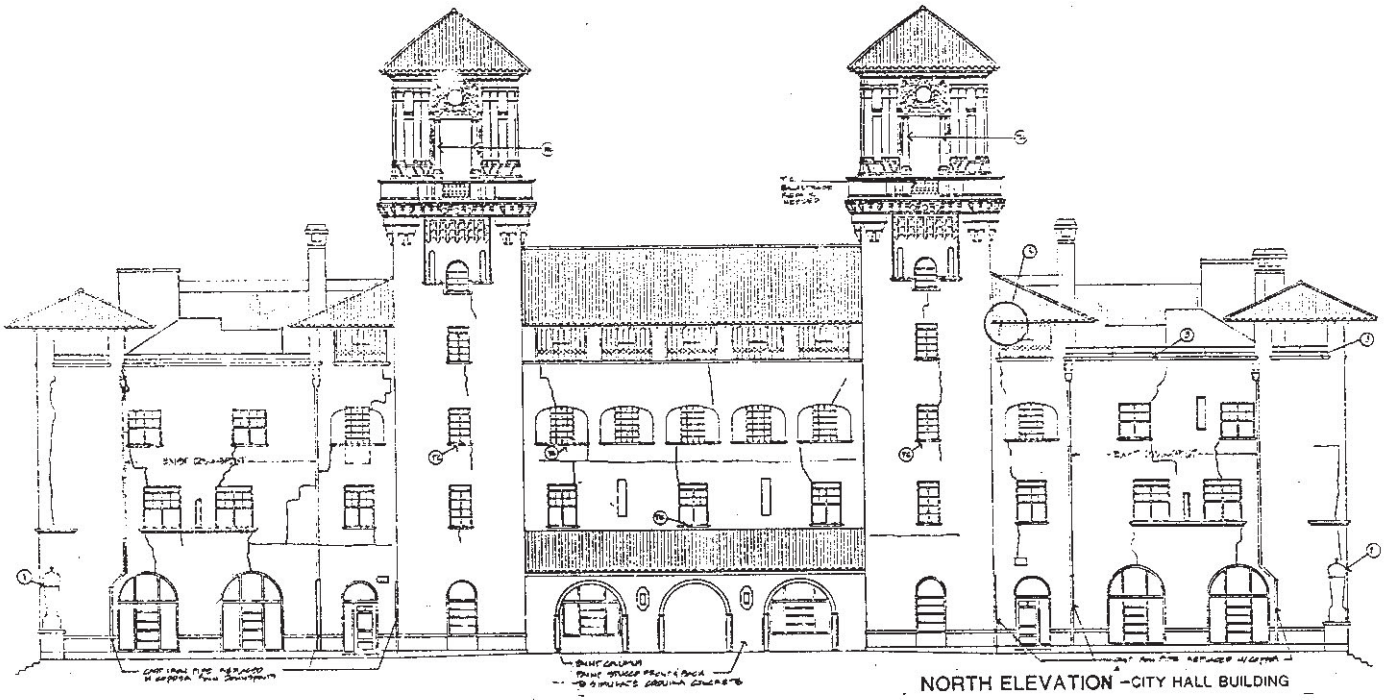
SITE PLAN SCALE 1" - 30'-0"

REVISIONS
DATE
DWG
CHK

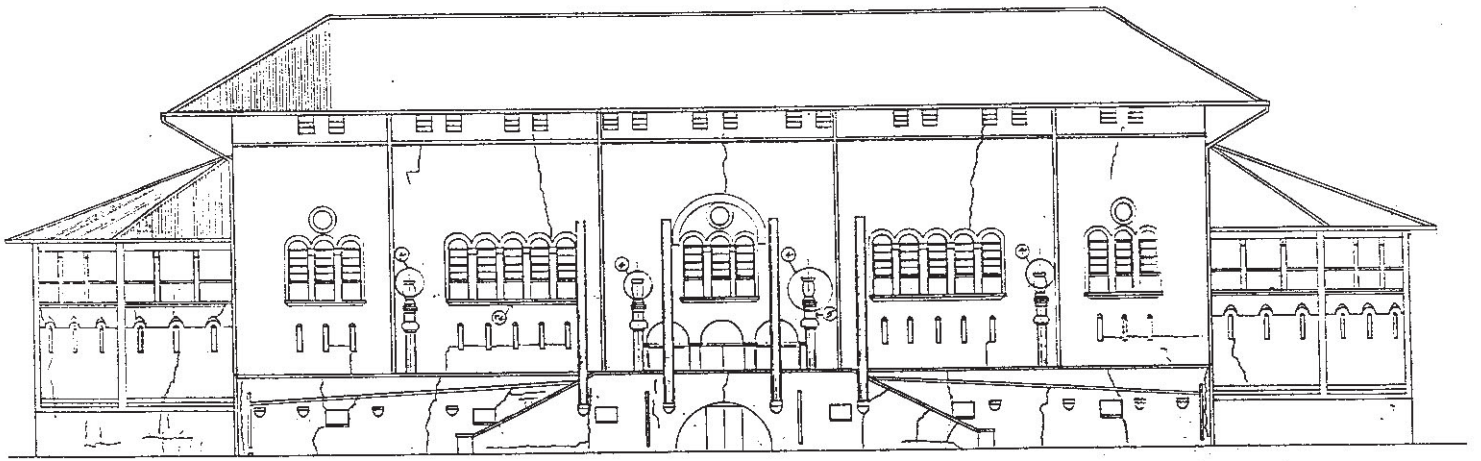
CITY HALL / LIGHTNER MUSEUM
BUILDING REPAIR DRAWINGS

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ARCHITECTS
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1



NORTH ELEVATION –CITY HALL BUILDING



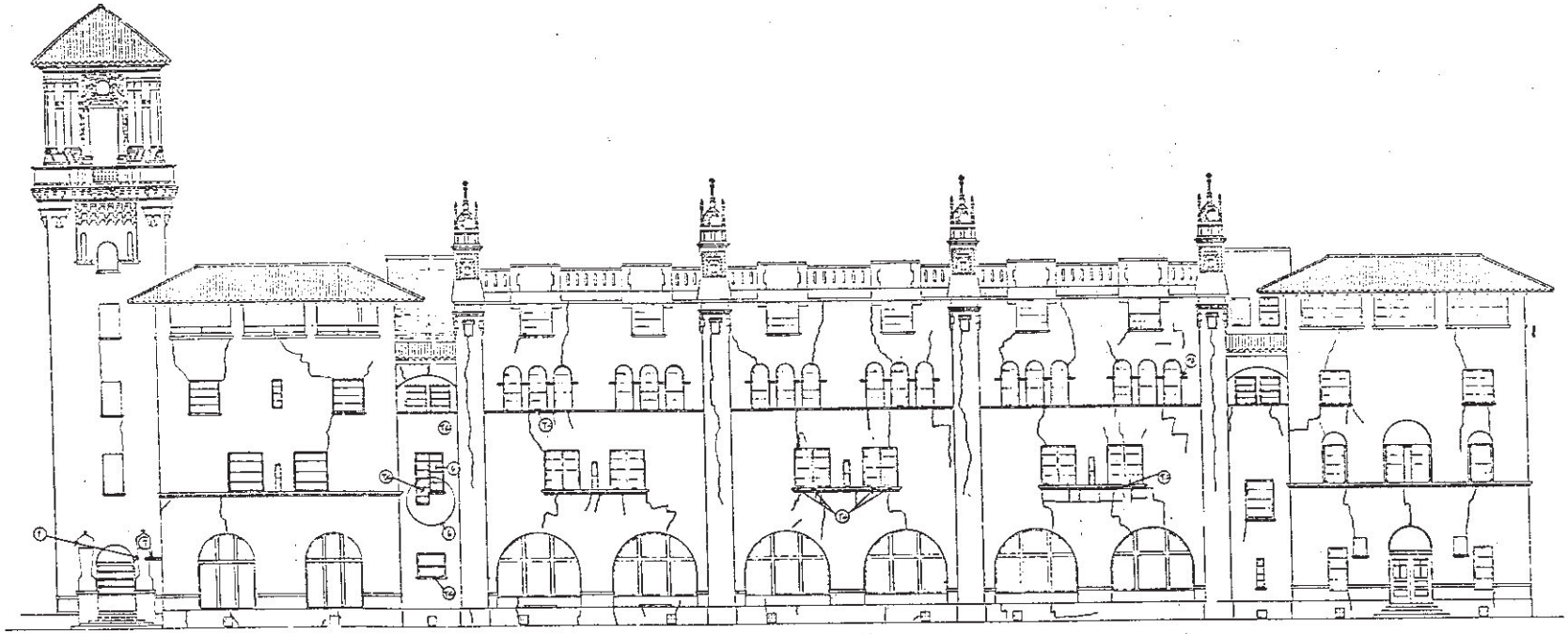
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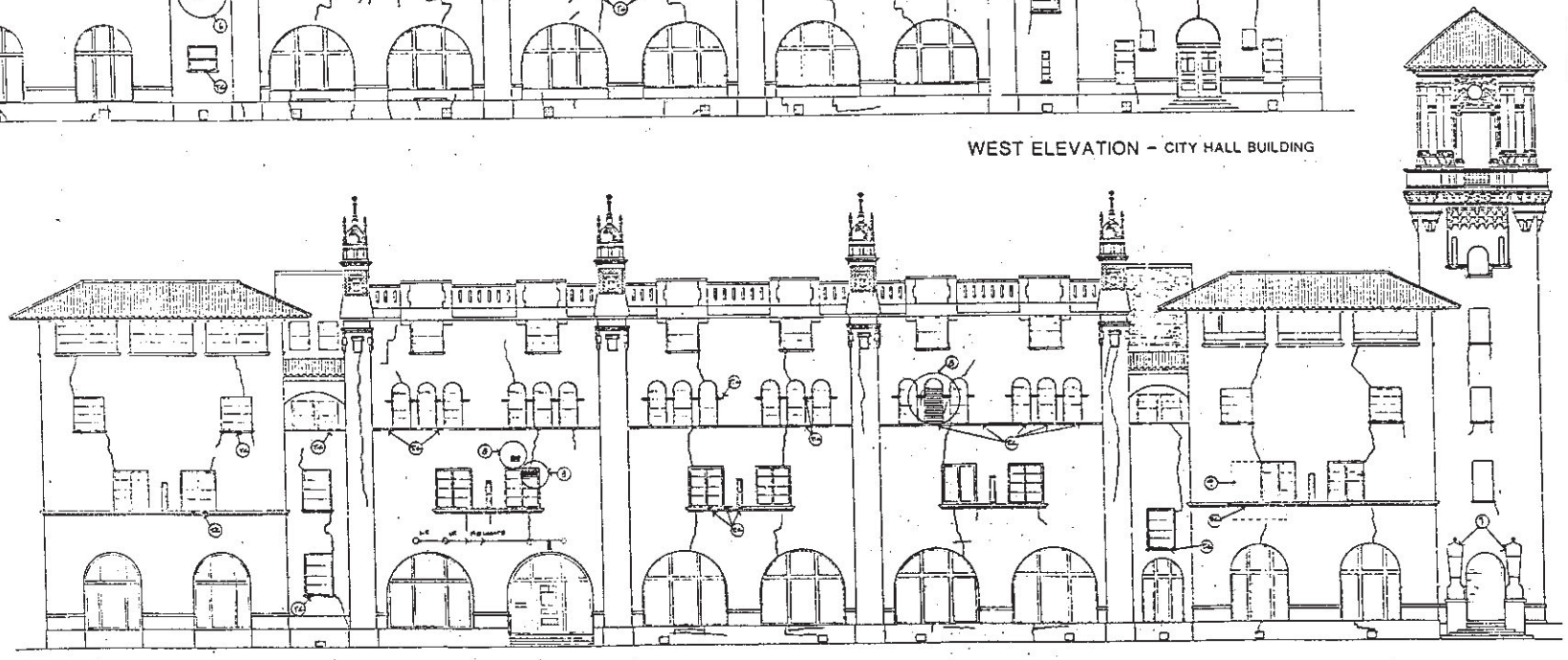
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BUILDING REPAIR DRAWINGS

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WEST ELEVATION – CITY HALL BUILDING



EAST ELEVATION – CITY HALL BUILDING
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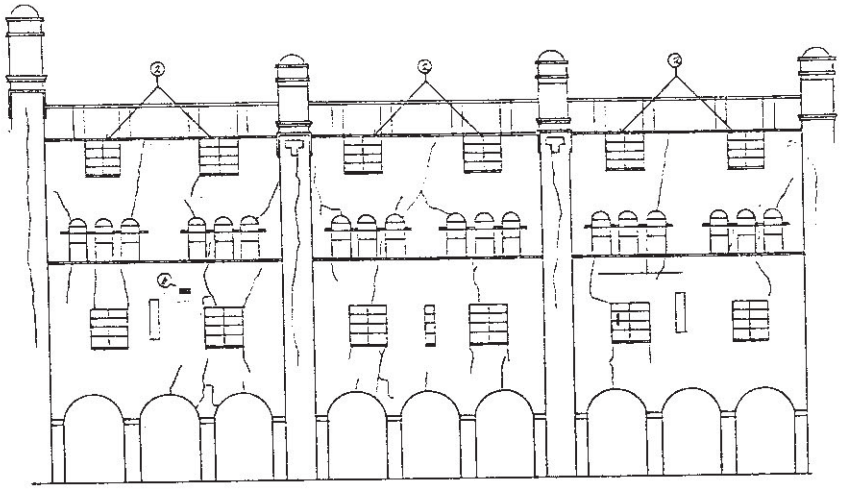
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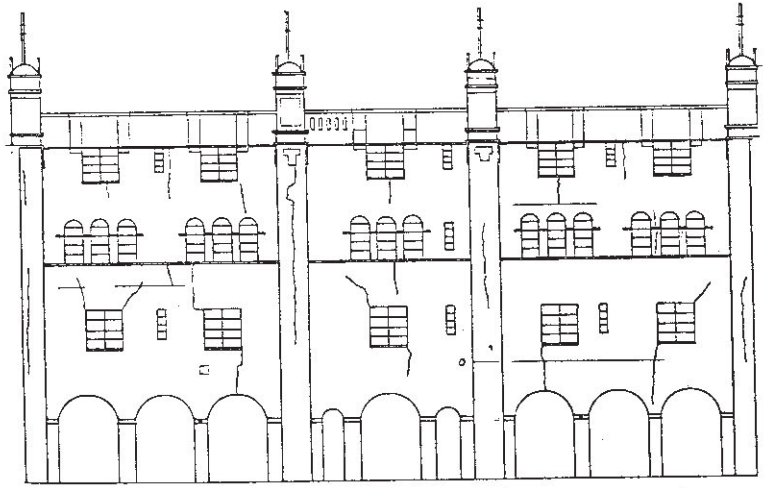
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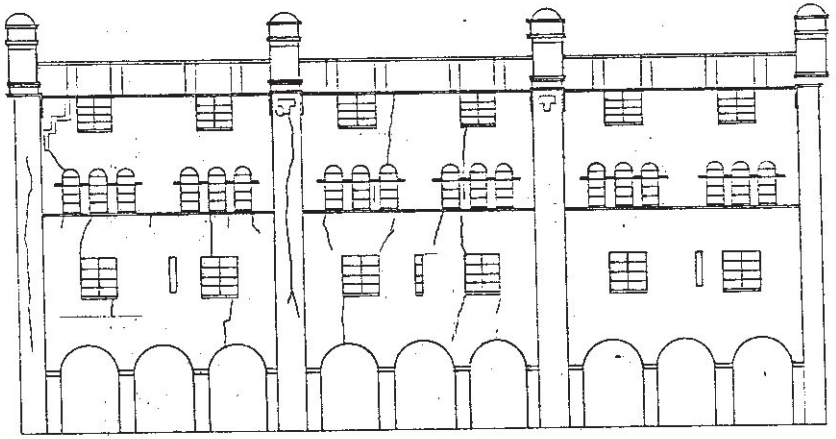
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EAST ELEVATION – COURTYARD



SOUTH ELEVATION –COURTYARD



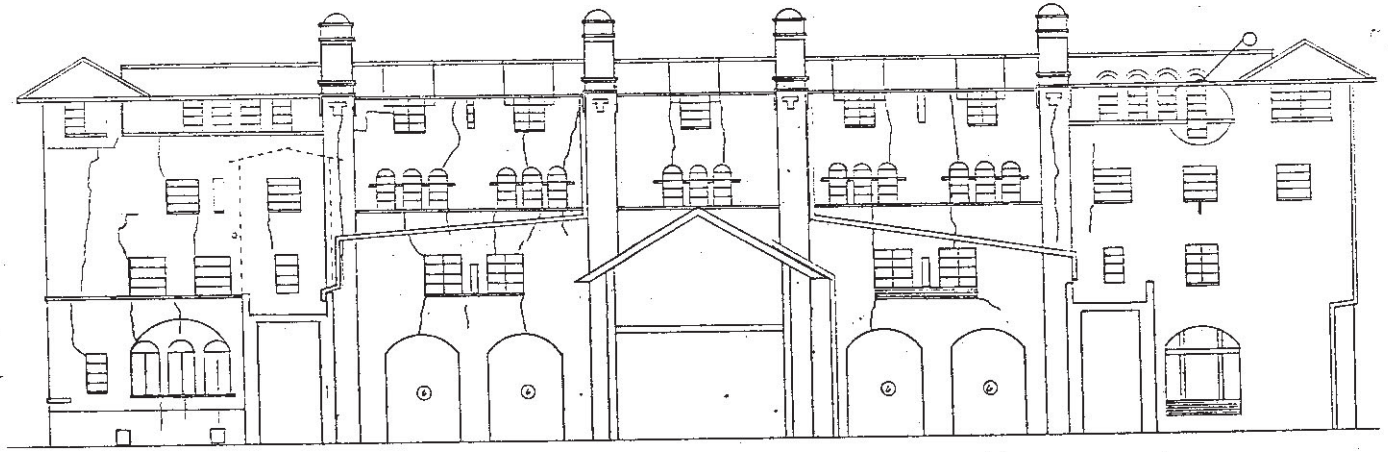
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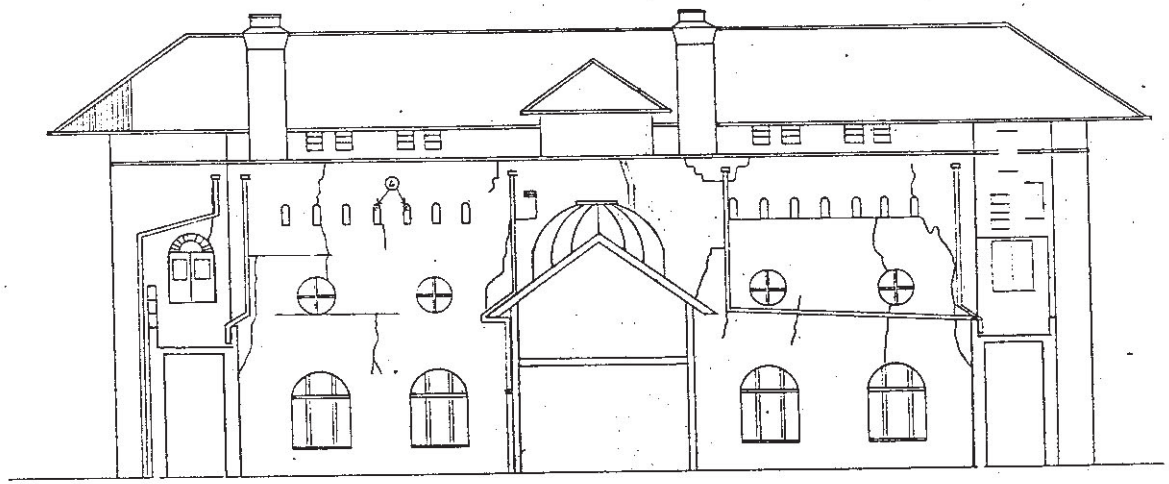
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BUILDING REPAIR DRAWINGS

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SOUTH ELEVATION – CITY HALL BUILDING



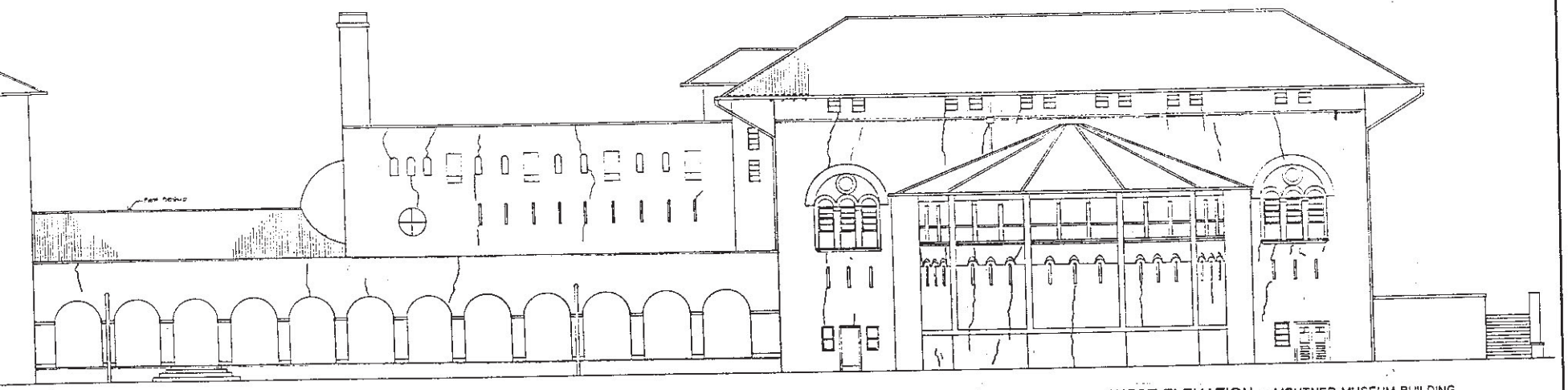
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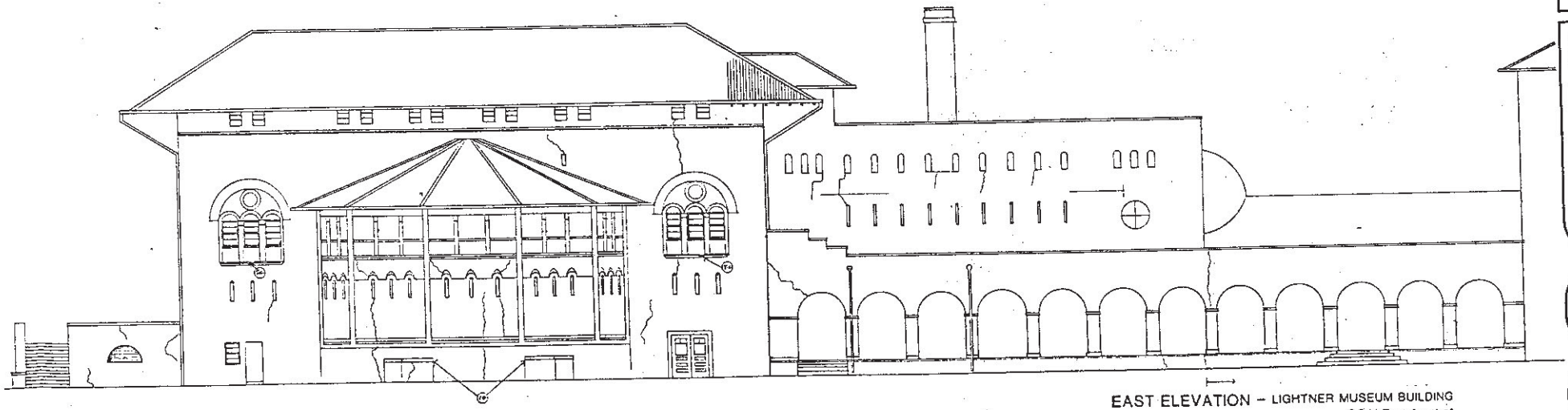
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WEST ELEVATION – LIGHTNER MUSEUM BUILDING



EAST ELEVATION – LIGHTNER MUSEUM BUILDING
SCALE 1/8" = 1'-0"

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Received May 20, 2022
Planning and Building Department

S. Weeks

From: Len Weeks
Sent: Tuesday, August 31, 2021 8:40 AM
To: S. Weeks
Subject: FW: Terracotta columns at the Lightner Museum
Attachments: 1-Proj 7810 Alcazar Spire Test Casting T. White for H. Shepard.jpg; 2-Proj 7810 Alcazar Spire Test Casting T. White for H. Shepard.jpg; 3-Proj 7810 Spires in place 1.jpg; 4-Description - Text Proj 7810 2012.doc

Schaffer,

This was Herschel's response to my e-mail yesterday.

From: Herschel Shepard <hnjshepard@comcast.net>
Sent: Monday, August 30, 2021 5:09 PM
To: Len Weeks <lenweeks@LWCDD.com>; Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Re: Terracotta columns at the Lightner Museum

Ken: It's great to hear from you and I commend you for your work in the courtyard. So far my family and I have remained in good health and escaped the pandemic, and I trust the same is true for you. However, we're staying hunkered down - I'd offer to come take at look at your project, but can't take the risk.

The spires on the Alcazar were restored by Tommy White, an expert craftsman, for my firm in 1978 as project 7810. Drawings and correspondence for this project are on file with my other projects at UF. Tommy and his firm are long gone, unfortunately, and I am not familiar with anyone qualified to do this work.

The restored spires are not terra cotta but an architectural concrete (see attached description). It is surely possible to repair in-place terra cotta with the expertise available today, but as you know it is imperative to identify the cause of the cracking or spalling. Damage caused by surface weathering, abrasion or accidental impact probably can be restored, but if damage is caused by deterioration of imbedded iron you may have to replace the entire unit. I suggest you call the National Trust for Historic Preservation because they can probably recommend a firm or consultant. Also, you should call Ken Smith FAIA at 904-281-0002. He may have needed to repair terra cotta during his work at Flagler College and know of a firm or craftsman.

Sorry I can't be of more assistance, but if you have any questions about the attached items please call or email. I wish you every success.

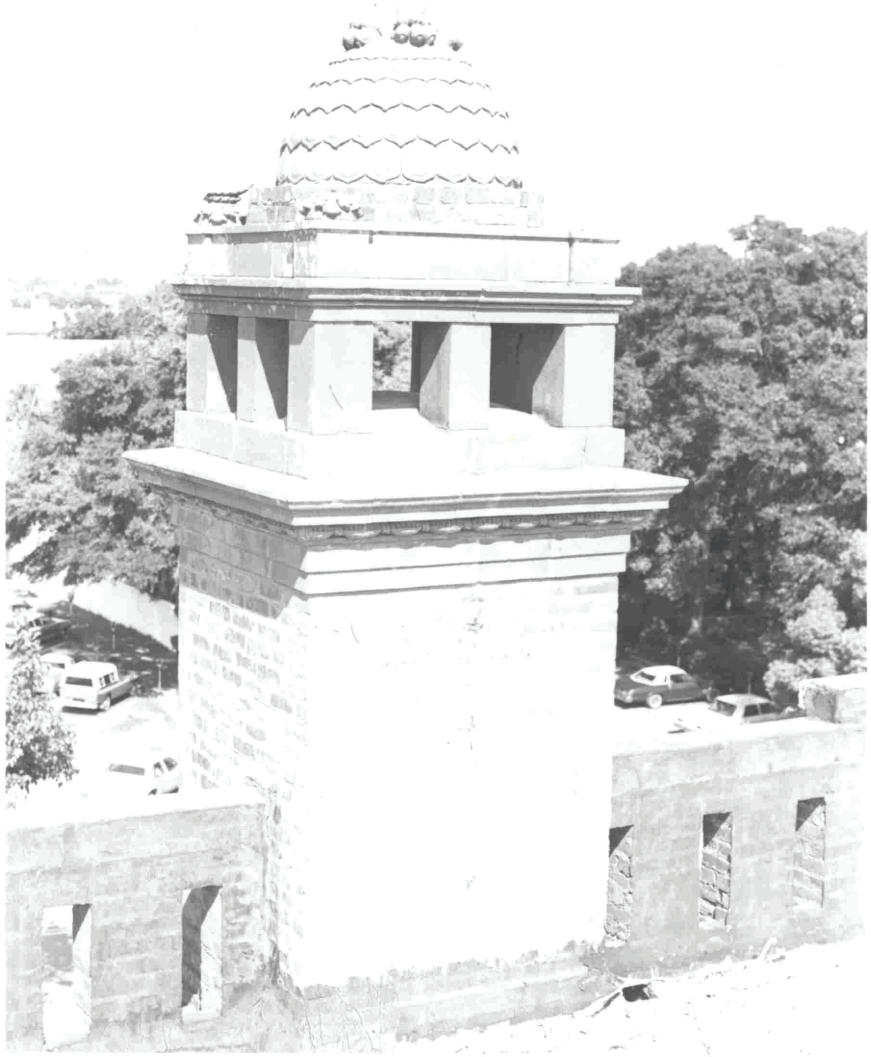
I have taken the liberty to copy Jennifer Wolfe since the attached info is probably not on file with the City.

Best regards, Herschel

On 08/30/2021 2:41 PM Len Weeks <lenweeks@lwcdd.com> wrote:

SJ60

Photo No. 3
Alcazar Hotel
Detail - Chimney and Spire Bases
May 31, 1979
Florida Division of Archives, History and
Records Management





1 PRESERVATION BRIEFS



Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

Robert C. Mack, AIA
Anne Grimmer

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Inappropriate cleaning and coating treatments are a major cause of damage to historic masonry buildings. While either or both treatments may be appropriate in some cases, they can be very destructive to historic masonry if they are not selected carefully. Historic masonry, as considered here, includes stone, brick, architectural terra cotta, cast stone, concrete and concrete block. It is frequently cleaned because cleaning is equated with improvement. Cleaning may sometimes be followed by the application of a water-repellent coating. However, unless these procedures are carried out under the guidance and supervision of an architectural conservator, they may result in irrevocable damage to the historic resource.

The purpose of this Brief is to provide information on the variety of cleaning methods and materials that are available for use on the *exterior* of historic masonry buildings, and to provide guidance in selecting the most appropriate method or combination of methods. The difference between water-repellent coatings and waterproof coatings is explained, and the purpose of each, the suitability of their application to historic masonry buildings, and the possible consequences of their inappropriate use are discussed.

The Brief is intended to help develop sensitivity to the qualities of historic masonry that makes it so special, and to assist historic building owners and property managers in working cooperatively with architects, architectural conservators and contractors (Fig. 1). Although specifically intended for historic buildings, the information is applicable to all masonry buildings. This publication updates and expands *Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings*. The Brief is not meant to be a cleaning manual or a guide for preparing specifications. Rather, it provides general information to raise awareness of the many factors involved in selecting cleaning and water-repellent treatments for historic masonry buildings.



Figure 1. Low-to medium-pressure steam (hot-pressurized water washing), is being used to clean the exterior of the U.S. Tariff Commission Building, the first marble building constructed in Washington, D.C., in 1839. This method was selected by an architecural conservator as the "gentlest means possible" to clean the marble. Steam can soften heavy soiling deposits such as those on the cornice and column capitals, and facilitate easy removal. Note how these deposits have been removed from the right side of the cornice which has already been cleaned.

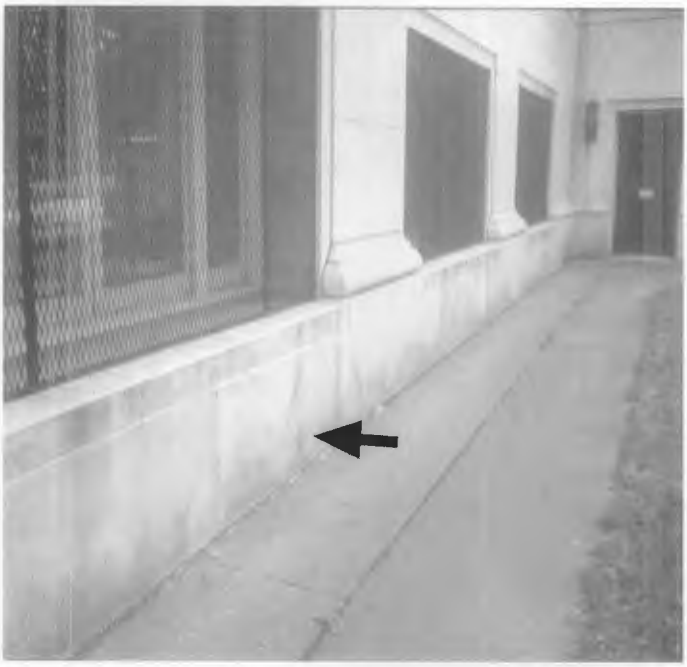


Figure 2. Biological growth as shown on this marble foundation can usually be removed using a low-pressure water wash, possibly with a non-ionic detergent added to it, and scrubbing with a natural or synthetic bristle brush.



Figure 3. This small test area has revealed a red brick patch that does not match the original beige brick. This may explain why the building was painted, and may suggest to the owner that it may be preferable to keep it painted.

Preparing for a Cleaning Project

Reasons for cleaning. First, it is important to determine whether it is appropriate to clean the masonry. The objective of cleaning a historic masonry building must be considered carefully before arriving at a decision to clean. There are several major reasons for cleaning a historic masonry building: **improve the appearance of the building** by removing unattractive dirt or soiling materials, or non-historic paint from the masonry; **retard deterioration** by removing soiling materials that may be damaging the masonry; or **provide a clean surface** to accurately match repointing mortars or patching compounds, or to conduct a condition survey of the masonry.

Identify what is to be removed. The general nature and source of dirt or soiling material on a building must be identified to remove it in the *gentlest means possible* — that is, in the most effective, yet least harmful, manner. Soot and smoke, for example, require a different cleaning agent to remove than oil stains or metallic stains. Other common cleaning problems include biological growth such as mold or mildew, and organic matter such as the tendrils left on masonry after removal of ivy (Fig. 2).

Consider the historic appearance of the building. If the proposed cleaning is to remove paint, it is important in each case to learn whether or not unpainted masonry is historically appropriate. And, it is necessary to consider why the building was painted (Fig. 3). Was it to cover bad repointing or unmatched repairs? Was the building painted to protect soft brick or to conceal deteriorating stone? Or, was painted masonry simply a fashionable treatment in a particular historic period? Many buildings were painted at the time of construction or shortly thereafter; retention of the paint, therefore, may be more appropriate historically than removing it. And, if the building appears to have been painted for a long time, it is also important to think about whether the paint is part of the character of the historic building and if it has acquired significance over time.

Consider the practicalities of cleaning or paint removal. Some gypsum or sulfate crusts may have become integral with the stone and, if cleaning could result in removing some of the stone surface, it may be preferable not to clean. Even where unpainted masonry is appropriate, the retention of the paint may be more practical than removal in terms of long range preservation of the masonry. In some cases, however, removal of the paint may be desirable. For example, the old paint layers may have built up to such an extent that removal is necessary to ensure a sound surface to which the new paint will adhere.

Study the masonry. Although not always necessary, in some instances it can be beneficial to have the coating or paint type, color, and layering on the masonry researched before attempting its removal. Analysis of the nature of the soiling or of the paint to be removed from the masonry, as well as guidance on the appropriate cleaning method, may be provided by professional consultants, including architectural conservators, conservation scientists and preservation architects. The State Historic Preservation Office (SHPO), local historic district commissions, architectural review boards and preservation-oriented websites may also be able to supply useful information on masonry cleaning techniques.

Understanding the Building Materials

The construction of the building must be considered when developing a cleaning program because inappropriate cleaning can have a deleterious effect on the masonry as well as on other building materials. The masonry material or materials must be correctly identified. It is sometimes difficult to distinguish one type of stone from another; for example, certain sandstones can be easily confused with limestones. Or, what appears to be natural stone may not be stone at all, but cast stone or concrete. Historically, cast stone and architectural terra cotta were frequently used in combination with natural stone, especially for trim elements or on upper stories of a building where, from a distance, these substitute materials looked like real stone (Fig. 4). Other features on historic buildings that appear to be stone, such as decorative cornices, entablatures and window hoods, may not even be masonry, but metal.

Identify prior treatments. Previous treatments of the building and its surroundings should be researched and building maintenance records should be obtained, if available. Sometimes if streaked or spotty areas do not seem to get cleaner following an initial cleaning, closer inspection and analysis may be warranted. The discoloration may turn out not to be dirt but the remnant of a water-repellent coating applied long ago which has darkened the surface of the masonry over time (Fig. 5). Successful removal may require testing several cleaning agents to find something that will dissolve and remove the coating. Complete removal may not always be possible. Repairs may have been stained to match a dirty building, and cleaning may make these differences apparent. De-icing salts used near the building that have dissolved can migrate into the masonry. Cleaning may draw the salts to the surface, where they will appear as efflorescence (a powdery, white substance), which may require a second treatment to be removed. Allowances for dealing with such unknown factors, any of which can be a potential problem, should be included when investigating cleaning methods and materials. Just as more than one kind of masonry on a historic building may necessitate multiple cleaning approaches, unknown conditions that are encountered may also require additional cleaning treatments.



Figure 4. The foundation of this brick building is limestone, but the decorative trim above is architectural terra cotta intended to simulate stone.



Figure 5. Repeated water washing did not remove the staining inside this limestone porte cochere. Upon closer examination, it was determined to be a water-repellent coating that had been applied many years earlier. An alkaline cleaner may be effective in removing it.

Choose the appropriate cleaner. The importance of testing cleaning methods and materials cannot be over emphasized. Applying the wrong cleaning agents to historic masonry can have disastrous results. Acidic cleaners can be extremely damaging to acid-sensitive stones, such as marble and limestone, resulting in etching and dissolution of these stones. Other kinds of masonry can also be damaged by incompatible cleaning agents, or even by cleaning agents that are usually compatible. There are also numerous kinds of sandstone, each with a considerably different geological composition. While an acid-based cleaner may be safely used on some sandstones, others are acid-sensitive and can be severely etched or dissolved by an acid cleaner. Some sandstones contain water-soluble minerals and can be eroded by water cleaning. And, even if the stone type is correctly identified, stones, as well as some bricks, may contain unexpected impurities, such as iron particles, that may react negatively with a particular cleaning agent and result in staining. Thorough understanding of the physical and chemical properties of the masonry will help avoid the inadvertent selection of damaging cleaning agents.



Figure 6. Timed water soaking can be very effective for cleaning limestone and marble as shown here at the Marble Collegiate Church in New York City. In this case, a twelve-hour water soak using a multi-nozzle manifold was followed by a final water rinse. Photo: Diane S. Kaese, Wiss, Janney, Elstner Associates, Inc., N.Y., N.Y.

Other building materials also may be affected by the cleaning process. Some chemicals, for example, may have a corrosive effect on paint or glass. The portions of building elements most vulnerable to deterioration may not be visible, such as embedded ends of iron window bars. Other totally unseen items, such as iron cramps or ties which hold the masonry to the structural frame, also may be subject to corrosion from the use of chemicals or even from plain water. The only way to prevent problems in these cases is to study the building construction in detail and evaluate proposed cleaning methods with this information in mind. However, due to the very likely possibility of encountering unknown factors, any cleaning project involving historic masonry should be viewed as unique to that particular building.

Cleaning Methods and Materials

Masonry cleaning methods generally are divided into three major groups: water, chemical, and abrasive. *Water methods* soften the dirt or soiling material and rinse the deposits from the masonry surface. *Chemical cleaners* react with dirt, soiling material or paint to effect their removal, after which the cleaning effluent is rinsed off the masonry surface with water. *Abrasive methods* include blasting with grit, and the use of grinders and sanding discs, all of which mechanically remove the dirt, soiling material or paint (and, usually, some of the masonry surface). Abrasive cleaning is also often followed with a water rinse. *Laser cleaning*, although not discussed here in detail, is another technique that is used sometimes by conservators to clean small areas of historic masonry. It can be quite effective for cleaning limited areas, but it is expensive and generally not practical for most historic masonry cleaning projects.

Although it may seem contrary to common sense, masonry cleaning projects should be carried out starting at the bottom and proceeding to the top of the building always keeping all surfaces wet below the area being cleaned. The rationale for this approach is based on the principle that dirty water or cleaning effluent dripping from cleaning in progress above will leave streaks on a dirty surface but will not streak a clean surface as long as it is kept wet and rinsed frequently.

Water Cleaning

Water cleaning methods are generally the *gentlest means possible*, and they can be used safely to remove dirt from all types of historic masonry.* There are essentially four kinds of water-based methods: soaking; pressure water washing; water washing supplemented with non-ionic detergent; and steam, or hot-pressurized water cleaning. Once water cleaning has been completed, it is often necessary to follow up with a water rinse to wash off the loosened soiling material from the masonry.

Soaking. Prolonged spraying or misting with water is particularly effective for cleaning limestone and marble. It is also a good method for removing heavy accumulations of soot, sulfate crusts or gypsum crusts that tend to form in protected areas of a building not regularly washed by rain. Water is distributed to lengths of punctured hose or pipe with non-ferrous fittings hung from moveable scaffolding or a swing stage that continuously mists the surface of the masonry with a very fine spray (Fig. 6). A timed on-off spray is another approach to using this cleaning technique. After one area has been cleaned, the apparatus is moved on to another. Soaking is often used in combination with water washing and is also followed by a final water rinse. Soaking is a very slow method – it may take several days or a week—but it is a very gentle method to use on historic masonry.

Water Washing. Washing with low-pressure or medium-pressure water is probably one of the most commonly used methods for removing dirt or other pollutant soiling from historic masonry buildings (Fig. 7). Starting with a very low pressure (100 psi or below), even using a garden hose, and progressing as needed to slightly higher pressure —generally no higher than 300-400 psi—is always the recommended way to begin. Scrubbing with natural bristle or synthetic bristle brushes—never metal which can abrade the surface and leave metal particles that can stain the masonry—can help in cleaning areas of the masonry that are especially dirty.

Water Washing with Detergents. Non-ionic detergents –which are not the same as soaps –are synthetic organic compounds that are especially effective in removing oily soil. (Examples of some of the numerous proprietary non-ionic detergents include Igepal by GAF, Tergitol by Union Carbide and Triton by Rohm & Haas.) Thus, the addition of a non-ionic detergent, or surfactant, to a low- or medium-pressure water wash can be a useful aid in the cleaning

*Water cleaning methods may not be appropriate to use on some badly deteriorated masonry because water may exacerbate the deterioration, or on gypsum or alabaster which are very soluble in water.

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process. (A non-ionic detergent, unlike most household detergents, does not leave a solid, visible residue on the masonry.) Adding a non-ionic detergent and scrubbing with a natural bristle or synthetic bristle brush can facilitate cleaning textured or intricately carved masonry. This should be followed with a final water rinse.

Steam/Hot-Pressurized Water Cleaning. Steam cleaning is actually low-pressure hot water washing because the steam condenses almost immediately upon leaving the hose. This is a gentle and effective method for cleaning stone and particularly for acid-sensitive stones. Steam can be especially useful in removing built-up soiling deposits and dried-up plant materials, such as ivy disks and tendrils. It can also be an efficient means of cleaning carved stone details and, because it does not generate a lot of liquid water, it can sometimes be appropriate to use for cleaning interior masonry (Figs. 8-9).

Potential hazards of water cleaning. Despite the fact that water-based methods are generally the most gentle, even they can be damaging to historic masonry. Before beginning a water cleaning project, it is important to make sure that all mortar joints are sound and that the building is watertight. Otherwise water can seep through the walls to the interior, resulting in rusting metal anchors and stained and ruined plaster.

Some water supplies may contain traces of iron and copper which may cause masonry to discolor. Adding a chelating or complexing agent to the water, such as EDTA (ethylene diamine tetra-acetic acid), which inactivates other metallic ions, as well as softens minerals and water hardness, will help prevent staining on light-colored masonry.

Any cleaning method involving water should never be done in cold weather or if there is any likelihood of frost or freezing because water within the masonry can freeze, causing spalling and cracking. Since a masonry wall may take over a week to dry after cleaning, no water cleaning should be permitted for several days prior to the first average frost date, or even earlier if local forecasts predict cold weather.

Most essential of all, it is important to be aware that using water at too high a pressure, a practice common to "power washing" and "water blasting", is very abrasive and can easily etch marble and other soft stones, as well as some types of brick (Figs. 10-11). In addition, the distance of the nozzle from the masonry surface and the type of nozzle, as well as gallons per minute (gpm), are also important variables in a water cleaning process that can have a significant impact on the outcome of the project. This is why it is imperative that the cleaning be closely monitored to ensure that the cleaning operators do not raise the pressure or bring the nozzle too close to the masonry in an effort to "speed up" the process. The appearance of grains of stone or sand in the cleaning effluent on the ground is an indication that the water pressure may be too high.



Figure 7. Glazed architectural terra cotta often may be cleaned successfully with a low-pressure water wash and hand scrubbing supplemented, if necessary, with a non-ionic detergent. Photo: National Park Service Files.

Chemical Cleaning

Chemical cleaners, generally in the form of proprietary products, are another material frequently used to clean historic masonry. They can remove dirt, as well as paint and other coatings, metallic and plant stains, and graffiti. Chemical cleaners used to remove dirt and soiling include **acids, alkalies** and **organic compounds.** Acidic cleaners, of course, should not be used on masonry that is acid sensitive. Paint removers are **alkaline**, based on **organic solvents** or other chemicals.

Chemical Cleaners to Remove Dirt

Both alkaline and acidic cleaning treatments include the use of water. Both cleaners are also likely to contain surfactants (wetting agents), that facilitate the chemical reaction that removes the dirt. Generally, the masonry is wet first for both types of cleaners, then the chemical cleaner is sprayed on at very low pressure or brushed onto the surface. The cleaner is left to dwell on the masonry for an amount of time recommended by the product manufacturer or, preferably, determined by testing, and rinsed off with a low- or moderate-pressure cold, or sometimes hot, water wash. More than one application of the cleaner may be necessary, and it is always a good practice to test the product manufacturer's recommendations concerning dilution rates and dwell times. Because each cleaning situation is unique, dilution rates and dwell times can vary considerably. The masonry surface may be scrubbed lightly with natural or synthetic bristle brushes prior to rinsing. After rinsing, pH strips should be applied to the surface to ensure that the masonry has been neutralized completely.

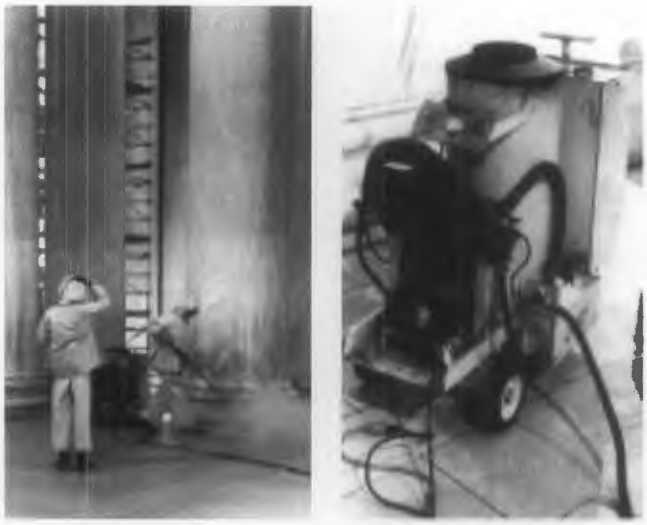


Figure 8. (Left) Low-pressure (under 100 psi) steam cleaning (hot-pressurized water washing), is part of the regular maintenance program at the Jefferson Memorial, Washington, D.C. The white marble interior of this open structure is subject to constant soiling by birds, insects and visitors. (Right) This portable steam cleaner enables prompt cleanup when necessary. Photos: National Park Service Files.

Acidic Cleaners. Acid-based cleaning products may be used on **non-acid sensitive** masonry, which generally includes: granite, most sandstones, slate, unglazed brick and unglazed architectural terra cotta, cast stone and concrete (Fig. 12). Most commercial acidic cleaners are composed primarily of hydrofluoric acid, and often include some phosphoric acid to prevent rust-like stains from developing on the masonry after the cleaning. Acid cleaners are applied to the pre-wet masonry which should be kept wet while the acid is allowed to "work", and then removed with a water wash.

Alkaline Cleaners. Alkaline cleaners should be used on **acid-sensitive** masonry, including: limestone, polished and unpolished marble, calcareous sandstone, glazed brick and glazed architectural terra cotta, and polished granite. (Alkaline cleaners may also be used sometimes on masonry materials that are not acid sensitive—after testing, of course—but they may not be as effective as they are on acid-sensitive masonry.) Alkaline cleaning products consist primarily of two ingredients: a non-ionic detergent or surfactant; and an alkali, such as potassium hydroxide or ammonium hydroxide. Like acidic cleaners, alkaline products are usually applied to pre-wet masonry, allowed to dwell, and then rinsed off with water. (Longer dwell times may be necessary with alkaline cleaners than with acidic cleaners.) Two additional steps are required to remove alkaline cleaners after the initial rinse. First the masonry is given a slightly acidic wash—often with acetic acid–to neutralize it, and then it is rinsed again with water.

Chemical Cleaners to Remove Paint and Other Coatings, Stains and Graffiti

Removing paint and some other coatings, stains and graffiti can best be accomplished with alkaline paint removers, organic solvent paint removers, or other cleaning compounds. The removal of layers of paint from a masonry surface usually involves applying the remover either by brush, roller or spraying, followed by a thorough water wash. As with any chemical cleaning, the manufacturer's recommendations regarding application procedures should always be tested before beginning work.

Alkaline Paint Removers. These are usually of much the same composition as other alkaline cleaners, containing potassium or ammonium hydroxide, or trisodium phosphate. They are used to remove oil, latex and acrylic paints, and are effective for removing multiple layers of paint. Alkaline cleaners may also remove some acrylic, water-repellent coatings. As with other alkaline cleaners, both an acidic neutralizing wash and a final water rinse are generally required following the use of alkaline paint removers.

Organic Solvent Paint Removers. The formulation of organic solvent paint removers varies and may include a combination of solvents, including methylene chloride, methanol, acetone, xylene and toluene.



Figure 9. (Left) This small steam cleaner—the size of a vacuum cleaner—offers a very controlled and gentle means of cleaning limited, or hard-to-reach areas or carved stone details. (Right) It is particularly useful for interiors where it is important to keep moisture to a minumum, such as inside the Washington Monument, Washington, D.C., where it was used to clean the commemorative stones. Photos: Audrey T. Tepper.

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Figure 10. High-pressure water washing too close to the surface has abraded and, consequently, marred the limestone on this early-20th century building.

Other Paint Removers and Cleaners. Other cleaning compounds that can be used to remove paint and some painted graffiti from historic masonry include paint removers based on N-methyl-2-pyrrolidone (NMP), or on petroleum-based compounds. Removing stains, whether they are industrial (smoke, soot, grease or tar), metallic (iron or copper), or biological (plant and fungal) in origin, depends on carefully matching the type of remover to the type of stain (Fig. 13). Successful removal of stains from historic masonry often requires the application of a number of different removers before the right one is found. The removal of layers of paint from a masonry surface is usually accomplished by applying the remover either by brush, roller or spraying, followed by a thorough water wash (Fig. 14).

Potential hazards of chemical cleaning. Since most chemical cleaning methods involve water, they have many of the potential problems of plain water cleaning. Like water methods, they should not be used in cold weather because of the possibility of freezing. Chemical cleaning should never be undertaken in temperatures below 40 degrees F (4 degrees C), and generally not below 50 degrees F. In addition, many chemical cleaners simply do not work in cold temperatures. Both acidic and alkaline cleaners can be dangerous to cleaning operators and, clearly, there are environmental concerns associated with the use of chemical cleaners.



Figure 11. Rinsing with high-pressure water following chemical cleaning has left a horizontal line of abrasion across the bricks on this late-19th century row house.

If not carefully chosen, chemical cleaners can react adversely with many types of masonry. Obviously, acidic cleaners should not be used on acid-sensitive materials; however, it is not always clear exactly what the composition is of any stone or other masonry material. For, this reason, testing the cleaner on an inconspicuous spot on the building is always necessary. While certain acid-based cleaners may be appropriate if used as directed on a particular type of masonry, if left too long or if not adequately rinsed from the masonry they can have a negative effect. For example, hydrofluoric acid can etch masonry leaving a hazy residue (whitish deposits of silica or calcium fluoride salts) on the surface. While this efflorescence may usually be removed by a second cleaning—although it is likely to be expensive and time-consuming—**hydrofluoric acid** can also leave calcium fluoride salts or a colloidal silica deposit on masonry which may be impossible to remove (Fig. 15). Other acids, particularly **hydrochloric (muriatic) acid**, which is very powerful, should not be used on historic masonry, because it can dissolve lime-based mortar, damage brick and some stones, and leave chloride deposits on the masonry.



Figure 12. A mild acidic cleaning agent is being used to clean this heavily soiled brick and granite building. Additional applications of the cleaner and hand-scrubbing, and even poulticing, may be necessary to remove the dark stains on the granite arches below. Photo: Sharon C. Park, FAIA.

Alkaline cleaners can stain sandstones that contain a ferrous compound. Before using an alkaline cleaner on sandstone it is always important to test it, since it may be difficult to know whether a particular sandstone may contain a ferrous compound. Some alkaline cleaners, such as **sodium hydroxide (caustic soda or lye)** and **ammonium bifluoride**, can also damage or leave disfiguring brownish-yellow stains and, in most cases, should not be used on historic masonry. Although alkaline cleaners will not etch a masonry surface as acids can, they are caustic and can burn the surface. In addition, alkaline cleaners can deposit potentially damaging salts in the masonry which can be difficult to rinse thoroughly.

Abrasive and Mechanical Cleaning

Generally, abrasive cleaning methods are not appropriate for use on historic masonry buildings. Abrasive cleaning methods are just that—abrasive. Grit blasters, grinders, and sanding discs all operate by *abrading* the dirt or paint off the surface of the masonry, rather than *reacting* with the dirt and the masonry which is how water and chemical methods work. Since the abrasives do not differentiate between the dirt and the masonry, they can also remove the outer surface of the masonry at the same time, and result in permanently damaging the masonry. Brick, architectural terra cotta, soft stone, detailed carvings, and polished surfaces are especially susceptible to physical and aesthetic damage by abrasive methods. Brick and architectural terra cotta are fired products which have a smooth, glazed surface which can be removed by abrasive blasting or grinding (Figs. 18-19). Abrasively-cleaned masonry is damaged aesthetically as well as physically, and it has a rough surface which tends to hold dirt and the roughness will make future cleaning more difficult. Abrasive cleaning processes can also increase the likelihood of subsurface cracking of the masonry. Abrasion of carved details causes a rounding of sharp corners and other loss of delicate features, while abrasion of polished surfaces removes the polished finish of stone.



Figure 13. Sometimes it may be preferable to paint over a thick asphaltic coating rather than try to remove it, because it can be difficult to remove completely. However, in this case, many layers of asphaltic coating were removed through multiple applications of a heavy duty chemical cleaner. Each application of the cleaner was left to dwell following the manufacturer's reccommendations, and then rinsed thoroughly. (As much as possible of the asphalt was first removed with wooden scrapers.) Although not all the asphalt was removed, this was determined to be an acceptable level of cleanliness for the project.



Figure 14. Chemical removal of paint from this brick building has revealed that the cornice and window hoods are metal rather than masonry.

Mortar joints, especially those with lime mortar, also can be eroded by abrasive or mechanical cleaning. In some cases, the damage may be visual, such as loss of joint detail or increased joint shadows. As mortar joints constitute a significant portion of the masonry surface (up to 20 per cent in a brick wall), this can result in the loss of a considerable amount of the historic fabric. Erosion of the mortar joints may also permit increased water penetration, which will likely necessitate repointing.



Figure 15. The whitish deposits left on the brick by a chemical paint remover may have resulted from inadequate rinsing or from the chemical being left on the surface too long and may be impossible to remove.

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Poulticing to Remove Stains and Graffiti

a



b



c



d



Figure 16. (a) The limestone base was heavily stained by runoff from the bronze statue above. (b) A poultice consisting of copper stain remover and ammonia mixed with fuller's earth was applied to the stone base and covered with plastic sheeting to keep it from drying out too quickly. (c) As the poultice dried, it pulled the stain out of the stone. (d) The poultice residue was removed carefully from the stone surface with wooden scrapers and the stone was rinsed with water. Photos: John Dugger.

Graffiti and stains, which have penetrated into the masonry, often are best removed by using a poultice. A poultice consists of an absorbent material or clay powder (such as kaolin or fuller's earth, or even shredded paper or paper towels), mixed with a liquid (solvent or other remover) to form a paste which is applied to the stain (Figs. 16-17). As it dries, the paste absorbs the staining material so that it is not redeposited on the masonry surface. Some commercial cleaning products and paint removers are specially formulated as a paste or gel that will cling to a vertical surface and remain moist for a longer period of time in order to prolong the action of the chemical on the stain. Pre-mixed poultices are also available as a paste or in powder form needing only the addition of the appropriate liquid. The masonry must be pre-wet before applying an alkaline cleaning agent, but not when using a solvent. Once the stain has been removed, the masonry must be rinsed thoroughly.



Figure 17. A poultice is being used to remove salts from the brownstone statuary on the facade of this late-19th century stone church. Photo: National Park Service Files.



Figure 18. The glazed bricks in the center of the pier were covered by a signboard that protected them being damaged by the sandblasting which removed the glaze from the surrounding bricks.



Figure 19. A comparison of undamaged bricks surroundng the electrical conduit with the rest of the brick facade emphasizes the severity of the erosion caused by sandblasting.

Abrasive Blasting. Blasting with abrasive grit or another abrasive material is the most frequently used abrasive method. *Sandblasting* is most commonly associated with abrasive cleaning. Finely ground silica or glass powder, glass beads, ground garnet, powdered walnut and other ground nut shells, grain hulls, aluminum oxide, plastic particles and even tiny pieces of sponge, are just a few of the other materials that have also been used for abrasive cleaning. Although abrasive blasting is not an appropriate method of cleaning historic masonry, it can be safely used to clean some materials. Finely-powdered walnut shells are commonly used for cleaning monumental bronze sculpture, and skilled conservators clean delicate museum objects and finely detailed, carved stone features with very small, micro-abrasive units using aluminum oxide.

A number of current approaches to abrasive blasting rely on materials that are not usually thought of as abrasive, and not as commonly associated with traditional abrasive grit cleaning. Some patented abrasive cleaning processes—one dry, one wet —use finely-ground glass powder intended to "erase" or remove dirt and surface soiling only, but not paint or stains (Fig. 20). Cleaning with baking soda (sodium bicarbonate) is another patented process. Baking soda blasting is being used in some communities as a means of quick graffiti removal. However, it should not be used on historic masonry which it can easily abrade and can permanently "etch" the graffiti into the stone; it can also leave potentially damaging salts in the stone which cannot be removed. Most of these abrasive grits may be used either dry or wet, although dry grit tends to be used more frequently.

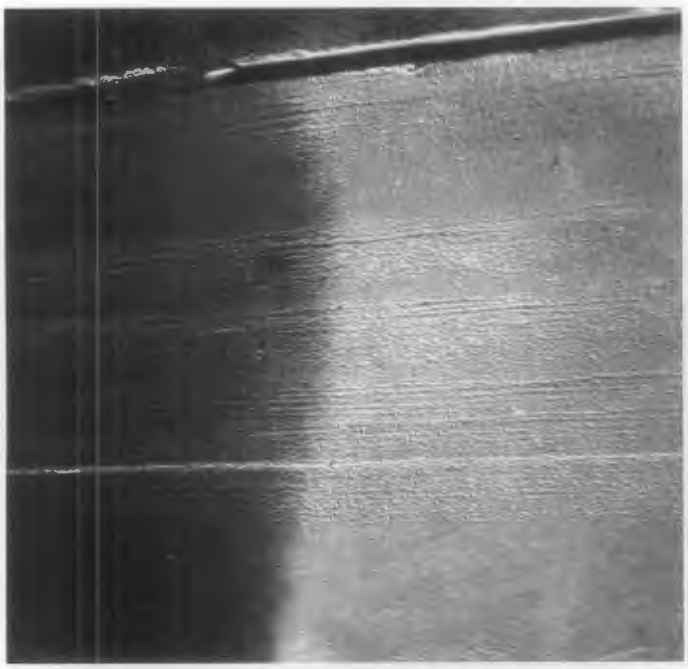




Figure 20. (Left) A comparison of the limestone surface of a 1920s office building before and after "cleaning" with a proprietary abrasive process using fine glass powder clearly shows the effectiveness of this method. But this is an abrasive technique and it has "cleaned" by removing part of the masonry surface with the dirt. Because it is abrasive, it is generally not recommended for large-scale cleaning of historic masonry, although it may be suitable to use in certain, very limited cases under controlled circumstances. (Right) A vacum chamber where the used glass powder is collected for environmentally safe disposal is a unique feature of this particular process. The specially-trained operators in the chamber wear protective clothing, masks and breathing equipment. Photos: Tom Keohan.

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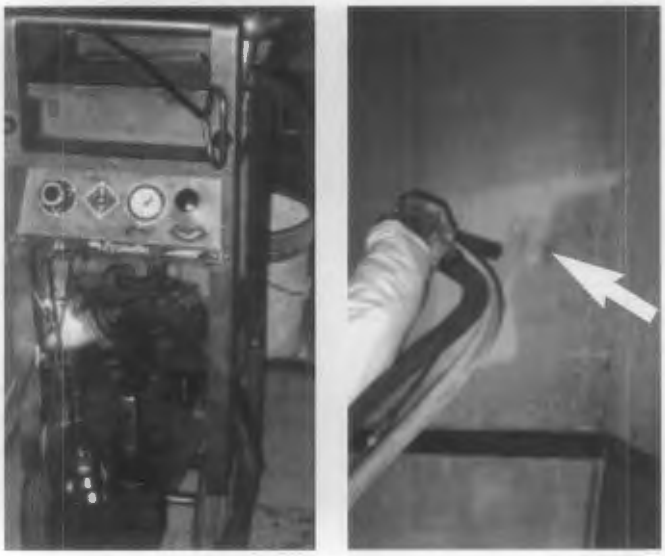


Figure 21. Low-pressure blasting with ice pellets or ice crystals (left) is an abrasive cleaning method that is sometimes recommended for use on interior masonry because it does not involve large amounts of water. However, like other abrasive materials, ice crystals "clean" by removing a portion of the masonry surface with the dirt, and may not remove some stains that have penetrated into the masonry without causing further abrasion (right). Photos: Audrey T. Tepper.

Ice particles, or pelletized dry ice (carbon dioxide or CO_2), are another medium used as an abrasive cleaner (Fig. 21). This is also too abrasive to be used on most historic masonry, but it may have practical application for removing mastics or asphaltic coatings from some substrates.

Some of these processes are promoted as being more environmentally safe and not damaging to historic masonry buildings. However, it must be remembered that they are abrasive and that they "clean" by removing a small portion of the masonry surface, even though it may be only a minuscule portion. The fact that they are essentially abrasive treatments must always be taken into consideration when planning a masonry cleaning project. *In general, abrasive methods should not be used to clean historic masonry buildings.* In some, very limited instances, highly-controlled, gentle abrasive cleaning may be appropriate on selected, hard-to-clean areas of a historic masonry building if carried out under the watchful supervision of a professional conservator. But, abrasive cleaning should never be used on an entire building.

Grinders and Sanding Disks. Grinding the masonry surface with mechanical grinders and sanding disks is another means of abrasive cleaning that should not be used on historic masonry. Like abrasive blasting, grinders and disks do not really clean masonry but instead grind away and abrasively remove and, thus, damage the masonry surface itself rather than remove just the soiling material.

Planning A Cleaning Project

Once the masonry and soiling material or paint have been identified, and the condition of the masonry has been evaluated, planning for the cleaning project can begin.

Testing cleaning methods. In order to determine the *gentlest means possible*, several cleaning methods or materials may have to be tested prior to selecting the best one to use on the building. Testing should always begin with the gentlest and least invasive method proceeding gradually, if necessary, to more complicated methods, or a combination of methods. All too often simple methods, such as low-pressure water wash, are not even considered, yet they frequently are effective, safe, and not expensive. Water of slightly higher pressure or with a non-ionic detergent additive also may be effective. It is worth repeating that these methods should always be tested prior to considering harsher methods; they are safer for the building and the environment, often safer for the applicator, and relatively inexpensive.

The level of cleanliness desired also should be determined prior to selection of a cleaning method. Obviously, the intent of cleaning is to remove most of the dirt, soiling material, stains, paint or other coating. A "brand new" appearance, however, may be inappropriate for an older building, and may require an overly harsh cleaning method to be achieved. When undertaking a cleaning project, it is important to be aware that some stains simply may not be removable. It may be wise, therefore, to agree upon a slightly lower level of cleanliness that will serve as the standard for the cleaning project. The precise amount of residual dirt considered acceptable may depend on the type of masonry, the type of soiling and difficulty of total removal, and local environmental conditions.

Cleaning tests should be carried out in an area of sufficient size to give a true indication of their effectiveness. It is preferable to conduct the test in an inconspicuous location on the building so that it will not be obvious if the test is not successful. A test area may be quite small to begin, sometimes as small as six square inches, and gradually may be increased in size as the most appropriate methods and cleaning agents are determined. Eventually the test area may be expanded to a square yard or more, and it should include several masonry units and mortar joints (Fig. 22). It should be remembered that a single building may have several types of masonry and that even similar materials may have different surface finishes. Each material and different finish should be tested separately. Cleaning tests should be evaluated only after the masonry has dried completely. *The results of the tests may indicate that several methods of cleaning should be used on a single building.*

When feasible, test areas should be allowed to weather for an extended period of time prior to final evaluation. A waiting period of a full year would be ideal in order to expose the test patch to a full range of seasons. If this is not possible, the test patch should weather for at least a month or two. For any building which is considered historically important, the delay is insignificant compared to the potential damage and disfigurement which may result from using an incompletely tested method. *The successfully cleaned test patch should be protected as it will serve as a standard against which the entire cleaning project will be measured.*

Environmental considerations. The potential effect of any method proposed for cleaning historic masonry should be evaluated carefully. Chemical cleaners and paint removers may damage trees, shrubs, grass, and plants. A plan must be provided for environmentally safe removal and disposal of the cleaning materials and the rinsing effluent before beginning the cleaning project. Authorities from the local regulatory agency—usually under the jurisdiction of the federal or state Environmental Protection Agency (EPA) should be consulted prior to beginning a cleaning project, especially if it involves anything more than plain water washing. This advance planning will ensure that the cleaning effluent or run-off, which is the combination of the cleaning agent and the substance removed from the masonry, is handled and disposed of in an environmentally sound and legal manner. Some alkaline and acidic cleaners can be neutralized so that they can be safely discharged into storm sewers. However, most solvent-based cleaners cannot be neutralized and are categorized as pollutants, and must be disposed of by a licensed transport, storage and disposal facility. Thus, it is always advisable to consult with the appropriate agencies before starting to clean to ensure that the project progresses smoothly and is not interrupted by a stop-work order because a required permit was not obtained in advance.

Vinyl guttering or polyethylene-lined troughs placed around the perimeter of the base of the building can serve to catch chemical cleaning waste as it is rinsed off the building. This will reduce the amount of chemicals entering and polluting the soil, and also will keep the cleaning waste contained until it can be removed safely. Some patented cleaning systems have developed special equipment to facilitate the containment and later disposal of cleaning waste.

Concern over the release of volatile organic compounds (VOCs) into the air has resulted in the manufacture of new, more environmentally responsible cleaners and paint removers, while some materials traditionally used in cleaning may no longer be available for these same reasons. Other health and safety concerns have created additional cleaning challenges, such as lead paint removal, which is likely to require special removal and disposal techniques.

Cleaning can also cause damage to non-masonry materials on a building, including glass, metal and wood. Thus, it is usually necessary to cover windows and doors, and other features that may be vulnerable to chemical cleaners. They should be covered with plastic or polyethylene, or a masking agent that is applied as a liquid which dries to form a thin protective film on glass, and is easily peeled off after the cleaning is finished. Wind drift, for example, can also damage other property by carrying cleaning chemicals onto nearby automobiles, resulting in etching of the glass or spotting of the paint finish. Similarly, airborne dust can enter surrounding buildings, and excess water can collect in nearby yards and basements.

Safety considerations. Possible health dangers of each method selected for the cleaning project must be considered before selecting a cleaning method to avoid harm to the



Figure 22. Cleaning test areas may be quite small at first and gradually increase in size as testing determines the "gentlest means possible". Photo: Frances Gale.

cleaning applicators, and the necessary precautions must be taken. The precautions listed in Material Safety Data Sheets (MSDS) that are provided with chemical products should always be followed. Protective clothing, respirators, hearing and face shields, and gloves must be provided to workers to be worn at all times. Acidic and alkaline chemical cleaners in both liquid and vapor forms can also cause serious injury to passers-by (Fig. 23). It may be necessary to schedule cleaning at night or weekends if the building is located in a busy urban area to reduce the potential danger of chemical overspray to pedestrians. Cleaning during non-business hours will allow HVAC systems to be turned off and vents to be covered to prevent dangerous chemical fumes from entering the building which will also ensure the safety of the building's occupants. Abrasive and mechanical methods produce dust which can pose a serious health hazard, particularly if the abrasive or the masonry contains silica.

Water-Repellent Coatings and Waterproof Coatings

To begin with, it is important to understand that waterproof coatings and water-repellent coatings are not the same. Although these terms are frequently interchanged and commonly confused with one another, they are completely different materials. **Water-repellent coatings** –often referred to incorrectly as "sealers", but which do not or should not seal– are intended to keep liquid water from penetrating the surface but to allow water vapor to enter and leave, or pass through, the surface of the masonry (Fig. 24). Water-repellent coatings are generally *transparent*, or clear, although once applied some may darken or discolor certain types of masonry while others may give it a glossy or shiny appearance. **Waterproof coatings** seal the surface from liquid water and from water vapor. They are usually *opaque*, or pigmented, and include bituminous coatings and some elastomeric paints and coatings.

Water-Repellent Coatings

Water-repellent coatings are formulated to be vapor permeable, or "breathable". They do not seal the surface completely to water vapor so it can enter the masonry wall as well as leave the wall. While the first water-repellent coatings to be developed were primarily acrylic or silicone resins in organic solvents, now most water-repellent coatings are water-based and formulated from modified siloxanes, silanes and other alkoxysilanes, or metallic stearates. While some of these products are shipped from the factory ready to use, other waterborne water repellents must be diluted at the job site. Unlike earlier water-repellent coatings which tended to form a "film" on the masonry surface, modern water-repellent coatings actually penetrate into the masonry substrate slightly and, generally, are almost invisible if properly applied to the masonry. They are also more vapor permeable than the old coatings, yet they still reduce the vapor permeability of the masonry. Once inside the wall, water vapor can condense at cold spots producing liquid water which, unlike water vapor, cannot escape through a water-repellent coating. The liquid water within the wall, whether from condensation, leaking gutters, or other sources, can cause considerable damage.

Water-repellent coatings are not consolidants. Although modern water repellents may penetrate slightly beneath the masonry surface, instead of just "sitting" on top of it, they do not perform the same function as a consolidant which is to "consolidate" and replace lost binder to strengthen deteriorating masonry. Even after many years of laboratory study and testing few consolidants have proven very effective. The composition of fired products such as brick and architectural terra cotta, as well as many types of building stone, does not lend itself to consolidation.

Some modern water-repellent coatings which contain a binder intended to replace the natural binders in stone that have been lost through weathering and natural erosion are described in product literature as both a water repellent and a consolidant. The fact that newer water-repellent coatings penetrate beneath the masonry surface instead of just forming a layer on top of the surface may indeed convey at least some consolidating properties to certain stones. However, a water-repellent coating cannot be considered a consolidant. In some instances, a water-repellent or "preservative" coating, if applied to already damaged or spalling stone, may form a surface crust which, if it fails, may exacerbate the deterioration by pulling off even more of the stone (Fig. 25).

Is a Water-Repellent Treatment Necessary?

Water-repellent coatings are frequently applied to historic masonry buildings for the wrong reason. They also are often applied without an understanding of what they are and what they are intended to do. And these coatings can be very difficult, if not impossible, to remove from the masonry if they fail or become discolored. Most importantly, the application of water-repellent coatings to historic masonry is usually unnecessary.



Figure 23. A tarpaulin protects and shields pedestrians from potentially harmful spray while chemical cleaning is underway on the granite exterior of the U.S. Treasury Building, Washington, D.C.

Most historic masonry buildings, unless they are painted, have survived for decades without a water-repellent coating and, thus, probably do not need one now. Water penetration to the interior of a masonry building is seldom due to porous masonry, but results from poor or deferred maintenance. Leaking roofs, clogged or deteriorated gutters and downspouts, missing mortar, or cracks and open joints around door and window openings are almost always the cause of moisture-related problems in a historic masonry building. **If historic masonry buildings are kept watertight and in good repair, water-repellent coatings should not be necessary.**

Rising damp (capillary moisture pulled up from the ground), or condensation can also be a source of excess moisture in masonry buildings. A water-repellent coating will not solve this problem either and, in fact, may be likely to exacerbate it. Furthermore, a water-repellent coating should never be applied to a damp wall. Moisture in the wall would reduce the ability of a coating to adhere to the masonry and to penetrate below the surface. But, if it did adhere, it would hold the moisture inside the masonry because, although a water-repellent coating is permeable to water vapor, liquid water cannot pass through it. In the case of rising damp, a coating may force the moisture to go even higher in the wall because it can slow down evaporation, and thereby retain the moisture in the wall.

Excessive moisture in masonry walls may carry waterborne soluble salts from the masonry units themselves or from the mortar through the walls. If the water is permitted to come to the surface, the salts may appear on the masonry surface as efflorescence (a whitish powder) upon evaporation. However, the salts can be potentially dangerous if they remain in the masonry and crystallize



Figure 24. Although the application of a water-repellent coating was probably not needed on either of these buildings, the coating on the brick building (above), is not visible and has not changed the character of the brick. But the coating on the brick column (below), has a high gloss that is incompatible with the historic character of the masonry.



beneath the surface as subflorescence. Subflorescence eventually may cause the surface of the masonry to spall, particularly if a water-repellent coating has been applied which tends to reduce the flow of moisture out from the subsurface of the masonry. Although many of the newer water-repellent products are more breathable than their predecessors, they can be especially damaging if applied to masonry that contains salts, because they limit the flow of moisture through masonry.

When a Water-Repellent Coating May be Appropriate

There are some instances when a water-repellent coating may be considered appropriate to use on a historic masonry building. Soft, incompletely fired brick from the 18th- and early-19th centuries may have become so porous that paint or some type of coating is needed to protect it from further deterioration or dissolution. When a masonry building has been neglected for a long period of time, necessary repairs may be required in order to make it watertight. If, following a reasonable period of time after the building has been made watertight and has dried out completely, moisture appears actually to be penetrating through the repointed and repaired masonry walls, then the application of a water-repellent coating may be considered *in selected areas only*. This decision should be made in consultation with an architectural conservator. And, if such a treatment is undertaken, it should not be applied to the entire exterior of the building.

Anti-graffiti or barrier coatings are another type of clear coating—although barrier coatings can also be pigmented—that may be applied to exterior masonry, but they are not formulated primarily as water repellents. The purpose of these coatings is to make it harder for graffiti to stick to a masonry surface and, thus, easier to clean. But, like water-repellent coatings, in most cases the application of anti-graffiti coatings is generally not recommended for historic masonry buildings. These coatings are often quite shiny which can greatly alter the appearance of a historic masonry surface, and they are not always effective (Fig. 26). Generally, other ways of discouraging graffiti, such as improved lighting, can be more effective than a coating. However, the application of anti-graffiti coatings may be appropriate in some instances on vulnerable areas of historic masonry buildings which are frequent targets of graffiti that are located in out-of-the-way places where constant surveillance is not possible.

Some water-repellent coatings are recommended by product manufacturers as a means of keeping dirt and pollutants or biological growth from collecting on the surface of masonry buildings and, thus, reducing the need for frequent cleaning. While this at times may be true, in some cases a coating may actually retain dirt more than uncoated masonry. Generally, the application of a water-repellent coating is not recommended on a historic masonry building as a means of preventing biological growth. Some water-repellent coatings may actually encourage biological growth on a masonry wall. Biological growth on masonry buildings has traditionally been kept at bay through regularly-scheduled cleaning as part of a maintenance plan. Simple cleaning of the masonry with low-pressure water using a natural- or synthetic-bristled scrub brush can be very effective if done on a regular basis. Commercial products are also available which can be sprayed on masonry to remove biological growth.

In most instances, a water-repellent coating is not necessary if a building is watertight. The application of a water-repellent coating is not a recommended treatment for historic masonry buildings unless there is a specific

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Figure 25. The clear coating applied to this limestone molding has failed and is taking off some of the stone surface as it peels. Photo: Frances Gale.

problem which it may help solve. If the problem occurs on only part of the building, it is best to treat only that area rather than an entire building. Extreme exposures such as parapets, for example, or portions of the building subject to driving rain can be treated more effectively and less expensively than the entire building. Water-repellent coatings are not permanent and must be reapplied periodically although, if they are truly invisible, it can be difficult to know when they are no longer providing the intended protection.



Figure 26. The anti-graffiti or barrier coating on this column is very shiny and would not be appropriate to use on a historic masonry building. The coating has discolored as it has aged and whitish streaks reveal areas of bare concrete where the coating was incompletely applied.

Testing a water-repellent coating by applying it in one small area may not be helpful in determining its suitability for the building because a limited test area does not allow an adequate evaluation of such a treatment. Since water may enter and leave through the surrounding untreated areas, there is no way to tell if the coated test area is "breathable." But trying a coating in a small area may help to determine whether the coating is visible on the surface or if it will otherwise change the appearance of the masonry.

Waterproof Coatings

In theory, waterproof coatings usually do not cause problems as long as they exclude all water from the masonry. If water does enter the wall from the ground or from the inside of a building, the coating can intensify the damage because the water will not be able to escape. During cold weather this water in the wall can freeze causing serious mechanical disruption, such as spalling.

In addition, the water eventually will get out by the path of least resistance. If this path is toward the interior, damage to interior finishes can result; if it is toward the exterior, it can lead to damage to the masonry caused by built-up water pressure (Fig. 27).

In most instances, waterproof coatings should not be applied to historic masonry. The possible exception to this might be the application of a waterproof coating to below-grade exterior foundation walls as a last resort to stop water infiltration on interior basement walls. **Generally, however, waterproof coatings, which include *elastomeric paints*, should almost never be applied above grade to historic masonry buildings.**



Figure 27. Instead of correcting the roof drainage problems, an elastomeric coating was applied to the already saturated limestone cornice. An elastomeric coating holds moisture in the masonry because it does not "breathe" and does not allow liquid moisture to escape. If the water pressure builds up sufficiently it can cause the coating to break and pop off as shown in this example, often pulling pieces of the masonry with it. Photo: National Park Service Files.

Summary

A well-planned cleaning project is an essential step in preserving, rehabilitating or restoring a historic masonry building. Proper cleaning methods and coating treatments, when determined necessary for the preservation of the masonry, can enhance the aesthetic character as well as the structural stability of a historic building. Removing years of accumulated dirt, pollutant crusts, stains, graffiti or paint, if done with appropriate caution, can extend the life and longevity of the historic resource. Cleaning that is carelessly or insensitively prescribed or carried out by inexperienced workers can have the opposite of the intended effect. It may scar the masonry permanently, and may actually result in hastening deterioration by introducing harmful residual chemicals and salts into the masonry or causing surface loss. Using the wrong cleaning method or using the right method incorrectly, applying the wrong kind of coating or applying a coating that is not needed can result in serious damage, both physically and aesthetically, to a historic masonry building. Cleaning a historic masonry building should always be done using the *gentlest means possible* that will clean, but not damage the building. It should always be taken into consideration before applying a water-repellent coating or a waterproof coating to a historic masonry building whether it is really necessary and whether it is in the best interest of preserving the building.

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Acknowledgments

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Front Cover: Chemical cleaning of the brick and architectural terra cotta frieze on the 1880s Pension Building, Washington, D.C. (now the National Building Museum), is shown here in progress. Photo: Christina Henry.

Photographs used to illustrate this Brief were taken by Anne Grimmer unless otherwise credited.

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Preservation of Historic Concrete

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U.S. Department of the Interior
Heritage Preservation Services

Introduction to Historic Concrete

Concrete is an extraordinarily versatile building material used for utilitarian, ornamental, and monumental structures since ancient times. Composed of a mixture of sand, gravel, crushed stone, or other coarse material, bound together with lime or cement, concrete undergoes a chemical reaction and hardens when water is added. Inserting reinforcement adds tensile strength to structural concrete elements. The use of reinforcement contributes significantly to the range and size of building and structure types that can be constructed with concrete.

While early twentieth century proponents of modern concrete often considered it to be permanent, it is, like all materials, subject to deterioration. This Brief provides an overview of the history of concrete and its popularization in the United States, surveys the principal causes and modes of concrete deterioration, and outlines approaches to repair and protection that are appropriate to historic concrete. In the context of this Brief, historic concrete is considered to be concrete used in construction of structures of historical, architectural, or engineering interest, whether those structures are old or relatively new.

Brief History of Use and Manufacture

The ancient Romans found that a mixture of lime putty and pozzolana, a fine volcanic ash, would harden under water. The resulting hydraulic cement became a major feature of Roman building practice, and was used in many buildings and engineering projects such as bridges and aqueducts. Concrete technology was kept alive during the Middle Ages in Spain and Africa. The Spanish introduced a form of concrete to the New World in the first decades of the sixteenth century, referred to as "tapia" or "tabby." This material, a mixture of lime, sand, and shell or stone aggregate mixed with water, was placed between wooden forms, tamped, and allowed to dry in successive layers. Tabby was later used by the English settlers in the coastal southeastern United States.

The early history of concrete was fragmented, with developments in materials and construction techniques occurring on different continents and in various countries. In the United States, concrete was slow in achieving widespread acceptance in building construction and did not begin to gain popularity until the late nineteenth century. It was more readily accepted for use in transportation and infrastructure systems.

The Erie Canal in New York is an example of the early use of concrete in transportation in the United States. The natural hydraulic cement used in the canal construction was processed from a deposit of limestone found in 1818 near Chittenango, southeast of Syracuse. The use of concrete in residential construction was



Figure 1. The Sebastopol House in Seguin, Texas, is an 1856 Greek Revival-style house constructed of lime concrete. Lime concrete or "limecrete" was a popular construction material, as it could be made inexpensively from local materials. By 1900, the town had approximately ninety limecrete structures, twenty of which remain. Photo: Texas Parks and Wildlife Department.



Figure 2. Chatterton House was the home of the post trader at Fort Fred Steel in Wyoming, one of several forts established in the 1860s to protect the Union Pacific Railroad. The walls of the post trader's house were built using stone aggregate and lime, without cement. The use of this material presents special preservation challenges.

publicized in the second edition of Orson S. Fowler's *A Home for All* (1853) which described the advantages of "gravel wall" construction to a wide audience. The town of Seguin, Texas, thirty-five miles east of San Antonio, already had a number of concrete buildings by the 1850s and came to be called "The Mother of Concrete Cities," with approximately ninety concrete buildings made from local "lime water" and gravel (Fig. 1).

Impressed by the economic advantages of poured gravel wall or "lime-grout" construction, the Quartermaster General's Office of the War Department embarked on a campaign to improve the quality of building for frontier military posts. As a result, lime-grout structures were constructed at several western posts soon after the Civil War, including Fort Fred Steele and Fort Laramie, both in Wyoming (Fig. 2). By the 1880s, sufficient experience had been gained with unreinforced concrete to permit construction of much larger buildings. A notable example from this period is the Ponce de Leon Hotel in St. Augustine, Florida.

Extensive construction in concrete also occurred through the system of coastal fortifications commissioned by the federal government in the 1890s for the Atlantic, Pacific, and Gulf coasts. Unlike most concrete construction to that time, the special requirements of coastal fortifications called for concrete walls as much as 20 feet thick, often at sites that were difficult to access. Major structures in the coastal defenses of the 1890s were built of mass concrete with no internal reinforcing, a practice that was replaced by the use of reinforcing bars in fortifications constructed after about 1905.

The use of reinforced concrete in the United States dates from 1860, when S.T. Fowler obtained a patent for a reinforced concrete wall. In the early 1870s, William E. Ward built his own house in Port Chester, New York, using concrete reinforced with iron rods for all structural elements. Despite these developments, such construction remained a novelty until after 1880, when innovations introduced by Ernest L. Ransome made the use of reinforced concrete more practicable. Ransome made many contributions to the development of concrete construction technology, including the use of twisted reinforcing bars to improve bond between the concrete and the steel, which he patented in 1884. Two years later, Ransome introduced the rotary kiln to United States cement production. The new kiln had greater capacity and burned more thoroughly and uniformly, allowing development of a less expensive, more uniform, and more reliable manufactured cement. Improvements in concrete production initiated by Ransom led to a much greater acceptance of concrete after 1900.

The Lincoln Highway Association, incorporated in 1913, promoted the use of concrete in construction of a coast-to-coast roadway system. The goal of the Lincoln Highway Association and highway advocate Henry B. Joy was to educate the country in the need for good roads made of concrete, with an improved Lincoln



Figure 3. The Lincoln Highway Association promoted construction of a high quality continuous hard surface roadway across the country. The Boys Scouts of America installed concrete road markers along the Lincoln Highway in 1928.

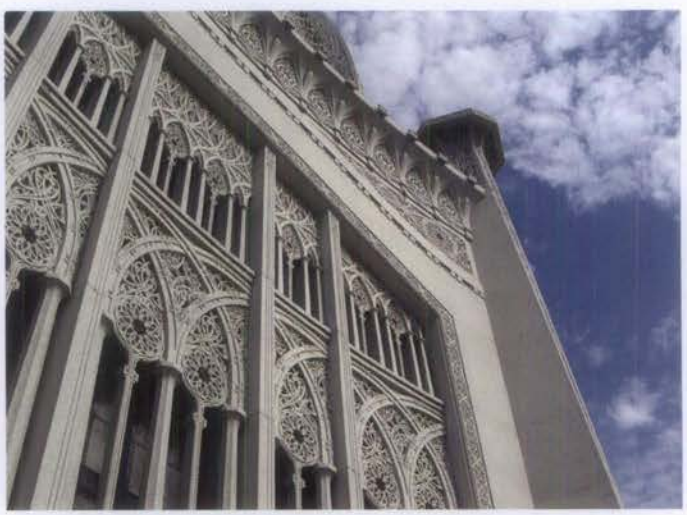


Figure 4. The highly ornamental concrete panels on the exterior facade of the Baha'i House of Worship in Wilmette, Illinois, illustrate the work of fabricator John J. Earley, known as "the man who made concrete beautiful."

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Figure 5. Following World War II, architects and engineers took advantage of improvements in concrete production, quality control, and advances in precast concrete to design structures such as the Police Headquarters building in Philadelphia, Pennsylvania, constructed in 1961. Photo: Courtesy of the Philadelphia Police Department.



Figure 6. The Bailey Magnet School in Jackson, Mississippi, was designed as the Jackson Junior High School by the firm of N.W. Overstreet & Town in 1936. The streamlined building exemplifies the applicability of concrete to creating a modern architectural aesthetic. Photo: Bill Burris, Burris/Wagnon Architects, P.A.

Highway as an example. Concrete "seedling miles" were constructed in remote areas to emphasize the superiority of concrete over unimproved dirt. The Association believed that as people learned about concrete, they would press the government to construct good roads throughout their states. Americans' enthusiasm for good roads led to the involvement of the federal government in road-building and the creation of numbered U.S. routes in the 1920s (Fig. 3).

During the early twentieth century, Ernest Ransome in Beverly, Massachusetts, Albert Kahn in Detroit, and Richard E. Schmidt in Chicago, promoted concrete for use in "Factory Style" utilitarian buildings with an exposed concrete frame infilled with expanses of glass. Thomas Edison's cast-in-place reinforced concrete homes in Union Township, New Jersey (1908), proclaimed a similarly functional emphasis in residential construction. From the 1920s onward, concrete began to be used with spectacular design results: examples include John J. Earley's Meridian Hill Park in Washington, D.C.; Louis Bourgeois' exuberant, graceful Baha'i Temple in Wilmette, Illinois (1920–1953), for which Earley fabricated the concrete (Fig. 4); and Frank Lloyd Wright's Fallingwater near Bear Run, Pennsylvania (1934). Continuing improvements in quality control and development of innovative fabrication processes, such as the Shockbeton method for precast concrete, provided increasing opportunities for architects and engineers. Wright's Guggenheim Museum in New York City (1959); Geddes Brecher Qualls & Cunningham's Police Headquarters building in Philadelphia, Pennsylvania (1961); and Eero Saarinen's soaring terminal building at Dulles International Airport outside Washington, D.C., and the TWA terminal at Kennedy Airport in New York (1962), exemplify the masterful use of concrete achieved in the modern era (Fig. 5).



Figure 7. Detailed bas reliefs as well as sculptures, such as this lion at the Bailey Magnet School, could be used as ornamentation on concrete buildings. Sculptural concrete elements were typically cast in molds.

Throughout the twentieth century, a wide range of architectural and engineering structures were built using concrete as a practical and cost-effective choice—and concrete also became valued for its aesthetic qualities. Cast in place and precast concrete were readily adapted to the Streamlined Moderne style, as exemplified by the Bailey Magnet School in Jackson, Mississippi, designed as the Jackson Junior High School by N.W. Overstreet & Town in 1936 (Figs. 6 and 7). The school is one of many concrete buildings designed and constructed under the auspices of the Public Works Administration. Recreational structures and landscape features also utilized the structural range and unique character of exposed concrete to advantage, as seen in Chicago's Lincoln Park Chess Pavilion, designed by Morris Webster in 1956 (Fig. 8), and the Ira C. Keller Fountain in Portland Oregon, designed by Lawrence Halprin in 1969 (Fig. 9). Concrete was also popular for building interiors, with ornamental features and exposed structural elements recognized as part of the design aesthetic (See Figs. 10 and 11 in sidebar).

Historic Interiors

The expanded use of concrete provided new opportunities to create dramatic spaces and ornate architectural detail on the interiors of buildings, at a significant cost savings over traditional construction practices. The architectural design of the Berkeley City Club in Berkeley, California, expressed Moorish and Gothic elements in concrete on the interior of the building (Fig. 10). Used as a woman's social club, the building was designed by noted California architect Julia Morgan and constructed in 1929. The vaulted ceilings, columns, and ornamental capitals of the lobby and the ornamental arches and beamed ceiling of the "plunge" are all constructed of concrete.

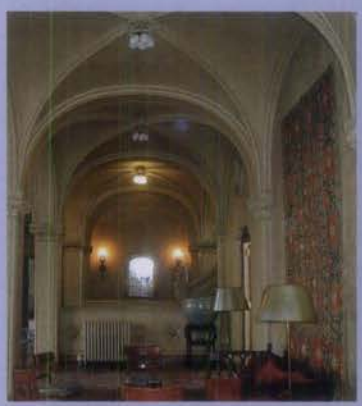




Figure 10. The Berkeley City Club has significant interior spaces and features of concrete construction, including the lobby and pool. Photos: Una Gilmartin (left) and Brian Kehoe (right), Wiss, Janney, Elstner Associates, Inc.

The historic character of a building's interior can also be conveyed in a more utilitarian manner in terms of concrete features and finishes (Fig. 11). The exposed concrete structure—columns, capitals, and drop panels—is an integral part of the character of this old commercial building in Minneapolis. In concrete warehouse and factory buildings of the early twentieth century, exposed concrete columns and formboard finish concrete slab ceilings are common features as seen in this warehouse, now converted for use as a parking garage and shops.





Figure 11. Whether in a circa 1925 office (left) or in a parking garage and retail facility (right), exposed concrete structures help characterize these building interiors. Photo: Minnesota Historical Society (left).

Concrete Characteristics

Concrete is composed of fine (sand) and coarse (crushed stone or gravel) aggregates and paste made of portland cement and water. The predominant material in terms of bulk is the aggregate. Portland cement is the binder most commonly used in modern concrete. It is commercially manufactured by blending limestone or chalk with clays that contain alumina, silica, lime, iron oxide and magnesia, and heating the compounds together to high temperatures. The hydration process that occurs between the portland cement and water results in formation of an alkali paste that surrounds and binds the aggregate together as a solid mass.

The quality of the concrete is dependent on the ratio of water to the binder; binder content; sound, durable, and well-graded aggregates; compaction during placement; and proper curing. The amount of water used in the mix affects the concrete permeability and strength. The use of excess water beyond that required in the hydration process results in more permeable concrete, which is more susceptible to weathering and deterioration. Admixtures are commonly added to concrete to adjust concrete properties such as setting or hardening time, requirements for water, workability, and other characteristics. For example, the advent of air entraining agents in the 1930s provided enhanced durability for concrete.

During the twentieth century, there was a steady rise in the strength of ordinary concrete as chemical processes became better understood and quality control measures improved. In addition, the need to protect embedded reinforcement against corrosion was acknowledged. Requirements for concrete cover over reinforcing steel, increased cement content, decreased water-cement ratio, and air entrainment all contributed to greater concrete strength and improved durability.

Mechanisms and Modes of Deterioration

Causes of Deterioration

Concrete deterioration occurs primarily because of corrosion of the embedded steel, degradation of the concrete itself, use of improper techniques or materials in construction, or structural problems. The causes of concrete deterioration must be understood in order to select an appropriate repair and protection system.

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While reinforcing steel has played a pivotal role in expanding the applications of concrete in twentieth century architecture, corrosion of this steel has also caused deterioration in many historic structures. Reinforcing steel embedded in the concrete is normally surrounded by a passivating oxide layer that, when present, protects the steel from corrosion and aids in bonding the steel and concrete. When the concrete's normal alkaline environment (above a pH of 10) is compromised and the steel is exposed to water, water vapor, or high relative humidity, corrosion of the steel reinforcing takes place. A reduction in alkalinity results from carbonation, a process that occurs when the carbon dioxide in the atmosphere reacts with calcium hydroxide and moisture in the concrete. Carbonation starts at the concrete's exposed surface but may extend to the reinforcing steel over time. When carbonation reaches the metal reinforcement, the concrete no longer protects the steel from corrosion.



Figure 8. The Chess Pavilion in Chicago's Lincoln Park was designed by architect Morris Webster and constructed in 1956. The pavilion is a distinctive landscape feature, with its reinforced concrete cantilevered slab that provides cover for chess players.



Figure 9. The Ira C. Keller Fountain in Portland, Oregon, was designed by Lawrence Halprin and constructed in 1969. The fountain is constructed primarily of concrete pillars with formboard textures and surrounding elements, patterned with geometric lines, which facilitate the path of water. Photo: Anita Washko, Wiss, Janney, Elstner Associates, Inc.

Corrosion of embedded reinforcing steel may be initiated and accelerated if calcium chloride was added to the concrete as a set accelerator during original construction to promote more rapid curing. It may also take place if the concrete is later exposed to deicing salts, as may occur during the winter in northern climates. Seawater or other marine environments can also provide large amounts of chloride, either from inadequately washed original aggregate or from exposure of the concrete to seawater.

Corrosion-related damage to reinforced concrete is the result of rust, a product of the corrosion process of steel, which expands and thus requires more space in the concrete than the steel did at the time of installation. This change in volume of the steel results in expansive forces, which cause cracking and spalling of the adjacent concrete (Fig. 12). Other signs of corrosion of embedded steel include delamination of the concrete (planar separations parallel to the surface) and rust staining (often a precursor to spalling) on the concrete near the steel.

Lack of proper maintenance of building elements such as roofs and drainage systems can contribute to water-related deterioration of the adjacent concrete, particularly when concrete is saturated with water and then exposed to freezing temperatures. As water within the concrete freezes, it expands and exerts forces on the adjacent concrete. Repeated freezing and thawing can result in the concrete cracking and delaminating. Such damage appears as surface degradation, including severe scaling and micro-cracking that extends into the concrete. The condition is most often observed near the surface of the concrete but can also eventually occur deep within the concrete. This type of deterioration is usually most severe at joints, architectural details, and other areas with more surface exposure to weather. In the second half of the twentieth century, concrete has utilized entrained air (the incorporation of microscopic air bubbles) to provide enhanced protection against damage due to cyclic freezing of saturated concrete.

The use of certain aggregates can also result in deterioration of the concrete. Alkali-aggregate reactions—in some cases alkali-silica reaction (ASR)—occur when alkalis normally present in cement react with certain aggregates, leading to the development of an expansive crystalline gel. When this gel is exposed to moisture, it expands and causes cracking of the aggregate and concrete matrix. Deleterious aggregates are typically found only in certain areas of the country and can be detected through analysis by an experienced petrographer. Low-alkali cements as well as fly ash are used today in new construction to prevent such reactions where this problem may occur.

Problems Specifically Encountered with Historic Concrete

Materials and workmanship used in the construction of historic concrete structures, particularly those built before the First World War, sometimes present potential sources of problems. For example, where the aggregate consisted of cinder from burned coal or crushed brick,



Figure 12. The concrete lighthouse at the Kilauea Point Light Station, Kilauea, Kauai, Hawaii, was constructed circa 1913. The concrete, which was a good quality, high strength mix for its day, is in good condition after almost one hundred years in service. Deterioration in the form of spalling related to corrosion of embedded reinforcing steel has occurred primarily in areas of higher ornamentation such as projecting bands and brackets (see close-up photo).

the concrete tends to be weak and porous because these aggregates absorb water. Some of these aggregates can be extremely susceptible to deterioration when exposed to moisture and cyclic freezing and thawing. Concrete was sometimes compromised by inclusion of seawater or beach sand that was not thoroughly washed with fresh water, a condition more common with coastal fortifications built prior to 1900. The sodium chloride present in seawater and beach sand accelerates the rate of corrosion of the reinforced concrete.

Another problem encountered with historic concrete is related to poor consolidation of the concrete during its placement in forms, or in molds in the case of precasting. This problem is especially prevalent in highly ornamental units. Early twentieth century concrete was often tamped or rodded into place, similar to techniques used in forming cast stone. Poorly consolidated concrete often contains voids ("bugholes" or "honeycombs"), which can reduce the protective concrete cover over the embedded reinforcing bars, entrap water, and, if sufficiently large and strategically numerous, reduce localized concrete strength. Vibration technology has improved over time and flowability agents are also used today to address this problem.

A common type of deterioration observed in concrete is the effect of weathering from exposure to wind, rain, snow, and salt water or spray. Weathering appears as erosion of the cement paste, a condition more prevalent in northern regions where precipitation can be highly acidic. This results in the exposure of the aggregate particles on the exposed concrete surface. Variations may occur in the aggregate exposure due to differential erosion or dissolution of exposed cement paste. Erosion can also be caused by the mechanical action of water channeled over concrete, such as by the lack of drip grooves in belt courses and sills, and by inadequate drainage. In addition, high-pressure water when used for cleaning can also erode the concrete surface.

In concrete structures built prior to the First World War, concrete was often placed into forms in relatively short vertical lifts due to limitations in lifting and pouring techniques available at the time. Joints between different concrete placements (often termed cold joints or lift lines) may sometimes be considered an important part of the character of a concrete element (Fig. 13). However, wide joints may permit water to infiltrate the concrete, resulting in more rapid paste erosion or freeze-thaw deterioration of adjacent concrete in cold climates.

In the early twentieth century, concrete was sometimes placed in several layers parallel to the exterior surface. A base concrete was first created with formwork and then a more cement rich mortar layer was applied to the exposed vertical face of the



Figure 13. Fort Casey on Admiralty Head, Fort Casey, Washington, was constructed in 1898. The lift lines from placement of concrete are clearly visible on the exterior walls and characterize the finished appearance.

base concrete. The higher cement content in the facing concrete provided a more water-resistant outer layer and finished surface. The application of a cement-rich top layer, referred to in some early concrete publications as "waterproofing," was also used on top surfaces of concrete walls, or as the top layer in sidewalks. With this type of concrete construction, deterioration can occur over time as a result of debonding between layers, and can proceed very rapidly once the protective cement-rich layer begins to break down.

It is common for historic concrete to have a highly variable appearance, including color and finish texture. Different levels of aggregate exposure due to paste erosion are often found in exposed aggregate concrete. This variability in the appearance of historic concrete increases the level of difficulty in assessing and repairing weathered concrete.

Signs of Distress and Deterioration

Characteristic signs of failure in concrete include cracking, spalling, staining, and deflection. Cracking occurs in most concrete but will vary in depth, width, direction, pattern, and location, and can be either active or dormant (inactive). Active cracks can widen, deepen, or migrate through the concrete, while dormant cracks remain relatively unchanged in size. Some dormant cracks, such as those caused by early age shrinkage of the concrete during curing, are not a structural concern but when left unrepaired, can provide convenient channels for moisture penetration and subsequent damage. Random surface cracks, also called map cracks due to their resemblance to lines on a map, are usually related to early-age shrinkage but may also indicate other types of deterioration such as alkali-silica reaction.

Structural cracks can be caused by temporary or continued overloads, uneven foundation settling, seismic forces, or original design inadequacies. Structural cracks are active if excessive loads are applied to a structure, if the overload is continuing, or if settlement is ongoing. These cracks are dormant if the temporary overloads have been removed or if differential settlement has stabilized. Thermally-induced cracks result from stresses produced by the expansion and contraction of the concrete during temperature changes. These cracks frequently occur at the ends or re-entrant corners of older concrete structures that were built without expansion joints to relieve such stress.

Spalling (the loss of surface material) is often associated with freezing and thawing as well as cracking and delamination of the concrete cover over embedded reinforcing steel. Spalling occurs when reinforcing bars corrode and the corrosion by-products expand, creating high stresses on the adjacent concrete, which cracks and is displaced. Spalling can also occur when water absorbed by the concrete freezes and thaws (Fig. 14). In addition, surface spalling or scaling may result from the improper finishing, forming, or other surface



Figures 14. Layers of architectural concrete that have debonded (spalled) from the surface were removed from a historic water tank during the investigation performed to assess existing conditions. Photos: Anita Washko, Wiss, Janney, Elstner Associates, Inc.

phenomena when water-rich cement paste (laitance) rises to the surface. The resulting weak material is vulnerable to spalling of thin layers, or scaling. In some cases, spalling of the concrete can diminish the load-carrying capacity of the structure.

Deflection is the bending or sagging of structural beams, joists, or slabs, and can be an indication of deficiencies in the strength and structural soundness of concrete. This condition can be produced by overloading, corrosion of embedded reinforcing, or inadequate design or construction, such as use of low-strength concrete or undersized reinforcing bars.

Staining of the concrete surface can be related to soiling from atmospheric pollutants or other contaminants, dirt accumulation, and the presence of organic growth. However, stains can also indicate more serious underlying problems, such as corrosion of embedded reinforcing steel, improper previous surface treatments, alkali-aggregate reaction, or efflorescence, the deposition of soluble salts on the surface of the concrete as a result of water migration (Fig. 15).

Planning for Concrete Preservation

The significance of a historic concrete building or structure—including whether it is important for its architectural or engineering design, for its materials and construction techniques, or both—guides decision making about repair and, if needed, replacement methods. Determining the causes of deterioration is also central to the development of a conservation and repair plan. With historic concrete buildings, one of the more difficult challenges is allowing for sufficient time during the planning phase to analyze the concrete, develop mixes, and provide time for adequate aging of mock-ups for matching to the original concrete.

An understanding of the original construction techniques (cement characteristics, mix design, original intent of assembly, type of placement, precast versus cast in place, etc.) and previous repair work performed on the concrete is important in determining causes of existing deterioration and the susceptibility of the structure to potential other types of deterioration. For example, concrete placed in short lifts (individual concrete placements) or constructed in precast segments will have numerous joints that can provide entry points for water infiltration. Inappropriate prior repairs, such as installation of patches using an incompatible material, can affect the future performance of the concrete. Such prior repairs may require corrective work.

As with other preservation projects, three primary approaches are usually considered for historic concrete structures: ***maintenance***, ***repair***, or ***replacement***. Maintenance and repair best achieve the preservation goal of minimal intervention and the greatest retention of existing historic fabric. However, where elements of the building are severely deteriorated or where inherent problems with the material lead to ongoing failures, replacement may be necessary.

During planning, information is gathered through research, visual survey, inspection openings, and laboratory studies. The material should then be reviewed by professionals experienced in concrete deterioration to help evaluate the nature and causes of the concrete problems, to assess both the short-term and long-term effects of the deterioration, and to formulate proper repair approaches.

Condition Assessment

A condition assessment of a concrete building or structure should begin with a review of all available documents related to original construction and prior repairs. While plans and specifications for older concrete buildings are not always available, they can be an invaluable resource and every attempt should be made to find them. They may provide information on the composition of the concrete mix or on the type and location of reinforcing bars. If available, documents related to past repairs should also be reviewed to understand how the repairs were made and to help evaluate their anticipated performance and service life. Archival photographs can also provide a valuable source of information about original construction.



Figure 15. Evidence of moisture movement through concrete is apparent in the form of mineral deposits on the concrete surface. Cyclic freezing and thawing of entrapped moisture, and corrosion of embedded reinforcement, have also contributed to deterioration of the concrete column on this fence at Crocker Field in Fitchburg, Massachusetts, designed by the Olmsted Brothers.

A visual condition survey will help identify and evaluate the extent, types, and patterns of distress and deterioration. The American Concrete Institute offers several useful guides on how to perform a visual condition survey of concrete. Generally, the condition assessment begins with an overall visual survey, followed by a close-up investigation of representative areas to obtain more detailed information about modes of deterioration.

A number of nondestructive testing methods can be used in the field to evaluate concealed conditions. Basic techniques include sounding with a hand-held hammer (or for horizontal surfaces, a chain) to help identify areas of delamination. More sophisticated techniques include impact-echo testing (Fig. 16), ground penetrating radar, pulse velocity, and other methods that characterize concrete thickness and locate voids or delaminations. Magnetic detection instruments are used to locate embedded reinforcing steel and can be calibrated to identify the size and depth of reinforcement. Corrosion measurements can be taken using copper-copper sulfate half-cell tests or linear polarization techniques to determine the probability or rate of active corrosion of the reinforcing steel.

To further evaluate the condition of the concrete, samples may be removed for laboratory study to determine material components and composition, and causes of deterioration. Samples need to be representative of existing conditions but should be taken from unobtrusive locations. Laboratory studies of the concrete may include petrographic evaluation following ASTM C856, *Practice for Petrographic Examination of Hardened Concrete.* Petrographic examination, consisting of microscopical studies performed by a geologist specializing in the evaluation of construction materials, is performed to determine air content, water-cement ratio, cement content, and general aggregate characteristics. Laboratory studies can also include

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chemical analyses to determine chloride content, sulfate content, and alkali levels of the concrete; identification of deleterious aggregates; and determination of depth of carbonation. Compressive strength studies can be conducted to evaluate the strength of the existing concrete and provide information for repair work. The laboratory studies provide a general identification of the original concrete's components and aggregates, and evidence of damage due to various mechanisms including cyclic freezing and thawing, alkali-aggregate reactivity, or sulfate attack. Information gathered through laboratory studies can also be used to help develop a mix design for the repair concrete.

Cleaning

As with other historic structures, concrete structures are cleaned for several reasons: to improve the appearance of the concrete, as a cyclical maintenance measure, or in preparation for repairs. Consideration should first be given to whether the historic concrete structure needs to be cleaned at all. If cleaning is required, then the gentlest system that will be effective should be selected.

Three primary methods are used for cleaning concrete: water methods, abrasive surface treatments, and chemical surface treatments. Low-pressure water (less than 200 psi) or steam cleaning can effectively remove surface soiling from sound concrete; however, care is required on fragile or deteriorated surfaces. In addition, water and steam methods are typically not effective in removing staining or severe soiling. Power washing with high-pressure water is sometimes used to clean or remove coatings from sound, high-strength concrete, but high-pressure water washing is generally damaging to and not appropriate for concrete on historic structures.

When used with proper controls and at very low pressures (typically 35 to 75 psi), microabrasive surface treatments using very fine particulates, such as dolomitic limestone powder, can sometimes clean effectively. However, microabrasive cleaning may alter the texture and surface reflectivity of concrete. Some concrete can be damaged even by fine particulates applied at very low pressures.



Figure 16. Impact echo testing is performed on a concrete structural slab to help determine depth of deterioration. In this method, a short pulse of energy is introduced into the structure and a transducer mounted on the impacted surface of the structure receives the reflected input waves or echoes. These waves are analyzed to help identify flaws and deterioration within the concrete.

Chemical surface treatments can clean effectively but may also alter the appearance of the concrete by bleaching the concrete, removing the paste, etching the aggregate, or otherwise altering the surface. Detergent cleaners or mild, diluted acid cleaners may be appropriate for removal of staining or severe soiling. Cleaning products that contain strong acids such as hydrochloric (muriatic) or hydrofluoric acid, which will damage concrete and are harmful to persons, animals, site features, and the environment, should not be used.

For any cleaning process, trial samples should be performed prior to full-scale implementation. The intent of the cleaning program should not be to return the structure to a like new appearance. Concrete can age gracefully, and as long as soiling is not severe or deleterious, many structures can still be appreciated without extensive cleaning.

Methods of Maintenance and Repair

The maintenance of historic concrete often is thought of in terms of appropriate cleaning to remove unattractive dirt or soiling materials. However, the implementation of an overall maintenance plan for a historic structure is the most effective way to help protect historic concrete. For examples, the lack of maintenance to roofs and drainage systems can promote water related damage to adjacent concrete features. The repeated use of deicing salts in winter climates can pit the surface of old concrete and also may promote decay in embedded steel reinforcements. Inadequate protection of concrete walls adjacent to driveways and parking areas can result in the need for repair work later on.

The maintenance of historic concrete involves the regular inspection of concrete to establish baseline conditions and identify needed repairs. Inspection tasks involve monitoring protection systems, including sealant joints, expansion joints, and protective coatings; reviewing existing conditions for development of distress such as cracking and delaminations; documenting conditions observed; and developing and implementing a cyclical repair program.

Sealants are an important part of maintenance of historic concrete structures. Elastomeric sealants, which have replaced traditional oil-resin based caulks for many applications, are used to seal cracks and joints to keep out moisture and reduce air infiltration. Sealants are commonly used at windows and door perimeters, at interfaces between concrete and other materials, and at attachments to or through walls or roofs, such as with lamps, signs, or exterior plumbing fixtures.

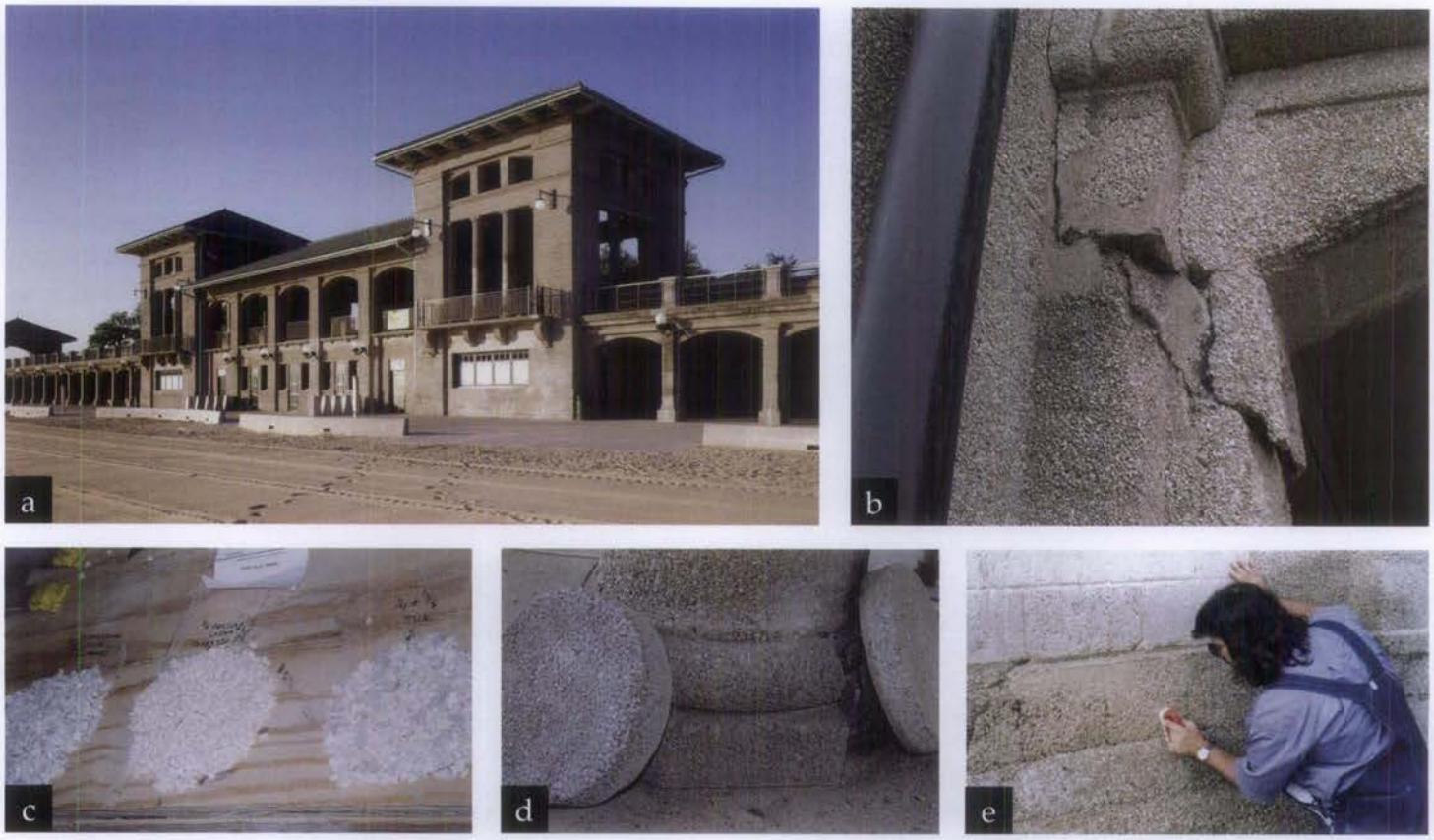


Figure 17. (a) The 63rd Street Beach House was constructed on the shoreline of Chicago in 1919. The highly exposed aggregate concrete of the exterior walls of the beach house was used for many buildings in the Chicago parks as an alternative to more expensive stone construction. Photo: Leslie Schwartz Photography. (b) Concrete deterioration included cracking, spalling, and delamination caused by corrosion of embedded reinforcing steel and concrete damage due to cyclic freezing and thawing. (c) Various sizes and types of aggregates were reviewed for matching to the original concrete materials. (d) Mock-ups of the concrete repair mix were prepared for comparison to the original concrete. Considerations included aggregate type and size, cement color, proportions, aggregate exposure, and surface finish. (e) The craftsman finished the surface to replicate the original appearance in a mock-up on the structure. Here, he used a nylon bristle brush to remove loose paste and expose the aggregate, creating a variable surface to match the adjacent original concrete.

Where used for crack repairs on historic facades, the finished appearance of the sealant application must be considered, as it may be visually intrusive. In some cases, sand can be broadcast onto the surface of the sealant to help conceal the repair.

Urethane and polyurethane sealants are often used to seal joints and cracks in concrete structures, paving, and walkways; these sealants provide a service life of up to ten years. High-performance silicone sealants also are often used with concrete, as they provide a range of movement capabilities and a service life of twenty years or more. Some silicone sealants may stain adjacent materials, which may be a problem with more porous concrete, and may also tend to accumulate dust and dirt. The effectiveness of sealants for sealing joints and cracks depends on numerous factors including proper surface preparation and application. Sealants should be examined as part of routine maintenance inspections, as these materials deteriorate faster than their substrates and must be replaced periodically as a part of cyclical maintenance.

Repair of historic concrete may be required to address deterioration because the original design and construction did not provide for long-term durability, or to facilitate a change in use of the structure. Examples include increasing concrete cover to protect reinforcing steel and reducing water infiltration into the structure by repair of joints. Any such improvements must be thoroughly evaluated for compatibility with the original design and appearance. Care is required in all aspects of historic concrete repair, including surface preparation; installation of formwork; development of the concrete mix design; and concrete placement, consolidation, and curing.

An appropriate repair program addresses existing distress and reduces the rate of future deterioration, which in many cases involves moisture-related issues. The repair program should incorporate materials and methods that are sympathetic to the existing materials in character and appearance, and which provide good long-term performance. In addition, repair materials should age and weather similarly to the original materials. In order to best achieve these goals, concrete repair projects should be divided into three phases: development of trial repair procedures, trial repairs and evaluation, and production repair work.

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For any concrete repair project, the process of investigation, laboratory analysis, trial samples, mock-ups, and full-scale repairs allows ongoing refinement of the repair work as well as implementation of quality-control measures. The trial repair process provides an opportunity for the owner, architect, engineer, and contractor to evaluate the concrete mix design and the installation and finishing techniques for the repairs from both technical and aesthetic standpoints. The final repair materials and procedures should match the original concrete in appearance while meeting the established criteria for durability. Information gathered through trial repairs and mock-ups is invaluable in refining the construction documents prior to the start of the overall repair project (Fig. 17).

Surface Preparation

In undertaking surface preparation for historic concrete repair, care must be taken to limit removal of existing material while still providing an appropriate substrate for repairs. This is particularly important where ornamentation and fine details are involved. Preparation for localized repairs usually begins with removal of the loose concrete to determine the general extent of the repair, followed by saw-cutting the perimeter of the repair area. The repair area should extend beyond the area of concrete deterioration to a sufficient extent to provide a sound substrate. When repairing concrete with an exposed aggregate or other special surface texture, a sawcut edge may be too visually evident. To hide the repair edge, techniques such as lightly hand-chipping the edge of the patch may be used to conceal the joint between the original concrete and the new repair material. The depth to which the concrete needs to be removed may be difficult to determine without invasive probing in the repair area. Removal of concrete should typically extend beyond the level of the reinforcing steel, if present, so that the patch encapsulates the reinforcing steel, which provides mechanical attachment for the repair.

If the concrete was originally of lower strength and quality, the assessment of present soundness is more difficult. Deteriorated and unsound concrete is typically removed using pneumatic chipping hammers. Removal of concrete in historic structures is better controlled by using smaller chipping hammers or hand tools. The area of the concrete to be repaired and the exposed reinforcing steel are then cleaned, usually by careful sandblast and air blast procedures applied only within the repair area. Adjacent original concrete surfaces should be protected during this work. In some cases, project constraints such as dust control may limit the ability to thoroughly clean the concrete and steel. For example, it may be necessary to use needle scaling (a small pneumatic impact device) and wire brushing instead of sandblasting.

Supplemental steel may be needed when existing reinforcing steel is severely deteriorated, or if reinforcing steel is not present in repair areas. Exposed existing reinforcing and other embedded steel elements can be cleaned, primed, and painted with a corrosion-inhibiting coating. The patching material should be reinforced and mechanically attached to the existing concrete. Reinforcement materials used in repairs most often include mild steel, epoxy-coated steel, or stainless steel, depending on existing conditions.

Formwork and Molds

Special formwork is needed to recreate ornamental concrete features—which may be complex, in high relief, or architecturally detailed—and to provide special surface finishes such as wood form board textures. Construction of the formwork itself requires particular skill and craftsmanship. Reusable forms can be used for concrete ornamentation that is repeated across a building facade, or precast concrete elements may be used to replace missing or unrepairable architectural features. Formwork for ornamental concrete is often created using a four-step process: a casting of the original concrete is taken; a plaster replica of the unit is prepared; a mold or form is made from the plaster replica; and a new concrete unit is cast. Custom formwork and molds are often the work of specialty companies, such as precasters and cast stone fabricators.

The process of forming architectural features or special surface textures is particularly challenging if early age stripping (removal of formwork early in the concrete curing process) is needed to perform surface treatment on the concrete. Timing for formwork removal is related to strength gain, which in turn is partly dependent on temperature and weather conditions. Early age removal of formwork in highly detailed concrete can lead to damage of the new concrete that has not yet gained sufficient strength through curing.

Selection of Repair Materials and Mix Design

Selection and design of proper repair materials is a critical component of the repair project. This process requires evaluation of the performance, characteristics, and limitations of the repair materials, and may involve laboratory testing of proposed materials and trial repairs. The materials should be selected to address the specific type of repair required and to be compatible with special characteristics of the original concrete. Some modern repair materials are designed to have a high compressive strength and to be impermeable. Even though inherently durable, these newer materials may not be appropriate for use in repairing a low strength historic concrete.

The concrete's durability, or resistance to deterioration, and the materials and methods selected for repair depend on its composition, design, and quality of workmanship. In most cases, a mix design for durable replacement concrete should use materials similar to those of the original concrete mix. Prepackaged materials are often not appropriate for repair of historic concrete. The concrete patching material can be air entrained or polymer-modified if subject to exterior exposure, and should incorporate an appropriate selection of aggregate and cement type, and proper water content and water



Figure 18. (a) Exposed aggregate precast concrete is sounded with a hammer to detect areas of deterioration. Corrosion of the exposed reinforcing steel bar has led to spalling of the adjacent concrete. (b) Samples of aggregate considered for use in repair concrete are compared to the original concrete materials in terms of size, color, texture, and reflectance. (c) Various sample panels are made using the selected concrete repair mix design for comparison to the original concrete on the building, and the mix design is adjusted based on review of the samples. (d) After removal of the spall, the concrete surface is prepared for installation of a formed patch. (e) Prior to placement of the concrete, a retarding agent is brush-applied to the inside face of the formwork to slow curing at the surface. After the concrete is partially cured, the forms are removed and the surface of the concrete is rubbed to remove some of the paste and expose the aggregate to match the original concrete.

to cement ratio. Some admixtures, including polymer modifiers, may change the appearance of the concrete mix. Design of the concrete patching material should address characteristics required for durability, workability, strength gain, compressive strength, and other performance attributes. During installation of the repair, skilled workmanship is required to ensure proper mixing procedures, placement, consolidation, and curing.

Matching and Repair Techniques for Historic Concrete

Repair measures should be selected that retain as much of the original material as possible, while providing for removal of an adequate amount of deteriorated concrete to provide a sound substrate for a durable repair. The installed repair must visually match the existing concrete as closely as possible and should be similar in other aspects such as compressive strength, permeability, and other characteristics important in the mix design of the concrete (Fig. 18).

Understanding the original construction techniques often provides opportunities in the design of repairs. For example, joints between the new and old concrete can be hidden in changes in surface profile and cold joints. The required patching mix for the concrete to be used in the repair will likely need to be specially designed to replicate the appearance of the adjacent historic concrete. A high level of craftsmanship is required for finishing of historic concrete, in particular to create the sometimes inconsistent finish and variation in the original concrete in contrast to the more even appearance required for most non-historic repairs.

To match the various characteristics of the original concrete, trial mixes should be developed. These mixes need to take into account the types and colors of aggregates and paste present in the original concrete. Different mixes may be needed because of variations in the appearance and composition of the historic concrete. The trials should utilize different forming and finishing techniques to achieve the best possible match to the original concrete. Initial trials should first take place on site but off the structure. The mix designs providing the best match are then installed as trial repairs on the structure, and assessed after they have cured.

Achieving compatibility between repair work and original concrete may be difficult, especially given the variability often present in historic concrete materials and finishes. Formed rather than trowel-applied patch repairs are recommended for durability, as forming permits better ranges of mix ingredients (such as coarse aggregates) and improved consolidation as compared to trowel-applied repairs. Parge coatings usually are not recommended as they do not provide as durable repair as formed concrete. However, in some cases parge coatings may be appropriate to match an original parged surface treatment. Proper placement and finishing of the repair are important to obtain a match with the original concrete. To minimize problems associated with rapid curing of concrete, such as surface cracking, it is important to use proper curing methods and to allow for sufficient time.

Hairline cracks that show no sign of increasing in size may often be left unrepaired. The width of the crack and the amount of movement usually limits the selection of crack repair techniques that are available. Although it is difficult to determine whether cracks are moving or non-moving, and therefore most cracks

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should be assumed to be moving, it is possible to repair non-moving cracks by installation of a cementitious repair mortar matching the adjacent concrete. It is generally desirable not to widen cracks prior to the mortar application. Repair mortar containing sand in the mix may be used for wider cracks; unsanded repair mortar may be used for narrower cracks.

When it is desirable to re-establish the structural integrity of a concrete structure involving dormant cracks, epoxy injection repair has proven to be an effective procedure. Such a repair is made by first sealing the crack on both sides of a wall or structural member with epoxy, polyester, wax, tape, or cement slurry, and then injecting epoxy through small holes or ports drilled in the concrete. Once the epoxy in the crack has hardened, the surface sealing material may be removed; however, this type of repair is usually quite apparent. Although it may be possible to inject epoxy without leaving noticeable residue, this process is difficult and, in general, the use of epoxy repairs in visible areas of concrete on historic structures is not recommended.

Active structural cracks (which move as loads are added or removed) and thermal cracks (which move as temperatures fluctuate) must be repaired in a manner that will accommodate the anticipated movement. In some more extreme cases, expansion joints may have to be introduced before crack repairs are undertaken. Active cracks may be filled with sealants that will adhere to the sides of the cracks and will compress or expand during crack movement. The design, detailing, and execution of sealant repairs require considerable attention, or they will detract from the appearance of the historic building. The routing and cleaning of a crack, and installation of an elastomeric sealant to prevent water penetration, is used to address cracks where movement is anticipated. However, unless located in a concealed area of the concrete, this technique is often not acceptable for historic structures because the repair will be visually intrusive (Fig. 19). Other approaches, such as installation of a cementitious crack repair, may need to be considered even though this type of repair may be less effective or have a shorter service life than a sealant repair.

Replacement

If specific components of historic concrete structures are beyond repair, replacement components can be cast to match historic ones. Replacement of original concrete should be carefully considered and viewed as a method of last resort. In some cases, such as for repeated ornamental units, it may be more cost-effective to fabricate precast concrete units to replace missing elements. The forms created for precast or cast-in-place units can then be used again during future repair projects.

Careful mix formulation, placement, and finishing are required to ensure that replacement concrete units will match the historic concrete. There is often a tendency to make replacement concrete more consistent in appearance than the original concrete. The consistency can be in stark contrast with the variability of the original concrete



Figure 19. A high-speed grinder ia used to widen a crack in preparation for installation of a sealant. This process is called "routing." After the crack is prepared, the sealant is installed to prevent moisture infiltration through the crack. Although sealant repairs can provide a durable, watertight repair for moving cracks, they tend to be very visible.

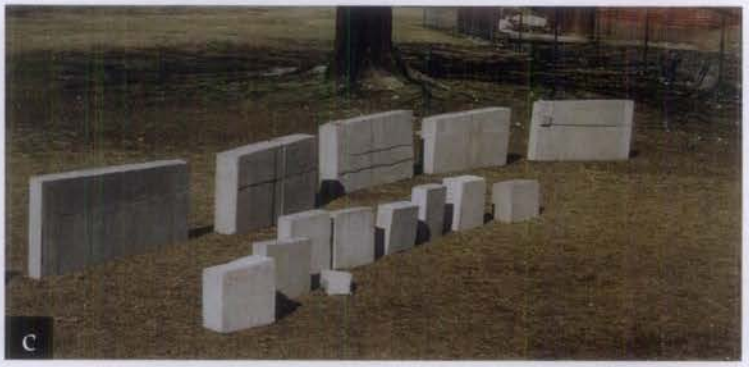
due to original construction techniques, architectural design, or differential exposure to weather. Trial repairs and mock-ups are used to evaluate the proposed replacement concrete work and to refine construction techniques (Fig 20).

Protection Systems

Coatings and Penetrating Sealers. Protection systems such as a penetrating sealers or film forming coating are often used with non-historic structures to protect the concrete and increase the length of the service life of concrete repairs. However, film-forming coatings are often inappropriate for use on a historic structure, unless the structure was coated historically. Film-forming coatings will often change the color and appearance of a surface, and higher build coatings can also mask architectural finishes and ornamental details. For example, the application of a coating on concrete having a formboard finish may hide the wood texture of the surface. Pigmented film-forming coatings are also typically not appropriate for use over exposed aggregate concrete, where the uncoated exposed surface contributes significantly to the historic character of









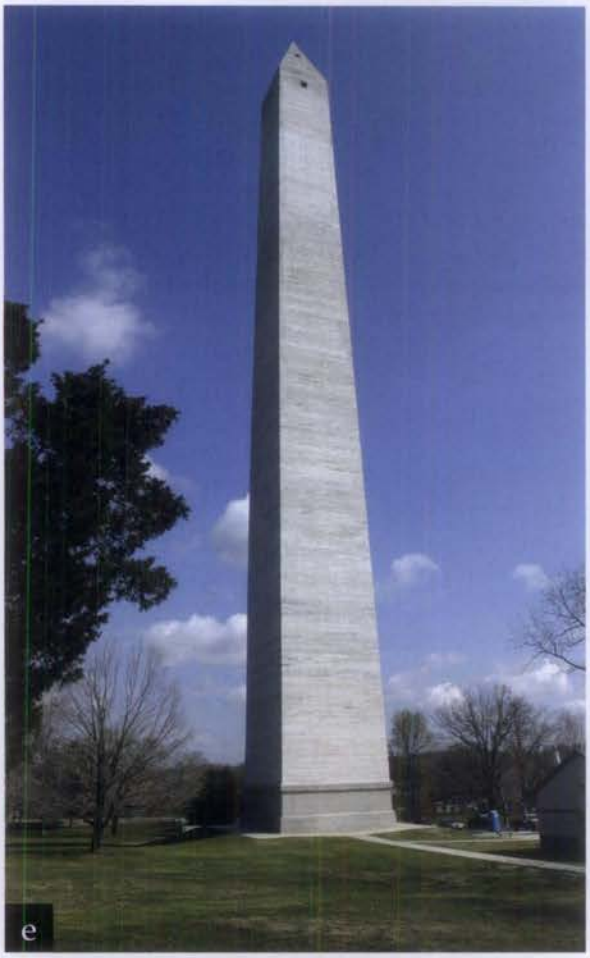


Figure 20. (a) The Jefferson Davis Memorial in Fairview, Kentucky, constructed from 1917–1924, is 351 feet tall and constructed of unreinforced concrete. The walls of the memorial are 8 feet thick at the base and 2 feet thick at the top of the wall. Access to the monument for investigation was provided by rappelling techniques, while ground supported and suspended scaffolding was used to access the exterior during repairs. (b) The concrete was severely deteriorated at isolated locations, with spalling and damage from cyclic freezing and thawing of entrapped water. In addition, previous repairs were at the end of their service life and removal of deteriorated concrete and failed previous repairs was required. Light duty chipping hammers were used to avoid damage to adjacent material when removing deteriorated concrete to the level of sound concrete. (c) Field samples were performed to match the color, finish, and texture of the original concrete. A challenge in matching of historic concrete is achieving variability of appearance. (d) The completed surface after repairs exhibits intentional variability of the concrete surface to match the appearance of the original concrete. Some formwork imperfections that would normally be removed by finishing were intentionally left in place, to replicate the highly variable finish of the original concrete. (e) The Jefferson Davis Memorial after completion of repairs in 2004. Photo e: Joseph Lenzi, Senler, Campbell & Associates, Inc.

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concrete. In cases where the color of a substrate needs to be changed, such as to modify the appearance of existing repairs, an alternative to pigmented film-forming coatings is the use of pigmented stains.

Many proprietary clear, penetrating sealers are currently available to protect concrete substrates. These products render fine cracks and pores within the concrete hydrophobic; however, they do not bridge or fill cracks. Clear sealers may change the appearance of the concrete in that treated areas become more visible after rain in contrast to the more absorptive areas of original concrete. Once applied, penetrating sealers cannot be effectively removed and are therefore considered irreversible. They should not be used on historic concrete without thorough prior consideration. However, clear penetrating sealers provide an important means of protection for historic concrete that is not of good quality and can help to avoid more extensive future repairs or replacement. Thus they are sometimes appropriate for use on historic concrete. Once applied, these sealers will require periodic re-application.

Waterproofing membranes are systems used to protect concrete surfaces such as roofs, terraces, plazas, or balconies, as well as surfaces below grade. Systems range from coal tar pitch membranes used on older buildings, to asphalt or urethane-based systems. On historic buildings, membrane systems are typically used only on surfaces that were originally protected by a similar system and surfaces that are not visible from grade. Waterproofing membranes may be covered by roofing, paving, or other architectural finishes.

Laboratory and field testing is recommended prior to application of a protection system or treatment on any concrete structure; testing is even more critical for historic structures because many such treatments are not reversible. As with other repairs, trial samples are important to evaluate the effectiveness of the treatment and to determine whether it will harm the concrete or affect its appearance.

Cathodic Protection. Corrosion is an electrochemical process in which electrons flow between cathodic (positively charged) and anodic (negatively charged) areas on a metal surface; corrosion occurs at the anodes. Cathodic protection is a technique used to control the corrosion of metal by making the whole metal surface the cathode of an electrochemical cell. This technique is used to protect metal structures from corrosion and is also sometimes used to protect steel reinforcement embedded in concrete. For reinforced concrete, cathodic protection is typically accomplished by connecting an auxiliary anode to the reinforcing so that the entire reinforcing bar becomes a cathode. In sacrificial anode (passive) systems, current flows naturally by galvanic action between the less noble anode (such as zinc) and the cathode. In impressed-current (active) systems, current is impressed between an inert anode (such as titanium) and the cathode. Cathodic protection is intended to reduce the rate of corrosion of embedded steel in concrete, which in turn reduces overall deterioration. Protecting embedded steel from corrosion helps to prevent concrete cracking and spalling.

Impressed-current cathodic protection is the most effective means of mitigating steel corrosion and has been used in practical structural applications since the 1970s. However, impressed-current cathodic protection systems are typically the most costly to install and require substantial ongoing monitoring, adjustment, and maintenance to ensure a proper voltage output (protection current) over time. Sacrificial anode cathodic protection dates back to the 1800s, when the hulls of ships were protected using this technology. Today many industries utilize the concept of sacrificial anode cathodic protection for the protection of steel exposed to corrosive environments. It is less costly than an impressed-current system, but is somewhat less effective and requires reapplication of the anode when it becomes depleted.

Re-alkalization. Another technique currently available to protect concrete is realkalization, which is a process to restore the alkalinity of carbonated concrete. The treatment involves soaking the concrete with an alkaline solution, in some cases forcing it into the concrete to the level of the reinforcing steel by passage of direct current. These actions increase the alkalinity of the concrete around the reinforcement, thus restoring the protective alkaline environment for the reinforcement. Like impressed-current cathodic protection methods, it is costly. Other corrosion methods are also available but have a somewhat shorter history of use.

Careful evaluation of existing conditions, the causes and nature of distress, and environmental factors is essential before a protection method is selected and implemented. Not every protection system will be effective on each structure. In addition, the level of intrusion caused by the protection system must be carefully evaluated before it is used on a historic concrete structure.

Summary

In the United States, concrete has been a popular construction material since the late nineteenth century and recently has gained greater recognition as a historic material. Preservation of historic concrete requires a thorough understanding of the causes and types of deterioration, as well as of repair and replacement materials and methods. It is important that adequate time is allotted during the planning phase of a project to provide for trial repairs and mock-ups in order to evaluate the effectiveness and aesthetics of the repairs. Careful design is essential and, as with other preservation efforts, the skill of those performing the work is critical to the success of the repairs. The successful repair of many historic concrete structures in recent years demonstrates that the techniques and materials now available can extend the life of such structures and help ensure their preservation.

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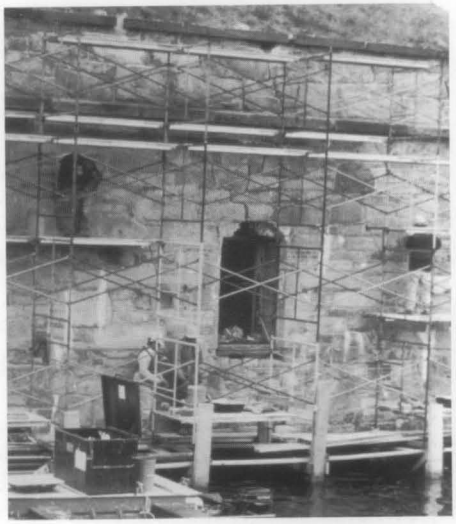
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39 PRESERVATION BRIEFS



Holding the Line: Controlling Unwanted Moisture in Historic Buildings

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U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Uncontrolled moisture is the most prevalent cause of deterioration in older and historic buildings. It leads to erosion, corrosion, rot, and ultimately the destruction of materials, finishes, and eventually structural components. Ever-present in our environment, moisture can be *controlled* to provide the differing *levels* of moisture necessary for human comfort as well as the longevity of historic building materials, furnishings, and museum collections. The challenge to building owners and preservation professionals alike is to understand the patterns of moisture movement in order to better manage it — not to eliminate it. There is never a single answer to a moisture problem. Diagnosis and treatment will always differ depending on where the building is located, climatic and soil conditions, ground water effects, and local traditions in building construction.

Remedial Actions within an Historic Preservation Context

In this Brief, advice about controlling the sources of unwanted moisture is provided within a preservation context based on philosophical principles contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties.* Following the Standards means significant materials and features that contribute to the historic character of the building should be preserved, not damaged during remedial treatment (see fig.1). It also means that physical treatments should be reversible, whenever possible. The majority of treatments for moisture management in this Brief stress preservation maintenance for materials, effective drainage of troublesome ground moisture, and improved interior ventilation.

The Brief encourages a systematic approach for evaluating moisture problems which, in some cases, can be undertaken by a building owner. Because the source of moisture can be elusive, it may be necessary to consult with historic preservation professionals prior to starting work that would affect historic materials. Architects, engineers, conservators, preservation contractors, and staff of State Historic Preservation Offices (SHPOs) can provide such advice.

Regardless of who does the work, however, these are the principles that should guide treatment decisions:

- Avoid remedial treatments without prior careful diagnosis.
- Undertake treatments that protect the historical significance of the resource.
- Address issues of ground-related moisture and rain run-off thoroughly.
- Manage existing moisture conditions before introducing humidified / dehumidified mechanical systems.
- Implement a program of ongoing monitoring and maintenance once moisture is controlled or managed.
- Be aware of significant landscape and archeological resources in areas to be excavated.

Finally, mitigating the effects of catastrophic moisture, such as floods, requires a different approach and will not be addressed fully in this Brief.



Fig. 1. Moisture problems, if not properly corrected, will increase damage to historic buildings. This waterproof coating trapped moisture from the leaking roof, causing portions of the masonry parapet to fail. Photo: NPS Files.

How and Where to Look for Damaging Moisture

Finding, treating, and managing the sources of damaging moisture requires a systematic approach that takes time, patience, and a thorough examination of all aspects of the problem—including a series of variable conditions (See this page). Moisture problems may be a direct result of one of these factors or may be attributable to a combination of interdependent variables.

Factors Contributing to Moisture Problems

A variety of simultaneously existing conditions contribute to moisture problems in old buildings. For recurring moisture problems, it may be necessary for the owner or preservation professional to address many, if not all, of the following variables:

- Types of building materials and construction systems
- Type and condition of roof and site drainage systems and their rates of discharge
- Type of soil, moisture content, and surface /subsurface water flow adjacent to building
- Building usage and moisture generated by occupancy
- Condition and absorption rates of materials
- Type, operation, and condition of heating, ventilating, cooling, humidification/ dehumidification, and plumbing systems
- Daily and seasonal changes in sun, prevailing winds, rain, temperature, and relative humidity (inside and outside), as well as seasonal or tidal variations in groundwater levels
- Unusual site conditions or irregularities of construction
- Conditions in affected wall cavities, temperature and relative humidity, and dewpoints
- Amount of air infiltration present in a building
- Adjacent landscape and planting materials

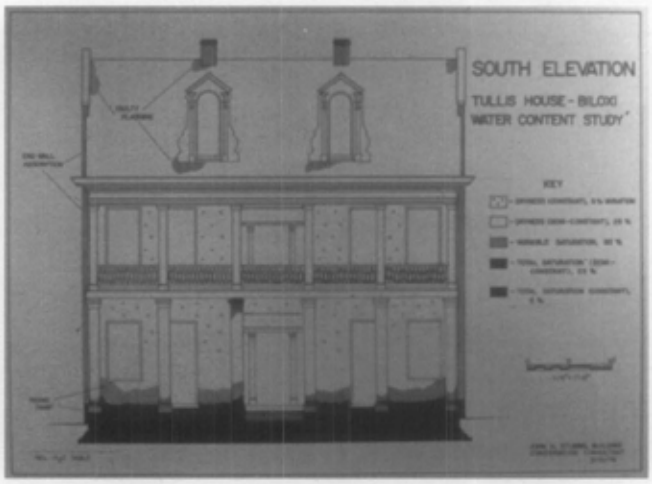


Fig. 2. Historic buildings plagued by dampness problems will benefit from systematic documentation to set a baseline against which moisture changes can be measured. Exterior areas with higher moisture levels may have algae growth or discoloration stains. Drawing: John H. Stubbs.

Diagnosing and treating the cause of moisture problems requires looking at both the localized decay, as well as understanding the performance of the entire building and site. Moisture is notorious for traveling far from the source, and moisture movement within concealed areas of the building construction make accurate diagnosis of the source and path difficult. Obvious deficiencies, such as broken pipes, clogged gutters, or cracked walls that contribute to moisture damage, should always be corrected promptly.

For more complicated problems, it may take several months or up to four seasons of monitoring and evaluation to complete a full diagnosis. Rushing to a solution without adequate documentation can often result in the unnecessary removal of historic materials—and worse—the creation of long-term problems associated with an increase, rather than a decrease, in the unwanted moisture.

Looking for Signs

Identifying the type of moisture damage and discovering its source or sources usually involves the human senses of sight, smell, hearing, touch, and taste combined with intuition. Some of the more common signs of visible as well as hidden moisture damage (see fig. 2, 3) include:

- Presence of standing water, mold, fungus, or mildew
- Wet stains, eroding surfaces, or efflorescence (salt deposits) on interior and exterior surfaces
- Flaking paint and plaster, peeling wallpaper, or moisture blisters on finished surfaces
- Dank, musty smells in areas of high humidity or poorly ventilated spaces
- Rust and corrosion stains on metal elements, such as anchorage systems and protruding roof nails in the attic
- Cupped, warped, cracked, or rotted wood
- Spalled, cracked masonry or eroded mortar joints
- Faulty roofs and gutters including missing roofing slates, tiles, or shingles and poor condition of flashing or gutters
- Condensation on window and wall surfaces
- Ice dams in gutters, on roofs, or moisture in attics

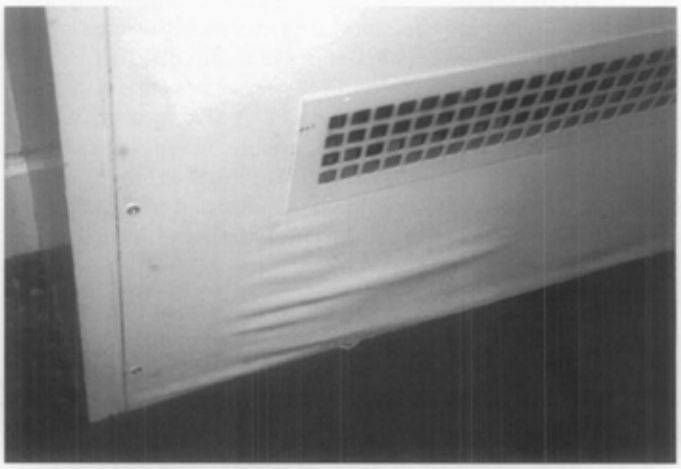


Fig. 3. The deterioration of this wooden cover was a sign that water was leaking from the fan coil unit behind. Photo: author.

Uncovering and Analyzing Moisture Problems

Moisture comes from a variety of external sources. Most problems begin as a result of the weather in the form of rain or snow, from high ambient relative humidity, or from high water tables. But some of the most troublesome moisture damage in older buildings may be from internal sources, such as leaking plumbing pipes, components of heating, cooling, and climate control systems, as well as sources related to use or occupancy of the building. In some cases, moisture damage may be the result of poorly designed original details, such as projecting outriggers in rustic structures that are vulnerable to rotting, and may require special treatment.

The five most common sources of unwanted moisture include:

- Above grade exterior moisture entering the building
- Below grade ground moisture entering the building
- Leaking plumbing pipes and mechanical equipment
- Interior moisture from household use and climate control systems
- Water used in maintenance and construction materials.

Above grade exterior moisture generally results from weather related moisture entering through deteriorating materials as a result of deferred maintenance, structural settlement cracks, or damage from high winds or storms (see fig. 4). Such sources as faulty roofs, cracks in walls, and open joints around window and door openings can be corrected through either repair or limited replacement. Due to their age, historic buildings are notoriously "drafty," allowing rain, wind, and damp air to enter through missing mortar joints; around cracks in windows, doors, and wood siding; and into uninsulated attics. In some cases, excessively absorbent materials, such as soft sandstone, become saturated from rain or gutter overflows, and can allow moisture to dampen interior surfaces. Vines or other vegetative materials allowed to grow directly on building materials without trellis or other framework can cause damage from roots eroding mortar joints and foundations as well as dampness being held against surfaces. In most cases, keeping vegetation off buildings, repairing damaged materials, replacing flashings, rehanging gutters, repairing downspouts, repointing mortar, caulking perimeter joints around windows and doors, and repainting surfaces can alleviate most sources of unwanted exterior moisture from entering a building above grade.

Below grade ground moisture is a major source of unwanted moisture for historic and older buildings. *Proper handling of surface rain run-off is one of the most important measures of controlling unwanted ground moisture.* Rain water is often referred to as "bulk moisture" in areas that receive significant annual rainfalls or infrequent, but heavy, precipitation. For example, a heavy rain of 2" per hour can produce 200 gallons of water from downspout discharge alone for a house during a one hour period. When soil is saturated at the base of the building, the moisture will wet footings and crawl spaces or find its way through cracks in foundation walls and enter into basements (see fig. 5). Moisture in saturated basement or foundation walls—also exacerbated by high water tables—will generally rise up within a wall and eventually cause deterioration of the masonry and adjacent wooden structural elements.

Builders traditionally left a working area, known as a builder's trench, around the exterior of a foundation wall. These trenches have been known to increase moisture problems if the infill soil is less than fully compacted or includes rubble backfill, which, in some cases, may act as a reservoir holding damp materials against masonry walls. Broken subsurface pipes or downspout drainage can leak into the builder's trench and dampen walls some distance from the source. Any subsurface penetration of the foundation wall for sewer, water, or other piping also can act as a direct conduit of ground moisture unless these holes are well sealed. A frequently unsuspected, but serious, modern source of ground moisture is a landscape irrigation system set too close to the building. Incorrect placement of sprinkler heads can add a tremendous amount of moisture at the foundation level and on wall surfaces.



Fig. 4. Deferred maintenance often leads to blocked gutters and downspouts. This cracked gutter system allowed moisture to penetrate the upper exterior wall, erode mortar joints, and rot fascia boards. Photo: NPS files.



Fig. 5. Excavating this foundation revealed that the downspout pipe had corroded at the " u-trap" and was leaking moisture into the soil. Openings around the horizontal water supply line and cracks in the wall allowed moisture to penetrate the basement in multiple locations. Photo: author.

The ground, and subsequently the building, will stay much drier by 1) re-directing rain water away from the foundation through sloping grades, 2) capturing and disposing downspout water well away from the building, 3) developing a controlled ground gutter or effective drainage for buildings historically without gutters and downspouts, and 4) reducing splash-back of moisture onto foundation walls. The excavation of foundations and the use of dampproof coatings and footing drains should only be used after the measures of reducing ground moisture listed above have been implemented.

Leaking plumbing pipes and mechanical equipment can cause immediate or long-term damage to historic building interiors. Routine maintenance, repair, or, if necessary, replacement of older plumbing and mechanical equipment are common solutions. Older water and sewer pipes are subject to corrosion over time. Slow leaks at plumbing joints hidden within walls and ceilings can ultimately rot floor boards, stain ceiling plaster, and lead to decay of structural members. Frozen pipes that crack can damage interior finishes (see fig. 6). In addition to leaking plumbing pipes, old radiators in some historic buildings have been replaced with water-supplied fan coil units which tend to leak. These heating and cooling units, as well as central air equipment, have overflow and condensation pans that require cyclical maintenance to avoid mold and mildew growth and corrosion blockage of drainage channels. Uninsulated forced-air sheet metal ductwork and cold water pipes in walls and ceilings often allow condensation to form on the cold metal, which then drips and causes bubbling plaster and peeling paint. Careful design and vigilant maintenance, as well as repair and insulating pipes or ductwork, will generally rid the building of these common sources of moisture.



Fig. 6. Uninsulated plumbing pipes close to the exterior wall froze and cracked, wetting this ornamental plaster ceiling before the water supply line could be shut off. As a result, limited portions of the ceiling needed reattaching. Photo: author.

Interior moisture from building use and modern humidified heating and cooling systems can create serious problems. In northern U.S. climates, heated buildings will have winter-time relative humidity levels ranging from 10%-35% Relative Humidity (RH). A house with four occupants generates between 10 and 16 pounds of water a day (approximately 1 – 2 gallons) from human residents. Moisture from food preparation, showering, or laundry use will produce condensation on windows in winter climates. When one area or floor of a building is air-conditioned and another area is not, there is the chance for condensation to occur between the two areas. Most periodic condensation does not create a long-term problem.

Humidified climate control systems are generally a major problem in museums housed within historic buildings. They produce between 35%-55% RH on average which, as a vapor, will seek to dissipate and equalize with adjacent spaces (see fig. 7). Moisture can form on single-glazed windows in winter with exterior temperatures below 30 F and interior temperatures at 70 F with as little as 35% RH. Frequent condensation on interior window surfaces is an indication that moisture is migrating into exterior walls, which can cause long-term damage to historic materials. Materials and wall systems around climate controlled areas may need to be made of moisture resistant finishes in order to handle the additional moisture in the air. Moist interior conditions in hot and humid climates will generate mold and fungal growth. Unvented mechanical equipment, such as gas stoves, driers, and kerosene heaters, generate large quantities of moisture. It is important to provide adequate ventilation and find a balance between interior temperature, relative humidity, and airflow to avoid interior moisture that can damage historic buildings.



Fig. 7. Condensation dripping from the large overhead courtyard skylight was damaging the masonry in this museum. A new skylight with thermal glazing was installed, replacing the deteriorated single-glazed unit. A new climate control system monitors interior temperature and humidity. Photo: © Isabella Stewart Gardner Museum, Boston.

Moisture from maintenance and construction materials can cause damage to adjacent historic materials. Careless use of liquids to wash floors can lead to water seepage through cracks and dislodge adhesives or cup and curl materials. High-pressure power washing of exterior walls and roofing materials can force water into construction joints where it can dislodge mortar, lift roofing tiles, and saturate frame walls and masonry. Replastered or newly

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plastered interior walls or the construction of new additions attached to historic buildings may hold moisture for months; new plaster, mortar, or concrete should be fully cured before they are painted or finished. The use of materials in projects that have been damaged by moisture prior to installation or have too high a moisture content may cause concealed damage (see fig. 8).



Fig. 8. Damaging moisture conditions can occur during construction. Peeling paint on this newly rehabilitated frame wall was attributed to wall insulation that had become wet during the project and was not discovered. Photo: NPS Files.

Transport or Movement of Moisture

Knowing the five most common sources of moisture that cause damage to building materials is the first step in diagnosing moisture problems. But it is also important to understand the basic mechanisms that affect moisture movement in buildings. Moisture transport, or movement, occurs in two states: liquid and vapor. It is directly related to pressure differentials. For example, water in a gaseous or vapor state, as warm moist air, will move from its high pressure area to a lower pressure area where the air is cooler and drier. Liquid water will move as a result of differences in hydrostatic pressure or wind pressure. *It is the pressure differentials that drive the rate of moisture migration in either state.* Because the building materials themselves resist this moisture movement, the rate of movement will depend on two factors: the permeability of the materials when affected by vapor and the absorption rates of materials in contact with liquid.

The mechanics, or physics, of moisture movement is complex, but if the driving force is difference in pressure, then an approach to reducing moisture movement and its damage is to reduce the difference in pressure, not to increase it. That is why the treatments discussed in this Brief will look at *managing moisture by draining bulk moisture and ventilating vapor moisture* before setting up new barriers with impermeable coatings or over-pressurized new climate control systems that threaten aging building materials and archaic construction systems.

Three forms of moisture transport are particularly important to understand in regards to historic buildings — *infiltration, capillary action, and vapor diffusion* —remembering, at the same time, that the subject is infinitely complex and, thus, one of continuing scientific study (see fig. 9). Buildings were traditionally designed to deal with the movement of air. For example, cupolas and roof lanterns allowed hot air to rise and provided a natural draft to pull air through buildings. Cavity walls in both frame and masonry buildings were constructed to allow moisture to dissipate in the air space between external and internal walls. Radiators were placed in front of windows to keep cold surfaces warm, thereby reducing condensation on these surfaces. Many of these features, however, have been altered over time in an effort to modernize appearances, improve energy efficiency, or accommodate changes in use. The change in use will also affect moisture movement, particularly in commercial and industrial buildings with modern mechanical systems. Therefore, the way a building handles air and moisture today may be different from that intended by the original builder or architect, and poorly conceived changes may be partially responsible for chronic moisture conditions.

Moisture moves into and through materials as both a visible liquid (capillary action) and as a gaseous vapor (infiltration and vapor diffusion). Moisture from leaks, saturation, rising damp, and condensation can lead to the deterioration of materials and cause an unhealthy environment. Moisture in its solid form, ice, can also cause damage from frozen, cracked water pipes, or split gutter seams or spalled masonry from freeze-thaw action. Moisture from melting ice dams, leaks, and condensation often can travel great distances down walls and along construction surfaces, pipes, or conduits. The amount of moisture and how it deteriorates materials is dependent upon complex forces and variables that must be considered for each situation.

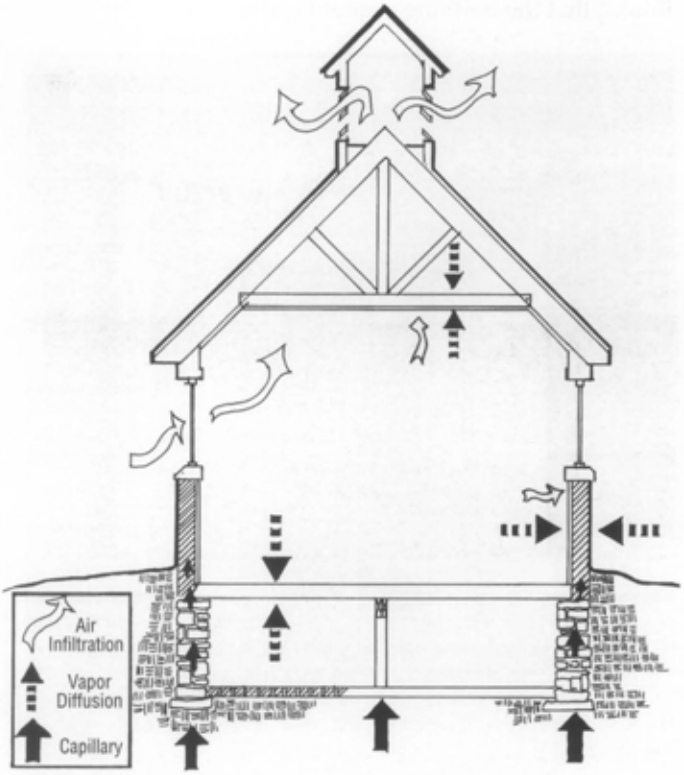


Fig. 9. The dynamic forces that move air and moisture through a building are important to understand particularlly when selecting a treatment to correct a moisture problem. Air infiltration, capillary action, and vapor diffusion all affect the wetting and drying of materials. Drawing; NPS Files.

Determining the way moisture is handled by the building is further complicated because each building and site is unique. Water damage from blocked gutters and downspouts can saturate materials on the outside, and high levels of interior moisture can saturate interior materials. Difficult cases may call for technical evaluation by consultants specializing in moisture monitoring and diagnostic evaluation. In other words, it may take a team to effectively evaluate a situation and determine a proper approach to controlling moisture damage in old buildings.

Infiltration is created by wind, temperature gradients (hot air rising), ventilation fan action, and the stack or chimney effect that draws air up into tall vertical spaces. Infiltration as a dynamic force does not actually move liquid water, but is the vehicle by which dampness, as a component of air, finds its way into building materials. Older buildings have a natural air exchange, generally from 1 to 4 changes per hour, which, in turn, may help control moisture by diluting moisture within a building. The tighter the building construction, however, the lower will be the infiltration rate and the natural circulation of air. In the process of infiltration, however, moisture that has entered the building and saturated materials can be drawn in and out of materials, thereby adding to the dampness in the air (see fig. 10). Inadequate air circulation where there is excessive moisture (i.e., in a damp basement), accelerates the deterioration of historic materials. To reduce the unwanted moisture that accompanies infiltration, it is best to incorporate maintenance and repair treatments to close joints and weatherstrip windows, while providing controlled air exchanges elsewhere. The worst approach is to seal the building so completely, while limiting fresh air intake, that the building cannot breathe.



Fig. 10. Infiltration of damp air can occur around loose-fitting or deteriorated window sash and through cracks or open joints in building exteriors. Photo: Ann Brooks Prueher.

Capillary action occurs when moisture in saturated porous building materials, such as masonry, wicks up or travels vertically as it evaporates to the surface. In capillary attraction, liquid in the material is attracted to the solid surface of the pore structure causing it to rise vertically; thus, it is often called "rising damp," particularly when found in conjunction with ground moisture. It should not, however, be confused with moisture that laterally penetrates a foundation wall through cracks and settles in the basement. Not easily controlled, most rising damp comes from high water tables or a constant source under the footing. In cases of damp masonry walls with capillary action, there is usually a whitish stain or horizontal tide mark of efflorescence that seasonally fluctuates about 1- 3 feet above grade where the excess moisture evaporates from the wall (see fig. 11). This tide mark is full of salt crystals, that have been drawn from the ground and building materials along with the water, making the masonry even more sensitive to additional moisture absorption from the surrounding air. Capillary migration of moisture may occur in any material with a pore structure where there is a constant or recurring source of moisture.



Fig. 11. Capillary rise of moisture in masonry is often accompanied with a horizontal tide-mark line several feet above the grade, as seen here. Removing or redirecting as much ground moisture as possible usually helps reduce moisture within a wall. Photo: NPS Files.

The best approach for dealing with capillary rise in building materials is to reduce the amount of water in contact with historic materials. If that is not possible due to chronically high water tables, it may be necessary to introduce a horizontal damp-proof barrier, such as slate course or a lead or plastic sheet, to stop the vertical rise of moisture. Moisture should not be sealed into the wall with a waterproof coating, such as cement parging or vinyl wall coverings, applied to the inside of damp walls. This will only increase the pressure differential as a vertical barrier and force the capillary action, and its destruction of materials, higher up the wall.

Vapor diffusion is the natural movement of pressurized moisture vapor through porous materials. It is most readily apparent as humidified interior air moves out through walls to a cooler exterior. In a hot and humid climate, the reverse will happen as moist hot air moves into cooler, dryer, air-conditioned, interiors. The movement of the moisture vapor is not a serious problem until the dewpoint temperature is reached and the vapor changes into liquid moisture known as *condensation*. This can occur within a wall or on interior surfaces. Vapor diffusion will be more of

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a problem for a frame structure with several layers of infill materials within the frame cavity than a dense masonry structure. Condensation as a result of vapor migration usually takes place on a surface or film, such as paint, where there is a change in permeability.

The installation of climate control systems in historic buildings (mostly museums) that have *not* been properly designed or regulated and that force pressurized damp air to diffuse into perimeter walls is an ongoing concern. These newer systems take constant monitoring and back-up warning systems to avoid moisture damage.

Long-term and undetected condensation or high moisture content can cause serious structural damage as well as an unhealthy environment, heavy with mold and mildew spores. Reducing the interior/exterior pressure differential and the difference between interior and exterior temperature and relative humidity helps control unwanted vapor diffusion. This can sometimes be achieved by reducing interior relative humidity. In some instances, using vapor barriers, such as heavy plastic sheeting laid over damp crawl spaces, can have remarkable success in stopping vapor diffusion from damp ground into buildings. Yet, knowledgeable experts in the field differ regarding the appropriateness of vapor barriers and when and where to use them, as well as the best way to handle natural diffusion in insulated walls.

Adding insulation to historic buildings, particularly in walls of wooden frame structures, has been a standard modern weatherization treatment, but it can have a disastrous effect on historic buildings. The process of installing the insulation destroys historic siding or plaster, and it is very difficult to establish a tight vapor barrier. While insulation has the benefit of increasing the efficiency of heating and cooling by containing temperature controlled air, it does not eliminate surfaces on which damaging moisture can condense. For insulated residential frame structures, the most obvious sign of a moisture

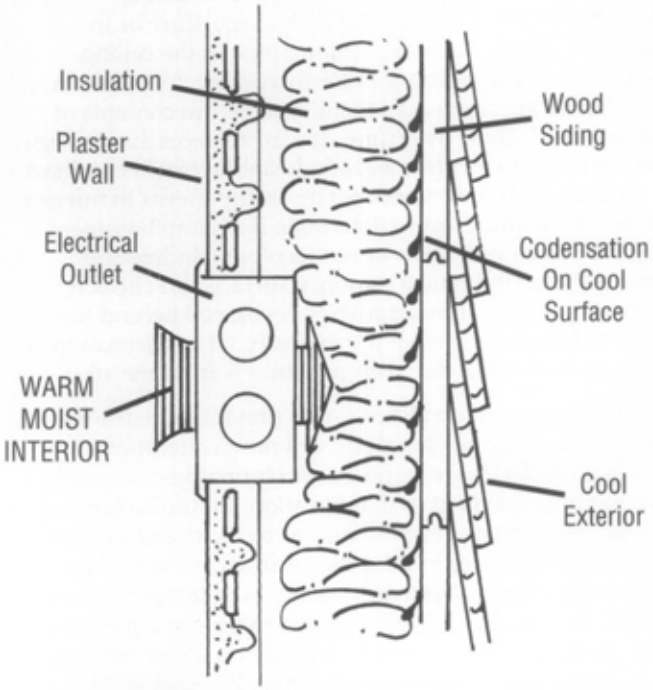


Fig. 12. Vapor diffusion can result in damp air migrating into absorbent materials and condensing on colder surfaces, thereby wetting insulation, damaging electrical conduits, and causing deterioration of the wooden framing. Drawing: NPS Files.

diffusion problem is peeling paint on wooden siding, even after careful surface preparation and repainting. Vapor impermeable barriers such as plastic sheeting, or more accurately, *vapor retarders,* in cold and moderate climates generally help slow vapor diffusion where it is not wanted.

In regions where *humidified* climate control systems are installed into insulated frame buildings, it is important to stop *interstitial*, or in-wall, dewpoint condensation. This is very difficult because humidified air can penetrate breaches in the vapor barrier, particularly around electrical outlets (see fig. 12). Improperly or incompletely installed retrofit vapor barriers will cause extensive damage to the building, just in the installation process, and will allow trapped condensation to wet the insulation and sheathing boards, corrode metal elements such as wiring cables and metal anchors, and blister paint finishes. Providing a tight wall vapor barrier, as well as a ventilated cavity behind wooden clapboards or siding appears to help insulated frame walls, if the interior relative humidity can be adjusted or monitored to avoid condensation. Correct placement of vapor retarders within building construction will vary by region, building construction, and type of climate control system.

Surveying and Diagnosing Moisture Damage: Key Questions to Ask

It is important for the building to be surveyed first and the evidence and location of suspected moisture damage systematically recorded before undertaking any major work to correct the problem. This will give a baseline from which relative changes in condition can be noted.

When materials become wet, there are specific physical changes that can be detected and noted in a record book or on survey sheets. Every time there is a heavy rain, snow storm, water in the basement, or mechanical systems failure, the owner or consultant should note and record the way moisture is moving, its appearance, and what variables might contribute to the cause. *Standing outside to observe a building in the rain may answer many questions and help trace the movement of water into the building.* Evidence of deteriorating materials that cover more serious moisture damage should also be noted, even if it is not immediately clear what is causing the damage. (For example, water stains on the ceiling may be from leaking pipes, blocked fan coil drainage pans above, or from moisture which has penetrated around a poorly sloped window sill above.) Don't jump to conclusions, but use a systematic approach to help establish an educated theory — or hypothesis — of what is causing the moisture problem or what areas need further investigation.

Surveying moisture damage must be systematic so that relative changes can be noted. Tools for investigating can be as simple as a notebook, sketch plans, binoculars, camera, aluminum foil, smoke pencil, and flashlight. The systematic approach involves looking at buildings from the top down and from the outside to the inside. Photographs, floor plans, site plan, and exterior elevations — even roughly sketched — should be used to indicate all evidence of damp or damaged materials, with notations for musty or poorly ventilated areas. Information might be needed on the absorption and permeability characteristics of the building materials and soils. Exterior drainage patterns should be noted and these base plans referred to on a regular basis in different seasons and in differing types of weather (see fig. 13).

Glossary:

Air flow/ infiltration: The movement that carries moist air into and through materials. Air flow depends on the difference between indoor and outdoor pressures, wind speed and direction as well as the permeability of materials.

Bulk water: The large quantity of moisture from roof and ground run-off that can enter into a building either above grade or below grade.

Capillary action: The force that moves moisture through the pore structure of materials. Generally referred to as rising damp, moisture at or below the foundation level will rise vertically in a wall to a height at which the rate of evaporation balances the rate at which it can be drawn up by capillary forces.

Condensation: The physical process by which water vapor is transformed into a liquid when the relative humidity of the air reaches 100% and the excess water vapor forms, generally as droplets, on the colder adjacent surface.

Convection: Heat transfer through the atmosphere by a difference in force or air pressure is one type of air transport. Sometimes referred to as the "stack effect," hotter less dense air will rise, colder dense air will fall creating movement of air within a building.

Dewpoint: The temperature at which water vapor condenses when the air is cooled at a constant pressure and constant moisture content.

Diffusion: The movement of water vapor through a material. Diffusion depends on vapor pressure, temperature, relative humidity, and the permeability of a material.

Evaporation: The transformation of liquid into a vapor, generally as a result of rise of temperature, is the opposite of condensation. Moisture in damp soil, such as in a crawl space, can evaporate into the air, raise the relative humidity in that space, and enter the building as a vapor.

Ground moisture: The saturated moisture in the ground as a result of surface run-off and naturally occuring water tables. Ground moisture can penetrate through cracks and holes in foundation walls or can migrate up from moisture under the foundation base.

Monitoring instrumentation: These devices are generally used for long term diagnostic analysis of a problem, or to measure the preformance of a treatment, or to measure changes of conditions or environment. In-wall probes or sensors are often attached to data-loggers which can be down-loaded into computers.

Permeability: A characteristic of porosity of a material generally listed as the rate of diffusion of a pressurized gas through a material. The pore structure of some materials allows them to absorb or adsorb more moisture than other materials. Limestones are generally more permeable than granites.

Relative humidity (RH): Dampness in the air is measured as the percent of water vapor in the air at a specific temperature relative to the amount of water vapor that can be held in a vapor form at that specific temperature.

Survey instrumentation: technical instrumentation that is used on-site to provide quick readings of specific physical conditions. Generally these are hand-held survey instruments, such as moisture, temperature and relative humidity readers, dewpoint sensors, and fiber optic boroscopes.

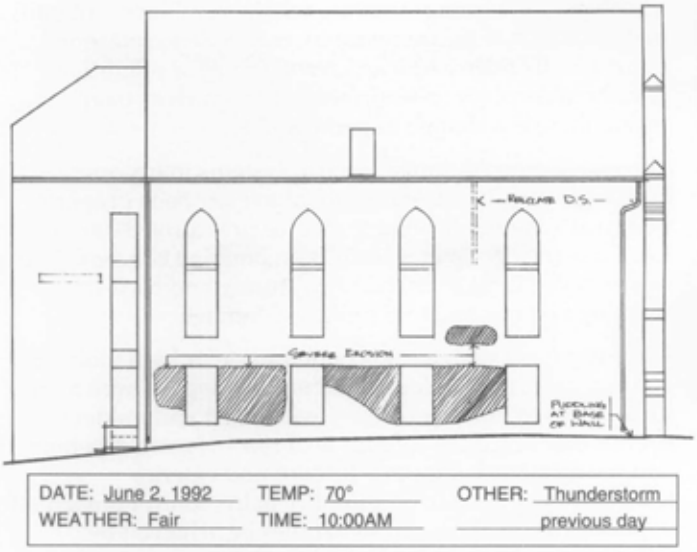


Fig. 13. Using sketch plans and elevation drawings to record the moisture damage along with the date, time, and weather conditions will show how moisture is affecting buildings over time. Drawing: Courtesy, Quinn Evans Architects.

It is best to start with one method of periodic documentation and to use this same method each time. Because moisture is affected by gravity, many surveys start with the roof and guttering systems and work down through the exterior walls. Any obvious areas of water penetration, damaged surfaces, or staining should be noted. Any recurring damp or stain patterns, both exterior and interior, should also be noted with a commentary on the temperature, weather, and any other facts that may be relevant (driving rains, saturated soil, high interior humidity, recent washing of the building, presence of a lawn watering system, etc.).

The interior should be recorded as well, beginning with the attic and working down to the basement and crawl space. It may be necessary to remove damaged materials selectively in order to trace the path of moisture or to pinpoint a source, such as a leaking pipe in the ceiling. The use of a basic resistance moisture meter, available in many hardware stores, can identify moisture contents of materials and show, over time, if wall surfaces are drying or becoming damper (see fig. 14). A smoke pencil can chart air infiltration around windows or draft patterns in interior spaces. For a quick test to determine if a damp basement is caused by saturated walls or is a result of condensation, tape a piece of foil onto a masonry surface and check it after a day or two; if moisture has developed behind the foil, then it is coming from the masonry. If condensation is on the surface of the foil, then moisture is from the air.

Comparing current conditions with previous conditions, historic drawings, photographs, or known alterations may also assist in the final diagnosis. A chronological record, showing improvement or deterioration, should be backed up with photographs or notations as to the changing size, condition, or features of the deterioration and how these changes have been affected by variables of temperature and rainfall. If a condition can be related in time to a particular event, such as efflorescence developing on a chimney after the building is no longer heated, it may be possible to isolate a cause, develop a hypothesis, and then test the hypothesis (by adding some temporary heat), before applying a remedial treatment.

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Fig. 14. Using instruments in this damp-check kit can help determine the relative change in wet conditions over time. This involves readings of air temperature, computing dewpoint temperatures, and tracking the moisture content of materials to indicate if they are drying properly. Photo: Dell Corporation.

If the owner or consultant has access to moisture survey and monitoring equipment such as resistance moisture meters, dewpoint indicators, salt detectors, infrared thermography systems, psychrometer, fiber-optic boroscopes, and miniaturized video cameras, additional quantified data can be incorporated into the survey (see fig. 15). If it is necessary to track the wetting and drying of walls over a period of time, deep probes set into walls and in the soil with connector cables to computerized data loggers or the use of long-term recording of hygrothermographs may require a trained specialist. Miniaturized fiber-optic video cameras can record the condition of subsurface drain lines without excavation (see fig. 16). It should be noted, however, that *instrumentation, while extremely useful, cannot take the place of careful personal observation and analysis.* Relying on instrumentation alone rarely will give the owner the information needed to fully diagnose a moisture problem.

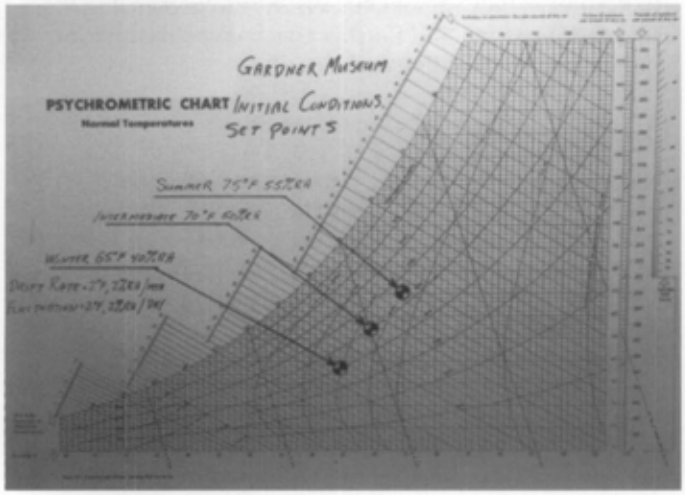


Fig. 15. Psychrometric charts quantify the amount of relative humidity a building can tolerate before dewpoint condensation occurs. This is important when the range of temperature and humidity are critical to both collections management and historic building preservation. Chart: Landmark Facilities Group.



Fig. 16. Contractors specializing in building diagnostics often have video cameras or fiber optic equipment that allow the viewing of inaccessible areas. This is particularly helpful in chimney flues or subsurface drains, as shown here. In the past, these areas would need to be excavated for visual inspection. Photo: author.

To avoid jumping to a quick—potentially erroneous—conclusion, a series of questions should be asked first. This will help establish a theory or hypothesis that can be tested to increase the chances that a remedial treatment will control or manage existing moisture.

How is water draining around building and site? What is the effectiveness of gutters and downspouts? Are the slopes or grading around foundations adequate? What are the locations of subsurface features such as wells, cisterns, or drainage fields? Are there subsurface drainage pipes (or drainage boots) attached to the downspouts and are they in good working condition? Does the soil retain moisture or allow it to drain freely? Where is the water table? Are there window wells holding rain water? What is the flow rate of area drains around the site (can be tested with a hose for several minutes)? Is the storm piping out to the street sufficient for heavy rains, or does water chronically back up on the site? Has adjacent new construction affected site drainage or water table levels?

How does water/moisture appear to be entering the building? Have all five primary sources of moisture been evaluated? What is the condition of construction materials and are there any obvious areas of deterioration? Did this building have a builder's trench around the foundation that could be holding water against the exterior walls? Are the interior bearing walls as well as the exterior walls showing evidence of rising damp? Is there evidence of hydrostatic pressure under the basement floor such as water percolating up through cracks? Has there been moisture damage from an ice dam in the last several months? Is damage localized, on one side of the building only, or over a large area?

What are the principal moisture dynamics? Is the moisture condition from liquid or vapor sources? Is the attic moisture a result of vapor diffusion as damp air comes up through the cavity walls from the crawl space or is it from a leaking roof? Is the exterior wall moisture from rising damp with a tide mark or are there uneven spots of dampness from foundation splash back, or other ground

moisture conditions? Is there adequate air exchange in the building, particularly in damp areas, such as the basement? Has the height of the water table been established by inserting a long pipe into the ground in order to record the water levels?

How is the interior climate handling moisture? Are there areas in the building that do not appear to be ventilating well and where mold is growing? Are there historic features that once helped the building control air and moisture that can be reactivated, such as operable skylights or windows? Could dewpoint condensation be occurring behind surfaces, since there is often condensation on the windows? Does the building feel unusually damp or smell in an unusual way that suggest the need for further study? Is there evidence of termites, carpenter ants, or other pests attracted to moist conditions? Is a dehumidifier keeping the air dry or is it, in fact, creating a cycle where it is actually drawing moisture through the foundation wall?

Does the moisture problem appear to be intermittent, chronic, or tied to specific events? Are damp conditions occuring within two hours of a heavy rain or is there a delayed reaction? Does rust on most nail heads in the attic indicate a condensation problem? What are the wet patterns that appear on a building wall during and after a rain storm? Is it localized or in large areas? Can these rain patterns be tied to gutter over-flows, faulty flashing, or saturation of absorbent materials? Is a repaired area holding up well over time or is there evidence that moisture is returning? Do moisture meter readings of wall cavities indicate they are wet, suggesting leaks or condensation in the wall?

Once a hypothesis of the source or sources of the moisture has been developed from observation and recording of data, it is often useful to prove or disprove this hypothesis with interim treatments, and, if necessary, the additional use of instrumentation to verify conditions. For damp basements, test solutions can help determine the cause. For example, surface moisture in low spots should be redirected away from the foundation wall with regrading to determine if basement dampness improves. If there is still a problem, determine if subsurface downspout collection pipes or cast iron boots are not functioning properly. The above grade downspouts can be disconnected and attached to long, flexible extender pipes and redirected away from the foundation (see fig. 17). If, after a heavy rain or a simulation using a hose, there is no improvement, look for additional ground moisture sources such as high water tables, hidden cisterns, or leaking water service lines as a cause of moisture in the basement. New data will lead to a new hypothesis that should be tested and verified. *The process of elimination can be frustrating, but is required if a systematic method of diagnosis is to be successful.*

Selecting an Appropriate Level of Treatment

The treatments in chart format at the back of this publication are divided into levels based on the degree of moisture problems. Level I covers preservation maintenance; Level II focuses on repair using historically compatible materials and essentially mitigating damaging moisture conditions; and Level III discusses replacement and alteration of materials that permit continued use in a chronically moist environment. It is important to begin

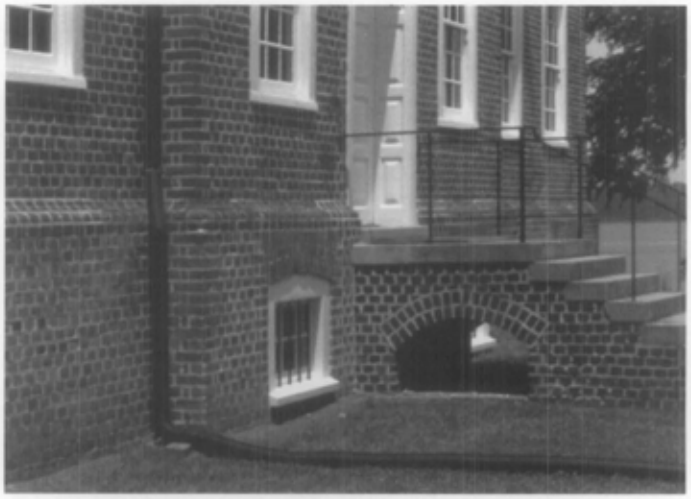


Fig. 17. In testing a theory for the cause of basement wetness, the owner used long black extender pipes to direct roof run-off away from the foundation. This test established that the owner did not need expensive waterproofing of the foundation, but a better drainage system. Photo: Baird M. Smith.

with Level I and work through to a manageable treatment as part of the control of moisture problems. Buildings in serious decay will require treatments in Level II, and difficult or unusual site conditions may require more aggressive treatments in Level III. Caution should always be exercised when selecting a treatment. The treatments listed are a guide and not intended to be recommendations for specific projects as the key is always proper diagnosis.

Start with the repair of any obvious deficiencies using sound preservation maintenance. If moisture cannot be managed by maintenance alone, it is important to reduce it by mitigating problems *before* deteriorated historic materials are replaced (see fig. 18). Treatments should not remove materials that can be preserved; should not involve extensive excavation unless there is a documented need; and should not include coating buildings with waterproof sealers that can exacerbate an existing problem. Some alteration to historic materials, structural systems, mechanical systems, windows, or finishes may be needed when excessive site moisture cannot be controlled by drainage systems, or in areas prone to floods. These changes, however, should, be sensitive to preserving those materials, features, and finishes that convey the historic character of the building and site.

Ongoing Care

Once the building has been repaired and the larger moisture issues addressed, it is important to keep a record of additional evidence of moisture problems and *to protect the historic or old building through proper cyclical maintenance* (see fig. 19) In some cases, particularly in museum environments, it is critical to monitor areas vulnerable to moisture damage. In a number of historic buildings, in-wall moisture monitors are used to ensure that the moisture purposely generated to keep relative humidity at ranges appropriate to a museum collection does not migrate into walls and cause deterioration. The potential problem with all systems is the failure of controls, valves, and panels over time. Back-up systems, warning devices, properly trained staff and an emergency plan will help control damage if there is a system failure.

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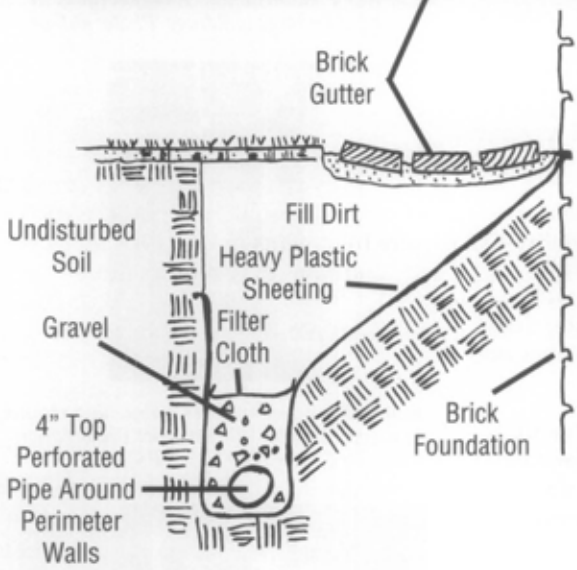


Fig. 18. This detail drawing shows a sub-surface perimeter drain in conjunction with a historic brick ground gutter system to help control roof run-off moisture from entering the historic foundation. Detail: Courtesy, Gunston Hall Plantation. Photo: Elizabeth Sasser.



Fig. 19. Maintaining gutters and downspouts in good operable condition, repairing exteriors to keep water out, redirecting damaging moisture away from foundations and controlling interior moisture and condensation are all important when holding the line on moisture deterioration. Photo: Nebraska State Historical Society.

Ongoing maintenance and vigilance to situations that could potentially cause moisture damage must become a routine part of the everyday life of a building. The owner or staff responsible for the upkeep of the building should inspect the property weekly and note any leaks, mustiness, or blocked drains. Again, observing the building during a rain will test whether ground and gutter drainage are working well.

For some buildings a back-up power system may be necessary to keep sump pumps working during storms when electrical power may be lost. For mechanical equipment rooms, condensation pans, basement floors, and laundry areas where early detection of water is important, there are alarms that sound when their sensors come into contact with moisture.

Conclusion

Moisture in old and historic buildings, though difficult to evaluate, can be systematically studied and the appropriate protective measures taken. Much of the documentation and evaluation is based on common sense combined with an understanding of historic building materials, construction technology, and the basics of moisture and air movement. Variables can be evaluated step by step and situations creating direct or secondary moisture damage can generally be corrected. The majority of moisture problems can be mitigated with maintenance, repair, control of ground and roof moisture, and improved ventilation. For more complex situations, however, a thorough diagnosis and an understanding of how the building handles moisture at present, can lead to a treatment that solves the problem without damaging the historic resource.

It is usually advantageous to eliminate one potential source of moisture at a time. Simultaneous treatments may set up a new dynamic in the building with its own set of moisture problems. Implementing changes sequentially will allow the owner or preservation professional to track the success of each treatment.

Moisture problems can be intimidating to a building owner who has diligently tried to control them. Keeping a record of evidence of moisture damage, results of diagnostic tests, and remedial treatments, is beneficial to a building's long-term care. The more complete a survey and evaluation, the greater the success in controlling unwanted moisture now and in the future.

Holding the line on unwanted moisture in buildings will be successful if 1) there is constant concern for signs of problems and 2) there is ongoing physical care provided by those who understand the building, site, mechanical systems, and the previous efforts to deal with moisture. For properties with major or difficult-to-diagnose problems, a team approach is often most effective. The owner working with properly trained staff, contractors and consultants can monitor, select, and implement treatments within a preservation context in order to manage moisture and to protect the historic resource.

MOISTURE: LEVEL I PRESERVATION MAINTENANCE

Exterior: Apply cyclical maintenance procedures to eliminate rain and moisture infiltration.

Roofing/ guttering: Make weather-tight and operational; inspect and clean gutters as necessary depending on number of nearby trees, but at least twice a year; inspect roofing at least once a year, preferably spring; replace missing or damaged roofing shingles, slates, or tiles; repair flashing; repair or replace cracked downspouts.

Walls: Repair damaged surface materials; repoint masonry with appropriately formulated mortar; prime and repaint wooden, metal, or masonry elements or surfaces; remove efflorescence from masonry with non-metallic bristle brushes.

Window and door openings: Eliminate cracks or open joints; caulk or repoint around openings or steps; repair or reset weatherstripping; check flashing; repaint, as necessary.

Ground: Apply regular maintenance procedures to eliminate standing water and vegetative threats to building/site.

Grade: Eliminate low spots around building foundations; clean out existing downspout boots twice a year or add extension to leaders to carry moisture away from foundation; do a hose test to verify that surface drains are functioning; reduce moisture used to clean steps and walks; eliminate the use of chlorides to melt ice which can increase freeze/thaw spalling of masonry; check operation of irrigation systems, hose bib leaks, and clearance of air conditioning condensate drain outlets.

Crawl space: Check crawl space for animal infestation, termites, ponding moisture, or high moisture content; check foundation grilles for adequate ventilation; seasonally close grilles when appropriate — in winter, if not needed, or in summer if hot humid air is diffusing into air conditioned space.

Foliage: Keep foliage and vines off buildings; trim overhanging trees to keep debris from gutters and limbs from rubbing against building; remove moisture retaining elements, such as firewood, from foundations.

Basements and foundations: Increase ventilation and maintain surfaces to avoid moisture.

Equipment: Check dehumidifiers, sump pump, vent fans, and water detection or alarm systems for proper maintenance as required; check battery back-up twice a year.

Piping/ductwork: Check for condensation on pipes and insulate/seal joints, if necessary.

Interior: Maintain equipment to reduce leaks and interior moisture.

Plumbing pipes: Add insulation to plumbing or radiator pipes located in areas subject to freezing, such as along outside walls, in attics, or in unheated basements.

Mechanical equipment: Check condensation pans and drain lines to keep clear; insulate and seal joints in exposed metal ductwork to avoid drawing in moist air.

Cleaning: Routinely dust and clean surfaces to reduce the amount of water or moist chemicals used to clean building; caulk around tile floor and wall connections; and maintain floor grouts in good condition.

Ventilation: Reduce household-produced moisture, if a problem, by increasing ventilation; vent clothes driers to the outside; install and always use exhaust fans in restrooms, bathrooms, showers, and kitchens, when in use.



A. Inspecting the overall building on at least an annual basis will identify areas needing maintenance. A bucket lift is helpful for large buildings. Photo: author.



B. Repair exterior surfaces, paint, and recaulk as needed. Photo: Williamsport Preservation Training Center (WPTC), NPS.



C. Cleaning out gutters and downspouts should be done at least twice a year. Photo: WPTC, NPS.



D. Protect the building from damage by maintaining equipment and using alarms, like this floor water sensor. Photo: Dell Corporation.

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MOISTURE: LEVEL II REPAIR AND CORRECTIVE ACTION

Exterior: Repair features that have been damaged. Replace an extensively deteriorated feature with a new feature that matches in design, color, texture, and where possible, materials.

Roofing: Repair roofing, parapets and overhangs that have allowed moisture to enter; add ice and water shield membrane to lower 3-4 feet or roofing in cold climates to limit damage from ice dams; increase attic ventilation, if heat and humidity build-up is a problem. Make gutters slope @ 1/8" to the foot. Use professional handbooks to size gutters and reposition, if necessary and appropriate to historic architecture. Add ventilated chimney caps to unused chimneys that collect rain water.

Walls: Repair spalled masonry, terra cotta, etc. by selectively installing new masonry units to match; replace rotted clapboards too close to grade and adjust grade or clapboards to achieve adequate clearance; protect or cover open window wells.

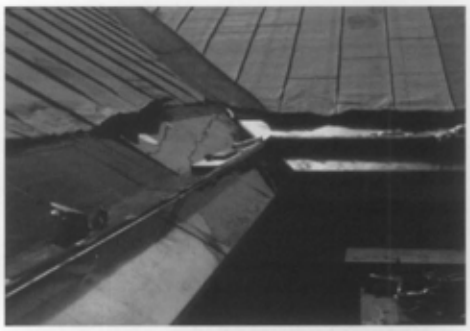


A. Mitigate poor drainage with gravel, filter cloth, or the use of subsurface drainage mats under finished paving. Photo: Larry D. Dermody.

Ground: Correct serious ground water problems; capture and dispose of downspout water away from foundation; and control vapor diffusion of crawlspace moisture.

Grade: Re-establish positive sloping of grade; try to obtain 6" of fall in the first 10' surrounding building foundation; for buildings without gutter systems, regrade and install a positive subsurface collection system with gravel, or waterproof sheeting and perimeter drains; adjust pitch or slope of eave line grade drains or French drains to reduce splash back onto foundation walls; add subsurface drainage boots or extension pipes to take existing downspout water away from building foundation to the greatest extent feasible.

Crawl space: Add polyethylene vapor barrier (heavy construction grade or Mylar) to exposed dirt in crawlspace if monitoring indicates it is needed and there is no rising damp; add ventilation grilles for additional cross ventilation, if determined advisable.



B. Repair roofs and add ice and water shields at eaves and under valleys in cold climates. Photo: Larry D. Dermody.

Foundations and Basements: Correct existing high moisture levels, if other means of controlling ground moisture are inadequate.

Mechanical devices: Add interior perimeter drains and sump pump; add dehumidifiers for seasonal control of humidity in confined, unventilated space (but don't create a problem with pulling dampness out of walls); add ventilator fans to improve air flow, but don't use both the dehumidifier and ventilator fan at the same time.

Walls: Remove commentates coatings, if holding rising damp in walls; coat walls with vapor permeable lime based rendering plaster, if damp walls need a sacrificial coating to protect mortar from erosion; add termite shields, if evidence of termites and dampness cannot be controlled.

Framing: Reinforce existing floor framing weakened by moisture by adding lolly column support and reinforcing joist ends with sistered or parallel supports. Add a vapor impermeable shield, preferably non-ferrous metal, under wood joists coming into contact with moist masonry.



C. Develop new drainage systems for roof run-off that remove moisture from the base of the building. Photo: WPTC, NPS.

Interior: Eliminate areas where moisture is leaking or causing a problem.

Plumbing: Replace older pipes and fixtures subject to leaking or overflowing; insulate water pipes subject to condensation.

Ventilation: Add exhaust fans and whole house fans to increase air flow through buildings, if areas are damp or need more ventilation to control mold and mildew.

Climate: Adjust temperature and relative humidity to manage interior humidity; Correct areas of improperly balanced pressure for HVAC systems that may be causing a moisture problem.



D. Install ventilating fans when additional air circulation will improve damp conditions in buildings or reduce cooling loads. Photo: Ernest A. Conrad, P. E.



A. This lead sheet was installed at the base of the replacement column to stop rising damp. Photo: Bryan Blundell.



B. Wood sills set on grade were replaced with concrete pier foundation and new wooden sill plates. Changes were not visible on the exterior (see C). Photo: WPTC, NPS.

Exterior: Undertake exterior rehabilitation work that follows professional repair practices —i.e., replace a deteriorated feature with a new feature to match the existing in design, color, texture, and when possible, materials. In some limited situations, non-historic materials may be necessary in unusually wet areas.

Roofs: Add ventilator fans to exhaust roofs but avoid large projecting features whose designs might negatively affect the appearance of the historic roof. When replacing roofs, correct conditions that have caused moisture problems, but keep the overall appearance of the roof; for example, ventilate under wooden shingles, or detail standing seams to avoid buckling and cracking. Be attentive to provide extra protection for internal or built-in gutters by using the best quality materials, flashing, and vapor impermeable connection details.

Walls: If insulation and vapor barriers are added to frame walls, consider maintaining a ventilation channel behind the exterior cladding to avoid peeling and blistering paint occurrences.

Windows: Consider removable exterior storm windows, but allow operation of windows for periodic ventilation of cavity between exterior storm and historic sash. For stained glass windows using protective glazing, use only ventilated storms to avoid condensation as well as heat build-up.

Ground: Control excessive ground moisture. This may require extensive excavations, new drainage systems, and the use of substitute materials. These may include concrete or new sustainable recycled materials for wood in damp areas when they do not impact the historic appearance of the building.

Grade: Excavate and install water collection systems to assist with positive run-off of low lying or difficult areas of moisture drainage; use drainage mats under finished grade to improve run-off control; consider the use of column plinth blocks or bases that are ventilated or constructed of non-absorbent substitute materials in chronically damp areas. Replace improperly sloped walks; repair non-functioning catch basins and site drains; repair settled areas around steps and other features at grade.



C. The new ground gutter gravel base helps drainage around the concrete foundation (see B above) which is not visible behind the replaced wooden wall shingles. Photo: WPTC, NPS.



D. In a flood plain, rotted joists were replaced with a concrete slab and sleepers designed to drain water. Spaced flooring allowed drainage and room for damp wood to swell without buckling. Harper's Ferry Center, NPS.



E. Mechanical systems on the lower level were placed on platforms above the flood line. Harper's Ferry Center, NPS.

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— — FOR CHRONICALLY DAMP CONDITIONS

Foundations: Improve performance of foundation walls with damp-proof treatments to stop infiltration or damp course layers to stop rising damp. Some substitute materials may need to be selectively integrated into new features.

Walls: excavate, repoint masonry walls, add footing drains, and waterproof exterior subsurface walls; replace wood sill plates and deteriorated structural foundations with new materials, such as pressure treated wood, to withstand chronic moisture conditions; materials may change, but overall appearance should remain similar. Add dampcourse layer to stop rising damp; avoid chemical injections as these are rarely totally effective, are not reversible, and are often visually intrusive.

Interior: Control the amount of moisture and condensation on the interiors of historic buildings. Most designs for new HVAC systems will be undertaken by mechanical engineers, but systems should be selected that are appropriate to the resource and intended use.

Windows, skylights: Add double and triple glazing, where necessary to control condensation. Avoid new metal sashes or use thermal breaks where prone to heavy condensation.

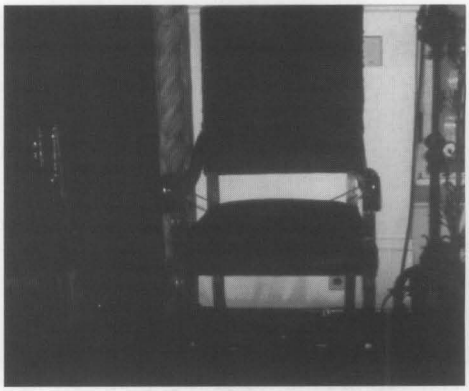
Mechanical systems: Design new systems to reduce stress on building exterior. This might require insulating and tightening up the building exterior, but provisions must be made for adequate air flow. A new zoned system, with appropriate transition insulation, may be effective in areas with differing climatic needs.

Control devices/Interior spaces: If new climate control systems are added design back-up controls and monitoring systems to protect from interior moisture damage.

Walls: If partition walls sit on floors that periodically flood, consider spacers or isolation membranes behind baseboards to stop moisture from wicking up through absorbent materials.



F. Triple glazed windows replaced the originals to control condensation. Photo: © Isabella Stewart Gardner Museum, Boston.



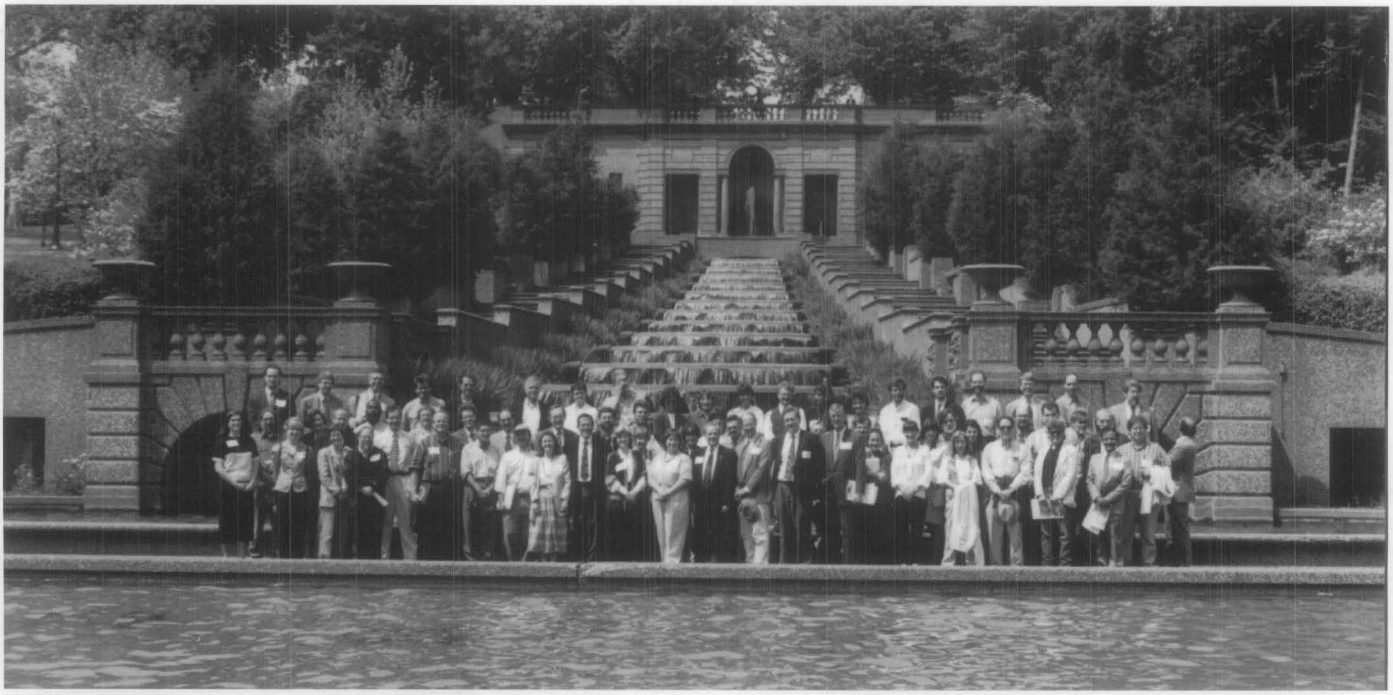
G. New sensors which monitor temperature and relative humidity are located throughout this museum and tied to a computer that controls the climate control system. Photo: © Isabella Stewart Gardner Museum, Boston.



I. Critically damp foundation walls were protected with a layer of bentonite clay to reduce moisture penetration. This work was in combination with new downspouts that were connected to drainage boots that deposited captures roof run-off away from the foundation. Photo: Courtesy, Larry D. Dermody and the National Trust for Historic Preservation.



H. New computers tie a variety of monitoring and security features into a comprehensive system which provides warning and backup alerts when any of the system components are not functioning properly. Photo: © Isabella Stewart Gardner Museum, Boston.



Back Cover: The Diagnosing Moisture in Historic Building Symposium held in Washington, DC, May, 1996, brought together practitioners in the field of historic preservation to discuss the issues contained in this Preservation Brief. Attendees are standing in front of the cascading fountains at Meridian Hill Park, a National Historic Landmark. Photo: Eric Avner.

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This publication has been prepared pursuant to the National Historic Preservation Act, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments about this publication should be directed to de Teel Patterson Tiller, Acting Manager, Heritage Preservation Services Program, National Park Service, P.O. Box 37127, Washington, DC 20013-7127. This publication is not copyrighted and can be reproduced without penalty. Copyright photographs included in this publication may not be used to illustrate publications other than as a reference to this Preservation Brief, without permission of the owners. Normal procedures for credit to the authors and the National Park Service are appreciated.

Cover Photo: Masonry repointing in a wet environment. Photo: Williamsport Preservation Training Center, NPS.

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October, 1996



A modified siloxane water repellent designed specifically for calcareous substrates was applied to the Italian travertine exterior of the Walt Disney Concert Hall (2003) in Los Angeles (left), the limestone exterior of the Utah County Courthouse (1926) in Provo, UT (facing page), and the limestone exterior of Orleans Parish Criminal Justice Center (1929), New Orleans (page 10). Photos courtesy of PROSOCO Inc.

Making it clear on water repellents

By David W. Boyer
PROSOCO Inc.

As discussed in part one of this article (*JAC*, Aug./Sept. 2008), clear water repellents are penetrating or film-forming coatings formulated to protect porous concrete and masonry substrates by reducing the penetration of liquid water. Penetrating water repellents enter the pore structure of the substrate and deposit their water-repellent component on the walls of the pores. Film-forming coatings, on the other hand, deposit their water-repellent component on the surface of the substrate.

Though sometimes called "sealers," clear water repellents are protective treatments that do not actually seal surfaces, that is, a barrier is not formed to the transmission of water vapor. Clear water repellents permit the movement of water vapor while minimizing penetration of liquid water. Because it is virtually impossible to completely exclude water from a building under all conditions, this is an important distinction.

In the second and concluding part of this examination of clear water repellents, we will explore the various types of repellents and their application, as well as environmental issues and performance assessments for each type. The chemistry, composition, and performance mechanisms of the materials will be reviewed, as will important criteria in the selection of penetrating or film-forming water repellents. Emphasis will

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be placed on clear penetrating repellents as opposed to film-forming repellents or coatings.

Selecting the water repellent

Clear water repellents are composed of "resin" and "carrier." The resin is the component that forms a film on the surface or penetrates into the pores of treated substrates. The carrier is the liquid that eventually evaporates; it is not present following cure. Simply said, the volatile part of the clear water repellent is the organic solvent or water, and the non-volatile part is the resin component.

Total solids vs. active content

Professionals who specify clear water repellents and contractors who apply them use the terms "total solids" and "active content" when comparing products from different manufacturers. When making these comparisons it is important to understand how these numbers are determined. The total solids of a clear water repellent is the measured weight of resin left behind after the organic solvent or water carrier evaporates. Total solids is typically reported as a percentage of total weight.

Laboratories use ASTM D 2369 Standard Test Method for Volatile Content of Coatings to measure total solids for film-forming water repellents. To determine total solids of penetrating water repellents that include reactive components, laboratories rely on ASTM D 5095 Standard Test Method for Determination of the Nonvolatile Content in Silanes, Siloxanes and Silane-Siloxane Blends used in Masonry Water Repellent Treatments. Though not perfect, D-5095 gives much more accurate results than D 2369 for total solids of reactive treatments.

The active content is the calculated weight percent of resin or reactive components of a clear water repellent. Typically reported as a percentage of total weight, active content is determined by formulary information and mathematical calculations rather than laboratory testing.

While most clear water repellents contain 5% to 40% total solids, some formulations use highly volatile, reactive ingredients with no organic solvent or water carrier. Such formulations may accurately report 90–100% active content but less than 60% total solids.

Viscosity and composition

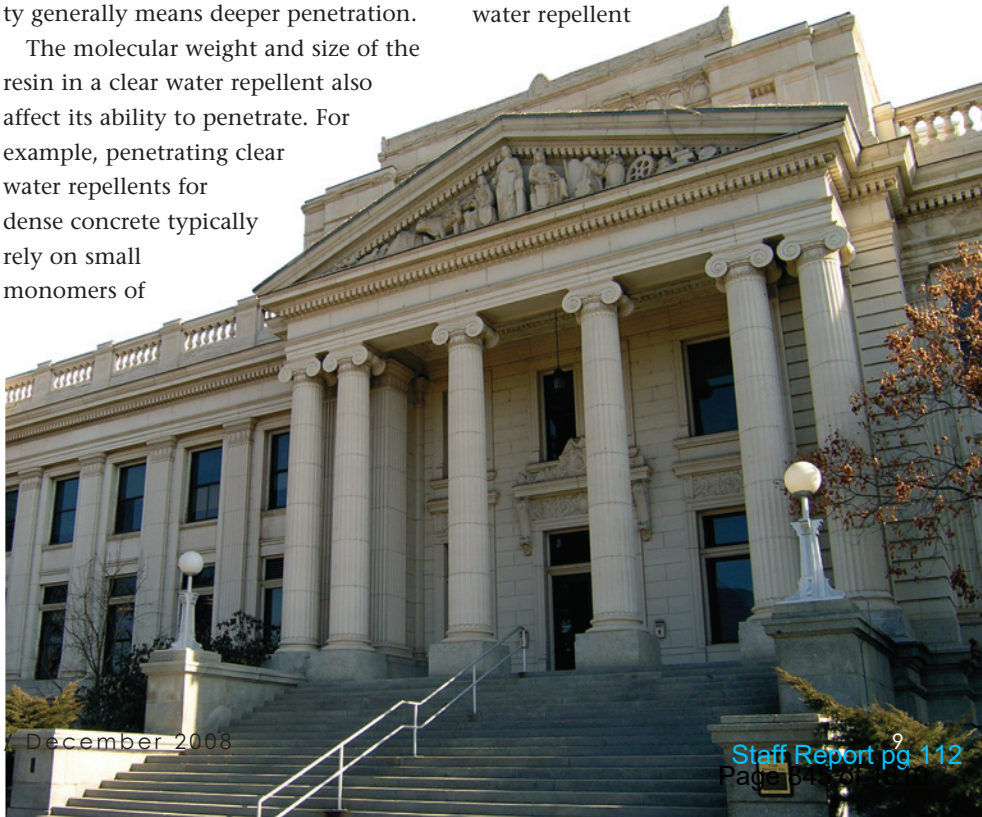
The percent solids and chemical composition of a clear water repellent determine viscosity. Viscosity influences penetration of the treatment. Lower viscosity generally means deeper penetration.

The molecular weight and size of the resin in a clear water repellent also affect its ability to penetrate. For example, penetrating clear water repellents for dense concrete typically rely on small monomers of silane or slightly larger oligomers of siloxane for deep penetration and long-lasting protection.

The small molecular size that facilitates deep penetration in dense surfaces, however, may adversely affect the performance of those same water repellents when they are applied to more porous surfaces. For example, silane or siloxane water repellents applied to highly porous concrete masonry units may bead water but leave the surface vulnerable to penetration of wind-driven rain. For this reason, protecting highly porous surfaces often relies on larger silicone polymers or organic films with some pore-filling properties.

Water-vapor transmission: Don't forget about breathing!

Water vapor trapped behind a clear water repellent



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Substrate environment and chemistry figure in the selection use of technologies for protection of concrete and masonry

Part two of two parts

can accumulate and saturate the treated surface. Cyclical wetting and drying, freezing and thawing of accumulated water promotes cracking and scaling of the masonry substrate. Trapped moisture also causes film-forming water repellents to peel and blister.

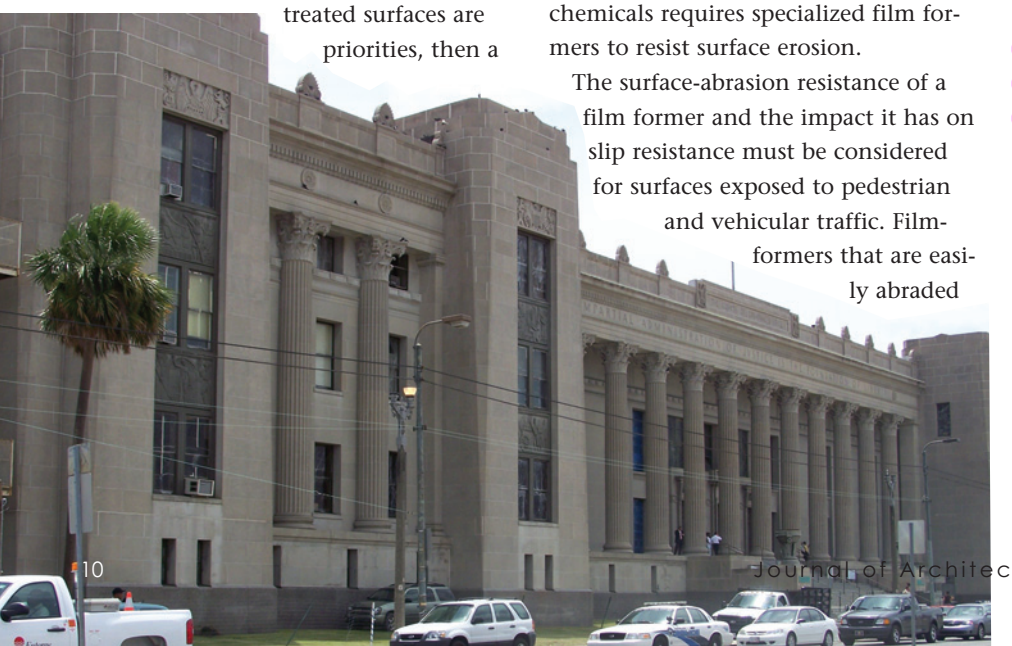
When selecting a clear water repellent it is important to identify products that resist the entry of liquid water but allow the passage of water vapor.

The degree to which water vapor can escape a masonry surface treated with a clear water repellent is related to the permeance of the water repellent. Higher-permeance clear water repellents are more "breathable."

Non-film-forming water repellents generally exert a limited or negligible effect on the vapor permeance of the treated surface. Film-forming products typically reduce the vapor permeance of treated surfaces. The degree of reduction is determined by the thickness and composition of the film former.

Penetrating vs. film-forming clear water repellents

When selecting a clear water repellent, it is important to first decide if a film-forming or a penetrating product is necessary to provide the desired results. If long-lasting protection and maintenance of the natural appearance of treated surfaces are priorities, then a reactive penetrating water repellent may be the best choice. Conversely, if providing a barrier to graffiti penetration or enhancing the appearance of the treated surface is desired, a breathable film-former may be necessary.



For coastal installations of steel-reinforced concrete or surfaces regularly exposed to deicing chemicals, the specifier or user should look for products that prevent penetration of water and chloride ions. If maintaining surfaces exposed to petroleum and food-related staining is the primary objective, the search should be limited to specific film-formers or penetrating water repellents that also resist penetration of oil.

Film-forming repellents. Film-forming clear water repellents deposit their water-repellent component on the masonry surface. The rate of application and product consistency determine the film's continuity and the degree to which the treated substrate pores are filled. Acrylic, stearate, some silicone polymer, and most water repellents that are blends of different resins function as film formers.

If the water repellent must provide a gloss or intensify the color of treated surfaces, a film former is usually required. Horizontal concrete or masonry exposed to aggressive industrial chemicals requires specialized film formers to resist surface erosion.

The surface-abrasion resistance of a film former and the impact it has on slip resistance must be considered for surfaces exposed to pedestrian and vehicular traffic. Film-formers that are easily abraded from the surface should tolerate regular re-treatment in high traffic areas. The vulnerability of a film-former to deterioration from ultraviolet light must be considered for exterior installations or installations that are entirely or partially exposed to sunlight.

Film formers promoted as graffiti barriers must resist penetration of common graffiti without darkening the surface or entrapping moisture that could cause the barrier to blush or peel from the treated surface.

Applicators resorting to heavy or repeated applications of a film former in hopes of maximizing its benefits may compromise the long-term performance of the protective treatment. Thick films reduce the vapor permeance and increase the likelihood of trapping moisture behind the film, leading to surface damage or failure of the applied film.

Clear penetrating repellents. Penetrating clear water repellents enter the substrate pore structure and deposit their water-repellent component on the pore walls. Penetrants render treated surfaces hydrophobic without filling or bridging cracks and with negligible effect on the surface's vapor permeability. Generally, they are preferred when no alteration of the appearance or texture of the treated surface is desired.

Silane and siloxane clear water repellents are examples of penetrants. Silanes and siloxanes react with silicate minerals in the masonry substrate to produce a chemical bond. Surface alkalinity and moisture—either present in the substrate or contributed by the surrounding atmosphere—are necessary for this reaction to occur.

When sufficient moisture and alkalinity are not present during application, low-molecular-weight silanes evaporate before they can react and render the surface water repellent. To overcome this limitation, many manufacturers prefer low-molecular-weight siloxanes.

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The slower rate of evaporation ensures a more complete reaction with the masonry, even when substrate and weather conditions are not ideal.

Silane and siloxane treatments are particularly appropriate for roadways, bridge decks, and parking garages, where their ability to deeply penetrate minimizes any loss of protection caused by surface abrasion. Treatments with at least 40% active silane monomer—or 10% of the slightly larger siloxane oligomers—are generally preferred for horizontal concrete because of the ability to provide long-lasting protection from liquid water and damaging chloride-ion penetration.

Siliconates are water-soluble salts of methyl silanes in highly caustic solutions of sodium or potassium hydroxide. These low-cost penetrating water repellents are sometimes used by producers of building materials to improve the weathering resistance of porous substrates. Effective field application can be problematic due to the corrosive nature of siliconate solutions, as well as the potential for over-application to produce tenacious white staining on dark surfaces.

Ethyl silicates are compounds for strengthening deteriorating silicate masonry that has lost its natural cementing binder to acid rain or other weathering mechanisms. Formed by reacting silicic acid with alcohol, ethyl silicate solutions are a liquid equivalent to silica sand (quartz). On a weathered masonry surface, stone-consolidation treatments based on ethyl silicate penetrate and collect at contact points between the individual stone grains. As the treatment reacts and cures in the masonry surface, alcohol is released and an amorphous silica gel forms, chemically bonding neighboring stone grains together.

Pure ethyl-silicate solutions and ethyl-silicate solutions combined with water-repellent silanes are sold commercially as stone-consolidation treatments. Low concentrations of ethyl silicate are also used in blends to provide reactions sites for water-repellent siloxanes on calcareous surfaces. Treatments containing ethyl silicate are incompatible with water and produce alcohol when they react with treated substrates. For this reason they cannot be reformulated to comply with the extremely low VOC limits now in place or proposed for many of the most densely populated regions of the United States.

Silicone water repellents are generally highly polymerized resins dissolved in organic solvents. Some chemical bonding is achieved when silicones are applied to silicate masonry. The size and shape of the polymer determines whether silicone water repellents are classified as film formers or penetrants.

Other repellent chemistries. Silicates contain silicon, oxygen, and one or more metals. Liquid floor hardeners based on alkali metal silicates are sometimes used to harden and reduce the water absorption of concrete surfaces. Highly alkaline, water-based suspensions of sodium silicate, potassium silicate, or lithium silicate react with free calcium hydroxide present in all concrete to form harder, insoluble, tri-calcium silicate. These treatments inhibit moisture penetration, improve abrasion resistance, and harden treated surfaces by filling the concrete pores. Some manufacturers enhance water beading characteristics of liquid floor hardeners by incorporating low concentrations of siliconates in their formulations.

Some clear water repellents are blends of more than one type of resin or resin emulsion. Blends often are manufactured as suspensions that require agitation prior to application. Blends may also be subject to more restrictive application and storage requirements.

Solvent- vs. water-carried clear water repellents

The "carrier" in a water-repellent formulation is the volatile component of the mixture. Traditionally, most high-performance resins employed in clear water repellents were dissolved in organic solvent carriers. Manufacturers selected the solvent or solvent blend based on its ability to dissolve the water-repellent resin. Other factors involved in solvent selection include cost, evaporation rate, odor, toxicity, and flammability.

Typical organic-solvent carriers relied on aliphatic, aromatic, and chlorinated hydrocarbons and alcohols. Alcohol and mineral-spirit carriers were among the most commonly used organic solvents in clear water repellents. In recent years, regulations limiting the emission of volatile organic compounds (VOCs) into the atmosphere have forced manufacturers to dramatically reduce or eliminate organic-solvent carriers from clear water-repellent formulations.

Some have resorted to VOC-exempt solvent carriers that do not contribute to the formation of ground-level ozone pollution, or smog. Although these solvents are exempt from VOC regulations, the list of exempt solvents that are compatible with proven water-repellent resins is short.

Many VOC-exempt solvents are too costly or are accompanied by their own practical limitations. Some have undesirable user health and safety concerns. Some produce an objectionable odor or pose unacceptable fire or combustion hazards. Others dry too fast, or too slow, for conventional application methods. Even when an acceptable replacement solvent is found, altering a formulation to comply with VOC regulations compromises the performance of most clear water repellents in ways that make their use more restrictive.

Other manufacturers have focused

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their development efforts on producing emulsions of traditional water-repellent resins. Even when resins are successfully emulsified, emulsion technology is inherently more complicated than the solvent-carried formulations they replace. Emulsions are frequently more sensitive to moisture conditions and substrate variations, and are not as forgiving in low-temperature applications.

Unfortunately, many proven water-repellent resins cannot be dissolved in VOC-exempt solvents or incorporated into water-carried emulsions. For those resins, the only option is the development of new, replacement technology.

Developing and proving new water-repellent technology—first in the laboratory and then in the field—is an expensive and time consuming undertaking. In the meantime, surfaces that could be protected with traditional resins reduced in organic solvents remain unprotected, or receive frequent applications of lower-performing, VOC-compliant formulations.

Performance testing of clear water repellents

Laboratory testing helps determine the most appropriate clear water repellent for a particular application. Different tests help predict the short- and long-term performance of the proposed product. Most tests measure the physical properties of representative masonry samples before and after treatment. By comparing water absorption of treated and untreated specimens, the capacity of a water repellent to prevent penetration of liquid water can be quantified.

Performance tests are also used to predict if a water repellent will adversely affect the target substrate. Clear water repellents should be permeable to water vapor if accumulation of moisture within the wall is to be avoided. By measuring the water-vapor transmission rate before and after application of the water repellent, the ability of treated surfaces to "breathe" can be quantified.

Measuring the reflected color and gloss levels of untreated vs. treated samples determines the impact that a water repellent has on appearance. This may be of particular concern for treatments applied to highly decorative surfaces. With weathering and UV-stability performance tests, treated and untreated samples are exposed to cycles of condensation, alternating temperatures, and ultraviolet light. Measuring the color change and water absorption before and after weathering helps predict the service life of clear water repellents.

For substrates exposed to severe weather conditions or industrial contaminants, additional accelerated exposure testing may be appropriate. For surfaces exposed to heavy wind-driven rain or ocean spray, special water-permeance and salt-crystallization testing may be warranted. Additional performance testing for water repellents applied to horizontal installations of masonry or concrete may include chloride-ion screening tests and testing for freeze/thaw resistance, abrasion resistance, and depth of penetration.



A waterborne silane/siloxane water repellent was applied to the red clay brick exterior of Samford Hall (1888) at Auburn University, Auburn, AL.

The National Cooperative Highway Research Program (NCHRP) published a report in 1981 that serves as a benchmark for such evaluations of protective treatments for steel-reinforced concrete. Created in 1962 as a means to develop practical solutions to problems facing transportation agencies, NCHRP is administered by the Transportation Research Board (TRB) and sponsored by the American Association of State Highway and Transportation Officials (AASHTO), in cooperation with the

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Federal Highway Administration (FHWA).

NCHRP Report 244 details research conducted on sealers used to protect concrete bridges and highways. It describes standard laboratory test methods for evaluating concrete sealers, and offers information about the comparative effectiveness of several different types of these sealers. Included in the report are test procedures for water absorption, chloride-ion screening, exposure in northern climates to evaluate resistance to freeze-thaw damage, and southern exposure to evaluate resistance to ultraviolet light and high relative humidity.

Several other test methods describe procedures for evaluating other criteria important to the performance of clear water repellents on horizontal concrete surfaces. AASHTO T-259 and T-260 evaluate the effects of chloride "ponding" and abrasion. OKDOT (Oklahoma Department of Transportation) L-35 evaluates depth of penetration. ASTM C 672 evaluates scaling resistance following exposure to freeze/thaw cycles.

Applying clear water repellents

On-site testing. It is important to always test the proposed surface-preparation and clear water-repellent treatment on each surface set to be treated. Tests should be conducted in unobtrusive locations where conditions are representative of the overall project, and under weather conditions similar to those expected during full-scale surface preparation and application. Test areas should dry thoroughly before inspection. The test areas can be used to demonstrate the appearance and performance of the planned installation and to determine the coverage rate and procedures for application.

The best sources for additional information about surface preparation and water-repellent application are the manufacturer's technical literature and support personnel.

Surface preparation. All cracks and surface defects should be repaired, and all caulks, sealants, and repair materials allowed to cure thoroughly. Surfaces should dry thoroughly; best performance is typically achieved on surfaces that are visibly dry and absorbent. Excess mortar and construction dirt should be removed from all newly constructed and re-pointed surfaces, with existing surfaces cleaned of dirt, grease, asphalt, previously applied coatings, and other contaminants. These substances can inhibit penetration or adhesion of the clear water repellent. When chemical methods are used to prepare the surface, only proprietary cleaning agents should be used, followed by a thorough water rinse and removal or neutralization of chemical residue. On concrete surfaces, all residual curing compounds, mold-release agents, and concrete laitance should be removed with appropriate mechanical or chemical cleaning procedures. If mechanical methods are used, all dust and debris should be removed and the prepared surface allowed to dry thoroughly.

Protection. The applicator should follow the clear water repellent manufacturer's recommendations for protecting people, vehicles, property, plants, and all non-masonry surfaces that may come in contact with the product, splash, or overspray. Particular care is advised with regard to window glass. Some clear water repellents designed to react with silicates will chemically bond to window glass, leaving visible residues that are hard to remove.

Surface and air temperatures. It is important to apply in conditions within the range recommended by the water-repellent manufacturer. Care should be exercised when applying clear water repellents carried in water or VOC-exempt solvents that may dry substantially faster or slower than conventional solvents. Generally, surface and air temperatures should fall between 40 F (4 C) to 95 F (35 C). If freezing conditions exist before application, the substrate should be allowed to thaw. Whenever possible, application should be avoided during extreme temperatures, high winds, or when there is a chance of rain.

Equipment. Most water repellents are applied by brush, roller, or low-pressure spray. Equipment must be clean and dry before use. Spray equipment should be equipped with solvent-resistant gaskets and hoses to minimize any potential for staining treated substrates. Applicators should be outfitted with the appropriate NIOSH-approved respirator, eye protection, and protective clothing. The manufacturer's Material Safety Data Sheet (MSDS) should be consulted for additional safety and handling information.

Application. The success of a clear water-repellent treatment depends on its uniform application and coverage rate. The manufacturer's label or printed literature should be followed to determine best application procedures. The following general rules relate to most clear water repellents applied to vertical surfaces.

- Brushes or rollers used for application must be saturated with the water repellent to ensure that adequate material is applied.
- When water repellents are applied with low-pressure spray, the sprayer should be adjusted to achieve a wet stream; the liquid should not be atomized.
- Vertical surfaces should be saturated from the bottom up, creating a run-down below the contact point. Runs or drips that do not penetrate should be brushed out. If a second "wet-on-wet" saturating application is recommended,

the initial treatment should penetrate for five to 15 minutes, and the application repeated as described above.

• A single application is often recommended for horizontal surfaces. Low-pressure sprayers, brooms, rollers, and squeegees are commonly used for small installations. For large installations, low-pressure spray bars can be used to ensure a uniform rate of application. Daily applications should begin and end at pre-determined breakpoints; excessive overlapping should be avoided.

Coverage rates. Coverage rates for most clear water repellents range from 75 to 200 square feet per gallon, depending on the texture and porosity of the substrate. On extremely rough, porous surfaces, the coverage rates for film formers designed to fill surface pores may only range from 50 to 65 square feet per gallon. Conversely, many high-solids, penetrating treatments get more than 700 square feet per gallon on smooth, dense substrates. Actual coverage rates should be determined by on site-testing, as described previously.

Quality control. A project specification should require on-site testing of the selected water repellent to evaluate product performance and rule out adverse effects. The specification may also suggest that a technical representative of the water-repellent manufacturer assist with on-site testing. Completed on-site test panels should be preserved as the standard by which all subsequent work will be judged. Periodic visual evaluation, water-splash testing, and random water-absorption tube testing (RILEM Test Method II.4) may be used to evaluate work in progress or recently completed installations.

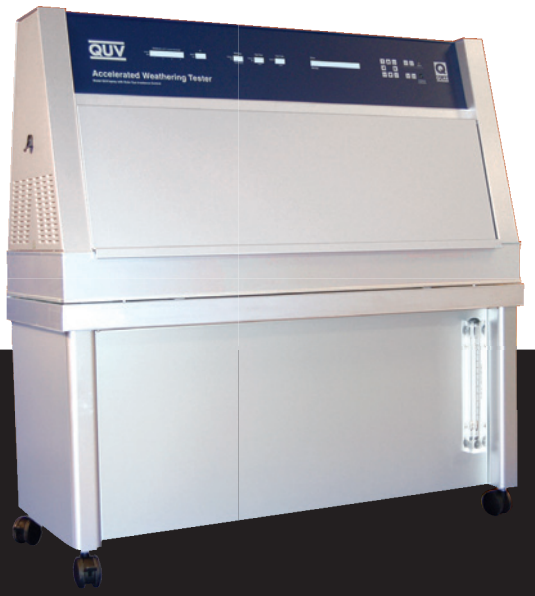
When additional performance testing is required, core extractions or sections of the treated surface may be submitted for laboratory testing in accordance with established test procedures.

Warranties on repellents

Warranties furnished by manufacturers or applicators of clear water repellents typically limit the liabilities of the warrantor. Specifiers and applicators should review warranties carefully to determine required warranty procedures, terms, exactly what is being warranted, and warranty exclusions.

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/ Buildings, Coatings, Commercial, Concrete Walls, Moisture, Surface Preparation / By Ray Tombaugh

Concrete is widely used in commercial building construction and is present in a number of forms: poured concrete, tilt-up concrete and concrete masonry units (CMU). CMU also comes in a number of different forms: standard block, split-face block and scored block. Because of the dull gray appearance of concrete, however, coatings are usually applied in order to make it more aesthetically pleasing. Coatings also protect concrete by isolating it from the environment and make cleaning an easier task. The selection and use of several prominent coating types used on concrete walls are discussed in this article.

SURFACE PREPARATION



Pressure water washing a building facade

Since most concrete is very porous and does not require roughening of the surface, only a minimal amount of surface preparation is needed to properly prepare the surfaces for painting. The porosity of the substrate generally permits the coating to penetrate into the pores, resulting in a tightly adhered coating system. As a result, surface preparation is conducted primarily to clean the concrete substrate to assure it is acceptable for painting.

Surface Cleaning and Testing. In addition, since concrete is prone to cracking and cannot withstand impacts, repairs are often required. Cracks and spalls are typically repaired prior to painting. While some coating systems do not require crack repair (acrylics, stains, etc.), repair is essential when applying elastomeric paints.

Concrete is cleaned to remove contaminants and then tested for cure and for the presence of moisture. Cleaning removes loose dirt, efflorescence, concrete laitance, dust and other particulate contaminants. Typically, low-pressure water cleaning at 5000 psi or less is used to remove these contaminants. Dwell time must be limited to prevent the introduction of significant quantities of moisture to the concrete surface. If concrete becomes saturated, efflorescence may form. Efflorescence is the migration of a salt to the surface of a porous material, where it forms a crystalline residue or powdery surface layer when water evaporates. In some cases, efflorescence is present prior to the start of a painting project and needs to be removed. This is typically accomplished by cleaning the affected surface with a dilute hydrochloric acid solution assisted by

scrubbing and followed by rinsing. Again, water use needs to be limited or the efflorescence will reform.

In some cases, poured concrete walls are sacked after the walls are set. Sacking is used to produce a smooth surface by filling in all pits and air holes. After dampening the surface, and before it dries, a mixture of dry cement and sand is rubbed over it with a wad of burlap or a sponge-rubber float to remove surplus mortar and fill the voids. Usually there is a significant amount of dry sand and cement dust left on the surface after sacking. If this material is not removed prior to painting, catastrophic failures in the form of coating delaminations can occur.

In addition to visible contaminants, non-visible contaminants can interfere with the adhesion of coatings applied over them. These are commonly found on tilt-up and poured-in-place concrete and are present as form-release agents. These agents are sprayed onto the forms used to create the panels or poured-in-place walls to aid in removal of the forms. While many form- release agents dissipate after 28 days, the time required for concrete to cure prior to painting, some do not. Removal is best accomplished by low-pressure water washing. In some cases, however, special additives are required and this complicates the removal process. Painters should inquire prior to painting about the types of form-release agents that were used so that appropriate methods can be selected to remove the substance.



Testing for humidity in concrete.

To determine if a form-release agent is present, mist the surface of the concrete with water. If it the water is readily absorbed, the surface is free of bond-breaking contaminants. The water test is very useful even if it is known that a form release agent was not used because, in some cases, densifiers are applied or surfaces are heavily trowelled, preventing free absorption of liquid paint. If concrete will not absorb water, it will also not absorb paint.

Once the cleaning is accomplished, the concrete needs to be tested to verify that it has cured for the necessary period of time. Twenty-eight days has long been the standard in the industry for cure prior to painting. Over this time, the pH of the concrete drops from around 12 to 9 or 10. Typically, when the concrete surface has a pH of 10 or less, it is acceptable to coat. The pH is tested very easily by applying a few drops of water to the surface and then swabbing the water with a pH test strip or applying a pH probe to the surface of the concrete.

Finally, the moisture content needs to be tested. If coating is applied to concrete having too much moisture, blistering of the coating will occur. When heated by the sun, the moisture is converted to vapor, which exerts pressure on the back of the coating, forcing it off of the surface and forming a blister or delamination.

On vertical surfaces moisture testing is typically performed by relative humidity testing or by the plastic-sheet method. Humidity testing is accomplished using instruments that determine the relative humidity either down in the concrete or at the surface of the concrete. Holes are drilled in the concrete and then a tube sleeve is inserted into the hole. A probe is inserted into the sleeve and allowed to equilibrate to the surroundings. Usually, after a 72-hour period, the probe is read using a relative humidity gage. This method is quantitative since it provides the user with an actual number (i.e., 75 percent). Most manufacturers publish upper limits on the humidity their coatings can tolerate.. ASTM F2170 – 11, “Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes” provides guidance for moisture testing using these instruments.

The second test method, the plastic sheet method, is described in ASTM D4263, “Standard Test Method for Indicating Moisture in Concrete by the Plastic Sheet Method. This method is qualitative in that it provides only a go or no-go result. A piece of plastic approximately 18 inches by 18 inches is placed on the surface and the edges sealed to the concrete. The sheet must remain in place overnight and then is removed the next day. If moisture is present on the underside of the plastic, then the concrete is not ready to be painted.



Plastic sheet testing to determine moisture in concrete.

CONCRETE REPAIR

Concrete repair is performed to improve the appearance of the painted concrete substrate and to prevent an excessive amount of water intrusion. Cracks in the concrete will allow wind-driven rain to enter the substrate, resulting in interior damage and possible blistering of the coating system. While some coating systems, such as acrylics, can withstand some moisture intrusion into the concrete, others cannot and will blister if water is allowed to permeate to the back of the coating.

Cracks are typically repaired in two ways. Hairline cracks less than 1/16-inch wide are typically spackled with a knife-grade acrylic caulk. Larger cracks, however, are v-grooved and filled with an acrylic or epoxy polymer-fortified cementitious material.

Spalls are also often repaired with a polymer-fortified cementitious material. In some cases, the spall has to be cut out to create a square edged recession so that the material can be applied at the correct thickness, assuring that the repair material will cure properly and bond to the substrate. Since some of the repair materials also cure by hydration, the repair material needs to be thick enough to hold the amount of water that is necessary to achieve complete hydration. If applied too thin, these materials will be friable and will often crumble after a few weeks of exterior exposure.

CONCRETE COATING SYSTEMS FOR COMMERCIAL PAINTING

As indicated above, coatings are typically applied to concrete surfaces on commercial buildings for aesthetic reasons, but there are a few coating systems that have additional functions, primarily preventing water intrusion. Most coatings are acrylic or modified acrylics and are formulated as standard latex coatings. These are often used in conjunction with block fillers for application to heavily textured surfaces or surfaces having an abundance of bug holes. A subset of the acrylic coatings are the hydrophobic acrylics which repel water and reduce dirt pick-up.

Elastomeric coatings, usually styrene modified acrylics, are used for aesthetic purposes, as well, but also provide barriers against water intrusion. Block fillers are also used with these systems on split faced block prior to the application of the elastomeric coating in order to soften the sharp edges of the surface.

In recent times acrylic stains have been used to color the concrete surfaces. While there is some film build to these stains, the concrete surface is still plainly visible through the coating film. Finally, silane or siloxane sealers are used to seal the concrete and to repel water.

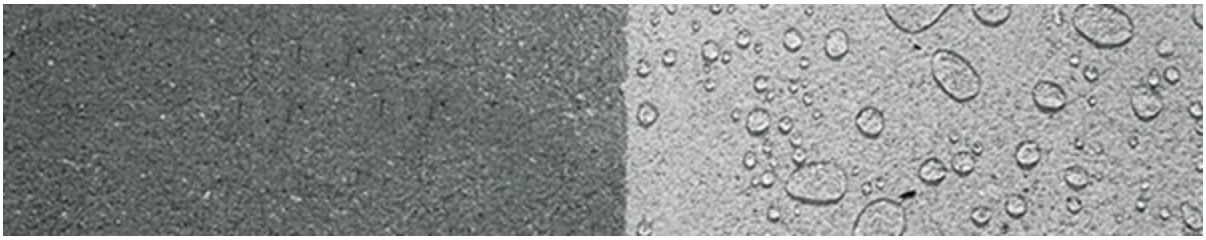
Acrylic Latex Coatings

Acrylic latex coatings are commonly applied to exterior concrete surfaces, primarily for aesthetic reasons. They can be applied by brush, roller or spray at a dry film thickness of around 1 to 3 mils per coat. An acrylic primer is typically applied prior to two coats of the finish paint to achieve a total system thickness of about 3 to 6 mils. The primer is formulated to penetrate into the substrate and seal it. It is also alkali-resistant[1] and serves as a barrier protecting the topcoats from degradation as a result of the substrate alkalinity.

Silane and Siloxane Water Sealants and Repellents

Silane and siloxane water-repellents penetrate into the concrete and chemically react with the concrete down in the pores to form a barrier. This keeps liquid water from entering into the concrete. Also, since the sealer penetrates into the block, it is unaffected by UV rays. Because sealants prevent moisture from entering block, they stop the formation of efflorescence.

The silane and siloxane water-repellents are not visible. Sealed concrete and CMU will have the same appearance as if it were unsealed. There is no gloss, color or visible film. Coatings can be successfully applied over the sealant-treated surfaces.



Water repellancy of silane siloxane sealers.

Sealants are applied by garden sprayer or low pressure airless spray. It is important that they are applied evenly in accordance with the manufacturer's recommended coverage rates. Prior to application all cracks and joints need to be repaired.

Testing for a successful application should be done by Rilem tube testing. This test involves sealing a Rilem Tube (small water reservoir) to the surface of the concrete or block, filling it with water and monitoring the loss through the block. The silane and siloxane manufacturers have published absorption rates, above which additional applications may be necessary.

SUMMARY

A successful coating project on exterior concrete walls requires attention to a few important considerations. First, make sure that visible and noon-visible contaminants detrimental to coating adhesion are removed. Second, follow through with testing to assure that the concrete can accept the paint, that it is sufficiently dry, and that it is at a pH level suitable for coating. Finally, select a coating material that fulfills the requirements of the job. D+D

Received 11/07/2023
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. HP2023-0085

Receipt No. N/A

Meeting Date: December 21, 2023

Advertising Costs $_____ Postage $_____ Paid on _____

Receipt No. _____

1. NAME OF APPLICANT Barbara Moore
   Business (if applicable) City of St. Augustine
   Address 75 King Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 904-209-4315 E-mail Address bmoore@citystaug.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER _____
   Business (if applicable) City of St. Augustine Trustee
   Address 75 King Street
   City St. Augustine State FL Zip Code 32084
   Daytime telephone (required) _____ E-mail address _____
3. PROJECT STREET ADDRESS 75 King Street
4. LEGAL DESCRIPTION: Lot ____ Block 36 Subdivision _____ Parcel 1995700000
5. EXISTING USE City Hall/Lightner PROPOSED USE City Hall/Lightner
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) Waterproof exterior of building
☐	☐	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)

Assessment Reports attached.

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 Barbara Moore

SIGNATURE OF APPLICANT Barbara Moore DATE 11/7/23

PRINT OWNER'S NAME _____

SIGNATURE OF OWNER _____ DATE _____

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

CITY OF ST AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Paul Gibbs/Childers is/are hereby authorized TO ACT ON BEHALF OF City of St. Augustine, the owner(s) of those lands described within ☐ the attached application, or ☒ described within the previously filed Application number: HP2023-0085, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's HARB Board, for an application related to the structure located at: 75 King St.

BY: Barbara Moore
Signature of Owner

Barbara Moore
Print Name of Owner

904-209-4315
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 4 day of Dec, 2023

By Barbara Moore

Identification verified:

Oath sworn: ____ Yes ✓ No

Notary Signature: Era L. Fountain

My Commission expires: NOTARY PUBLIC STATE OF FLORIDA ERA L. FOUNTAIN Commission # GG 930608 Expires March 8, 2024 Bonded Thru Budget Notary Services

Rev:120219 jw

CITY OF ST. AUGUSTINE. EST. 1565

Owner's Authorization For Agent

Dennis Blanchard
Blanchard Waterproofing is/are hereby authorized TO ACT ON BEHALF OF City of St. Augustine, the owner(s) of those lands described within

☐ the attached application, or ☒ described within the previously filed Application number: HP2023-0085, 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 _____ Board, for an application related to the structure located at:

75 King St.

BY: Barbara Moore
Signature of Owner

Barbara Moore
Print Name of Owner

209-4315
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 4 day of Dec, 2023.

By Barbara Moore

Identification verified:

Oath sworn: ____ Yes ✓ No

Notary Signature: Erla P. Fountain

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
ERA L. FOUNTAIN
Commission # GG 930608
Expires March 8, 2024
Bonded Thru Budget Notary Services

Rev:120219 jw

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2023-0085

75 King St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR FINISHES - Photographs of existing	Photographs of existing surface or feature including close-up and full building perspective	Need	Please provide: 1) Location of previous test patches 2) Would be helpful to have location clearly marked on a photograph of overall building elevation (not just close up area) where it was applied for visual reference 3) Any other past photos or documentation related to the test patches that are available
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	Please provide: 1) Additional current information on proposed sealant, MasterProtect H185, with specification or product information sheets 2) Examples (addresses and photos if possible) of buildings that have received an application of this sealant. 3) A sample board provided by manufacturer
EXTERIOR FINISHES - Documentation of justification for changing	Documentation of justification for changing the siding, finish, or feature and the extent of the affected area	Need	Please provide: 1) Verification that MasterProtect H185 is comparable to the Enviroseal PBT that was specified in Ken Smith's 2010 Restoration and Waterproofing report and reviewed by then DHR/FL SHPO's Senior Preservation Architect for determination of potential adverse impact. 2) Any other information that is provided by a leak specialist or during other assessments of building 3) Any comments from DHR's current review of the proposed project

Other Details Necessary for Review

Confirmation on full project scope is needed. Will all the steps outlined in Ken Smith's report be followed first if the waterproofing sealant is approved?

Received 11/07/2023
Planning and Building Department

ST. AUGUSTINE CITY HALL EXTERIOR RESTORATION AND WATERPROOFING REPORT

January 19, 2010

KENNETH SMITH ARCHITECTS, INC.
Architects
8301 Cypress Plaza Drive, Suite 203
Jacksonville, Fl. 32256
(904) 281-0002

ST. AUGUSTINE CITY HALL EXTERIOR RESTORATION AND WATERPROOFING
January 19, 2010

Kenneth Smith Architects, Inc. was retained by the City of St. Augustine in 2009 to review the exterior of the St. Augustine City Hall/Lightner Museum Building and to provide recommendations for exterior restorations and waterproofing repairs. Existing building photographs are attached and numbered at the end of this report.

The St. Augustine City Hall/Lightner Museum Building was originally constructed by Henry Flagler in 1888 as the Alcazar Hotel. The Alcazar Hotel complemented Flagler's grand Ponce de Leon Hotel located across King Street to the north of the Alcazar Hotel. The Alcazar was more modest in cost and design and included many amenities for Alcazar and Ponce de Leon Hotel guests' use such as a casino, indoor swimming pool, small gymnasium, bowling alleys, various baths, and shops.

The Alcazar Hotel was more popular than Henry Flagler envisioned and major changes and expansion of the hotel were completed within a few years after the building was opened. A Fourth Floor was added at the east, south, and west sides of the interior open quadrangle to add more guest rooms (Photo 21). Other exterior modifications were completed at rear lobbies and at the casino entrances.

Upper stories of the rear casino area were destroyed by fire in 1893 and were rebuilt. A bridge over Cordova Street linking the Alcazar to the Cordova Hotel was constructed and later removed.

The exterior of the City Hall/Lightner Museum Building continued to have minor exterior changes in the 1900's including the replacement of the original building windows with aluminum windows in the 1960's and a current project to replace the aluminum windows with clad wood windows that replicate the appearance of the original windows (Photo 5). Original larger arched head wood first floor shop windows were also removed and replaced with modern dark brown colored aluminum storefront construction (Photo 5).

The two north upper tower sections of the building were restored in the 1990's (Photo 1) and building spires were replaced on the chimney caps in the late 1970's (Photo 10).

The building exterior is constructed with poured-in-place, board formed, load bearing concrete exterior walls. Exterior concrete walls are approximately 18" thick and are not reinforced except for railroad rail reinforcement over openings. The exterior concrete walls were not constructed with expansion and construction joints and have cracked from thermal expansion and lack of reinforcing (Photo 14). Wall cracks permit water intrusion in the building particularly during periods of heavy rain and high winds such as hurricane storm events. Thin stucco caps have been added at first floor window openings exterior sills and as facings on some exterior walls below the first floor window openings (Photos 11 & 23).

The stucco caps and facings are cracked, have voids and missing areas of the caps and facings. These caps and facings should be sounded; and loose and missing sections should be replaced.

Concrete exterior walls are soiled and have mildew growth at wall areas and are in need of cleaning (Photos 7, 8, 14 & 20).

Concrete exterior walls have patched openings that do not match the adjacent historic original wall areas (Photo 14). These mismatched patches should be replaced or refaced to match the adjacent historic construction. Also, there are open holes in exterior concrete walls where devices have been removed (Photo 15). Some holes are approximately 2" in diameter. Holes and openings should be sealed and patched to match adjacent wall areas. Unused fasteners should be removed from the concrete walls and fastener openings should be sealed.

Many cracks in the exterior concrete walls have been sealed with sealants. Sealant repairs completed in the last few years have coquina shell pressed in the sealants that matches aggregate used in the concrete walls and aids in blending the appearance of the sealed cracks with the adjacent concrete walls (Photo 24).

Perimeter sealants at windows have often failed and leak at the aluminum windows and will be replaced when these windows are replaced. Perimeter sealants at the larger first floor storefront windows are cracked and brittle and should be cut out and be replaced.

Terra Cotta

Ornamental terra cotta trim and features at exterior walls and openings are generally in good condition but at some locations sections of the terra cotta are broken off and are missing (Photo 12). Damaged areas and voids at terra cotta features should be patched and replaced to match adjacent areas. Bird droppings should be removed from window sills. Joints at terra cotta window sills and between sills and adjacent concrete surfaces should be cleaned out and be sealed with sealant.

Roof overhangs have exposed wood rafter tails with exposed wood sheathing on top of the rafters. Yellow colored paint on these wood surfaces is badly peeling and should be scraped and re-painted (Photo 19). The existing paint is probably lead based paint and will need to be removed and handled in compliance with environmental requirements.

There are decorative brick panels in upper areas of some exterior walls (Photo 18). We could not get close to the brick to inspect these areas. Brick areas also are soiled with mildew and should be cleaned. Mortar joints at brick surfaces appear to be in good condition but should be inspected and repaired as needed. Joints between brick and adjacent concrete exterior wall areas should be cleaned out and be sealed with sealant.

Conductor heads, gutters and downspouts are copper and seem to be generally intact and in good condition (Photos 3 & 4). These components should be examined and repaired as required to return them to good condition. Bent areas should be straightened. Joints should be inspected and sealed or soldered. Missing anchor straps should be replaced to match historic units.

Areas of vegetation growing on exterior building surfaces should be removed and the wall areas should be treated with a herbicide (Photo 10).

I met at the building with Tim Shields, Director of Public Works of the City of St. Augustine, and Mike Keeling of Coastal Construction Products of Jacksonville, a distributor of waterproofing products, in December 2009 to review building conditions and test sample waterproofing products.

Mike applied 3 water repellent product samples on the building concrete exterior wall and we returned the following week to review the samples (Photo 22). All test sample areas were clear and did not change the building's exterior appearance. Hydrozo Enviroseal PBT was the most effective of the water repellants sampled. When the 7-day aged Hydrozo Enviroseal PBT sample was tested with a Rilem tube and water, there was no water absorption into the concrete from the tube after a 15-minute test. The Rilem tube simulates 96 mph wind driven rain. Enviroseal PBT is a high performance, water-based, siloxane blended water repellant that has a 10-year material warranty.

Mike also applied 3 sealant samples on the building exterior concrete surfaces to verify a color match of the sealants with the existing exterior concrete (Photo 22). Dow Corning 790 Limestone Color Sealant was the best color match tested.

Our specific recommendations for exterior building restorations and waterproofing are as follows:

1. Clay Tile Roofs: Most clay tile roof areas looked good when viewed from the ground; however, the North First Floor roof area has plant growth and green mildew on the clay tile roofing that should be cleaned and removed. Other areas of roofing should be inspected and repaired as required.

2. Exterior Concrete Walls: Pressure wash and clean all wall areas. Test clean with trisodium phosphate and chlorine bleach and water solutions to determine if these cleaners will adequately clean surfaces. If soiling and mildew remains, clean wall surfaces with proprietary cleaning products such as Prosoco Sure Klean Restoration Cleaner, Heavy Duty Restoration Cleaner, or other suitable cleaner that is effective to clean the wall surfaces. Cut out any loose materials at concrete cracks and slightly v-groove cracks. Fill cracks with Dow Corning 790 Silicone Sealants. The Dow Corning Limestone color seems to be the best color match. Press loose coquina shell and sand selected to match the adjacent concrete aggregate color in the surface of the fresh sealants to aid in blending in the appearance of the sealed cracks with the adjacent concrete surfaces. Cut out and replace all old window perimeter sealants. All new sealants shall be Dow Corning 790 Silicone, Limestone color.

Cut out perimeter joints between concrete and other materials such as brick and terra cotta and fill the joints with sealant.

Mismatched earlier concrete patches and stucco caps and facings should be carefully cut out and the openings should be patched with new BASF Gel Patch concrete patching material to more closely match the original concrete finish and texture. Use shell and color tint in the patching concrete to match the aggregate in the adjacent concrete. Unused fasteners and modern devices at the exterior walls should be removed and the fastener anchor openings should be filled with concrete patching material as noted above. Also, existing wall opening should be filled as noted.

Apply Enviroseal PBT clear water repellant to all concrete wall surfaces as per the manufacturer's instructions. The water repellant is transparent and will not change the building appearance. It will reject water absorption into the concrete, and is a water based product without strong odors when applied. Sun ultraviolet rays deteriorate the water repellant and the product will need to be reapplied in approximately 7 to 10 years. The water repellant will aid to keep concrete exterior walls clean and in keeping moisture out of the building. It also will allow moisture trapped within the concrete walls to evaporate to the exterior.

You can visually verify the effectiveness of the water repellant by reviewing the building after a heavy rain. If the repellant is applied and working correctly, the concrete surfaces will not absorb water and will not darken. When the water repellant begins to lose effectiveness, the concrete will absorb rain moisture and will darken up during and immediately after rains.

3. Terra Cotta Features: Clean surfaces as noted for concrete above. Rebuild missing and broken areas of Terra Cotta features with BASF EMACO R310CI semi flowable repair mortar (at horizontal locations) and BASF EMACO S66CI form and pour repair mortar for intricate repair areas. Carefully cut out and repair loose or deteriorated mortar joints. Exercise caution to avoid damage to terra cotta surfaces when cutting out mortar. New repointing mortar shall match the color and hardness of the historic mortar. Typically the historic mortar should be tested to verify the content and strength. The historic mortar may be a lime based mortar and if so should be matched in kind. Repoint mortar joints to match historic joints. Apply water repellant to all surfaces as noted for concrete above. Test water repellants at terra cotta to determine which repellant product is most effective.

4. Brick Surfaces: Clean, repoint, seal perimeter joints and apply water repellant to brick surfaces as noted for Terra Cotta section above.

5. First Floor Windows: We recommend the aluminum storefront window framing be removed from the First Floor window openings and be replaced with new wood windows to match the original windows. If funding is not available to replace the aluminum windows, we suggest the dark bronze colored

aluminum window surfaces be field painted the dark yellow color to match the new clad wood window finish color. Window framing painting should not be commenced until the original dark yellow paint color at these openings is confirmed and field tested. Perimeter sealants should be cut out around the aluminum windows and be replaced with Dow 790 sealant to match the window color.

6. Window Heads: Concrete returns at window heads do not have drips (Photo 16), as would be installed today. The drips will interrupt rain run off washing down the face of the building and across the window heads and will aid in keeping the water away from the windows. We suggest that small aluminum drip angle drips about 1/2" x 1/2" in size be set in sealant about 1" inside the exterior face of window head openings to cause the water to drip in front of the windows.

7. Copper Gutters, Conductor Heads, and Downspouts: The components appear to be in generally good condition. As noted above, each component should be inspected and repaired to good condition. Joints should be sealed or soldered. Dents should be worked out in areas near grade. The East end of the South side of the City Hall section of the building has an area where rain water spilling off a hipped roof is soiling a section of the adjacent parapet (Photo 18). I suggest a divider be added in locations like this to divert the rain water away from the parapet.

8. Wood Fascia: A rotted section of wood fascia or trim was noted on the West side of the building (Photo 7). This section of wood should be cut out and replaced with new pressure treated wood trim and should be painted the building yellow trim color.

9. Sample Tests: All cleaning, sealing, repointing, water repellant application, patches and repairs shall initially be sampled in unobtrusive locations. This will ensure accuracy for craftsmanship, color and texture match review, and approval prior to proceeding with each part of the work.

10. Product Literature: We are attaching product literature for recommended repair products for reference.

End of Report

G:\Administrative\09-03 St Augstine Wateproofing\Report\Building Condition 01-19-10.doc



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ST. AUGUSTINE CITY HALL / LIGHTNER MUSEUM BUILDING

KENNETH SMITH ARCHITECTS INC.



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ST. AUGUSTINE CITY HALL / LIGHTNER MUSEUM BUILDING

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ST. AUGUSTINE CITY HALL / LIGHTNER MUSEUM BUILDING

KENNETH SMITH ARCHITECTS INC.



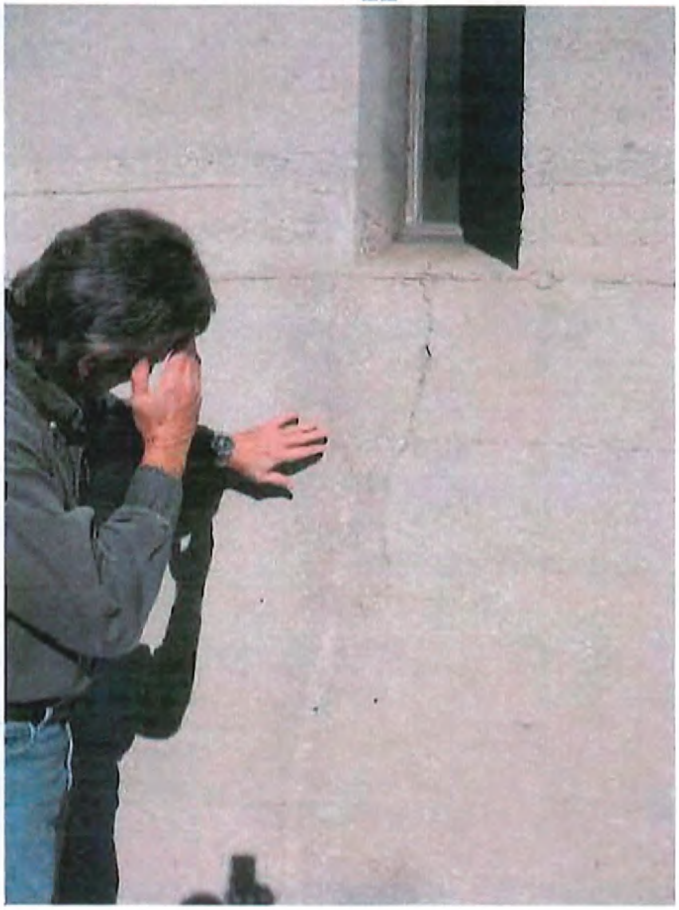
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ST. AUGUSTINE CITY HALL / LIGHTNER MUSEUM BUILDING

KENNETH SMITH ARCHITECTS INC.

Received 11/07/2023
Planning and Building Department

Product Information

Silicone Sealants

Dow Corning® 790 Silicone Building Sealant

FEATURES

- Excellent performance even in building joints that experience extreme movement
- Suitable for new and remedial construction
- Extension/compression capability of +100/-50 percent

BENEFITS

- Excellent weathering properties and resistance to sunlight, rain, snow, and temperature extremes
- Excellent unprimed adhesion to masonry, concrete substrates
- Easy application over a wide temperature range

COMPOSITION

- Ultra-low-modulus, one-part, neutral-cure silicone sealant

Ultra-low-modulus sealant for new and remedial construction joint sealing applications

APPLICATIONS

Dow Corning® 790 Silicone Building Sealant offers outstanding unprimed adhesion to masonry and is particularly effective for sealing expansion and control joints, precast concrete panel joints, Exterior Insulation and Finish Systems (EIFS) joints, curtainwall joints, mullion joints, stone pavers, and many other construction joints. When used in accordance with Dow Corning application and testing recommendations, the sealant forms a durable, flexible, watertight bond with many common building materials, including combinations of stone, concrete, masonry, granite, marble, aluminum, painted substrates, and glass.

TYPICAL PROPERTIES

Specification Writers: Please contact your local Dow Corning Sales Application Engineer or Dow Corning Customer Service before writing specifications on this product.

Method	Test	Unit	Result
As Supplied			
ASTM C 679	Tack-Free Time, 50% RH	hours	1
	Curing Time, 50% RH, at 25°C (77°F), 3/8" depth	days	7-14
	Full Adhesion, cured joint	days	14-21
ASTM D 2202	Flow, Sag, or Slump		None
CTM[1] 98 B	Working Time	minutes	10-20
EPA Method 24	VOC Content[2], maximum	g/L	43
As Cured – After 7 days at 25°C (77°F) and 50% RH			
ASTM C 661	Durometer Hardness, Shore A	points	15
ASTM D 412	Tensile Strength, maximum	psi (kg/mm²)	100 (0.070)
ASTM C 794	Peel Strength	lb/in (kg/cm)	25 (4.46)
ASTM C 1135	Tensile,		
	at 25% extension	psi (kg/mm²)	15 (0.010)
	at 50% extension	psi (kg/mm²)	20 (1.015)
ASTM C 719	Joint Movement Capabilities Extension/Compression	percent	+100/-50
ASTM C 1248	Staining, various substrates		None

[1]CTMs (Corporate Test Methods) correspond to standard ASTM tests in most instances. Copies of CTMs are available upon request.

[2]Based on South Coast Air Quality Management District of California. Maximum VOC is listed both inclusive and exclusive of water and exempt compounds. For a VOC data sheet for a specific sealant color, please send your request to product.inquiry@dowcorning.com.

DESCRIPTION

Suitable for new construction or remedial applications, *Dow Corning* 790 Silicone Building Sealant provides excellent performance, even in building joints that experience extreme movement. It places a low stress on the sealant/substrate bond line to minimize failures in moving joints.

Dow Corning 790 Silicone Building Sealant is available in 11 colors: black, precast white, gray, natural stone, bronze, adobe tan, blue spruce, rustic brick, sandstone, charcoal, and dusty rose. Custom colors are available upon request.

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APPROVALS/ SPECIFICATIONS

This sealant meets or exceeds the requirements of:

- ASTM Specification C 920, Type S, Grade NS, Class 100/50, Use T, NT, M, G, A, and O
- Many UL wall/floor fire designs, some without a protective cover plate (see www.ul.com for current listing)
- Fire Tests of Building Construction and Materials, UL 263 (ASTM E 119)

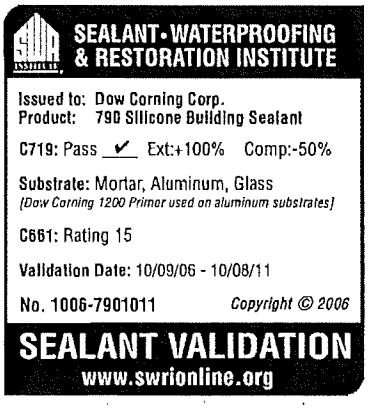
Data from an independent test lab and Sealant, Waterproofing and Restoration Institute validation are available from Dow Corning and the SWR Institute. A complete product specification sheet for this product is available upon request.

HOW TO USE

Consult the current version of the *Dow Corning Americas Technical Manual*, Form No. 62-1112, (available from www.dowcorning.com/construction) for detailed information on application methods, joint design, field testing, and warranty requirements when using *Dow Corning*® brand sealants. Please contact your local Dow Corning Sales Application Engineer for specific advice.

HANDLING PRECAUTIONS

PRODUCT SAFETY INFORMATION REQUIRED FOR SAFE USE IS NOT INCLUDED IN THIS DOCUMENT. BEFORE HANDLING, READ PRODUCT AND MATERIAL SAFETY DATA SHEETS AND CONTAINER LABELS FOR SAFE USE, PHYSICAL AND HEALTH HAZARD INFORMATION. THE MATERIAL SAFETY DATA SHEET IS AVAILABLE ON THE DOW CORNING WEBSITE AT WWW.DOWCORNING.COM, OR FROM YOUR DOW CORNING SALES APPLICATION ENGINEER, OR DISTRIBUTOR, OR BY CALLING DOW CORNING CUSTOMER SERVICE.



USABLE LIFE AND STORAGE

When stored at or below 32°C (90°F), *Dow Corning* 790 Silicone Building Sealant has a shelf life of 12 months from date of manufacture. Refer to product packaging for "Use By" date.

PACKAGING

Dow Corning 790 Silicone Building Sealant is packaged in 10.3-fl oz (305-mL) disposable cartridges that fit ordinary caulking guns, 20-fl oz (590-mL) E-Z Pak foil sausages that fit caulking guns, and also in 2.0- and 4.5-gal (7.5- and 17-L) bulk pails. It can be dispensed by many air-operated guns and most types of bulk dispensing equipment.

LIMITATIONS

Dow Corning 790 Silicone Building Sealant should not be applied:

- In structural applications.
- Below grade or to materials that outgas, which can cause bubbling in curing sealant.
- On brass or copper or other similar material that can be corroded.
- To surfaces that are continuously immersed in water.
- For use as an interior penetration firestop sealing system.
- To building materials that bleed oils, plasticizers, or solvents – materials such as impregnated wood, oil-based caulks, green or partially vulcanized rubber gaskets, or tapes or bituminous below-grade waterproofing and asphalt-impregnated fiberboard.
- In totally confined spaces because the sealant requires atmospheric moisture for cure.
- To surfaces that will be painted after application. The paint film will not stretch with the extension of the sealant and may crack and peel and most likely will not adhere to the sealant.
- To surfaces in direct or indirect contact with food.
- To wet or frost-laden surfaces.
- In applications where solvents or primers are not fully dried prior to sealant application. Uncured sealant is very sensitive to many solvents, primers, and cleaning agents; these may cause the sealant to remain uncured or tacky.

This product is neither tested nor represented as suitable for medical or pharmaceutical uses.

HEALTH AND ENVIRONMENTAL INFORMATION

To support customers in their product safety needs, Dow Corning has an extensive Product Stewardship organization and a team of Product Safety and Regulatory Compliance (PS&RC) specialists available in each area.

For further information, please see our website, www.dowcorning.com, or consult your local Dow Corning Sales Application Engineer.

LIMITED WARRANTY INFORMATION – PLEASE READ CAREFULLY

The information contained herein is offered in good faith and is believed to be accurate. However, because conditions and methods of use of our products are beyond our control, this information should not be used in substitution for customer's tests to ensure that Dow Corning's products are safe, effective, and fully satisfactory for the intended end use. Suggestions of use shall not be taken as inducements to infringe any patent.

Dow Corning's sole warranty is that the product will meet the Dow Corning sales specifications in effect at the time of shipment.

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Your exclusive remedy for breach of such warranty is limited to refund of purchase price or replacement of any product shown to be other than as warranted.

DOW CORNING SPECIFICALLY DISCLAIMS ANY OTHER EXPRESS OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY.

DOW CORNING DISCLAIMS LIABILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES.

A 20-year Weatherseal Limited Warranty is available. Some testing may be required. Consult your Dow Corning Sales Application Engineer for details.

Printed in USA
Form No. 61-884M-01
AGP8453

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BASF
The Chemical Company

PRODUCT DATA

3 03 01 00 Maintenance of Concrete

GEL PATCH

Nonsag concrete repair mortar with integral corrosion inhibitor for vertical and overhead applications

Description

Sonocrete® Gel Patch is a lightweight, one-component, high-strength, polymer-modified, silica-fume-enhanced repair mortar with an integral corrosion inhibitor. It can be placed in lifts up to 2" without forming. Its cementitious formula incorporates microscopic glass-bead technology for excellent workability and superior finishing.

Yield

0.43 ft³/43 lb bag (0.012 m³/19.5 kg)

Packaging

43 lb (19.5 kg) polyethylene-lined bags

Color

Concrete gray

Shelf Life

1 year when properly stored

Storage

Store in unopened containers in a clean, dry area.

Features

- Nonsag
- Very low chloride permeability
- One component
- Superior workability
- Low shrinkage
- Light microscopic beads
- Polymer modified
- Precise blend of aggregate
- Contains an integral corrosion inhibitor

Benefits

Place in 2" (51 mm) thick lifts; readily sculpted, shaved, and finished

Protects reinforcing steel from corrosion

Mixes easily with water

Enhances finishing and aesthetic appearance

Produces stable, durable bond

Hangs without sagging

Improves adhesion; provides increased freeze/thaw stability

Easy to trowel; enhances quality control

Prevents corrosion from a wide range of sources and environments

Where to Use

APPLICATION

- Spalls or holes in concrete
- Deteriorated edges

LOCATION

- Vertical or overhead
- Interior or exterior
- Above or below grade

SUBSTRATE

- Concrete
- Masonry
- Block

How to Apply

Surface Preparation

1. Surfaces must be clean, sound, free of laitance, standing water, dust, grease, dirt, oil, efflorescence, paint, curing compounds, form oils, and other surface contaminants.
2. Mechanically remove all loose materials with chipping hammer, chisel, sandblast, waterblast, or similar methods.
3. For proper adhesion, the concrete substrate must have a fractured aggregate profile.
4. Clean any exposed steel reinforcement to a white metal finish and prime with an anti-corrosion coating.
5. Repair areas should have saw-cut straight edges with a minimum of 1/4" (6 mm) depth (avoid featheredging).

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Technical Data

Composition

Gel Patch is composed of crystalline (quartz) silica and Portland cement.

Typical Properties

PROPERTY	VALUE
Working time, min, at 70° F (21° C)	20 – 30

Test Data

PROPERTY	RESULTS	TEST METHODS (CRITERIA)
Compressive strength, psi (MPa)		ASTM C 109, modified*
1 day	2,150 (14.8)	
7 days	5,600 (38.6)	
28 days	6,750 (46.5)	
Modulus of elasticity, psi (MPa)	5.6 x 10⁶ (3,861)	ASTM C 215
Splitting tensile strength, psi (MPa)		ASTM C 496, modified* (wet cure)
1 day	310 (2.1)	
7 days	560 (3.9)	
28 days	610 (4.2)	
Flexural strength, psi (MPa)		ASTM C 348, modified*
1 day	500 (3.4)	
7 days	800 (5.5)	
28 days	1,110 (7.7)	
Bond strength, psi (MPa)		ASTM C 882, modified*
1 day	900 (6.2)	(mortar scrubbed into substrate)
7 days	1,900 (13.1)	
28 days	2,450 (16.9)	
Water absorption, %, 28 days	4	ASTM C 642
Chloride permeability, coulombs	Very low range	AASHTO T-277 (According to ASTM C 1202, table 1)
Length change, %, in/in, wet cure		ASTM C 157
1 day	+0.019	
7 days	+0.028	
28 day	+0.034	
Length change, %, in/in, dry cure*		ASTM C 157
1 day	-0.026	
7 days	-0.11	
28 days	-0.15	
Linear coefficient of thermal expansion, in/in/° F	5.3 x 10⁻⁶	ASTM C 531

*At 50% relative humidity

Test results are averages obtained under laboratory conditions. Reasonable variations can be expected.

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Mixing

1. Precondition Gel Patch to 70° F ±5° (21° C ±3°) before mixing.

2. For best results, mechanically mix at slow speed with a 3/4" drill and mixing paddle. Hand mix for small repairs.

3. Add approximately 2-3/4 quarts (2.6 L) of potable water into a clean mixing container. Gradually sift in powder 1/3 at a time while mixing continuously at slow speed (high speeds may entrain air). Mix for a minimum of 3 minutes to ensure a uniform, lump-free consistency. Do not exceed a total of 3 quarts (2.8 L) of mixing water per 43 lb (19.8 kg) bag.

4. Placement time is 20 – 30 minutes at 70° F (21° C) and 50% relative humidity.

5. Multiple units may be mixed in a mortar mixer as follows: (a) predampen mortar mixer; (b) remove any excess water; (c) add 2-3/4 quarts (2.6 L) of clean water per 43 lb (19.8 kg) unit; (d) add units gradually; (e) mix for 3 – 5 minutes to a uniform, lump-free consistency; (f) add remaining water as required, not to exceed 3 quarts (2.8 L) per 43 lb (19.8 kg) unit.

Application

1. Dampen the surface with clean water; it must be saturated surface-dry (SSD) with no standing water.

2. Apply a small quantity of mixed Gel Patch to the SSD substrate. Thoroughly key in and work the material throughout the cavity to promote bond.

3. Place mortar and key in and compact thoroughly to secure bond.

4. Apply material in lifts of 1/4 – 2" (6 – 51 mm). Avoid featheredging. For optimum mechanical bond on successive lifts, thoroughly score each lift and allow to reach initial set before the next layer is applied.

5. Trowel material to the desired finish after initial set.

Curing

Curing is mandatory. Damp cure for 3 days. If the surface cannot be damp cured, use an appropriate curing compound.

Clean Up

Clean all tools and equipment immediately with water. Cured material can only be removed by mechanical means.

For Best Performance

- Do not bridge moving cracks or joints.
- Do not add any admixtures or extend with aggregate.
- Bonding agents are recommended for large areas as well as permanently damp areas.
- Do not apply below 40° F (4° C) or above 90° F (32° C).
- Protect from freezing for 24 hours after application.
- Do not exceed water requirements.
- Featheredge installations may suffer from reduced durability.
- Failure to follow good trade practices may result in decreased material performance.
- Make certain the most current versions of product data sheet and MSDS are being used; call Customer Service (1-800-433-9517) to verify the most current versions.
- Proper application is the responsibility of the user. Field visits by BASF personnel are for the purpose of making technical recommendations only and not for supervising or providing quality control on the jobsite.

Health and Safety

GEL PATCH

Warning

Gel Patch contains silica, crystalline quartz; portland cement; alumina cement; silica, amorphous; silica, fume; aluminum oxide; calcium oxide; anhydrite; iron oxide; lithium carbonate

Risks

Product is alkaline on contact with water and may cause injury to skin or eyes. Ingestion or inhalation of dust may cause irritation. Contains small amount of free respirable quartz which has been listed as a suspected human carcinogen by NTP and IARC. Repeated or prolonged overexposure to free respirable quartz may cause silicosis or other serious and delayed lung injury.

Precautions

Avoid contact with skin, eyes and clothing. Prevent inhalation of dust. Wash thoroughly after handling. Keep container closed when not in use. DO NOT take internally. Use only with adequate ventilation. Use impervious gloves, eye protection and if the TLV is exceeded or used in a poorly ventilated area, use NIOSH/MSHA approved respiratory protection in accordance with applicable Federal, state and local regulations.

First Aid

In case of eye contact, flush thoroughly with water for at least 15 minutes. In case of skin contact, wash affected areas with soap and water. If irritation persists, SEEK MEDICAL ATTENTION. Remove and wash contaminated clothing. If inhalation causes physical discomfort, remove to fresh air. If discomfort persists or any breathing difficulty occurs or if swallowed, SEEK IMMEDIATE MEDICAL ATTENTION.

Refer to Material Safety Data Sheet (MSDS) for further information.

Proposition 65

This product contains material listed by the State of California as known to cause cancer, birth defects or other reproductive harm.

VOC Content

0 g/L or 0 lbs/gal less water and exempt solvents.

For medical emergencies only, call ChemTrec (1-800-424-9300).

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BASF
The Chemical Company

PRODUCT DATA

7 07 19 03 **Water Repellents**

ENVIROSEAL® PBT

High-performance, water-based, patented silane/siloxane blended water-repellent sealer for lightweight block.

Description

Enviroseal® PBT is a high-performance, water-based, clear, silane/siloxane sealer designed to provide long-term protection for the most challenging split-faced and lightweight block as well as standard CMU.

Yield

Block (lightweight):
25 – 60 ft²/gallon (0.6 – 1.5 m²/L)

Porous concrete:
60 – 150 ft²/gallon (1.5 – 3.7 m²/L)

A test area is recommended to determine actual coverage rates. Coverage rates will vary greatly with the porosity of the substrate.

Packaging

5 gallon (19 L) pails

54 gallon (205 L) drums

Color

Milky white, dries clear

Shelf Life

1 year when stored properly

Storage

Store in unopened containers in a clean, dry area between 35 and 110° F (2 and 43° C).

Features

- Highest water repellency
- Water repellent
- Water based
- Excellent water bead
- Transparent, nonstaining
- Breathable
- Easy to apply

Benefits

Provides long-lasting protection against moisture intrusion

Extends life of building

Environmentally friendly

Substrate maintains dry appearance during rainfall

Does not alter surface appearance

Allows interior moisture to escape without damaging sealer

Reduces labor costs

Where to Use

LOCATION

- Vertical
- Interior or exterior
- Above grade

SUBSTRATE

- Concrete block
  - Lightweight
  - Integrally colored
  - Split faced
- Porous concrete surfaces

How to Apply

Surface Preparation

1. Surfaces should be clean and dry, and free of alkali, efflorescence, sand, surface dust or dirt, oil, grease, chemical films, and other contaminants. Concrete surfaces should be fully cured.

2. Air, material and surface temperatures should be 40° F (4° C) or higher during application and cure. Surfaces can be slightly damp prior to application. Do not apply sealer when temperatures are expected to fall below 40° F (4° C) within 4 hours of completed application.

3. Repoint any loose or disintegrated mortar and allow a minimum of 72 hours drying time before application. Install caulking and sealant before application, allowing a minimum of 6 – 12 hours curing time (or until set). Contact Technical Service for recommendations.

HYDROZO

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Technical Data

Composition

Enviroseal® PBT is a water-based proprietary blend of silane and siloxane.

Typical Properties

PROPERTY	VALUE
VOC content, lbs/gal (g/L)	2.50 (300)
Specific gravity, kg/L	1.0
Density, lb/gal	8.38
Penetration, in (mm), average depth depending upon substrate	1/16 – 1/4 (1.5 – 6)
Yellowing	None
Efflorescence	Highly resistant
Drying time for recoat, min (if necessary)	30
Surface appearance after application	Unchanged

Test Data

PROPERTY	RESULTS	TEST METHODS
Flash point, ° F (° C)	> 212 (> 100)	ASTM D 3278
Water repellency, % reduction in water absorption	95	ASTM C 140
Water permeance, % reduction, leakage on block wall	99	ASTM E 514

Test results are averages obtained under laboratory conditions. Reasonable variations can be expected.

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Application

1. Test a small area of the surface (generally a 5 by 5 ft [1.5 by 1.5 m] section) before starting general application of any clear penetrating sealer to ensure desired results and coverage rates. Allow 2 weeks for the product to fully react before evaluating. Refer to Appendix HY-3: Test Area Application.

2. Mix material thoroughly before and during application.

3. Apply by low-pressure, non-atomizing spray.

4. Apply a mist coat of Enviroseal® PBT immediately before application to help break surface tension and assist with maximum penetration.

5. Flood surfaces to saturation by applying from the bottom up, with a controlled 8 – 10" (20 cm) material rundown to ensure maximum penetration into substrate.

6. Extremely porous substrates may require 2 coats. Application of the second coat should proceed with a wet-on-wet application. Refer to Appendix HY-1: Sealing Lightweight Block.

Drying Time

Typical drying time for Enviroseal® PBT is 4 hours at 70° F (21° C) and 50% relative humidity. Cooler temperatures or higher relative humidity can extend the drying time.

Clean Up

Clean equipment and tools with hot soapy water. Overspray can be cleaned immediately with hot soapy water. Dried residue can be cleaned with a mild citric acid or very hot water, then scrubbed with a plastic sponge.

For Best Performance

- Keep material from freezing.
- Do not dilute Enviroseal® PBT.
- Do not apply during inclement weather or when inclement weather is anticipated within 2 hours.
- To prevent damage to nearby shrubbery and landscaping, cover or protect with drop cloth.
- Variations in the texture and porosity of the substrate will affect the coverage and performance of the product.
- Enviroseal® PBT will not inhibit water penetration through unsound or cracked surfaces or surfaces with defective flashing, caulking, or structural waterproofing.
- Make certain the most current versions of product data sheet and MSDS are being used; call Customer Service (1-800-433-9517) to verify the most current versions.
- Proper application is the responsibility of the user. Field visits by BASF personnel are for the purpose of making technical recommendations only and not for supervising or providing quality control on the jobsite.

Health and Safety

ENVIROSEAL® PBT

Caution

Enviroseal® PBT contains octamethylcyclotetra-siloxane and methylhydrogen siloxane.

Risks

May cause skin, eye or respiratory irritation. Ingestion may cause irritation.

Precautions

KEEP OUT OF THE REACH OF CHILDREN. Avoid contact with skin, eyes and clothing. Wash thoroughly after handling. Keep container closed when not in use. DO NOT take internally. Use only with adequate ventilation. Use impervious gloves, eye protection and if the TLV is exceeded or used in a poorly ventilated area, use NIOSH/MSHA approved respiratory protection in accordance with applicable federal, state and local regulations.

First Aid

In case of eye contact, flush thoroughly with water for at least 15 minutes. In case of skin contact, wash affected areas with soap and water. If irritation persists, SEEK MEDICAL ATTENTION. Remove and wash contaminated clothing. If inhalation causes physical discomfort, remove to fresh air. If discomfort persists or any breathing difficulty occurs or if swallowed, SEEK IMMEDIATE MEDICAL ATTENTION.

Refer to Material Safety Data Sheet (MSDS) for further information.

Proposition 65

This product does not knowingly contain materials listed by the State of California as known to cause cancer, birth defects or other reproductive harm.

VOC Content

Less than 0.95 lbs/gal or 114 g/L, less water and exempt solvents.

For medical emergencies only, call ChemTrec (1-800-424-9300).

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Planning and Building Department

BASF
The Chemical Company

PRODUCT DATA

3 03 01 00 **Maintenance of Concrete**

EMACO® R310 CI

One-component flowable repair mortar with integral corrosion inhibitor

Description

Emaco® R310 CI repair mortar is a polymer-modified cement-based mortar with an integral corrosion inhibitor. It is used for patching or resurfacing distressed horizontal concrete surfaces. Emaco® R310 CI repair mortar is designed for both interior and exterior use.

Yield

Approximately 0.45 ft³ (0.013 m³) of mortar, which will cover approximately 5.4 ft² (0.50 m²) at a 1" (25 mm) depth without waste.

An extension of 45% SSD 3/8" pea gravel (25 lb [11 kg] per 55 lb [25 kg] bag) will yield approximately 0.63 ft³ (0.018 m³).

Packaging

55 lb (25 kg) multi-wall bags

Shelf Life

9 months when properly stored

Storage

Store in unopened containers in clean, dry conditions between 45 and 90° F (7 and 32° C).

Features

• Low permeability	Resists moisture and chloride intrusion
• One component	Easy mixing and handling; components not damaged by freezing
• Low modulus of elasticity	Improved compatibility for surface renovation
• Contains an integral corrosion inhibitor	Prevents corrosion from a wide range of sources and environments
• Abrasion resistant	Excellent protection from vehicular traffic
• Early strength gain	Ready for pedestrian traffic in 4 hours, vehicular traffic in 1 day
• Shrinkage compensated	Reduces stress at the bondline
• Polymer modified	Improved bond to surrounding concrete

Where to Use

APPLICATION

- Horizontal and formed vertical repair of concrete
- Resurfacing rough floors and work areas
- Bridges
- Parking garages
- Walkways, sidewalks, and steps
- Balconies

How to Apply

Surface Preparation

CONCRETE

1. Perform surface preparation in compliance with ICRI Technical Guideline No. 03730 "Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays."
2. Square cut or undercut the perimeter of the area being patched to a minimum depth of 1/4" (6 mm) to prevent featheredges. Do not cut reinforcement.
3. Chip unsound or delaminated concrete within the patch area to a depth of 1/4" (6 mm) or to whatever additional depth is necessary to reach sound concrete.
4. Remove concrete that has been saturated with oil or grease.
5. After concrete removal, thoroughly abrade the roughened surface and exposed reinforcement to remove all bond-inhibiting materials, such as rust, dirt, loose chips, dust, oil, and grease. Do not use a method of surface preparation that will fracture the concrete. Verify the absence of microcracking or bruising in accordance with ICRI Guideline No. 03732.
6. Form vertical surfaces, as required.
7. Saturate the repair area thoroughly with water for several hours before placing Emaco® R310 CI.
8. Immediately before mixing, blow off or remove all excess water from repair area. Substrate should be saturated surface-dry (SSD) during placement.

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Technical Data

Composition

Emaco® R310 CI is a blend of cement, graded aggregates, dry polymer, and set-control additives with an integral corrosion inhibitor.

Typical Properties

PROPERTY	VALUE
Unit weight, lb/ft³ (kg/m³)	135 (2,160)
Working time, min	30
Set times, hr:min (ASTM C 266)	
Initial set	1:30
Final set	2:00

Test Data

PROPERTY	RESULTS			
	6 Hours psi (MPa)	**1 Day psi (MPa)**	**7 Days psi (MPa)**	**28 Days psi (MPa)**
Compressive Strength (ASTM C 109)	350 (2.4)	2,500 (17.2)	5,500 (37.9)	7,500 (51.7)
Direct tensile bond strength (ACI 503R, Appendix A)	–	150 (1.0)	175 (1.2)	200 (1.4)
Direct shear bond strength (Michigan DOT)	–	150 (1.0)	250 (1.7)	300 (2.1)
Slant shear bond strength (ASTM C 882, Modified[1])	–	980 (6.8)	1,750 (12.1)	2,100 (15.2)
Splitting tensile strength (ASTM C 496)	–	375 (2.6)	450 (3.1)	600 (4.1)
Flexural strength (ASTM C 348)	–	800 (5.5)	1,000 (6.9)	1,500 (10.3)
Drying shrinkage, %, at 28 days (ASTM C 157, Modified[2])				0.09
Modulus of elasticity, at 28 days (ASTM C 469), psi (GPa)				2.9 x 10⁶ (20.0)
Rapid chloride permeability, coulombs, at 28 days (ASTM C 1202 / AASHTO T 277)				850

PROPERTY	RESULTS	TEST METHODS
Freeze/thaw resistance, % RDM, at 300 cycles	92.0	ASTM C 666, Procedure A
Salt scaling resistance, 50 cycles	None	ASTM C 672
Abrasion resistance, depth of wear, in (mm)		ASTM C 779A
30 min	0.008 (0.21)	
60 min	0.033 (0.84)	

[1]No epoxy-bonding agent used; air cured according to ASTM C 1042.

[2]ICRI Guideline No. 03733, 1 by 1 by 10" (25 by 25 by 250 mm) prism, air cured

Results were obtained when material was mixed with 0.8 gallons (3.0 L) of water per bag and cured at 70° F (21° C). Expect reasonable variations, depending upon application methods, test methods, and curing conditions.

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STEEL

1. Remove 3/4" (19 mm) of concrete behind corroded reinforcing steel to provide adequate space for preparation and material placement.

2. Sandblast or shotblast corroded reinforcing steel after chipping to remove oxidation and scale in compliance with ICRI Technical Guideline No. 03730 "Guide for Surface Preparation for Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion." For additional protection from future corrosion, coat the prepared reinforcing steel with Emaco® P24 rebar coating.

Mixing

1. Add 0.75 – 0.90 gallons (2.8 – 3.4 L) of potable water per 55 lb (25 kg) bag of Emaco® R310 CI repair mortar.

2. Use a slow-speed drill (400 – 600 rpm) with a Jiffy-type paddle or an appropriately sized mortar mixer. Pour approximately 90% of the mix water into the mixing container, then slowly charge the mixer with the bagged material.

3. For applications greater than 1" (25 mm) in thickness, add up to 25 lbs (11 kg) of SSD 3/8" (10 mm) pea gravel per 55 lb (25 kg) bag of Emaco® R310 CI. Add the remaining mix water as required to obtain desired consistency. Mix for a total of 3 – 5 minutes to achieve a homogeneous consistency. Do not mix longer than 5 minutes.

Application

HORIZONTAL APPLICATIONS

1. Scrub a thin layer of Emaco® R310 CI into the properly prepared saturated surface-dry (SSD) substrate with a stiff-bristle broom or brush. Do not apply more of the bond coat than can be covered with Emaco® R310 CI before the bond coat starts to set. Do not dilute the bond coat with water. Do not retemper the bond coat. A long open-time bonding agent such as Concresive® Liquid LPL or Emaco® P24 bonding adhesive may be used in place of a bond coat.

2. Minimum application thickness is 1/4" (6 mm); maximum application thickness is 1" (25 mm). For applications greater than 1" (25 mm) in thickness, extend with 25 lbs (45%) of rounded 3/8" pea gravel per 55 lb bag (10 mm per 25 kg) of Emaco® R310 CI.

3. Finish Emaco® R310 CI by hand only. Level as needed to match the original concrete elevation.

4. Where rapid surface evaporation may occur (e.g., hot, dry, or windy conditions), use Confilm® evaporation reducer. Refer to the Confilm® product data sheet for more information. Finish the final surface as required.

FORMED APPLICATIONS

1. Apply form-release agent.

2. Place air-relief vents at high points in the repair to prevent voids from entrapped air.

3. Apply caulk or tape to make form edges watertight. Check formed sections to ensure they are watertight before installing Emaco® R310 CI.

4. Immediately before placement, drain presoaking water from the form, leaving a saturated substrate with no excess water remaining.

5. A long open time bonding agent such as Concresive® Liquid LPL or Emaco® P24 bonding adhesive may be used in place of a saturated substrate. In this case, place the Emaco® R310 CI before the bonding agent becomes tack free.

6. Apply material with sufficient pressure to ensure intimate contact with the substrate surface.

7. Remove forms on the following day when sufficient strength has developed. For further information, consult ACI 347R "Guide to Formwork for Concrete."

Curing

1. Proper curing is extremely important and should be conducted in accordance with ACI 308 "Standard Practice for Curing Concrete."

2. Apply a water-based curing compound that complies with the moisture-retention requirements of ASTM C 309 or ASTM C 1315 or moist cure for 2 – 3 days. Do not use solvent-based curing compounds.

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For Best Performance

- Precondition these materials to approximately 70° F (21° C) for 24 hours before using.
- Protect repairs from direct sunlight, wind, and other conditions that could cause rapid drying of material.
- Do not use in applications where product will be in a continuous wet or immersed condition.
- Minimum application thickness is 1/4" (6 mm). For applications greater than 1" (25 mm) in thickness, the product must be extended with aggregate.
- Do not mix partial bags.
- Minimum ambient and surface temperatures should be 45° F (7° C) and rising at the time of application.
- Do not use in sulfate-exposed environments.
- Do not use solvent-based curing compounds.
- Do not mix longer than 5 minutes.
- Make certain the most current versions of product data sheet and MSDS are being used; call Customer Service (1-800-433-9517) to verify the most current versions.
- Proper application is the responsibility of the user. Field visits by BASF personnel are for the purpose of making technical recommendations only and not for supervising or providing quality control on the jobsite.

Health and Safety

EMACO® R310 CI

WARNING!

Contains crystalline quartz, Portland cement, anhydrite, limestone, gypsum.

Risks

Product is alkaline on contact with water and may cause injury to skin or eyes. Ingestion or inhalation of dust may cause irritation. Contains small amount of free respirable quartz which has been listed as a suspected human carcinogen by NTP and IARC. Repeated or prolonged overexposure to free respirable quartz may cause silicosis or other serious and delayed lung injury.

Precautions

Avoid contact with skin, eyes and clothing. Prevent inhalation of dust. Wash thoroughly after handling. Keep container closed when not in use. DO NOT take internally. Use only with adequate ventilation. Use impervious gloves, eye protection and if the TLV is exceeded or used in a poorly ventilated area, use NIOSH/MSHA approved respiratory protection in accordance with applicable Federal, state and local regulations.

First Aid

In case of eye contact, flush thoroughly with water for at least 15 minutes. In case of skin contact, wash-affected areas with soap and water. If irritation persists, SEEK MEDICAL ATTENTION. Remove and wash contaminated clothing. If inhalation causes physical discomfort, remove to fresh air. If discomfort persists or any breathing difficulty occurs or if swallowed, SEEK IMMEDIATE MEDICAL ATTENTION.

Waste Disposal Method

This product when discarded or disposed of is not listed as a hazardous waste in federal regulations. Dispose of in a landfill in accordance with local regulations.

For additional information on personal protective equipment, first aid, and emergency procedures, refer to the product Material Safety Data Sheet (MSDS) on the job site or contact the company at the address or phone numbers given below.

Proposition 65

This product contains material listed by the State of California as known to cause cancer, birth defects or other reproductive harm.

VOC Content

0 g/L or 0 lbs/gal less water and exempt solvents.

For medical emergencies only, call ChemTrec (1-800-424-9300).

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BASF
The Chemical Company

PRODUCT DATA

3 03 01 00 **Maintenance of Concrete**

EMACO® S66 CI

Flowable structural-repair concrete with integral corrosion inhibitor

Description

Emaco® S66 CI is a rheoplastic, pourable, shrinkage-compensated repair concrete. It has a unique formulation that provides excellent bond, resistance to sulfates and chlorides, high electrical resistivity, low permeability, high-compressive strengths, and protection from corrosion.

Yield

Approximately 0.43 ft³ (0.012 m³), which will cover approximately 5.0 ft² (0.46 m²) at a 1" (25 mm) depth before waste.

Packaging

55 lb (25 kg) multi-wall bags

3,300 lb (1,500 kg) bulk bags available by special order

Shelf Life

18 months when properly stored

Storage

Store in unopened containers at 60 to 80° F (16 to 27° C) in clean, dry conditions.

Features

- Contains an integral corrosion inhibitor
- One component
- Low permeability
- Freeze/thaw and sulfate resistant
- Abrasion resistant
- Excellent workability
- Shrinkage compensated

Benefits

Suitable for exterior applications

Easy mixing and handling

Resists moisture and chloride intrusion

Creates durable repairs

Excellent protection from vehicular traffic

High slump and good pumpability for formed applications

Reduces stress at the bondline

Where to Use

APPLICATION

- Horizontal and formed vertical or overhead concrete repairs
- Bridges, parking garages, and tunnels
- Piers, navigation locks, dams, sea walls, and other marine structures
- Balconies

How to Apply

Surface Preparation

CONCRETE

1. Perform surface preparation in compliance with ICRI Technical Guideline No. 03730 "Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion."

2. Remove all unsound or delaminated concrete, providing a minimum of 1/4" (6 mm) substrate profile and 3/4" (19 mm) clearance behind corroded reinforcing steel.

3. Sawcut the perimeter of the area being repaired to a minimum depth of 1" (25 mm) to prevent featheredges. Do not cut the reinforcement.

4. After removal of concrete but before placement, mechanically abrade the concrete surface to remove all bond-inhibiting materials and to provide additional mechanical bond. Do not use a method of surface preparation that will fracture the concrete. Verify the absence of microcracking or bruising in accordance with ICRI Guideline No. 03732.

5. Unless a bonding agent will be used, presoak the prepared concrete surface to a saturated surface-dry (SSD) condition.

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Technical Data

Composition

Emaco® S66 CI is a rheoplastic cement-based silica-fume-modified flowable repair concrete.

Typical Properties

PROPERTY	VALUE
Unit weight, lb/ft³ (kg/m³)	142 (2,275)
Working time, min	90
Set times, hours (ASTM C 266)	
Initial set	4
Final set	6

Test Data

PROPERTY	RESULTS			TEST METHODS
	1 Day Psi (MPa)	**7 Day Psi (MPa)**	**28 Day Psi**	
Splitting tensile strength				ASTM C 496
	300 (2.1)	550 (3.8)	700 (4.8)	
Flexural strength				ASTM C 348
	–	–	770	
	–	–	(5.3)	
Compressive strength				ASTM C 109
	2,500 (17.2)	6,000 (41.4)	8,000 (55.2)	
Direct tensile bond strength				ACI 503R, Appendix A
	–	260	340	
	–	(1.8)	(2.3)	
Direct shear bond strength				Michigan DOT
	350 (2.4)	500 (3.4)	600 (4.1)	
Slant shear bond strength				ASTM C 882, modified[1]
	–	2,150	3,300	
	–	(14.8)	(22.8)	
Drying shrinkage, %, at 28 days	0.06			ASTM C 157, modified[2]
Modulus of elasticity, psi (GPa), at 28 days	5.90 x 10⁶ (40.7)			ASTM C 469
Rapid chloride permeability, coulombs, at 28 days	650			ASTM C 1202 / AASHTO T 277
Freeze/thaw resistance, % RDM, at 300 cycles	97.0			ASTM C 666, Procedure A
Scaling resistance, 50 cycles	2; slight to moderate			ASTM C 672
Sulfate resistance, %, length change at 6 months	+0.006			ASTM C 1012

[1]No epoxy-bonding agent used

[2]ICRI Guideline No. 03733, 3 by 3 by 10" (75 by 75 by 250 mm) prism, air cured

Results were obtained when material was mixed with 0.6 gallons (2.3 L) of water per bag and cured at 70° F (21° C). Expect reasonable variations depending upon application methods, test methods, and curing conditions.

CORRODED REINFORCING STEEL

1. Remove all oxidation and scale from the exposed reinforcing steel in accordance with ICRI Technical Guideline No. 03730 "Guide to Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion."

2. For additional protection from future corrosion, coat the prepared reinforcing steel with Emaco® P24 rebar coating or install Emaco® Corr-Stops® CM galvanic anodes.

Mixing

1. Add 0.40 – 0.60 gallons (1.5 – 2.3 L) of potable water for each 55 lb (25 kg) bag of Emaco® S66 CI. Mix mechanically using a slow-speed drill (400 – 600 rpm) and a Jiffy paddle or mix in an appropriately sized mortar mixer.

2. Pour approximately 90% of the mix water into the mixing container, then charge the mixer with the bagged concrete and integral corrosion-inhibitor material. Add the remaining mix water as required to obtain desired consistency. Add enough water to the mixing container to obtain a slump of 4 – 6" (102 – 152 mm), approximately 0.6 gallons (2.3 L) per bag. Maximum recommended slump is 7" (175 mm). Refer to Appendix A-1: Concrete Slump Test.

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3. Mix until a homogeneous consistency is achieved, approximately 3 – 5 minutes. Do not mix longer than 5 minutes.

4. For applications greater than 8" (203 mm), add up to 25 lbs (11.3 kg) of 1/2 – 3/4" rounded, high-density, washed, SSD coarse aggregate for each 55 lbs (25 kg) of Emaco® S66 CI. For bulk-bag installations, refer to Appendix A-15: Bulk Bag Installation of Repair Materials.

Application

FORMED APPLICATIONS

1. Immediately before placement, drain presoaking water from the form, leaving a saturated substrate with no excess water.

2. For vertical and overhead applications, place air-relief vents at high points in the repair area to prevent voids from entrapping air.

3. Apply the repair material with sufficient pressure to ensure intimate contact with the substrate. A long open-time bonding agent like Concresive® Liquid LPL or Emaco® P24 may be used in place of a saturated substrate. In such a case, place the Emaco® S66 CI repair concrete before the bonding agent becomes tack free.

4. Remove forms when sufficient strength has developed.

5. For further information, consult ACI 347R "Guide to Formwork for Concrete."

HORIZONTAL APPLICATIONS

1. Scrub a bond coat of mixed Emaco® S66 CI repair concrete into the prepared saturated surface with a stiff-bristle broom or brush. Do not dilute the bond coat with water. Apply only an amount of bond coat that can be covered with concrete before the bond coat dries. Do not retemper the bond coat.

2. A long open-time bonding agent such as Concresive® Liquid LPL or Emaco® P24 bonding adhesive may be used in place of the bond coat. Place Emaco® S66 CI repair concrete before the bond coat or bonding agent dries.

3. Place the concrete and level as needed to match the original concrete elevation. Where rapid drying conditions exist (in hot, dry, or windy conditions), use Confilm® evaporation reducer. Finish the final surface as required.

Curing

Proper curing is extremely important; conduct it in accordance with ACI 308 "Standard Practice for Curing Concrete." Curing should continue after the removal of forms. Apply a curing compound complying with the moisture-retention requirements of ASTM C 309 or ASTM C 1315 or moist cure for a minimum of 7 days (including time in the form).

For Best Performance

- Do not exceed recommended water demands.
- Protect repairs from direct sunlight, wind, and other conditions that could cause rapid drying of material.
- Precondition these materials to approximately 70° F (21° C) for 24 hours before using.
- BASF does not warrant the performance of this product unless the instructions of this and other related BASF documents are adhered to in all respects.
- Minimum application thickness is 1" (25 mm).
- Do not mix partial bags.
- Minimum ambient and surface temperatures should be 45° F (7° C) and rising at the time of application.
- Maximum application thickness is 8" (203 mm). For applications greater than 8", extend with coarse aggregate.
- Make certain the most current versions of product data sheet and MSDS are being used; call Customer Service (1-800-433-9517) to verify the most current version.
- Proper application is the responsibility of the user. Field visits by BASF personnel are for the purpose of making technical recommendations only and not for supervising or providing quality control on the jobsite.

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Health and Safety

EMACO® S66 CI

WARNING!

Contains crystalline quartz, Portland cement, limestone, fly ash, silica, amphorous, gypsum, sulphur trioxide.

Risks

Product is alkaline on contact with water and may cause injury to skin or eyes. Ingestion or inhalation of dust may cause irritation. Contains small amount of free respirable quartz which has been listed as a suspected human carcinogen by NTP and IARC. Repeated or prolonged overexposure to free respirable quartz may cause silicosis or other serious and delayed lung injury.

Precautions

Avoid contact with skin, eyes and clothing. Prevent inhalation of dust. Wash thoroughly after handling. Keep container closed when not in use. DO NOT take internally. Use only with adequate ventilation. Use impervious gloves, eye protection and if the TLV is exceeded or used in a poorly ventilated area, use NIOSH/MSHA approved respiratory protection in accordance with applicable Federal, state and local regulations.

First Aid

In case of eye contact, flush thoroughly with water for at least 15 minutes. In case of skin contact, wash affected areas with soap and water. If irritation persists, SEEK MEDICAL ATTENTION. Remove and wash contaminated clothing. If inhalation causes physical discomfort, remove to fresh air. If discomfort persists or any breathing difficulty occurs or if swallowed, SEEK IMMEDIATE MEDICAL ATTENTION.

Waste Disposal Method

This product when discarded or disposed of is not listed as a hazardous waste in federal regulations. Dispose of in a landfill in accordance with local regulations.

For additional information on personal protective equipment, first aid, and emergency procedures, refer to the product Material Safety Data Sheet (MSDS) on the job site or contact the company at the address or phone numbers given below.

Proposition 65

This product contains material listed by the State of California as known to cause cancer, birth defects or other reproductive harm.

VOC Content

0 g/L or 0 lbs/gal less water and exempt solvents.

For medical emergencies only, call ChemTrec (1-800-424-9300).

BASF Construction Chemicals, LLC – Building Systems
889 Valley Park Drive
Shakopee, MN, 55379
www.BuildingSystems.BASF.com
Customer Service 800-433-9517
Technical Service 800-243-6739

LIMITED WARRANTY NOTICE: Every reasonable effort is made to apply BASF exacting standards both in the manufacture of our products and in the information which we issue concerning these products and their use. We warrant our products to be of good quality and will replace or, at our election, refund the purchase price of any products proved defective. Satisfactory results depend not only upon quality products, but also upon many factors beyond our control. Therefore, except for such replacement or refund, BASF MAKES NO WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, RESPECTING ITS PRODUCTS, and BASF shall have no other liability with respect thereto. Any claim regarding product defect must be received in writing within one (1) year from the date of shipment. No claim will be considered without such written notice or after the specified time interval. User shall determine the suitability of the products for the intended use and assume all risks and liability in connection therewith. Any authorized change in the printed recommendations concerning the use of our products must bear the signature of the BASF Technical Manager.

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RAH RYAN
ARCHITECT

Date: August 28th 2023

To: Dept. of State - Division of Historical Resources

Re: Waterproofing City Hall, St Augustine FL

Dear Division of Historical Resources,

We reviewed the specifications and proposed application of the MasterProtect H 185 from Master Builders for use on the cast shell-aggregate concrete on the historic Alcazar Hotel. We also reviewed the product and proposed use with Technical Preservation Services (TPS) at the National Park Service (NPS), with John Sandor, a preservation specialist at NPS with over 25 years experience.

We agree with Technical Preservation Services that the application of a Siloxane blended water repellent sealer will not negatively impact the historic concrete of the building and will serve to protect the steel within the structure as well as the interior of the building. As concrete ages, the alkaline quality of the concrete is lost to the atmosphere and with it the protective effects it give to steel within the structure. A Siloxane sealer doesn't replace the alkaline chemistry but it serves the same purpose in protecting the interior without permanently or even temporarily degrading the historic concrete surface.

We recommend the use of the sealer but advise that it will need to be recoated at least every decade or the benefits will only be short lived.

Sincerely,

Sarah Ryan, AIA, Architect

sr@sarahryanarchitect.com | 201 Owens Ave, St. Augustine, FL 32080 | 904.547.9430

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FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Tim Shields
City of St. Augustine
P.O. Box 210
St. Augustine, Florida 32085
Telephone:904 -825-1019–Cell 904-669-0642
tshields@citystaug.com

RE: Determination of potential adverse impact(s) to the St. Augustine City Hall, a Qualified Historic Building or Facility, resulting from the application of an approved water repellent to the exterior façade.

Dear Mr. Shields,

At Ken Smith, AIA request we reviewed the above listed property in consideration for the need of the application of an approved water repellant. This review is based on information provided via email and teleconference in March 2019 between Mr. Smith and the SHOP office.

We concur with the assessment that the procedure necessary to provide the St. Augustine City Hall with an approved water repellent will not cause an adverse effect upon the historic coquina exterior of the building provided the exterior façade is properly cleaned and allowed to dry prior to the application of the approved water repellent. The SHPO understands that efforts undertaken to date have not provided a solution to the water infiltration of the exterior building and the application of an approved water repellent is a last resort in protecting the interior historic fabric of this building. The SHPO office is aware that tests have been performed, Rilem Tube tests, to indicate the high degree of water absorption of the exterior façade.

All procedures necessary to the application of an approved water repellant shall follow the guidance as prescribed by *Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.*

Please direct questions concerning this review to Richard Hilburn, RA, at (850) 245-6363.

Sincerely,

Richard L. Hilburn, R.A.

Richard L. Hilburn, R.A.
Senior Preservation Architect
Bureau of Historic Preservation,
Division of Historical Resources, R.A. Gray Building
500 S. Bronough St., Suite 421
Tallahassee, FL 32399
(850) 245-6363
Richard.Hilburn@dos.myflorida.com

Cc: Mr. Ken Smith, AIA

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COASTAL
CONSTRUCTION PRODUCTS

3401 Philips Hwy | Jacksonville, FL 32207
904.398.7171 | CoastalOne.com

February 25, 2019

Mr. Ken Smith
Kenneth Smith Architects, Inc.
110 Cypress Landing
Saint Johns, Florida 32259

Re: St. Augustine City Hall

Mr. Smith,

Per your request, Coastal Construction Products conducted a site visit at the referenced facility on 2/25/2019. The purpose of the visit was to visually observe conditions related to the clear repellent sample, MasterProtect H185, applied to the concrete with coquina aggregate exterior west wall in December 2009. The evaluation included a splash test to evaluate the hydrophobic effect as well as a Rilem tube test to determine the water absorption rate after nine (9) years in service.

The hydrophobic effect or water bead produced by the clear repellent application was still evident even after nine (9) years in service, see attached photo. Water absorption test completed using a Rilem tube resulted in the absorption of the entire tube, five (5) milliliters of water, during a fifteen-minute test duration. It is worth pointing out that the building's exterior was pressure washed approximately a year and a half ago, which would have affected both the repellency and absorption of the applied sample.

A sample of MasterProtect H 185, recently applied at the same building elevation, west wall but different location, was subjected to the same splash test and water absorption test. In both instances, the sample, which was allowed to cure for a period of seven days as required by the manufacturer for performance evaluation, passed. The splash test confirmed an extreme water bead was created by the application, while the water absorption test resulted in no absorption observed within the fifteen-minute test duration.

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The Rilem Tube provides a means by which to subject building substrate surfaces to water in a hydrostatic condition. The tube is measured in milliliter increments from one to five. When filled to five there is enough hydrostatic pressure created within the tube to simulate wind driven rain at 96 miles per hour. A test on a masonry surface, coated or uncoated, that results in less than a half a milliliter loss of water during a 15-minute test duration would indicate a substrate surface resistant to wind driven rain. A test that results in the absorption of more than half a milliliter of water during a 15-minute testing period would indicate a substrate surface not resistant to the effects of wind driven rain.

In closing let me thank you for the opportunity to have been of assistance to you regarding this project. If you should have any questions regarding the findings as stated above, or if I can be of further service, please do not hesitate to call.

Kindest regards,

Mike Keeling
Cc: Tom Richardson

St Augustine City Hall Water Repellent Testing



A splash test result that was completed on February 25, 2019 on coquina concrete wall that was treated with water repellent in December 2009.



Rilem tube test on St Augustine City Hall 2-25-19.

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Blanchard Caulking & Coating

Preserving Your Property's Integrity

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Alcazar Hotel & Lightner Museum Waterproofing and Restoration Project



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Management Team



Dennis Blanchard

Founder, Estimator

Dennis started BCC 27 years ago . Before starting the business, Dennis was Vice President of Waterproofing Specialist. Dennis has 40 years of leadership in the industry. He is married with two adult children.



Brian Weldon

Estimator

Brian Weldon has over 20 years at BCC. He is a seasoned manager and estimator and has a deep understanding of the commercial waterproofing industry. He has managed many key accounts.



Mike Hollingsworth

Project Manager

Mike has 22 years of experience in the commercial restoration industry. He has worked as a field applicator, a superintendent, a waterproofing consultant, and a safety director.



Caleb Minota

Project Manager

Caleb has 15 years of experience in commercial painting and restoration services. Prior to working with Blanchard Caleb, was the Branch Manager for Sherwins Williams North East Florida offices for a decade.



Shirley Pattison

Project Administrator

Shirley's role is to process end of month billings, accounts payable, and all other accounting and administrative duties.

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Management Team



Jeremy Blanchard

Chief Executive Officer

Jeremy Blanchard has worked in the family business ever since he could carry a caulk gun. Jeremy first started as a laborer in high school and rose to a field foreman during college. Jeremy received his AA from the University of Florida and received his Bachelors in Business Management at Florida State College of Jacksonville. He is also a licensed FL General Contractor, FL With over 20 years of waterproofing and restoration experience, he now oversees all operations within the Blanchard business. Jeremy is married to his beautiful wife Peggy and has two daughters and one son, Lydia, Mary and Patrick.

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Our History

Dennis and Donna Blanchard founded Blanchard Caulking & Coating, Inc. in 1996. One of the first large jobs Blanchard performed was renovating the Jacksonville Jaguars football stadium.

Over the years, Blanchard went on to build relationships with major local clients such as JEA, Amelia Island Management, and other Commercial, Historical and Condominium owners.

In 2023, Dennis and Donna's son, Jeremy Blanchard, acquired the family business. Jeremy has over 20 years of experience in the industry and has worked full-time at Blanchard since 2005. Over the years, he worked his way through the business from manual laborer to project manager, to VP of operations to owner and CEO.

Blanchard CC continue to be a family-owned business you can count on and trust. Dennis is still active in the company and is helping to guide us with his invaluable 40 years of experience. Our commitment to providing high-quality service while solving water intrusion issues remains strong as it has for nearly 30 years





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Our Services

We help property management teams, construction consultants, general contractors, engineers and architects accomplish their exterior waterproofing and restoration goals.

EXTERIOR PAINTING & PRESSURE WASHING	BELOW GRADE WATERPROOFING	WINDOW GLAZING
SEALANT APPLICATION	REPOINTING & MASONRY REPAIRS	EXTERIOR DECK COATING
CLEAR SEALING APPLICATIONS	STUCCO & EIFIS REPAIRS	DECORATIVE PAINT FINISHES

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Field Team



At Blanchard Caulking & Coating, our dedicated Jacksonville, FL team takes the proper care to ensure your commercial waterproofing job gets done right the first time. We combine our knowledge, expertise, attention to detail and quality control to provide you the best service in the industry. Blanchard employs 25 professional tradesmen who have an average of 15 years of application experience.

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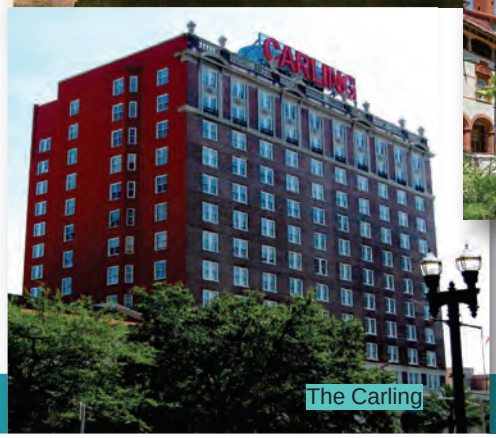
Historical Restoration Experience



State Board of Health


The Crane Cottage


Flagler College Ponce Hall



The Carling


11 East

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Alcazar Hotel & Lightner Museum Building Construction Construction

- Poured Concrete and Inlaid Terra Cotta Sills
- Chimney Caps and Terra Cotta Spires





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Alcazar Hotel & Lightner Museum Building

- Twin Towers North Elevation
- Overall Building Construction



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Necessity of Waterproofing Repairs





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Necessity of Waterproofing Repairs



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Necessity of Waterproofing Repairs



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Necessity of Waterproofing Repairs







Blanchard Caulking & Coating Work experience

Our experience in Historic Restoration is considerable. We have won numerous awards both locally and nationally. Some of our work includes the State Board of Health in Jacksonville on Pearl St,the former Lynch Building now called 11 East as well as the Former Roosevelt Hotel now call The Carling. We received both Local and National awards for the Restoration of the Crane Cottage and Cherokee Cottage on Jekyll Island. We have Restored both inside and outside of the St. Peters Episcopal Church in Fernandina. The City of Jacksonville's Emergency

Operations building formally the Federal Reserve Bank Building required removal of 38,000 Lf of mortar joints in a 100% Limestone building as well as careful cleaning and sealing of the near impossible to replace Limestone.

Closer to this project we have worked across the street at Henry Flagler's first hotel formally called Ponce de Leon Hotel now Flagler College's Ponce Hall. We have also restored Flagler College's Molly Wiley Arts Building and the Kenan Hall building.

We are presently working on a new Community Center just west of this project for the Sisters of St. Josephs. Please find attached at the end of this presentation some reference letters from parties involved in these projects.



Alcazar Hotel and Lightner Museum Construction

Completed in 1888 these buildings were constructed of poured concrete and coquina aggregate. Inlaid Terra Cotta Sills as well as Brick Parapets and Brick Chimneys. Chimney caps were adorned with Terra Cotta Spires and Stones.

The twin towers on North elevation are crowned with large Corinthian Columns and Puttied Wreath.

Many of the original wooden windows have been replaced with newer modern windows that match

the original's look.

All roofs except one between Lightner and Alcazar have been replaced in the past 9 years.

In 2014 Blanchard Caulking & Coating washed the Alcazar and two sides of the Lightner as well as installing 600 Lineal ft of crack repairs. The Courtyard at Alcazar and the north and South elevations of Lightner were excluded in 2014. We believe these areas have not been cleaned in over 20 years.



Alcazar Hotel and Lightner Museum Construction

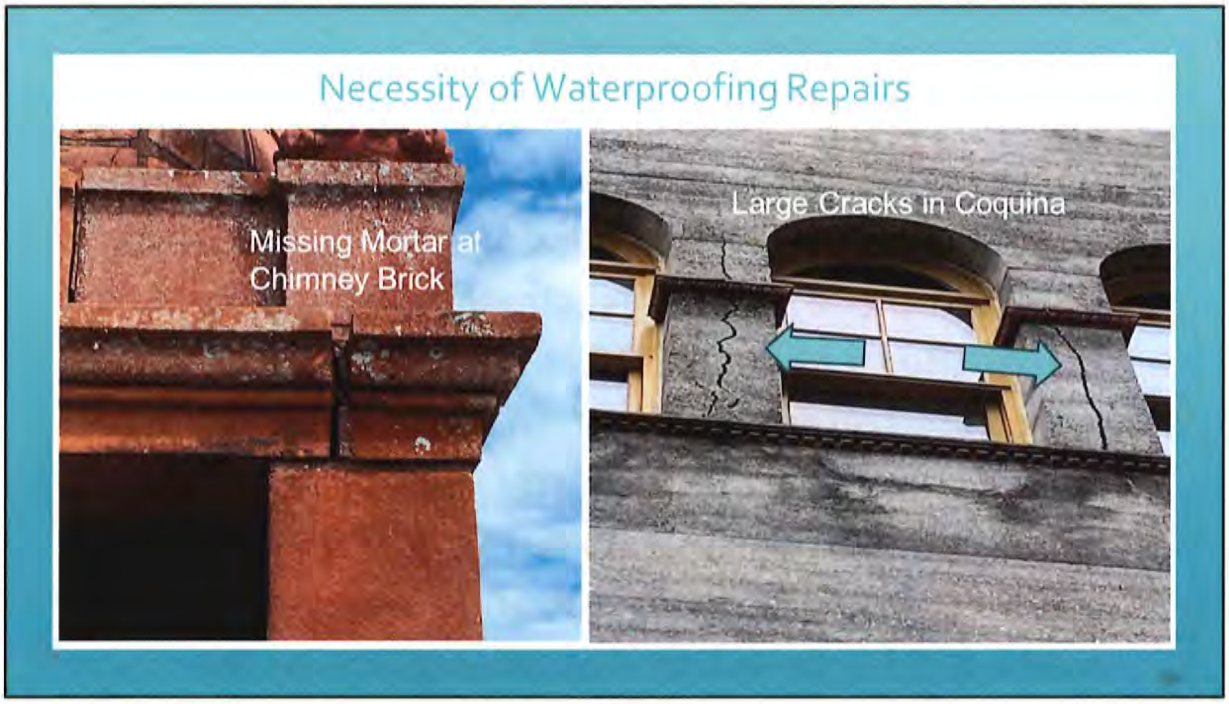
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Alcazar Hotel & Lightner Museum overview

The buildings have many points of entry for water. From voids in brick mortar joints to cracks in Coquina. Missing Dental Mold Sills and Coquina Sills. The greatest entry point of all is the porosity of the Coquina itself. Followed by failed mortar at Terra Cotta Chimney caps and accents.

Normally all these surfaces would shed water with minimal absorption followed by drying out before entry into building. We believe years of excess absorption together with Cracks and void have weakened these substrates to a point where damage

to some will continue to grow.

We propose to do the following to curb the damage and stop the entry of water.

Starting from the top, the Terra Cotta Chimney Caps and Spires have a lot of missing or cracked mortar between piece as well as damage and Decay of pieces themselves. **PIC 13**

We propose to remove plant growth, repair damaged spires, tuckpoint failed mortar joint, remove dirt and algae with soft wash and chemically cleaning. The last step would be one coat of Potassium Silicate coating (92% perm) to stop absorption to the repaired and restored Caps and Spires.

Just below the Chimney Caps the brick chimneys themselves have missing mortar joints, old ferrous metal fasteners and some bricks damaged or missing **PIC 14** We will repair damaged or missing bricks followed by tuckpointing missing or spalled mortar joints. Next, we will soft wash and chemically clean the bricks. The last step would be the application of R97 water repellant. R97 is a non-consolidating repellant with a 97% perm rating. Same repair for brick at chimneys will also be done on brick parapets walls.

The Body

The Coquina wall surfaces have numerous cracks, some that were repaired 9 years ago have grown larger in length. We believe that excess absorption of water weakens the wall itself. We will repair these cracks by grinding to a dept of ½ inch then installing Dow 790 Sealant into cracks. While the sealant is still wet, we will apply Coquina into sealant to blend repair. Larger spalls that are in planes of cracks will be repaired and cut after repair.

Next, all wall surfaces will have plant growth removed followed by the soft wash and chemical cleaning. The last step would be the application of R97 Water Repellant to stop absorption. R97 is a non-consolidating repellant with a 97% per rating.

Terra Cotta Sills and Dental mold as well as Coquina sills have many broken or missing pieces. We will repair damage with period specific patching compounds. Once repairs and cleaning is complete, we will coat all Terra Cotta sills and accents with one coat of Potassium Silicate Coating to stop absorption and improve longevity of the items.

North towers are made up of highly ornate Terra Cotta columns, balustrades, Figurines, and stones. All held together with mortar. We will inspect and tuckpoint all missing mortars. All of the spalls will be repaired.

Followed by a soft wash and chemically clean all. The last step will be one coat of Potassium Silicate coating.

Overview of access to building. The outer walls of the building will be accessed by lift truck. These will have a full-time spotter as partial road closure will occur. The Courtyard at Alcazar and south side of Alcazar and south side of Lightner will require scaffolding. Also, the back sides of all Chimney Caps and back sides of North towers will also require scaffolding. Existing tile roofs will be removed before installation of scaffold and replaced when work is complete. Sloped flat roofs will be protected prior to scaffold installation.

Childers roofing holds warranties for these roofs and will be doing the protection and removal as well as the reinstallation.

Enclosures:

Spec Data Potassium Silicate Coating- Cathedral Stone Products

Spec Data R97 Water repellant – Cathedral Stone Products

Spec Data Bio -Cleaner - Cathedral Stone Products

Spec Data H-185 water repellant Master Builders

Blanchard Caulking & Coating info

Blanchard's Reference letters on Historic Jobs



Alcazar Hotel & Lightner Museum overview

The buildings have many points of entry for water. From voids in brick mortar joints to cracks in Coquina. Missing Dental Mold Sills and Coquina Sills. The greatest entry point of all is the porosity of the Coquina itself. Followed by failed mortar at Terra Cotta Chimney caps and accents. PIC 11 & 12

Normally all these surfaces would shed water with minimal absorption followed by drying out before entry into building. We believe years of excess absorption together with Cracks and void have weakened these substrates to a point where damage

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Followed by a soft wash and chemically clean all. The last step will be one coat of Potassium Silicate coating. **PIC18**

Overview of access to building. The outer walls of the building will be accessed by lift truck. These will have a full-time spotter as partial road closure will occur. The Courtyard at Alcazar and south side of Alcazar and south side of Lightner will require scaffolding. Also, the back sides of all Chimney Caps and back sides of North towers will also require scaffolding. Existing tile roofs will be removed before installation of scaffold and replaced when work is complete. Sloped flat roofs will be protected prior to scaffold installation. **PIC 19 & 20**

Childers roofing holds warranties for these roofs and will be doing the protection and removal as well as the reinstallation.

Enclosures:

Spec Data Potassium Silicate Coating- Cathedral Stone Products

Spec Data R97 Water repellant – Cathedral Stone Products

Spec Data Bio -Cleaner - Cathedral Stone Products

Spec Data H-185 water repellant Master Builders

Blanchard Caulking & Coating info

Blanchard's Reference letters on Historic Jobs



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Enclosures:

Spec Data Potassium Silicate Coating- Cathedral Stone Products

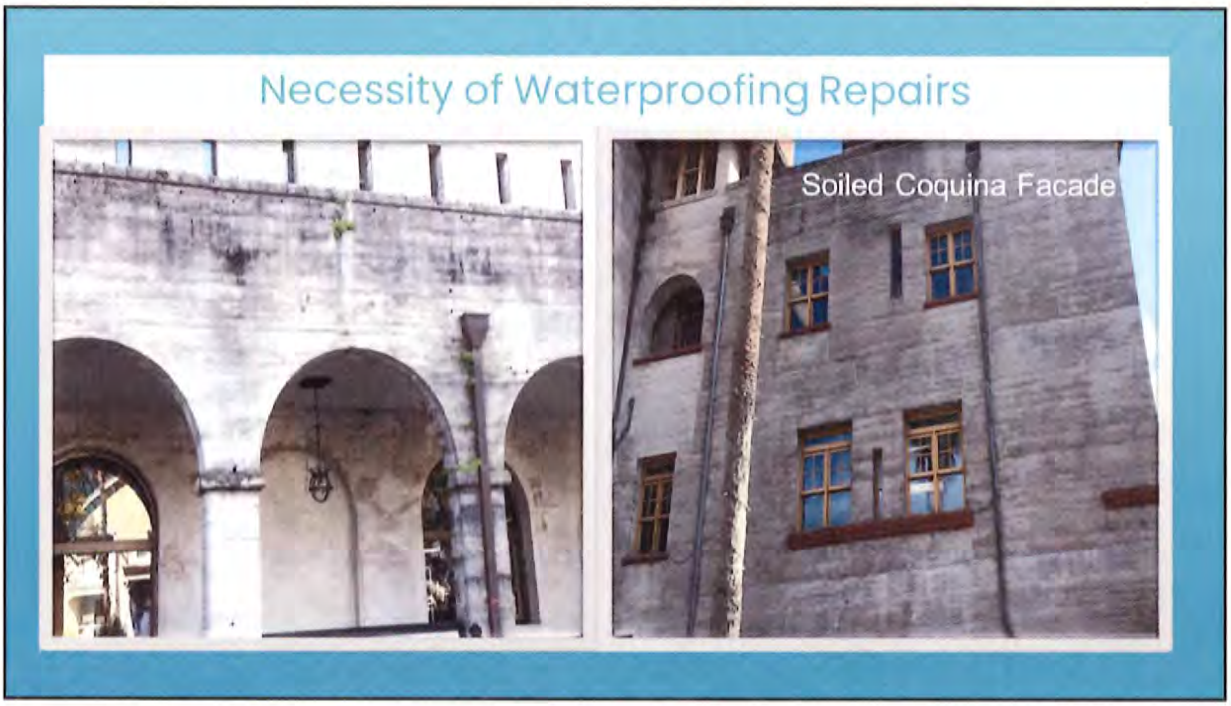
Spec Data R97 Water repellant – Cathedral Stone Products

Spec Data Bio -Cleaner - Cathedral Stone Products

Spec Data H-185 water repellant Master Builders

Blanchard Caulking & Coating info

Blanchard's Reference letters on Historic Jobs



Alcazar Hotel & Lightner Museum overview

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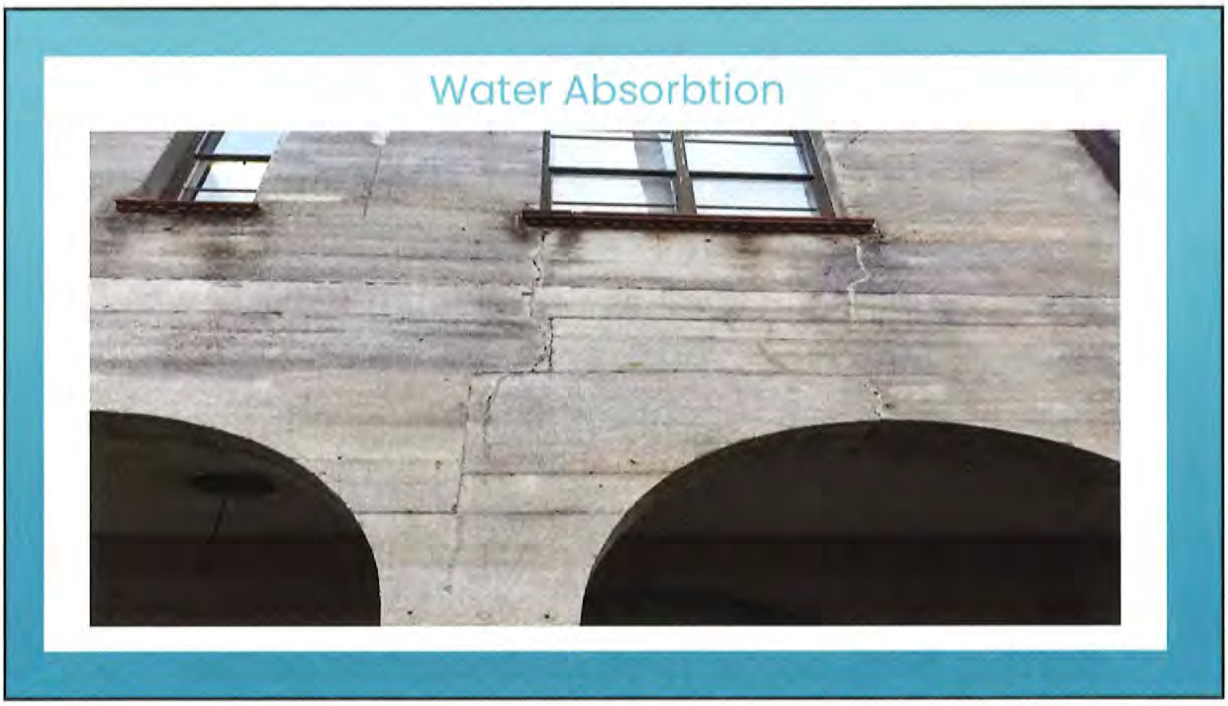
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Water Absorbtion



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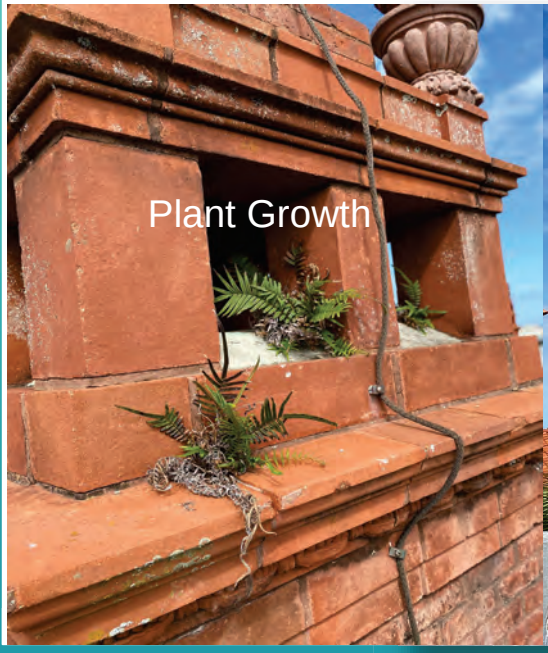
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Water Absorbtion



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Necessity of Waterproofing Repairs





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Dental Mold at Sills Repairs





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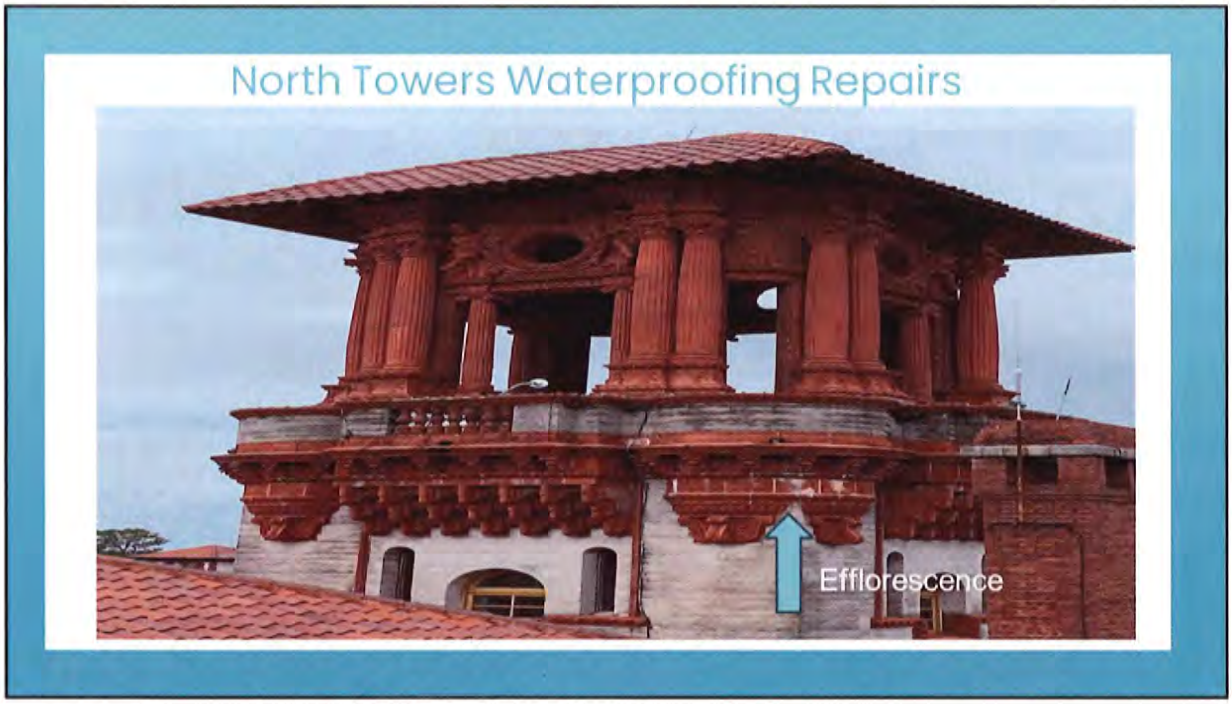
Necessity of Waterproofing Repairs



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North Towers Waterproofing Repairs





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Appropriate Waterproofing Options

1. **<u>Only</u>** clean and repair exterior building surfaces.

2. Clean, repairs, and apply *water repellants* to all surfaces to stop absorption.

3. Clean, repairs, and apply *water repellants* on all brick and coquina surfaces and apply *potassium silicate coating* at terra cotta and stone accents.

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Test Results at West Elevation



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Test Area



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2019 Test

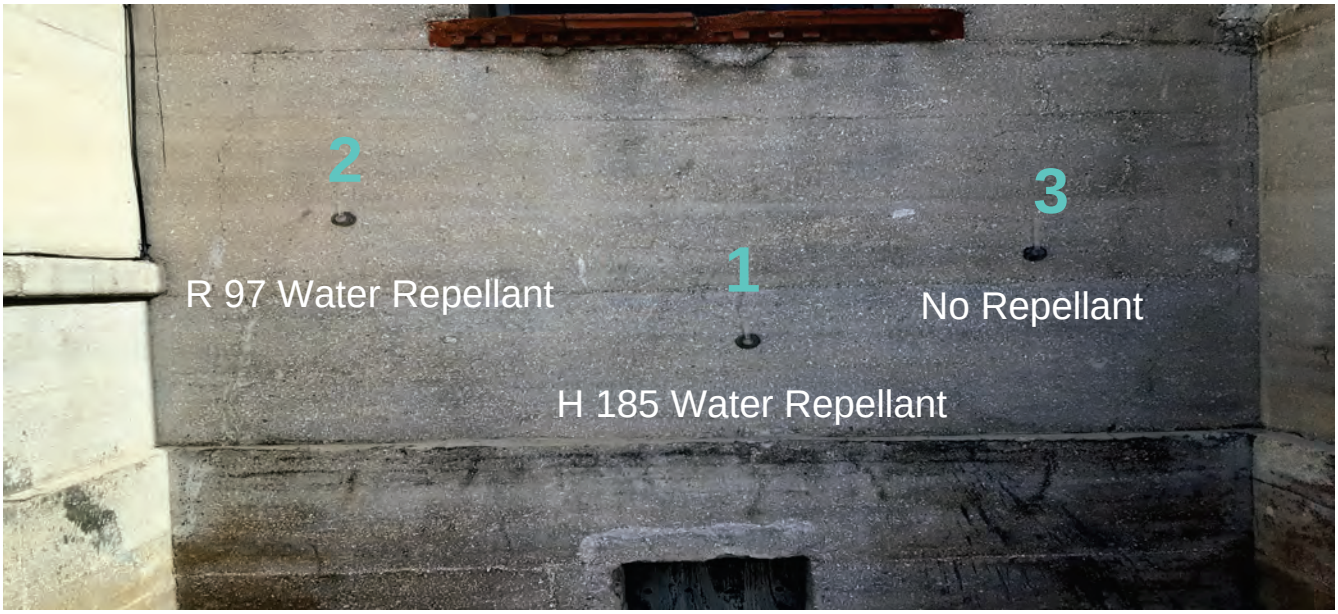
St Augustine City Hall Water Repellent Testing



A splash test result that was completed on February 25, 2019 on coquina concrete wall that was treated with water repellent in December 2009.

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Current Test



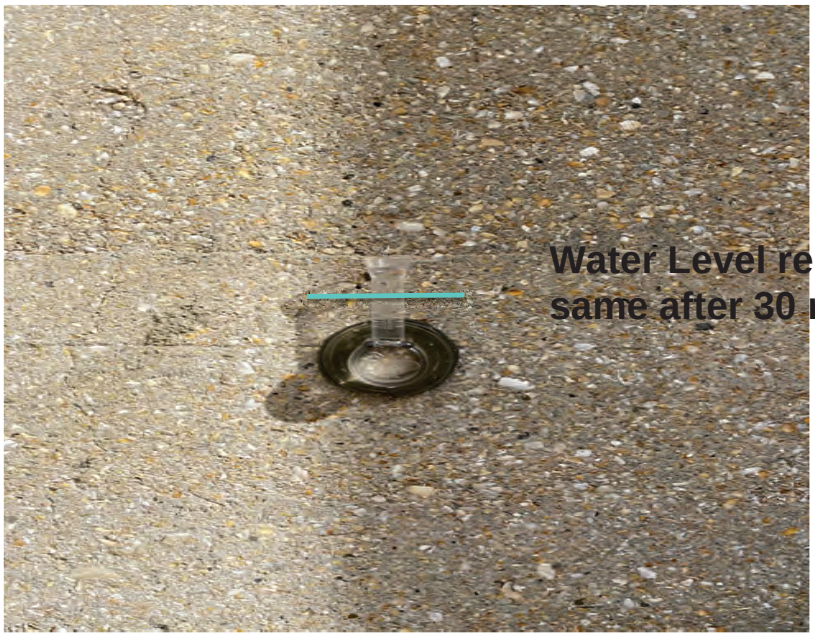
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Test Result # 1 – H 185



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Test Results #2 – R 97



Water Level remained the same after 30 mins

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Test Results #3 – No Repellant



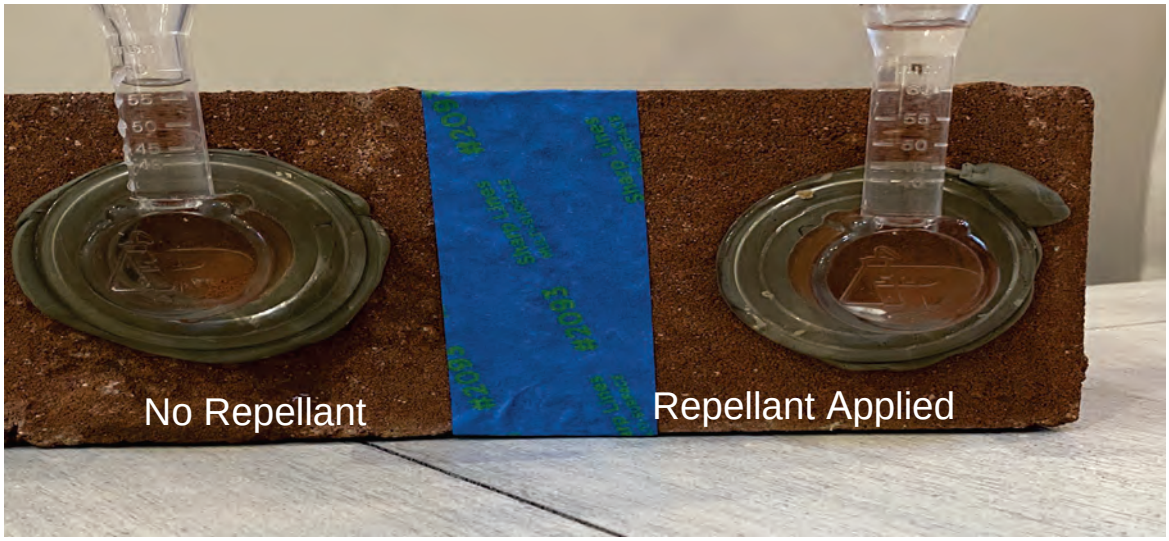
Water immediately absorbed into the coquina

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Test Results #4 – No Repellant

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Test Results Water Repellant on Brick/Terra Cotta



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Project References
Masterprotect H 185 Water Repellant

- **Leon County Courthouse**
  Address: 301 S. Monroe St
  Tallahassee, Fl
  Date: 2020

- **Lincoln Neighborhood Center**
  Address: 438 Brevard St.
  Tallahassee, FL
  Date: 2020

- **FDLE Main Building**
  2331 Phillips Rd Tallahassee, FL
  Date: 2021

- **King Life Science Building**
  319 Stadium Dr. Tallahassee, Fl
  Date: 2021

- **Rawlings Hall**
  Address: 651 Newell Dr
  Gainesville, FL
  Date: 2020

- **St Marks Episcopal Church**
  4129 Oxford Ave Jacksonville, Fl
  Date: 2018

- **Historic Police Headquarters**
  201 Habersham St. Savannah, Ga
  Date: 2020

- **England-Thims & Miller**
  14775 Old St Augustine Rd
  Jacksonville, Fl
  Date: 2021

- **Merril Lynch**
  Address: Jacksonville, Fl
  Date: 2020

- **Orange County Utilities**
  Address: Orlando, Fl
  Date: 2009

- **Hillsborough County Aviation Authority**
  Address: Tampa, Fl
  Date: 2017

- **First Presbyterian Church of Ocala**
  Address: Ocala, Fl
  Date: 2021

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Previous Job Reference
R-97 Repellant

"The following addresses have been confirmed to have used R97 water repellant in the last 10 years. These applications range from sections of the façade to total façade applications. Most of these applications had or were having major waterproofing concerns prioe to the restoration of the façade and or roofing system. In conjunction with these restorations, R97 was selected for its ability to shed water for a guaranteed time from of 10 years."

Craig Schnellbacher, Senior Technical Specialist ~ Cathedral Stone Products

- 4177 Austin Blvd Island Park, NY 2017
- 785 5th Ave Manhattan, NY 2017
- 251 East 61st Street Manhattan, NY 2017
- 10 Jay Street Manhattan, NY 2018
- YPS Museum School 25 Yonkers, NY 2017
- 9 Orchard Street Manhattan, NY 2018
- 357 Clairmont Ave Brooklyn, NY 2018
- 98 Riverside Drive Manhattan, NY 2018
- 201 West 89th Street Manhattan, NY 2018
- 435 East 52nd Street Manhattan, NY 2019
- 50 Park Terrace East Manhattan, NY 2019
- 50 East 96th Street Manhattan, NY 2019
- 375 Hudson Street Manhattan, NY 2020
- 983 Park Ave Manhattan, NY 2020
- USPS Morgan Processing and Distribution Center Manhattan, NY 2021
- 111 West 71st Street Manhattan, NY 2021
- 415 Greenwich Street Manhattan, NY 2022
- 7101 4th Ave Brooklyn, NY 2022

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Material Product Data Sheets

Cathedral Stone Products, Inc.

jahn MASONRY RESTORATION SYSTEMS

PRODUCT DATA SHEET

R-97 Water Repellent

R-97 can be applied to brick, grout, unpainted marble, limestone, tile, and other masonry surfaces. The water-based composition is odorless and leaves a natural finish (no sheen). R-97 creates an easily cleanable surface for dirt, oil, grime, tar, soot, etc., on the surface. It works by penetrating into the substrate. It is not topical. After being absorbed, R-97 establishes a powerful chemical network within the substrate pores, keeping moisture and oil out. In addition to keeping treated surfaces dry and making it easy to clean, R-97 does not block the pores, permitting essential vapor transmission.

FEATURES AND BENEFITS

- Cost effective
- Safe on glass
- Non-Flammable
- Environmentally friendly
- Independent Lab Testing confirms breathability of 97 perms (WVP)
- UV Stable
- Alkali Resistant

APPLICATION PROCEDURES

Always prepare a test area prior to full application.

Surface Preparation

Surfaces should be clean, dry and absorbent before coating with R-97. All surfaces should be pressure washed (low Pressure 1400 psi) to ensure R-97 achieves maximum penetration.

DIRECTIONS

1. Apply with sprayer (35 psi or less), brush or roll. **DO NOT ATOMIZE**
2. One application is required, saturate surface until it starts to run. If two coats are desired, always apply wet into wet. **DO NOT LET FIRST COAT DRY BEFORE APPLYING SECOND COAT**
3. Allow to dry. Surface will be dry in about an hour.

Note: R-97 works by absorbing into surfaces. R-97 will reach its maximum water & oil repellency in 24 hours.

SAFETY REQUIREMENTS

Proper safety procedures should be followed at all times while handling this product. Refer to the Safety Data Sheet for important health/safety information before use.

LIMITATIONS

- R-97 is not meant to seal cracks.
- Not for polished granite or polished marble.
- Minimum temperature for application 45° F
- Maximum substrate temperature 90° F
- R-97 can be used on vertical or horizontal substrates (warranties are not available for horizontal surfaces)

PACKAGING AND COVERAGE

1 gallon, 5-gallon pails and 55-gallon drums. Coverage will vary depending on the porosity of the surface: 200 to 300 sq. ft. per gallon can be expected.

STORAGE AND SHELF LIFE

Store at 30° F (0° C) to 100° F (38°C). Keep material sealed in airtight factory container and store in a cool dry place. When properly stored, material will keep for a minimum of 1 year from the date of purchase.

TECHNICAL DATA

Appearance/Odor	Cloudy liquid, odorless
Specific Gravity	1
Classification	Fluoroacrylon Emulsion
Physical Form	Translucent Emulsion
pH (@ 20°C reading)	6-7
Non-volatile (%) (@ 105°C, %)	N/A

DO NOT ALLOW R-97 TO FREEZE!

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.

Cathedral Stone Products, Inc.
7868 Park Circle Drive
Hanover, MD 21076
410-782-9150
cathedralstone.com

Product Data Sheet
R-97 Water Repellent
September 2020, version 03.09

Technical Data Guide

MASTER® BUILDERS SOLUTIONS

7 | 07 19 25 Water Repellents

MasterProtect® H 185

High-performance, breathable, water-based, patented silane/siloxane blended water-repellent sealer for lightweight block

FORMERLY ENVIROSEAL® PBT

PACKAGING
- 5 gallon (19 L) pails
- 54 gallon (208 L) drums

COLOR
Milky white, dries clear

YIELD
- Block (lightweight): 25–60 ft²/gal (0.6–1.5 m²/L)
- Porous concrete: 60–190 ft²/gal (1.5–3.1 m²/L)

A test area is recommended to determine actual coverage rates. Coverage rates will vary greatly with the porosity of the substrate.

STORAGE
Store in unopened containers in a clean, dry area between 33 and 110° F (2 and 43° C). Keep from freezing.

SHELF LIFE
1 year when stored properly

VOC CONTENT
Less than 118 g/L less water and exempt solvents

DESCRIPTION
MasterProtect H 185 is a high-performance, water-based, clear, silane/siloxane sealer designed to provide long-term protection for the most challenging split-faced and lightweight block as well as standard CMU.

PRODUCT HIGHLIGHTS
- Water repellency extends life of building
- Treats lightweight block and CMU providing long-lasting protection against moisture intrusion
- VOC Compliant for EPA and most regional jurisdictions
- Excellent water bead on the substrate maintains dry appearance during rainfall
- Transparent and non-staining; does not alter surface appearance
- Breathability allows interior moisture to escape without damaging sealer
- Easy to apply

APPLICATIONS
- Vertical
- Interior or exterior
- Above grade

SUBSTRATES
- Concrete block
  - Lightweight
  - Integrally colored
  - Split faced
- Porous concrete surfaces

HOW TO APPLY

SURFACE PREPARATION
1. Surfaces should be clean, dry, and free of alkali, efflorescence, sand, surface dust or dirt, oil, grease, chemical films, and other contaminants. Concrete surfaces should be fully cured.
2. Air, material, and surface temperatures should be 40° F (4° C) or higher during application and curing. Surfaces can be slightly damp prior to application, but for best results and maximum penetration of sealer, a dry surface is recommended. Do not apply sealer when temperatures are expected to fall below 40° F (4° C) within 4 hours of completed application.
3. Repoint any loose or disintegrated mortar and allow a minimum of 72 hours drying time before application. Install caulking and sealant before application, allowing a minimum of 6–12 hours curing time (or until set). Contact Technical Service for recommendations.

APPLICATION
1. Test a small area of the surface (generally a 5 by 5 ft [1.5 by 1.5 m] section) before starting general application of any clear penetrating sealer to ensure desired performance results, aesthetics and coverage rates. Allow 2 weeks for the product to fully react before evaluating. Refer to Appendix HY-3: Test Area Application.

A brand of MBCC GROUP

Received December 13, 2023
Planning & Building Department

Material Product Data Sheets

Cathedral Stone Products, Inc.

jahn MASONRY RESTORATION SYSTEMS

PRODUCT DATA SHEET

Potassium Silicate Coating / Liquid Silicate

Cathedral Stone Products has developed a Potassium Silicate Coating for use on all masonry (mineral surfaces) and over latex and acrylic coatings. If necessary, dilute the Potassium Silicate Coating with Liquid Silicate to adjust the translucency of the coating. Similar coatings have been used in Europe for over 160 years and are now produced for the first time in North America. Cathedral Stone's Potassium Silicate Coating combines the advantages of silicate/mineral and silicone coatings. Unlike latex and acrylic coatings, Potassium Silicate Coating forms a molecular bond with the masonry substrate.

FEATURES AND BENEFITS
- Bonds to masonry
- Will never peel
- 92 perm (elastomeric/acrylic = 7-8 perm)
- Color fast
- Protects steel reinforcement
- Will not burn
- Not affected by freeze/thaw
- Water Repellent
- No VOCs

APPLICATION PROCEDURES

Diluting Potassium Silicate Coating
Dilute the Potassium Silicate Coating with Liquid Silicate to adjust translucency of the coating.

Surface Preparation
Potassium Silicate Coating should only be used by experienced users. Potassium Silicate Coating can be applied to any sound masonry or plaster surface. (Do not use on wood, plastic, or apply over oil or gloss coating.) The surface must be clean, solid, dry and free from efflorescence. The surface must be completely dry at the time of application. Potassium Silicate Coating is designed for vertical surfaces only. Horizontal surfaces, especially where water can pool, are not suitable for application. Cracks and spalls must be repaired and cured before coating. Cracks can be filled with John M30 or M40 mortars. To ensure even penetration of the coating, make sure repairs use materials that are compatible to the substrate. Temperature (ambient and substrate) must be at least 45° F (8° C) and below 90° F (32° C). Do not apply when precipitation is expected within 48 hours of application. Do not apply when the temperature is expected to reach the dew point within 24 hours. Protect adjoining surfaces from splashes. Potassium Silicate Coating can only be removed while wet. Once Potassium Silicate Coating dries it CANNOT be removed.

Mixing
Do not mix Potassium Silicate Coating with water. If CSP Coating needs to be thinned out, add Cathedral Stone's Liquid Silicate until the desired consistency is reached. Mix Potassium Silicate Coating with a drill prior to use. When installing multiple units of coating, be sure to "box-mix". ("Box-mixing" is the blending of coating by pouring alternately between two containers.) This will help alleviate minor color inconsistencies between batches.

Substrate absorption definition: The absorption must not be too high or too low for the coating to be applied correctly. Absorption can be tested by applying small amounts of water (drops) on the vertical surface to be coated.

- Low absorption can be defined as water laying or beading on the surface of the substrate (masonry must be etched in cases of low absorption).
- High absorption can be defined as water being absorbed so quickly that all traces of water seem to disappear rapidly.
- Normal absorption can be defined as the water absorbing into the substrate without beading on the surface.

Application
Protect all areas not to be coated prior to application. Substrate must be completely dry before coating. Do not work when precipitation is expected within 48 hours of installation. The coating needs adequate time to bond to the substrate and moisture disrupts this curing process. Apply liberally and spread well, filling all pores and cracks. Work wet into wet. Potassium Silicate Coating should be applied with a short bristle brush. Brushing increases the absorption of the coating into the masonry, resulting in a longer-lasting, more durable coating. Spraying and rolling the coating is possible. Allow the first coat to dry of at least 12 hours. Apply a second coat in the same fashion, work wet into wet.

Important Points
- Make sure the substrate is completely dry and there is no expected dew
- Protect coatings from all forms of moisture: rain, dew, snow, etc. for 48 hours.
- Temperature must be at least 45°F (8°C)
- Protect any surfaces not to be coated
- Do not add water to Potassium Silicate Coating
- Always work wet into wet

Clean Up
Place tools immediately in clean water when pausing work (5-10 minutes or more). Clean tools with clean water immediately after finishing work. Dried Potassium Silicate Coating is insoluble in water. Potassium Silicate Coating can be removed from non-porous surfaces with clean water while still wet.

PACKAGING
Consists of 25 kg of Potassium Silicate Coating in a 6-gallon plastic pail.

COVERAGE
Coverage depends on the absorption and structure of the substrate. Determine coverage with a trial application.

Normally porous, smooth surfaces with two coats. One unit of Cathedral Stone's Potassium Silicate Coating (approx. 5.0 gallons) will cover approx. 1200 sq. ft. for a single coat and approx. 750 sq. ft. when two coats are applied. Coverage rates will generally be higher with darker colored coatings.

SAFETY INFORMATION
Eye protection should be worn during mixing to protect from splashing. Avoid contact with skin and mucous membranes. Work in well ventilated areas.

STORAGE AND SHELF LIFE
Store in dry area, away from direct sunlight. Storage conditions should be in the range of 40° - 80° F with low to average humidity. Average shelf life is six months in original, unopened packaging.

WARNING
Not for internal consumption. Keep out of the reach of children and animals.

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.

Cathedral Stone Products, Inc.
7868 Park Circle Drive
Hanover, MD 21076
410-782-9150
cathedralstone.com

Product Data Sheet
Potassium Silicate Coating
June 2020, version 03.09

Cathedral Stone Products, Inc.

jahn Masonry Restoration System

Select text to add a comment to it

PRODUCT DATA SHEET

Bio-Cleaner

Bio-Cleaner is an easy to use liquid that removes a broad spectrum of grime, dirt and stains left behind by biological growth and environmental pollutants. Bio-Cleaner can be diluted on any surface.

FEATURES AND BENEFITS
- Helps keep surfaces free from future staining.
- Safe for Landscaping, Plants, and Grass.
- No Detrimental Effects on Masonry
- Safe on Glass, Metals, Wood, Stone, Vinyl, and Painted Surfaces.

APPLICATION PROCEDURES

Test Area
Always prepare a test area prior to full application. This will indicate the time required for project completion and suitability of product for effective cleaning of the substrate. Additionally, specific job site consumption rates can be calculated after the test area is completed.

Equipment and Tools
This product is engineered for airless spray application. Use only airless equipment with chemical resistant packing. Even the smallest airless sprayer is capable of spraying this product. Equip the sprayer with a tip size of 0.013 inches or 0.015 inches. (Example: a 413 or 515 tip). Other equipment required: brushes, masking tape, plastic (polyethylene) sheet, can be used for protecting surfaces not to be treated with Bio-Cleaner.

Application
Apply to a dry or damp surface. Allow product to remain on the surface for a minimum of 10 minutes, repeat application a second time and scrub while wet. Rinse with clean water.

REMOVAL AND CLEANUP
After allowing the product to dwell, thoroughly rinse the surface with water (pressure washer). Thoroughly clean and lubricate spray equipment per manufacturers instructions. This process should be done soon after the spraying has been completed.

SAFETY REQUIREMENTS
Proper safety procedures should be followed at all times while handling this product. Refer to the Safety Data Sheet for important health/safety information before use.

LIMITATIONS
Surface temperatures should be 40° to 95° F (5° to 32° C). The product performs effectively at lower temperatures (even at 40° F, 5° C), but the dwell time increases.

PACKAGING AND COVERAGE
Bio-Cleaner is available in 1-gallon, 5-gallon containers and 55-gallon drums. Store materials in a cool dry place away from direct sunlight. Average shelf life is five years in original, unopened container.

Typical coverage to remove medium dirt and grime will vary from 250 to 350 square feet per gallon.

TECHNICAL DATA

Appearance	Almost Colorless
Specific Gravity	1.1
Flash Point	Not applicable
pH	7
Odor	Mild

DO NOT ALLOW PRODUCT TO FREEZE!

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.

Cathedral Stone Products, Inc.
7868 Park Circle Drive
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cathedralstone.com

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Received December 13, 2023
Planning & Building Department

Blanchard
CAULKING & COATING



6 East Bay Street, Suite 600
Jacksonville, FL 32202

Phone: 904-880-8886
8AM-5PM, Monday- Friday

www.blanchardcc.com
Jeremy@blanchardcc.com

Thank you!

MORE REFERENCE LETTERS FOR BLANCHARD CAULKING AND COATING WILL BE DISTRIBUTED AT THE MEETING



CONSTRUCTION RESEARCH SERVICES
1306 Northwest 51st Terrace
Gainesville, Florida 32605

May 5, 2002

Mr. Dennis Blanchard
President
Blanchard Caulking and Coating
6262-1 Greenland Road
Jacksonville, Florida 32258

Subject: 11 East Forsyth
Jacksonville, Florida

Dear Dennis:

This letter is to thank you for the outstanding work completed to date by your company personnel on the Lynch Building. The restored facades are a credit to your firm's attention to detail. The repair of the badly worn and oxidized copper panels has been just great. The SHPO from Florida Historic Resources was especially impressed with the terra cotta panel remediation. Due to the excellence of the restoration of the exterior, CRS is confident the finished project will be submitted for a Florida Historic Trust award.

Please forward our compliments to your personnel for their dedication and attention to detail. We look forward to working with your firm on future projects.

Kindest regards,

James W. Roach

James W. Roach, CDT
Historic Restoration Consultant

MASTER® BUILDERS SOLUTIONS

7 | 07 19 23
Water
Repellents

MasterProtect® H 185

High-performance, breathable, water-based, patented silane/siloxane blended water-repellent sealer for lightweight block

FORMERLY ENVIROSEAL® PBT

PACKAGING
- 5 gallon (19 L) pails
- 54 gallon (205 L) drums

COLOR
Milky white; dries clear

YIELD
- Block (lightweight):
  25–60 ft²/gal (0.6–1.5 m²/L)
- Porous concrete:
  60–150 ft²/gal (1.5–3.7 m²/L)

A test area is recommended to determine actual coverage rates. Coverage rates will vary greatly with the porosity of the substrate.

STORAGE
Store in unopened containers in a clean, dry area between 35 and 110° F (2 and 43° C). Keep from freezing.

SHELF LIFE
1 year when stored properly

VOC CONTENT
Less than 118 g/L less water and exempt solvents.

DESCRIPTION
MasterProtect H 185 is a high-performance, water-based, clear, silane/siloxane sealer designed to provide long-term protection for the most challenging split-faced and lightweight block as well as standard CMU.

PRODUCT HIGHLIGHTS
- Water repellency extends life of building
- Treats lightweight block and CMU providing long-lasting protection against moisture intrusion
- VOC Compliant for EPA and most regional jurisdictions
- Excellent water bead so the substrate maintains dry appearance during rainfall
- Transparent and non-staining; does not alter surface appearance
- Breathablity allows interior moisture to escape without damaging sealer
- Easy to apply

APPLICATIONS
- Vertical
- Interior or exterior
- Above grade

SUBSTRATES
- Concrete block
  - Lightweight
  - Integrally colored
  - Split faced
- Porous concrete surfaces

HOW TO APPLY

SURFACE PREPARATION
1. Surfaces should be clean, dry, and free of alkali, efflorescence, sand, surface dust or dirt, oil, grease, chemical films, and other contaminants. Concrete surfaces should be fully cured.
2. Air, material, and surface temperatures should be 40° F (4° C) or higher during application and curing. Surfaces can be slightly damp prior to application, but for best results and maximum penetration of sealer, a dry surface is recommended. Do not apply sealer when temperatures are expected to fall below 40° F (4° C) within 4 hours of completed application.
3. Repoint any loose or disintegrated mortar and allow a minimum of 72 hours drying time before application. Install caulking and sealant before application, allowing a minimum of 6–12 hours curing time (or until set). Contact Technical Service for recommendations.

APPLICATION
1. Test a small area of the surface (generally a 5 by 5 ft [1.5 by 1.5 m] section) before starting general application of any clear penetrating sealer to ensure desired performance results, aesthetics and coverage rates. Allow 2 weeks for the product to fully react before evaluating. Refer to Appendix HY-3: Test Area Application.

Technical Data

Composition

MasterProtect H 185 is a water-based proprietary blend of silane and siloxane.

Typical Properties

PROPERTY	VALUE
Specific gravity, kg/L	1.0
Density, lb/gal	8.38
Penetration, in (mm), average depth depending upon substrate	1/16 – 1/4 (1.5–6)
Yellowing	None
Efflorescence	Highly resistant
Drying time for recoat, min (if necessary)	30
Surface appearance after application	Unchanged

Test Data

PROPERTY	RESULTS	TEST METHOD
Flash point, ° F (° C)	> 212 (> 100)	ASTM D 3278
Water repellency, % reduction in water absorption	> 95	ASTM C 140
Water permeance, % reduction, leakage on block wall	99	ASTM E 514

Test results are averages obtained under laboratory conditions. Reasonable variations can be expected.

Cathedral Stone Products, Inc.

jahn MASONRY RESTORATION SYSTEMS

PRODUCT DATA SHEET

R-97 Water Repellent

R-97 can be applied to brick, grout, unpolished marble, limestone, tile, and other masonry surfaces. The water-based composition is odorless and leaves a natural finish (no sheen). R-97 creates an easily cleanable surface for dirt, oil, grime, tar, soil, etc. on the surface. It works by penetrating into the substrate. It is not topical. After being absorbed, R-97 establishes a powerful chemical network within the substrate pores, keeping moisture and oil out. In addition to keeping treated surfaces dry and making it easy to clean, R-97 does not block the pores, permitting essential vapor transmission.

FEATURES AND BENEFITS

- Cost effective
- Safe on glass
- Non-Flammable
- Environmentally friendly
- Independent Lab Testing confirms breathability of 97 perms (WVP)
- UV Stable
- Alkali Resistant

APPLICATION PROCEDURES

Always prepare a test area prior to full application.

Surface Preparation

Surfaces should be clean, dry and absorbent before sealing with R-97. All surfaces should be pressure washed (low Pressure >600 psi) to ensure R-97 achieves maximum penetration.

DIRECTIONS

1. Apply with sprayer (35 psi or less), brush or roll. **DO NOT ATOMIZE**
2. One application is required, saturate surface until it starts to run. If two coats are desired, always apply wet into wet. **DO NOT LET FIRST COAT DRY BEFORE APPLYING SECOND COAT**
3. Allow to dry. Surface will be dry in about an hour.

Note: R-97 works by absorbing into surfaces. R-97 will reach its maximum water & oil repellency in 24 hours.

SAFETY REQUIREMENTS

Proper safety procedures should be followed at all times while handling this product. Refer to the Safety Data Sheet for important health/safety information before use.

LIMITATIONS

- R-97 is not meant to seal cracks
- Not for polished granite or polished marble
- Minimum temperature for application 45° F
- Maximum substrate temperature 90° F
- R-97 can be used on vertical or horizontal substrates (warranties are not available for horizontal surfaces)

PACKAGING AND COVERAGE

1 gallon, 5-gallon pails and 55-gallon drums. Coverage will vary depending on the porosity of the surface. 200 to 300 sq. ft. per gallon can be expected.

STORAGE AND SHELF LIFE

Store at 32° F (0° C) to 100° F (38°C). Keep material sealed in airtight factory containers and store in a cool dry place. When properly stored, material will keep for a minimum of 1 year from the date of purchase

TECHNICAL DATA

Appearance/Odor	Cloudy liquid, odorless
Specific Gravity	1
Classification	Fluorocarbon Emulsion
Physical Form	Translucent Emulsion
pH (direct reading)	6-7
Non-volatile (1hr @ 105°C, %)	N/A

DO NOT ALLOW R-97 TO FREEZE!

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.

Cathedral Stone Products, Inc.

PRODUCT DATA SHEET

Potassium Silicate Coating/Liquid Silicate

Cathedral Stone Products has developed a Potassium Silicate Coating for use on all masonry/mineral surfaces. 92% vapor permeable when applied directly to masonry. Color fast. Withstands extreme climate conditions and is a water repellent. This coating can be applied over latex and acrylic paints, but doing so may minimize the overall effectiveness of the potassium silicate. Similar coatings have been used in Europe for over 160 years and are now produced for the first time in North America. Cathedral Stone's Potassium Silicate Coating combines the advantages of silicate/mineral and silicone coatings. Unlike latex and acrylic coatings, Potassium Silicate Coating forms a molecular bond with the masonry substrate.

FEATURES AND BENEFITS

- Bonds to masonry
- Will never peel
- 92 perm (elastomeric/acrylic = 7-8 perm)
- Color fast
- Protects steel reinforcement
- Will not burn
- Not affected by freeze/thaw
- Water Repellent
- No VOCs

APPLICATION PROCEDURES

Surface Preparation

Potassium Silicate Coating should only be used by experienced users. Potassium Silicate Coating can be applied to any sound masonry or plaster surface. (Do not use on wood, plastic, or apply over oil or gloss coating.) The surface must be clean, solid, dry and free from efflorescence. The surface must be completely dry at the time of application. Potassium Silicate Coating is designed for vertical surfaces only. Horizontal surfaces, especially where water can pool, are not suitable for application. Cracks and spalls must be repaired and cured before coating. Cracks can be filled with Jahn M30 or M40 mortars. To ensure even penetration of the coating, make sure repairs use materials that are compatible to the substrate. Temperature (ambient and substrate) must be at least 45° F (8° C) and below 90° F (32° C). Do not apply when precipitation is expected within 48 hours of application. Do not apply when the temperature is expected to reach the dew point within 24 hours. Protect adjoining surfaces from splashes. Potassium Silicate Coating can only be removed while wet. Once Potassium Silicate Coating dries it CANNOT be removed.

Mixing

Do not mix Potassium Silicate Coating with water. If CSP Coating needs to be thinned out, add Cathedral Stone's Liquid Silicate until the desired consistency is reached. Mix Potassium Silicate Coating with a drill prior to use. When installing multiple units of coating, be sure to "box-mix". ("Box-mixing" is the blending of coating by pouring alternately between two containers.) This will help alleviate minor color inconsistencies between batches.

Substrate absorption definition: The absorption must not be too high or too low for the coating to be applied correctly. Absorption can be tested by applying small amounts of water (drops) on the vertical surface to be coated.

- Low absorption can be defined as water laying or beading on the surface of the substrate (masonry must be etched in cases of low absorption).
- High absorption can be defined as water being absorbed so quickly that all traces of water seem to disappear rapidly.
- Normal absorption can be defined as the water absorbing into the substrate without beading on the surface.

Application

Protect all areas not to be coated prior to application. Substrate must be completely dry before coating. Do not work when precipitation is expected within 48 hours of installation. The coating needs adequate time to bond to the substrate and moisture disrupts this curing process. Apply liberally and spread well, filling all pores and cracks. Work wet into wet. Potassium Silicate Coating should be applied with a short bristle brush. Brushing increases the absorption of the coating into the masonry, resulting in a longer lasting, more durable coating.

Spraying and rolling the coating is possible. Allow the first coat to dry of at least 12 hours. Apply a second coat in the same fashion; work wet into wet.

Important Points

- Make sure the substrate is completely dry and there is no expected dew
- Protect coatings from all forms of moisture: rain, dew, snow, etc. for 48 hours.
- Temperature must be at least 45°F (8°C)
- Do not add water to Potassium Silicate Coating
- Always work wet into wet
- It is best to apply directly to masonry, but this coating may be applied over latex and acrylic paints. NOTE that the larger the latex or acrylic areas the less effective the benefits of Potassium Silicate Coating.

Clean Up

Place tools immediately in clean water when pausing work (15-30 minutes or more). Clean tools with clean water immediately after finishing work. Dried Potassium Silicate Coating is insoluble in water. Potassium Silicate Coating can be removed from non-porous surfaces with clean water while still wet.

PACKAGING

Consists of 25 kg of Potassium Silicate Coating in a 6-gallon plastic pail.

COVERAGE

Coverage depends on the absorption and structure of the substrate. Determine coverage with a trial application.

Normally absorptive, smooth surfaces with two coats:
One unit of Cathedral Stone's Potassium Silicate Coating (approx. 5.0 gallons) will cover approx. 1200 sq. ft. for a single coat and approx. 750 sq. ft. when two coats are applied. Coverage rates will generally be higher with darker colored coatings.

SAFETY INFORMATION

Eye protection should be worn during mixing to protect from splashing. Avoid contact with skin and mucous membranes. Work in well ventilated areas.

STORAGE AND SHELF LIFE

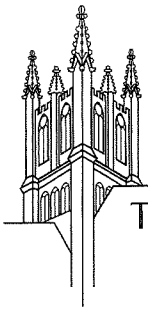
Store in a dry area, away from direct sunlight. Storage conditions should be in the range of 40° - 80° F with low to average humidity. Average shelf life is six months in original, unopened packaging.

WARNING

Not for internal consumption. Keep out of the reach of children and animals.

This product can expose you to a chemical, ACRYLAMIDE, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.P65Warnings.ca.gov.

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.



Cathedral Stone® Products, Inc.

The leader in scientific masonry restoration

GUIDELINE FOR WRITING SPECIFICATIONS WHEN USING

CSP Potassium Silicate Coating & Stain

Select Relevant Section

Division 09900 – Paints and Coatings

Part 1 – GENERAL

1.1 SUMMARY OF WORK

A. For coating masonry, stucco and plaster surfaces.

1.2 SUBMITTAL

A. Submit the following items in time to prevent delay of the work and to allow adequate time for review and resubmittals, if needed; do not order materials or start work before receiving the written approval:

Cathedral Stone Products, Inc.
7266 Park Circle Drive
Hanover, MD 21076

Samples shall be submitted for color matching to the same address.

B. Samples of all specified materials and Safety Data Sheets (SDS) as appropriate.

C. Apply coating samples on the masonry to be coated. Do not apply samples to plywood or other non-masonry surfaces.

D. Written verification from the Contractor that all specified items will be used. Provide purchase orders, shipping tickets, receipts, etc. to prove that the specified materials were ordered and received.

1.3 QUALITY ASSURANCE/TEST REQUIREMENTS

A. Installer Qualifications: Company specializing in commercial painting and finishing with three years documented experience and approved by the coating manufacturer.

B. *Coating Samples:* Prepare a sample of each type of repair listed below. Prepare, install, and finish each sample according to the specifications. **All samples must be applied to masonry.** Prepare samples in an area where they will be exposed to the same conditions as will be present on the building during curing. **Allow samples to cure at least three days (or longer, if possible) before obtaining Owner's approval for color match. Samples should be viewed from a minimum distance of 18-22 feet.**

Application pg 102

C. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.

D. Protect all non-masonry surfaces such as: glass, wood, metal, etc. (CSP Potassium Silicate Coatings will permanently bond to glass if allowed to dry.)

E. Cracks and spalls must be repaired and cured prior to coating application.

F. To ensure even penetration of the coating, make sure any masonry repairs have been made with repair materials that are compatible to the substrate.

G. Remove any previous or existing coatings before application of new mineral coating.

H. CSP Potassium Silicate Coating & Stain is designed for vertical surfaces only. Horizontal surfaces, especially where water can pool, are not suitable for application.

I. Note**: Substrate must be completely dry before coating. Do not work when precipitation is expected within 48 hours of installation. The coating needs adequate time to bond to the substrate. Moisture disrupts the curing process.

J. Note**. Verify ambient conditions are conducive to application of coating (see section 1.5 Protection/Site Conditions).

3.3 MIXING COATING SYSTEM

A. It is recommended that proper eye protection be worn during mixing in case of accidental splashing. Mix component A (colored paint) with component B (Cathedral Stone Fixative) in the desired proportions before installation.

3.4 APPLICATION OF CSP POTASSIUM SILICATE COATING

A. Apply each coat of CSP Coating by brush, roller or spray making sure to work the material into the pores of the masonry. The coating is designed to be absorbed into the masonry so it should not be applied in thick layers. Brush application increases the absorption of the coating into the masonry. This feature results in a longer lasting, more durable coating.

B. **Maintain a wet edge!** "Cutting in" is not recommended, as the colors of the paint vary if a wet edge is not maintained. Be sure to work wet into wet and corner-to-corner.

C. "Box-mix" paint. "Boxing" is pouring the contents of one paint can into a large bucket and then pouring the contents of another paint can into the same bucket. This way, the paint is blended even though you may buy different "batches". Boxing is especially recommended for mixed colors.

D. Allow manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying the next coat.

E. Do not apply succeeding coat until Architect has approved previous coat; only Architect-approved coats will be considered in determining number of coats applied.

F. Where coating application abuts other materials or other coating color, terminate coating, making clean sharp termination line without coating overlap.

G. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside stop corner nearest to face of closed door.

Cathedral Stone Products, Inc.

jahn Masonry Restoration Systems

Bio-Cleaner

Bio-Cleaner is an easy to use liquid that removes a broad spectrum of grime, dirt and stains left behind by biological growth and environmental pollutants. Bio-Cleaner can be utilized on any surface.

FEATURES AND BENEFITS

- Helps keep surfaces free from future staining.
- Safe for Landscaping, Plants, and Grass
- No Detrimental Effects on Masonry
- Safe on Glass, Metals, Wood, Stone, Vinyl, and Painted Surfaces.

APPLICATION PROCEDURES

Test Area

Always prepare a test area prior to full application. This will indicate the time required for project completion and suitability of product for effective cleaning of the substrate. Additionally, specific job site consumption rates can be calculated after the test area is completed.

Equipment and Tools

This product is engineered for airless spray application. Use only airless equipment with chemical resistant packing. Even the smallest airless sprayer is capable of spraying this product. Equip the sprayer with a tip size of 0.013 inches or 0.015 inches. (Example: a 413 or 515 tip). Other equipment required: brushes, masking tape, plastic (polyethylene) sheet, can be used for protecting surfaces not to be treated with Bio-Cleaner.

Application

Apply to a dry or damp surface. Allow product to remain on the surface for a minimum of 10 minutes. Repeat application a second time and scrub while wet. Rinse with clean water.

REMOVAL AND CLEANUP

After allowing the product to dwell, thoroughly rinse the surface with water (pressure washer). Thoroughly clean and lubricate spray equipment per manufacturers instructions. This process should be done soon after the spraying has been completed.

SAFETY REQUIREMENTS

Proper safety procedures should be followed at all times while handling this product. Refer to the Safety Data Sheet for important health/safety information before use.

LIMITATIONS

Surface temperatures should be 40° to 95° F (5° to 32° C). The product performs effectively at lower temperatures (even at 40° F, 5° C), but the dwell time increases.

PACKAGING AND COVERAGE

Bio-Cleaner is available in 1-gallon, 5-gallon containers and 55-gallon drums. Store materials in a cool dry place away from direct sunlight. Average shelf life is five years in original, unopened container.

Typical coverage to remove medium dirt and grime will vary from 250 to 350 square feet per gallon.

TECHNICAL DATA

Appearance	Almost Colorless
Specific Gravity	1.1
Flash Point	Not applicable
pH	7
Odor	Mild

DO NOT ALLOW PRODUCT TO FREEZE!

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.

A PORTION OF THIS REPORT IS INCLUDED.
THE FULL REPORT IS AVAILABLE IN THIS APPLICATION FILE AND CAN BE MADE AVAILBLE UPON REQUEST.

RECEIVED
NOV 21 2023
Planning/Building Dept.

METCALF
ENGINEERING AND ENVIRONMENTAL, INC.

Property Condition Assessment

ST. AUGUSTINE CITY HALL
And
LIGHTNER MUSEUM

75 King Street
St. Augustine, Florida

MEEI Project No. 7080770

11 March 2008

METCALF
ENGINEERING AND ENVIRONMENTAL, INC.
19643 W. 121st Ct. • Olathe, KS 66061-7789
P.O. Box 68 • Olathe, KS 66051-0068
TEL. (913) 780-9400 • FAX (913) 780-9410

11 March 2008

Mr. James Piggott
Director of General Services
City of St. Augustine
75 King Street
St. Augustine, FL 32085

Mr. Bob Harper
Museum Director
Lightner Museum
75 King Street
St. Augustine Florida 32085

RE: Property Condition Assessment
City Hall and Lightner Museum
St. Augustine, Florida

MEEI File No.: 7080770

Dear Messrs. Piggott and Harper:

The enclosed report is a compilation of findings, conclusions and recommendations derived from the recent on-site property condition assessment of the above-referenced city hall and museum facility. The report provides a comprehensive description of the entire facility, discusses repair and replacement needs that were identified, both immediate and near-term, and provides a summary of conclusions and recommendations. The report is supported by color digital photographs.

Please feel free to call with questions.

Sincerely,
METCALF ENGINEERING AND ENVIRONMENTAL, INC.

Michael D. Metcalf
President

MDM/rm

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1 INTRODUCTION

The enclosed report is a compilation of findings, conclusions and recommendations derived from the recent limited-scope property condition assessment of St. Augustine City Hall and Lightner Museum located in downtown St. Augustine Florida. The methods of assessment were generally consistent with the American Society of Testing and Materials standard E2018-01, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

The project consists of a rectangular site containing two 4-story building sections connected by a 3- and a 2-story building section in between that was originally constructed in the late 1880's. The overall building configuration and the present-day uses facilitate reference in terms of building "wings". Consequently, for purposes of discussion, the north 4-story building section is considered a functional unit and is referred to as the "north wing", while the 2-, 3-, and other (south) 4-story building are considered another functional unit and are collectively referred to as the "south wing" within this report. A third functional unit is comprised of all site- and common element-related components of the project.

The report is structured to provide individual and separate discussion of each functional unit, which is presented in Section 3. For each such unit, the observed conditions and identified deficiencies are described; observed immediate and near-term anticipated repair/replacement needs are discussed; and recommendations for further investigation or improvements may be provided. In the "Site/Common Elements" functional unit report section (Section 3.2), there is a discussion of site drainage, paving, flatwork, landscaping, accessibility (disabled), and appurtenant structures and elements. For the two building-related functional unit report sections, "North Wing" and "South Wing" (Sections 3.3 and 3.4, respectively), there is further delineation among each discipline area. For these units, subheadings with related discussion are provided for: building envelope, interior finish, mechanical, fire/life safety, and accessibility (disabled), and repair/replacement reserves.

In the "Building Envelope" subsection of each building wing report section, there is a discussion of the exterior building shell, roofing, fenestrations, and framing elements. The "Interior Finish" subsection describes the interior architectural finishes and other appurtenant elements. The "Mechanical" subsection includes discussion of HVAC, electrical, plumbing, and vertical transportation elements. The "Fire/Life Safety" subsection describes observed features related to fire and life safety. The "Accessibility" subsection addresses accessibility issues relative to the Americans with Disabilities Accessibility Guidelines (ADAAG). Lastly, the "Repair/Replacement/Reserve Summary" subsection summarizes the items that warrant repair/replacement now and/or potentially in the near-term future that have been discussed within the individual subsections, and includes corresponding opinions of approximate probable cost to remedy.

It should be emphasized that the "Fire/Life Safety" component of this report is merely for the purpose of describing observed components related thereto. Where obvious deficiencies were observed (e.g. expired tags on fire extinguishers, etc.), these are reported; however, the absence of such deficiency descriptions should not be interpreted as the absence of such conditions, code violations, or code nonconformance. A code compliance evaluation of the facility was not conducted and it is not the purpose of this assessment to opine as to the overall appropriateness or code compliance of these systems and elements.

The ADAAG component, as incorporated into this review, is limited essentially to accessibility of the site/facilities with respect to individuals with mobility impairments and is not intended to be comprehensive in nature. Our interpretation of the ADAAG is that more recently constructed/renovated buildings (post -1992) are required to be fully compliant while pre-1992 buildings are intended to have as many existing architectural barriers as feasibly possible removed to permit unaided or minimal-aid access to the facilities. Buildings that are recognized either locally or nationally as qualified historic buildings, which includes the subject building(s) are permitted to consider historical significance when determining if alterations can or should be made.

Because this building was constructed/renovated prior to 1992, the review was directed at identifying areas where architectural barriers continue to exist and at comparing existing accessibility features to the requirements for new construction with the purpose of identifying and illustrating items that deviate from those requirements. Therefore, although a system or elements within a system are identified as being noncompliant with respect to the ADAAG, they still may have a moderate degree of accessibility. For example a ramp may exist, but is more narrow than would be required if the facility were being constructed today. This does not necessarily preclude accessibility, yet the configuration would not meet the ideal standards.

Section 2, "Summary" contains an executive multidisciplinary summary discussion of the overall report findings with emphasis/expanded discussion on significant deficiencies. There is also a summary table of identified repair/replacement needs, both current and projected near-term, and a subsection containing discussion regarding potential upgrades, improvements, or recurring maintenance recommendations that should be considered and evaluated. The summary elements are derived from the individual report sections where expanded discussion of these elements can be found and should be referenced.

The scope of services performed is consistent with the Professional Services Agreement dated August 23, 2007, as authorized by Messrs. Robert Harper, Museum Director, and W.B. Harriss, City Manager. The on-site observation was performed over the dates of December 5, 2007 through December 7, 2007.

2 SUMMARY

2.1 EXECUTIVE

The facility was originally constructed in the late 1880's for use as a hotel. Substantial renovation work has been performed on these buildings since regular occupation resumed in the early 1970's.

Site-related elements throughout the project are in fair overall condition. Surface drainage across the site appears generally satisfactory. The entire site lies within a coastal flood hazard zone although the ground floors of all project buildings are elevated above the surrounding street level. Asphalt and concrete paved parking surfaces remain serviceable and should not represent any significant cost expenditure through the near term. Brick-paved sidewalks along the east and west sides of the building warrant partial resurfacing to eliminate surface irregularities. Appurtenant site elements including the gazebos and perimeter wall warrant limited repair. Landscaping elements appear in very good condition throughout the project and evidence a high level of ongoing maintenance. Site-related expenditures are expected to remain relatively minimal through the near term.

Building envelopes were found to be in fair-to-good overall condition with no evidence of widespread settlement (except for rear terrace); however, moisture/water intrusion presents a recurring or persistent challenge in all building sections that is particularly acute in the south building wing. All of the building sections exhibit fracturing in the exterior walls that in most cases, spans the depth/thickness of the wall and most of which were created by thermal contraction cycling. Sealing of most of these fractures has occurred in the past; however, the sealant in a number of wall fractures in the south building wing has weathered or dissipated and is believed to be the source of several areas of interior water damage. Substantial resealing of wall fractures in the south building wing is presently warranted. Poorly sealed windows were noted in both building wings and many of these are in need of resealing as well. Windows in the north building wing are progressively being replaced with newer thermal pane units. A similar systematic replacement should be considered for the south building wing sections to eliminate both water and moisture vapor intrusion. Maintaining water-resistant building shells should be among the highest of building maintenance priorities.

The exterior brick and terra cotta building elements are in fair-to-good overall condition; however, limited repointing is warranted in the north wing brick parapets and limited terra cotta repair and resealing is warranted in several areas.

Roofing systems, which are comprised predominately of clay barrel tiles and single-ply membranes, evidence mixed performance. The entire roof on the 3-story building in the south wing was replaced last year and is in good overall condition,

although several potentially high maintenance areas were identified. The flat roof area inside the south wing mansard and the west loggia/arcade roof are also of more recent installation and appear in very good condition. The east loggia/arcade membrane roofing is in poor condition and warrants replacement. The membrane roofing on the north building wing, which comprises the majority of roofing on this wing, continues to perform well overall and should not warrant replacement through the near term. Biannual recoating should be continued to maximize longevity. The clay tile roof surfaces on the north building wing are in fair overall condition while those on the south building wing are in poor overall condition and warrant near-term replacement. Damage in the lower portion of the Transite shingles inside the south wing mansard is believed to be responsible for much of the interior water damage below, and replacement is presently warranted.

The water shedding characteristics of rooftops on both wings is suspected to be responsible for infiltration/leaks in certain areas of these buildings. Modifications to certain roof surfaces and building downspouts are recommended to diminish infiltration potential from these sources.

The painted wood overhangs that surround some of the rooftops evidence substantial deterioration and warrant refinishing. Lightning arrest systems on both building wings evidence disrepair and should be checked and reinstated for proper operation.

Floor and roof framing elements consist predominately of wood lumber. Instances of termite damage were identified in various locations in each building section and termites are known to have been active within several areas of the building. Reinforcement and repairs of previous damage areas were in evidence in the north building wing and the floor framing in several of the ground floor tenant spaces in the north wing have been replaced with fill and concrete. The entire building was reportedly tented 4-5 years ago and there is a ground bait system reportedly in place. Annual inspections are also reportedly being conducted and should be continued as a high priority. The use of non-cellulose materials should be considered for substitution of framing elements and finish materials where possible.

Several instances of deflection, irregularity, and separation that are indicative of potential structural distress were identified in the south building wing, including the mezzanines and rated stairwells in the 3-story building section, the semi-circular terraces on the sides of the 4-story building section, and in other localized areas. Due to the multiple occurrences identified, these conditions should be fully investigated by a structural engineer to determine the causal factors, define the extent of the conditions, and to devise appropriate remedies. It is likely that remedial measures, some possibly extensive and costly, will be warranted in most or all of these areas; however, the extent of such measures cannot be quantified until

these conditions are fully defined. A few less-pronounced areas of differential displacement were noted in the north building wing as well and these should also be evaluated.

Interior finishes are largely of a more modern condition in the north wing to accommodate office and retail use, while much of the south building wing has retained original finish styles. Both building wings evidence areas of moisture infiltration; however, extensive water damage was identified in practically all portions of the south wing, as were several instances of delaminating plaster. Substantial cost expenditure is anticipated to reinstate these finishes and this further underscores the need to vigorously prevent and promptly respond to water/moisture intrusion events. Aside from water damage reinstatement, flooring replacement is the only appreciable recurring cost anticipated through the intermediate term. The entire fourth floor of the south section of the south building wing has fallen into total disrepair and essentially retains the original hotel finishes. Systematic renovation of this floor should be considered to better enable environmental regulation for museum artifact storage. As finishes are replaced in either wing, appropriate insulation and vapor barriers should be incorporated along exterior walls to aid in moisture migration control.

Heating, ventilation, and air conditioning (HVAC) in the north building wing is a four-pipe centralized system consisting of two chillers, a cooling tower, a boiler, and dispersed fan coil units. The system has an excellent history of ongoing maintenance. The boiler is of recent installation while the chillers are of median age and fan coil units are a largely older mix. The larger components are in good overall condition and replacement is not anticipated in the near term. Replacement of several of the older fan coil units should be anticipated through the intermediate term. In both building wings, routine inspection and cleaning of fan coil condensate drains should be performed.

The HVAC system in the south building is decentralized, consisting of rooftop-mounted single-package units and split-system heat pumps that serve zoned areas within the wing. The majority of these units are older and evidence significant deterioration of the condensing coils due largely to the corrosive marine environment. Substantial replacement of these units is anticipated within the near term. The specification of coated coils and coil hoods should be considered to improve longevity characteristics of these units. Moreover, the selection of these units should be part of a comprehensive interior environmental strategy to provide a museum quality atmosphere that enables close control of temperature and humidity.

Electric service capacity is 1,200-ampere (south wing) and 1,600-ampere (north wing) and electrical systems were reportedly restored to modernity during the comprehensive renovation of the early 1970's. An emergency generator serves the north wing. Plumbing elements are largely modern in both wings although older

sections of cast iron remain in the south building wing. Both buildings are served by hydraulic elevators (four in north wing and two in south wing); however one of the two elevators in the south wing is currently inoperative and warrants reinstatement.

Both buildings are sprinkler-equipped and exhibit modern fire and life safety elements. Instances of inoperable exit signs and emergency light fixtures were noted in both building wings and these should be routinely inspected for proper operation. Several potential egress concerns were identified in the 3- and 4-story building sections of the south wing that warrant evaluation. The need for guardrails in the 3-story building mezzanines should also be evaluated. Fire extinguisher tags in the south building wing are largely expired and servicing is warranted.

Disabled-accessibility was generally found to be satisfactory with no significant entry barriers identified. Accessible routes are available to each of the building wings from the parking area. Building wings are equipped with elevators to provide access to elevated floors and with the exception of the re-opening duration, these exhibit good overall accessibility. Bathrooms with a moderate degree of disabled accessibility were available in both building wings; however, the café' in the south 4-story building section lacks disabled access to bathrooms. Access to the café and nearby gift shops from the parking area is circuitous. There are several possible minor improvements/upgrades that can be made to improve the compliance of the disabled-accessible features to the current ADA Accessibility Guidelines.

2.2 REPAIR/REPLACEMENT/RESERVE

The assessment identifies deficient conditions that were observed to exist at the time of the site visit and deficient conditions or component expirations that are anticipated to occur within a specific future period of time. For each such condition, a rudimentary opinion of probable cost is provided to remedy the condition.

In general, "Current Needs" are those deficiencies that were identified during the site visit that are presently in need of repair/replacement. The immediate needs are further delineated between Priority 1 and Priority 2. The former would include identified items such as dangerous conditions, life safety issues or other hazards, or where lack of prompt attention could permit rapid continued degradation of systems or elements. The latter includes items that are expected to degrade at a slower rate, not collaterally impact other systems/elements, or not result in significant additional cost as a result of slightly deferred attention.

The "Potential 5-Year Reserve Needs" are those where a system or element has a moderate-to-high potential for needing repair or replacement within the forward 5-year period based on its observed condition/performance, or age. These systems or elements that are perceived to likely require repair or replacement in this period either presently exhibit diminished performance or are approaching the end of their typical useful life expectancy. References made to intermediate term generally refer to the 6-10 year period beyond the near term; however, no summary or opinions of cost are provided for this future period.

The dollar amounts shown are considered approximate budgets (allowances) rather than exact repair costs. As such, they should not be taken as maximum probable costs. These opinions of probable cost are based on approximations of quantities and do not represent precise material take-offs nor exact field measurements. Moreover, these are for wholesale replacement. Most often ongoing repairs can extend life expectancies; however, such an approach eventually results in diminishing returns. Several variables impact the actual cost such as the necessary scope of the repair, availability of materials and labor, and the time frame in which the repairs are performed.

In some areas of the project, manifestations of potential structural deficiencies were identified that warrant further detailed investigation. In those cases, a line item and cost figure is provided in the corresponding Repair/Replacement/Reserve Summary table for anticipated remedial work that will presumably result from those studies/investigations, but whose scope cannot be fully defined until the investigations are performed. It is intended primarily to emphasize that a cost will likely be incurred in these areas, and the figure is intended to represent a nearest magnitude best estimate.

Within the individual functional unit sections of this report, the opinions of probable cost have been broken down on a line item basis to provide a summary and demonstrate the cost development process. A summary of the probable cost opinions on a per-functional unit basis is provided below. These costs were taken from the individual functional unit sections and are referenced by report section. Further delineation is provided therein and the reader is encouraged to reference the appropriate section for further line item cost breakdowns. Also, in-depth discussion is provided in each of the corresponding sections to support these needs.

FUNCTIONAL UNIT	Report Section	Current Needs Priority 1	Current Needs Priority 2	Current Needs Subtotal	Potential 5-yr Reserve Needs
Site/Common elements	3.2	$7,700	$7,100	$14,800	$1,100
North Wing (City Hall)	3.3	$200	$123,400	$123,600	$165,000
Suth Wing (Museum)	3.4	$4,100	$668,000	$672,100	$225,000
TOTALS		$12,000	$798,500	**$810,500**	**$391,100**

2.3 ADDITIONAL RECOMMENDATIONS

Various recommendations have been made throughout this report for further evaluation of alterations that could be made to improve appearance, functionality, quality, and/or longevity of certain elements.

The recommendations that are presented have not necessarily been fully developed in terms of their overall impact, benefit, and cost. They are presented solely for consideration and warrant considerable deliberation and discussion to become fully developed with respect to feasibility and appropriateness. Each item is summarized below and a number corresponding to specific sections within this report is provided so that the reader may review more discussion of the particular item.

This does not include areas where further investigation has been recommended to enable definition of the scope of the deficiency. The items warranting further investigation have been included in the report and a nearest-magnitude cost opinion assigned in the repair/replacement/reserve tables.

Recommendations have also been made for monitoring or maintenance practices that involve certain periodic/recurring actions. Many of these items are already being performed to some extent as routine maintenance functions. Others involve periodic observation of fractures, deflection, or movement that was identified in certain structural/building elements.

Further Evaluation

- Consider establishing finish floor elevations for each wing of the building to determine the extent to which they would be impacted/inundated by a 9-foot flood level and the extent to which such inundation would impact systems, equipment, contents, etc. (3.2.1).

- Consider providing a second disabled-accessible route along the east side of the building from the parking to facilitate more direct access to café level portions of the south wing (3.2.5).

- Evaluate the impact on architectural aesthetics of mildew discoloration removal from areas of the building exterior (3.3.1 and 3.4.1).

- Consider the installation of drip edges in slow draining horizontal surface areas such as window ledges and parapet tops where mildew discoloration persists below (3.3.1 and 3.4.1).

- Consider constructing shallow crickets along roof parapet edges between scuppers on the north building wing to eliminate local ponding (3.3.1).

- Build-up/improve drainage on open tower floor/roof surfaces in north building wing (3.3.1).

- Eliminate cellulose-based materials during renovation and avoid specification in new construction to diminish the potential for termite or water-based (rot) degradation. Maximize use of manufactured millwork, steel framing, etc. (3.3.1)

- Consider a comprehensive window replacement in south building wing (3.4.1).

- Consider systematically reinstating the fourth floor finishes in the 4-story building in the south wing to provide museum quality storage area and environment (3.4.2).

- Consider specification of coated condensor coils and/or hood protectors to increase longevity of coils in rooftop HVAC units (3.4.3).

- Consider installing a museum-quality comprehensive environmental control system in conjunction with anticipated near-term mechanical equipment replacement (3.4.3).

- Consider options to control condensation formation on diffusers in both building wings. For interior renovations, the use of appropriate insulation and vapor barriers should be incorporated along exterior walls to minimize thermal and moisture migration (3.3.3 and 3.4.3).

- In conjunction with anticipated widespread interior finish reinstatement, consider redeployment/realignment of exposed sprinkler system on mezzanine levels of 3-story portion of south wing building to conceal piping elements and heads (3.4.4).

Maintenance/Monitoring:

- Continually monitor wing walls off semi-circular terraces on sides of 4-story section of south building wing for further settlement (3.2.4).

- Continually monitor and inspect for termite activity and treat as necessary. Once termite activity has been identified and treated, all of the visible waste material should be eliminated and affected finishes/components repaired/replaced so that new activity, should it occur, can be more readily distinguishable (3.3.1 and 3.4.1).

- Inspect clay tile roofing annually and replace damaged tiles as needed (3.3.1 and 3.4.1).

- Inspect and clean roof scupper strainers semi-annually or more frequently as needed (3.3.1 and 3.4.1).

- Regularly inspect and clean fan coil condensate pans and drain lines (3.3.3).

- Monitor rear terrace on south side of 4-story south building wing for further settlement (3.4.1).

- Regularly inspect and maintain roof membrane terminations on 3-story building roof (3.4.1).

- Regularly inspect illuminated exit signs and emergency lighting to ensure proper operation.

- Change air handler filters regularly (3-4 times per year or more as needed).

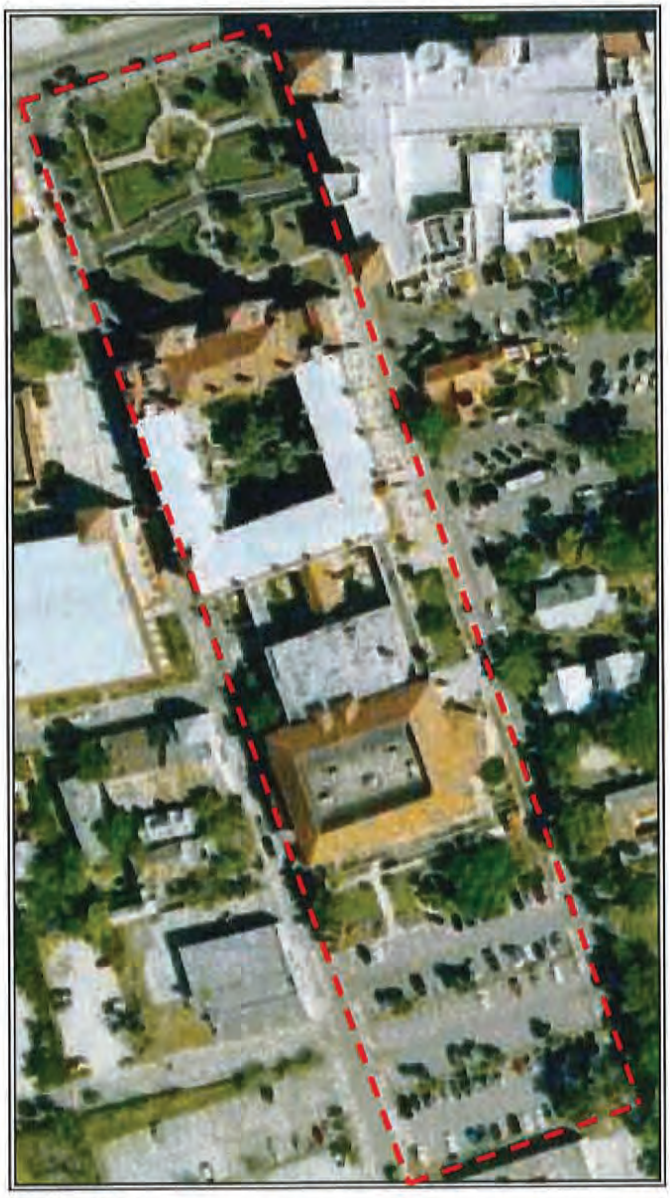
- Continual observation of interior finishes for evidence of water intrusion and excess moisture should be conducted. Once the sources of damage-causing water/moisture have been identified and eliminated, affected finishes should be promptly reinstated both for aesthetical reasons and to enable rapid detection in the event of a reoccurrence.

For optimum continued performance, the project buildings/facilities and grounds should undergo constant in-house reconnaissance to identify problems that may develop and eventually lead to more expensive repair costs. This would include annual or semiannual walkthroughs of buildings and grounds including roofing and development of repair/replacement punch lists. Periodic reviews by qualified outside engineering or architectural consultants similar to this review are also recommended.

3 PROPERTY CONDITION ASSESSMENT

3.1 PROJECT DESCRIPTION

The subject building is positioned within the block bounded by King Street on the north, Cordova Street on the east, Granada Street on the west, and Bridge Street on the south. The improvements within this block, excluding a small freestanding building at the extreme south end of the block, originally comprised the former Alcazar Hotel. The small building at the southern end of the above-described boundary is reportedly used for municipal purposes; however, that building was not specifically included within the scope of this assessment.



The subject building/facility was originally constructed in the late 1880's and served as a hotel until around 1932. The building was added to the National Register of Historic Places in 1971, and in 1973 it was substantially renovated (primarily north wing) to provide municipal offices for the city of St. Augustine and display area for the Lightner Museum.

There are two 4-story sections with a 3- and 2-story section in between connecting the two larger structures. The overall building configuration and the present-day uses facilitates reference in terms of building wings. Consequently, for purpose of discussion, the north 4-story building section is referred to as the "north wing" and the 2-, 3-, and other (south) 4-story building are collectively referred to as the "south wing" within this report

Information provided by the city of St. Augustine shows the following building areas broken down by floors.

North Wing		South Wing	
Area/Floor	Approx. Square foot	Area/Floor	Approx. Square foot
1st Floor	19,201	1st Floor	21,727
2nd Floor	24,174	2nd Floor	24,157
3rd Floor	24,174	3rd Floor	21,959
4th Floor	22,126	4th Floor	14,385
Towers	2,890		
Total	**92,565**	Total	**82,228**
		Total	
Misc./Common Areas		Misc/Common Areas	
Covered Walks/Courtyard	4,972	Covered Walks	2,560
Front Covered Porch	585	Rear Basement	4,851
Roof Terrace	2,048	Rear Deck	2,622
Total	**7,605**	Total	**10,033**

3.2 SITE/COMMON ELEMENTS

The site/common elements are those elements positioned outside of the buildings within the block whose boundaries are formed by King Street on the north, Cordova Street on the east, Granada Street on the west, and Bridge Street on the south. Such elements include paved parking, retaining walls, flatwork, fountains, landscaping, drainage, and appurtenant structures, etc.

3.2.1 Drainage

The site has a moderate-to-high percentage of impervious area that includes the paved surfaces and building-occupied areas. These areas are largely responsible for the generation of runoff at the site.

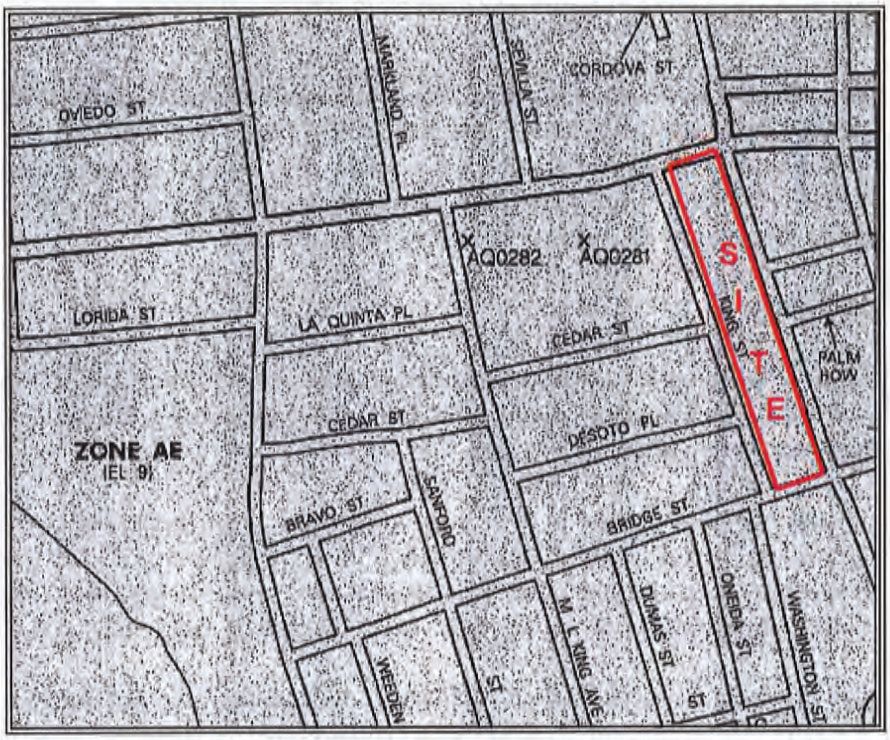
Surface inlets were observed in the north courtyard area, that collect excess runoff from landscaped and grass-covered areas although given the highly permeable nature of the indigenous soils, it is likely that much of the runoff infiltrates directly into the soil except possibly at times of high water table/soil saturation conditions.

No surface inlets of other drainage collection devices were observed within the south parking areas and it appears that runoff from these areas flows into the side streets. Building roofs were noted to be equipped with gutters and downspouts that carry roof runoff to downspout boots and into an enclosed system that is presumably part of the municipal storm water system.

The entire site and all of central St. Augustine are located in a flood hazard zone AE classification according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 12109C 0314 H, effective September 2, 2004 (see following page). This flood zone classification is a "1% Annual Chance" flood (formerly "100-year" flood) hazard zone where base flood elevations have been determined. According to the map, the base flood elevations indicate a flood elevation level of 9 feet above mean sea level. This classification presumably results from the potential for a hurricane storm surge. Consideration should be given to establishing finish floor elevations for each wing of the building to determine the extent to which they would be impacted/inundated by a 9-foot flood level and the extent to which such inundation would impact systems, equipment, contents, etc.

3.2.2 Hardscape

Site vehicular access is provided for the metered parking areas in the southern portion of the site, a single-lane tourist bus passage in the northern portion of the site, a single-lane delivery loop on the east side of the site, and three surface parking and/or delivery spaces on the east side of the south building wing. The south parking area is served by three curb cuts along Cordova and three curb cuts



along Granada Street. These parking areas are surfaced with asphaltic concrete, which remains in very good overall condition (Photographs 2-4). An area of alligatoring was identified in the northern entrance to the south parking area from Granada Street and there is evidence of previous cut and patch repair nearby (Photograph 3). No evidence of subgrade deterioration was noted and is generally not anticipated under passenger vehicular loads with the free-draining granular subgrade indigenous to this area. The alligatored area will eventually warrant an overlay or cut and patch repair. A periodic slurry seal may be considered largely for aesthetic and surface rehabilitation purposes; however, this is generally not necessary for prevention of moisture migration into the subgrade. The single-lane tourist bus passage also derives site access and egress via single curb cuts in each of the two side streets, while the delivery loop has two curb cuts along Granada Street, and the three parking/delivery spaces have continuous cuts along Cordova Street. These driveways and parking/delivery spaces are surfaced with concrete, which appears in very good overall condition.

Parking stall striping within the south parking area is moderately visible and restriping should be anticipated on a tri-annual basis.

Concrete sidewalks traverse the northern portion of the site, within the courtyards, and along the rear of the site. Brick-paved sidewalks line the west and north edges of the site and the southern portion of the east side of the site. Concrete-surfaced

At the tourist bus stop at the front (north) drive, there is nearby signage that directs disabled visitors to the west side of the site, presumably to the ramp off the southwest corner of the north building wing. There is a ramp between the bus stop and the main north building arcade entrance, which would be along the shortest route into the north building; however, the ramp slope was found to be nearly three times the maximum allowed under ADAAG (Photograph 7). The longer accessible route would seem justifiable considering the extent of modification required to provide a properly sloped ramp at this location.

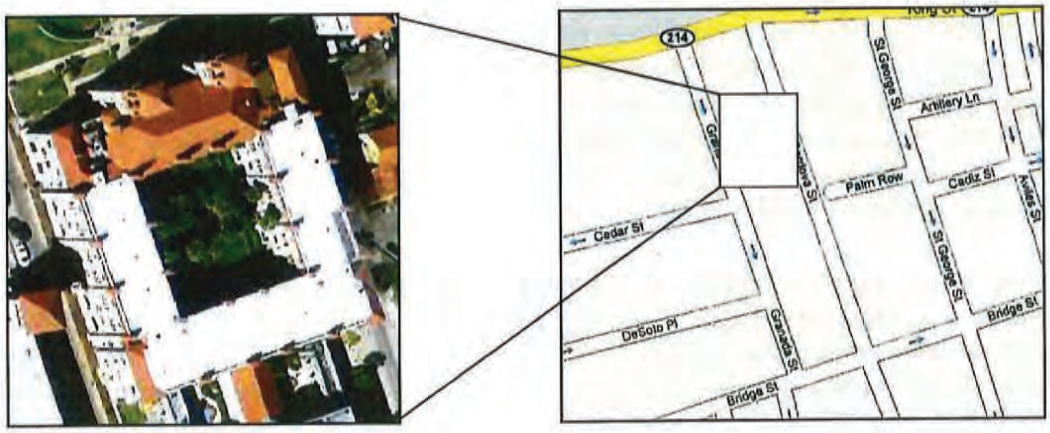
3.2.6 Repair/Replacement/Reserve Summary

System/Component/Element	Report Section	Current Needs Priority 1	Current Needs Priority 2	Current Needs Subtotal	Potential 5-yr Reserve Needs
Restripe pavement in south parking lot	3.2.2				$1,100
Eliminate fault/trip hazard at N. entrance/N. wing	3.2.2	$200		$200	
Resurface east/west brick sidewalk irregularities	3.2.2	$6,000		$6,000	
Survey/adjust sprinkler heads along bldg perim.	3.2.3		$100	$100	
Repair and reinstate rear (SW/SE) gazebos	3.2.4		$3,000	$3,000	
Repair perimeter wall cap and bollard spalling	3.2.4		$3,000	$3,000	
Repaint perimeter wall pipe railing	3.2.4		$500	$500	
Remove extra hardware from north entry turret	3.2.4		$200	$200	
Eradicate veg. growth at north entry stairs	3.2.4		$100	$100	
Seal gaps at east/west side wingwalls	3.2.4		$200	$200	
Install second handrail at rear terrace stairs	3.2.4	$1,500		$1,500	
Category Totals		$7,700	$7,100	**$14,800**	**$1,100**

3.3 NORTH WING (City Hall)



75 King Street



The north building wing is a 4-story, rectangular-shaped structure with a variable roofline containing two main towers and multiple spires. The building wing is constructed in an annular configuration with a center open courtyard, which creates four distinct sides/portions or "quadrants" to the wing. The building wing was extensively renovated for the present day uses in 1973 and presently houses local state and federal governmental offices, retail shops and restaurants, and other business offices. The main public entrance to the south building wing (museum) also occupies the ground floor of the south quadrant in this building.

3.3.1 Building Envelope

The building is founded on coquina concrete footing walls of varying widths. As the actual below-grade foundation elements were not visible, the specific types could not be determined (i.e. footings, piers, etc.). Examination of the exposed above-grade walls did not reveal any evidence of appreciable foundation deficiencies or significant settlement, which suggests that whatever the specific foundation elements, they are continuing to perform satisfactorily. The cementitious binder in the concrete was manually probed in several locations and did not evidence any softening or friability.

The entire building shell is constructed of unreinforced coquina concrete with red brick trim along the roof parapets and ornamental terra cotta at towers/spires and window ledgers. The coquina was apparently formed in successive vertical lifts, as interbedded horizontal joints are visible throughout the exterior walls. There is evidence that in several locations, a "cold" joint exists where the successive layers are minimally bonded and moisture is able to seep through some of these joints during periods of sustained precipitation. While the application of a cementitious surface parging coat would present potential benefits in terms of moisture intrusion abatement in certain areas, the parging itself creates another cold joint that is susceptible to moisture intrusion and subsequent fracturing/debonding. Consequently, where horizontal cold joints are problematic in terms of moisture intrusion, the use of epoxy injection should be evaluated as an alternative. This process could be performed from the interior side of the wall surface, thus obviating the need for external access, scaffolding, etc. If the cold joints are too thin to inject epoxy, these joints may be routed and filled from the exterior with an epoxy-based grout or similar suitable sealant/filler. As architectural aesthetics remain a key feature of this historic structure, the existing surrounding color and shell fragment texture of the coquina should be matched.

In several locations where surface water shedding/evaporation is slowed or the runoff is sustained from other areas such as window ledges, there is a darkened discoloration that likely consists of mildew growth (Photographs 11, 12, and 14). If desired for aesthetic purposes, the discoloration can be eradicated with the use of a commercial mildewcide. Prevention of subsequent or continued discoloration may

be controlled by alteration of water shedding characteristics of the particular location although this may not be possible without visible alteration. It may be possible to use a narrow drip edge that is relatively inconspicuous from ground level.

Numerous vertical fractures/separations were noted in the perimeter exterior walls that occur mostly at fenestrations and most of which had been previously sealed (Photographs 14, 15, 18, and 19). The absence of reinforcement (and expansion joints) is opined to be the cause for most of these fractures as a result of cyclical fluctuations in ambient temperature, which induces thermal expansion and contraction in the wall elements. It is anticipated that most of the thermal expansion/contraction fractures that will ever occur have already occurred. Consequently, little additional remedial work is anticipated for this purpose although periodic maintenance/resealing should be expected.

In other areas such as the north face of the south building quadrant, finite length vertical fractures/spalling were noted between windows (Photograph 19). Horizontal above-window fractures/spalling were noted in the same wall (Photograph 21). These fractures appear to be the result of corrosion in embedded steel that possibly serves as reinforcement in these areas. As pieces of the concrete will eventually completely detach they should be pre-emptively removed, the steel cleaned, and the voids refilled with an epoxy-based grout of matching color and texture.

On the south exterior face of the south building quadrant, an area was observed beneath a downspout elbow where spalling or some other open condition existed, and investigation/repair is warranted (Photograph 25).

The brick appeared in generally good condition overall as did the ornamental terra cotta embedded in the brick and in the front towers, although localized efflorescence was noted in some of the tower terra cotta and localized spalling was noted in some of the window trims (Photograph 31). This indicates that moisture is penetrating mortar joints and resealing/waterproofing is warranted in addition to removal of the efflorescence. It appears that the majority of the mortar joints in the brick parapets have been repointed; however, several areas were noted where appreciable mortar joint erosion remains, particularly on the south face of the south parapet (Photograph 18). Additional repointing of deteriorating mortar joints is warranted. Spotty vegetative growth was noted in some of the terra cotta tower elements and in some of the crevices at the base of the exterior side of the brick parapet (Photograph 18). This growth should be eradicated, as continued growth will serve to displace and damage these elements. A spalled/deteriorated terra cotta spire was also noted along the west side of the west building quadrant that warrants replacement (Photograph 32) and spalling of other terra cotta elements over time is possible considering the coastal marine conditions. For repetitive elements such as the smaller spires, it may be cost effective to have a mold prepared in anticipation of future spalling and replacement needs.

The two main tall towers are open at the top but have habitable space on the floors below. There is evidence of recent remedial work in steel angles that have been installed to support brick lintels along the upper tower peripheries and these elements remain visually stable (Photograph 33). It also appears that the brick was repointed and the mortar joints remained in good visible condition. The tower rooftops are framed of wood and remain in good overall condition with no visible deterioration. The underside surfaces are painted; however, widespread paint peeling/delamination was noted (Photograph 48). Similar exposed roof overhangs occur along the upper roof level of the north quadrant of the building and these too exhibit areas of scaling/delamination. Resurfacing of the undersides of these exposed roof overhangs should be anticipated within the near term.

On the northwest corner of the roof located to the west of the west tower, the wood outlookers of the overhang exhibit significant termite damage (Photograph 30). Other scattered instances of visible termite damage were noted as well; however, recent termite activity was not in evidence.

The ground floor, which is comprised mostly of retail spaces, uses conventional bronzed aluminum storefront openings with large areas of window glass. These elements are in good overall condition although a few of the tenants have reported moisture infiltration around some of the window units in the perimeter exterior walls. In the Wedding Authority space at the west end of the north quadrant, a misdirected sprinkler/irrigation head is believed to be the source of moisture in that location, in addition to a potentially unsealed window frame (Photograph 36). Another instance of moisture infiltration was reported in the Christe Tu space in the east quadrant of the ground floor that is believed to have originated from above the storefront window frames. These should be investigated and remedied. Along the outer ground floor building periphery, the storefronts are recessed into the building walls and it appears that the sill in front has been capped with mortar. Several areas of mortar cap spalling were noted in these areas along with instances of wall fracturing (Photograph 38). These should be repaired/resurfaced and an appropriate bonding agent and sealant used to prevent the moisture intrusion that is ultimately responsible for the spalling.

The windows on the upper three building wing floors are a mix of older single-pane metal-framed units and newer thermal (double) pane units throughout the building. A preliminary enumeration suggests that approximately 25-30% have been replaced in more recent years with the thermal pane units with yellow frames while the remainder are the older less energy efficient single pane units. The newer thermal pane windows, with mahogany interior finishes, are being installed as tenants vacate specific areas of the building wing and the majority that have been installed to date have been on the second floor. Several of the newer windows in this area were reported to have leaked during heavy rain events; however, resealing was performed both on the windows and in suspected areas above, which has largely

eliminated this problem. Still in other areas, MEEI noted that the window frames were poorly fit, had required grinding of the terra cotta sill, and/or evidenced substantial sealant application (Photographs 34, 36, and 49). In some cases, a metal flashing apron extending from the window appeared to trap water on the sill. In some of these same locations, the seal was incomplete and/or the grinding of the sill has resulted in a low spot along the window interface that traps water (Photographs 34 and 49). Further sealant application and possible physical modification is warranted in several of these windows to eliminate the potential for moisture intrusion alongside the window frame and through the sill tiles. Presently, there are some 50± new window units in storage that await installation, and continued replacement is expected to begin soon. Proper perimeter closure of these units should be achieved so that maximum benefit is realized from these new units.

The roofing is a mix of clay barrel tiles on visible architectural surfaces (e.g. towers and north quadrant roof surfaces) and membrane roofing elsewhere (remaining three building quadrants.

The clay tiles on the tower roofs appeared in good overall condition. The uniformity of the tile color suggests that these roofs have been resurfaced in more recent years (Photograph 31). The roof surfaces on the other north quadrant hip-framed roofs appeared in fair-to-good overall condition with scattered instances of cracked or broken tiles observed and these should be replaced (Photograph 39). The north quadrant roofing is expected to achieve an additional 5-10 years of service life with continued maintenance. As these tiles do experience ongoing breakage, cracking, and dislodging, it is necessary to replace these tiles individually on a regular basis and provisions should be made for a routine annual inspection. The lower mall entrance canopy along the north side of the north quadrant appears in fair-to-poor overall condition based on the extent of cracked tiles and widespread discoloration, and total replacement should be considered within the near term (Photograph 42).

The roofs on the west, east, and south building quadrants are gabled/pitched for drainage and are surfaced with a membrane roofing material that is opined to be a modified bitumen and which appears in good overall condition (Photograph 47). A generous coating of reflective emulsion has been applied over not only the roofing membrane, but also the parapet sidewalls. The reflective coating is reportedly reapplied on a biannual basis and appears in good overall condition although bubbling was noted in the east quadrant and a penetration was noted in the same quadrant (Photograph 46). The bubbled areas will likely continue to detach/separate and repairs/readhesion should be performed pre-emptively, include the identified penetration. The east side of the east quadrant roofing reportedly experienced uplift failure during a storm. Despite the long expanses of roofing, no expansion joints were in evidence although no contraction splitting was noted either. Although roofing replacement needs are not foreseen through the near term, eventual

replacement is inevitable on these slopes and subsequent membranes should be attached to resist wind uplift in accordance with Factory Mutual designations that are appropriate for this coastal setting.

The roof drainage on the side and rear quadrants consists of simple gravity flow to inside and outside parapet walls where intermittent scupper openings exist. Because the scuppers are spaced and the intervening roof edge is flat in between, it appears that shallow ponding occurs along the interior of the parapet walls based on the silt/dirt accumulation in these areas (Photograph 44). Moreover, it was noted that despite the existence of mesh strainers over the scupper bucket openings, many are experiencing impediment from debris accumulation (Photograph 41). The accumulation/ponding of water along the edges is believed to be the source of interior water staining/intrusion that was observed in the ceilings along exterior walls in some of the upper floor offices and these areas should be investigated to determine the source(s) and then repaired. Upon the next roofing replacement, the construction of shallow crickets along the parapets between scupper openings should be considered to maximize the rate of runoff to the scuppers and minimize water accumulation/ponding along the parapet walls. In the interim and beyond, the scupper buckets should be routinely observed and cleaned as necessary, and the rooftop should be regularly cleaned of debris that could flow into the buckets and create further impediments.

While on the rooftop, several of the lightning rods were observed to have become detached from the grounding system and/or the building mounts. The entire lightning arrest system should be evaluated for proper mounting and ground continuity, and restored as needed.

In the towers, the floors of the open upper level, which were reportedly reframed in recent years, are covered with mineral-surfaced roofing and generous applications of self-adhesive flashing. The northwest tower was found to have water trapped within the substrate beneath the membrane and this surfacing should be replaced at the earliest opportunity. Both towers drain to a single rear scupper and the surfaces did not appear to slope sufficiently to these scuppers to ensure complete drainage of the towers. Consequently, it is recommended that when the roofing is replaced that the tower floors be built up to provide adequate slope to maximize drainage and prevent ponding.

Along the east end of the south elevation of the south building quadrant, plywood panels have been used to enclose two window fenestrations and these evidence weathering and deterioration (Photograph 24). These should be protected via painting or similar coating, or replaced entirely with a more durable weathering material.

The vast majority of the building framing was not visible for direct examination; however, the attic above the north quadrant and unfinished space in the east quadrant of the third floor were accessed, as framing elements were observable in those areas. Building floors and roofs are framed of dimension lumber. The roof framing consists of braced rafters with 1" decking. Areas of termite damage were noted in several of the rafters; however, no visible activity was noted (Photograph 68). Previous remedial work was evident along some of the lower rafter ends where additional framing thickness has been bolted/laminated onto the existing rafters. A single area of persistent moisture exposure/roof leak was identified in the south-facing slope and the source has reportedly been sought unsuccessfully (Photograph 69). Continued effort should be made to identify and remedy the source of that leak.

In the unfinished third-floor space, studs and joists consist of dimension lumber elements similar to the roof framing (Photograph 78). Many of the joists have been doubled with a second joist alongside and steel reinforcement has been added in some areas (Photograph 77). On the ground level, several of the retail shop floors have reportedly been reconstructed due to termite degradation. In those areas, some of the crawlspaces have reportedly been filled and concrete poured in lieu of wood framing replacement while in others; the wood framing has been replaced with treated lumber (Photograph 79). An area of soft flooring was identified in one of the ground floor north quadrant retail spaces that currently houses the "Wedding Authority" and this should be investigated. It is likely that many or all of the ground floor spaces that have not had the floor framing replaced with fill and concrete will require this work within the longer term. It is also foreseeable that future repairs/reinforcement may become warranted elsewhere depending on the ability to rapidly identify and eradicate termite activity. Clearly, termites remain a significant threat to this predominately wood-framed building, and considering that they have previously reached the upper framing levels (roof), there are likely no cellulose-based elements within the facility that are immune to this continuing threat. Consequently, the reported annual inspections that are conducted should be continued and treatment performed as necessary. Although treated lumber is termite resistant, the use of light gauge steel framing elements should be considered in future repairs/renovation, provided that moisture migration is limited via insulation and vapor barriers.

3.3.2 Interior Finish

Interior finishes vary widely throughout the building and vary in terms of age and condition. Flooring consists largely of level loop carpet in offices and corridors with scattered inclusions of vinyl tile in utility areas and bathrooms (Photographs 72 and 73). The more recently tenanted spaces such as those in the north and east

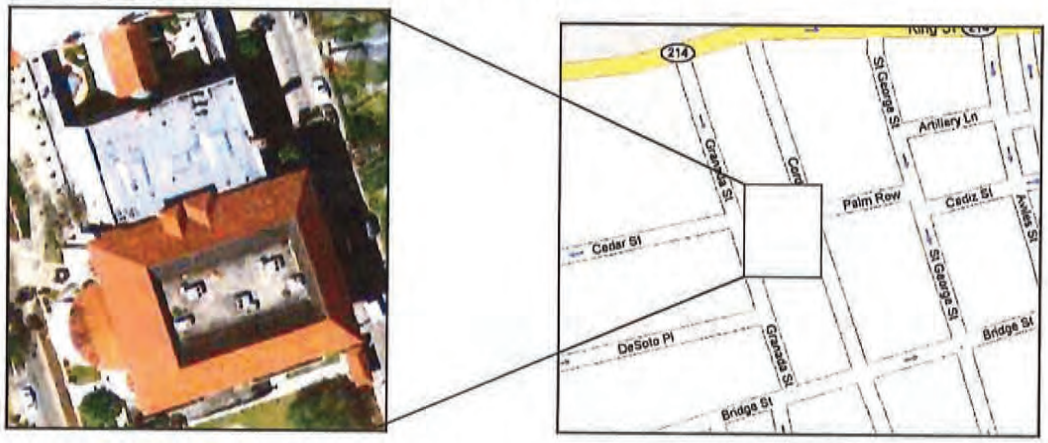
3.3.6 Repair/Replacement/Reserve Summary

System/Component/Element	Report Section	Current Needs Priority 1	Current Needs Priority 2	Current Needs Subtotal	Potential 5-yr Reserve Needs
Epoxy inject leaking cold joints in coquina walls	3.3.1		$10,000	$10,000	
Repair spalled coquina at S. quadrant windows	3.3.1		$10,000	$10,000	
Investigate/repair spalling on S. face S. quadrant	3.3.1		$1,000	$1,000	
Seal terra cotta and remove efflorescence	3.3.1		$20,000	$20,000	
Repoint eroded brick joints in parapets	3.3.1		$15,000	$15,000	
Eliminate veg. growth in brick parapets	3.3.1		$5,000	$5,000	
Replace terra cotta spindle on W. parapet	3.3.1		$1,000	$1,000	
Resurface/repaint roof overhang undersides	3.3.1		$10,000	$10,000	
Investigate window leak in Christe Tu & Wedding	3.3.1		$500	$500	
Repair/resurface mortar caps on window ledges	3.3.1		$5,000	$5,000	
Reset/seal replaced windows and ledges	3.3.1		$10,000	$10,000	
Replace broken/missing clay roof tiles	3.3.1		$3,000	$3,000	
Replace clay tile roofing	3.3.1		$6,000	$6,000	$65,000
Repair/readhere roofing on east quadrant	3.3.1		$500	$500	
Repl./reattach lightning rods, confirm continuity	3.3.1		$1,000	$1,000	
Replace roofing northwest tower	3.3.1		$1,000	$1,000	
Refinish/protect plywood fenestration covers	3.3.1		$500	$500	
Identify/repair S. roof slope leak in north quadrant	3.3.1		$500	$500	
Investigate/repair soft floor in Wedding Authority	3.3.1		$3,000	$3,000	
Replace carpeting in office and corridors	3.3.2				$40,000
Reinstate finishes in tower offices	3.3.2		$5,000	$5,000	
Investigate displacement/distress in int. finishes	3.3.2		$10,000	$10,000	
Investigate/remediate leaks in 4th floor ceilings	3.3.2		$5,000	$5,000	
Replace circulation pumps	3.3.3				$10,000
Replace fan coil units	3.3.3				$50,000
Repair/reattach elec. receptacle on N. quad. Roof	3.3.3		$200	$200	
Service/replace exit sign near O'Keefe office	3.3.4	$200		$200	
Readily achievable accessibility modifications	3.3.5		$200	$200	
Category Totals		$200	$123,400	**$123,600**	**$165,000**

3.4 SOUTH WING (Museum)



75 King Street



The south building wing consists of a four-story, rectangular-shaped structure with a mansard roof and a smaller three-story structure with a flat roof. Also included in this section is a small two-story section with a gable-shaped roof that internally connects the north building wing to the three-story portion of the south building wing. The two-story portion presently contains the museum gift shop and limited display area while the three-story portion contains the museum and the larger four-story portion contains a restaurant, retail/gift shops, museum displays, meeting rooms, and storage. It is noteworthy that the ground floor/lower level of the south four-story building section served as an indoor pool in conjunction with the former hotel use. At that time, the entire ground floor was submerged under water. Also, none of the shops on the lower level of the four-story building were open during the site visit and none were entered as a result.

3.4.1 Building Envelope

The building is founded on coquina concrete walls of varying widths. In the south four-story building, the bearing walls measured 24" thick while columns measured 20" square. As the actual below-grade foundation elements were not visible, the specific types could not be determined (i.e. footings, piers, etc.).

Examination of the exposed above-grade footing walls did not reveal any evidence of appreciable foundation deficiencies or significant settlement except for the rear elevated terrace at the south end of the four-story building section where variable width separations were observed along the side interfaces between the two structures (Photograph 23). It appears that the stair section has settled on the outer edge and caused the assembly to rotate outward at top as a unit. There has also been a metal flashing apron installed along the north edge of the terrace where it abuts the four-story building wall, presumably to bridge a gap that has also formed there as a result of the differential terrace settlement (Photograph 27). The flashing evidences an intermittent separation/gap along the attachment to the building that may allow moisture intrusion and which should be reattached/resealed. The variable-width separations in the sidewalls should be sealed and monitored for continued movement. In this same area (building interface at north edge of terrace), there are two terra cotta columns that attach to the building but which are supported on the terrace. Both evidence separation and distress along the building interface and this too is a manifestation of the terrace settlement that warrants repair (Photograph 26). Depending on the occurrence and rate of subsequent movement, stabilization of the entire terrace structure may become warranted in the future.

The entire building shell is constructed of unreinforced coquina concrete with brick trim and terra cotta columns occurring at window fenestrations along the third floor of the south four-story building section (Photographs 4, 16, and 17). The terra cotta and brick elements remain in good overall condition although a previous localized terra cotta repair was observed in the south exterior wall of the south four-story

building section. The cementitious binder in the concrete was manually probed in several locations and did not evidence any softening or friability. The coquina was apparently formed in successive vertical lifts, as interbedded horizontal joints are visible throughout the exterior walls, particularly in the three-story building section and side loggias where mildew discoloration has caused these to become more pronounced. There is evidence that in several locations, a "cold" joint exists where the successive layers are minimally bonded and moisture is able to seep through some of these joints during periods of sustained precipitation. While the application of a cementitious surface parging coat would present potential benefits in terms of moisture intrusion abatement, the parging itself creates another cold joint that is susceptible to moisture intrusion and subsequent fracturing/debonding. Consequently, where horizontal cold joints are problematic in terms of moisture intrusion, the use of epoxy injection should be evaluated as an alternative. This process could be performed from the interior side of the wall surface, thus obviating the need for external access, scaffolding, etc. If the cold joints are too thin to inject epoxy, these joints may be routed and filled from the exterior with an epoxy-based grout or similar suitable sealant/filler. As architectural aesthetics remain a key feature of this historic structure, the existing surrounding color and shell fragment texture of the coquina should be matched.

In several locations where surface water shedding/evaporation is slowed or the runoff is sustained and other areas such as beneath the parapet tops along the center three-story building section and side loggias, there is a darkened discoloration that likely consists of mildew growth (Photographs 13, 20, and 22). If desired for aesthetic purposes, the discoloration can be eradicated with the use of a commercial mildewcide. Prevention of subsequent or continued discoloration may be controlled by alteration of water shedding characteristics of the particular surface although this may not be possible without visible alteration. It may be possible to use a narrow drip edge that is relatively inconspicuous from ground level.

Numerous vertical fractures/separations were noted in the perimeter exterior walls that occur mostly at fenestrations, and many of the fractures evidence previous sealant application (Photographs 17, 20, and 22). The absence of reinforcement (and expansion joints) is opined to be the cause for most of these fractures as a result of cyclical fluctuations in ambient temperature, which induces thermal expansion and contraction in the wall elements. It is anticipated that most of the thermal expansion/contraction fractures that will ever occur have already occurred. Several interior instances of water damage are believed to originate at some of the fenestrations that are intersected by fractures, especially the circular window fenestrations in the three-story building section. Consequently, sealing/resealing of these fractures and window frames is warranted. An elastic sealant with waterproofing properties should be selected whose color best matches that of the surrounding coquina so that the architectural impact can be minimized. It will likely be necessary to incorporate backer rod into the wider fractures.

There are two chimneys, one along the east edge and the other along the north edge of the three-story building portion. Neither appears to be capped and the chimney along the north edge evidences fracturing that warrants repair/sealing. The closure status of each should be determined and these chimneys capped if warranted to prevent unnecessary moisture intrusion.

The windows consist of older single-pane metal-framed units that appear to have been installed many years ago. Many of these units evidenced air and/or water leakage, and generally appeared in poor condition. As further discussed in Section 3.4.3, "Mechanical", the control of moisture (humidity and water) is imperative to the museum environment and a phased replacement of the poorly sealed uninsulated windows should be contemplated to aid in the reduction of moisture infiltration and heat transfer. Such a process would be costly due to the custom sizes that would be required. Although the windows are inset into the wall, the flat surfaces in front appear to retain moisture from precipitation and modifications such as sloped or tapered sills may be warranted to improve water shedding. In the interim, resealing the windows in conjunction with the previously discussed fracture sealing should be conducted.

Along the perimeter of the terrace off the south side of the south four-story building section, there are several fenestrations that have been enclosed with wood framing and plywood surfacing. Many of these evidence deterioration and localized rot, and these should be replaced with a more secure and weather-resistive material (Photograph 111). On the west side of the center three-story building, the fenestrations are enclosed with displays behind a Plexiglas or similar covering. These covers have yellowed/become significantly clouded, which makes observation of the displays difficult. These should be replaced with a non-yellowing glazing (Photograph 28).

The building wing roofs are surfaced predominately with a mix of clay barrel tiles and single-ply membrane roofing in addition to Transite shingles.

In the tile-surfaced areas, that include the perimeter mansard on the upper roof above the 4-story building portion, on the east and west semi-circular terraces of the 4-story building section, and on the lower gable-sloped roof of the two-story portion of the building wing that houses the museum gift shop, variable conditions were noted (Photographs 2, 17, and 18). Portions of the west mansard slope appear of slightly different color and color uniformity, which suggests that partial replacement was performed in the past. The older tile-surfaced areas exhibit numerous instances of cracked, broken and missing tiles (Photographs 50, 54, and 60). The valleys in the small hip-framed dormers along the south side of the mansard roof are cluttered with tile end cap plugs and debris, which appears to impede the runoff along these drainage pathways (Photograph 50). These tile-surfaced roofs are at or near the threshold at which repairs become less cost-effective due to the number and

disparate locations of damaged tiles, and the difficulty in preventing further damage during repair operations. Consequently, the older tile-surfaced areas in the northern two-story section and the majority of the mansard on the four-story section should be considered for replacement within the near-to-intermediate term. Subsequent to replacement, provisions should be made for a routine annual inspection as these tiles do experience ongoing breakage, cracking, and dislodging, and it is necessary to replace these tiles periodically.

The flat roof area over the three-story building portion at the north end of the south wing was recently resurfaced with a modified bitumen membrane and appears in very good overall condition (Photographs 55 and 56). During the reroofing process, a significant precipitation event occurred during the tear-off process of the previous roofing. Significant internal water damage reportedly resulted, some of which was still visible in interior finishes. The new roofing appears in very good overall condition and should achieve a 20± year life expectancy; however several membrane termination details were observed that will likely warrant recurring maintenance. These include the (former) skylight perimeter frames where the membrane butts against the perimeter metal flashing (Photograph 52), at the north chimney where the counterflashing was bolted and sealed to the exterior surface rather than etched into the mortar joints, and along the perimeter parapet where the roofing membrane counterflashing was terminated across the top of the parapet and sealed down to the concrete with no parapet cap, which was likely excluded for architectural reasons. Over time, the membrane edges will recede as the adhesives weather and the membrane experiences expansion and contraction cycling. These locations should be routinely observed and maintained as necessary to prevent moisture intrusion.

The surface drainage in the flat roof area on the center three-story building portion appears satisfactory; however, the drainage scupper openings appeared small relative to the area of roof served and the additional contribution from portions of the south mansard slope. The scupper openings are further impeded by the parapet flashing and the perimeter opening in the flashing appeared incompletely sealed against the parapet wall (Photograph 53). These scupper openings should be adjusted to maximize the drainage capacity and the flashing fully sealed along the perimeter of the openings.

The downspouts serving the gutters along the south eave of the mansard roof discharge onto the lower flat roof surface and indirectly through a side scupper opening to a second downspout along the sides of the building (Photograph 51). A similar condition was noted wherein portions of the upper roofs are being routed and discharged onto the side loggia/arcade roofs. Once runoff is collected from a roof surface, it should not be discharged onto another roof surface as this poses unnecessary additional risk of infiltration and accelerated weathering. A more direct routing scheme should be developed for the gutter and downspout drainage system

along the south mansard and three-story building roofs. Scupper buckets should be routinely observed and cleaned as necessary, and the rooftop should be regularly cleaned of debris that could flow into the buckets and create impediments.

On the interior portion of the upper mansard roof, the sloped sides are surfaced with what appears to be asbestos (Transite) shingles. These shingles are in good overall condition as they are nearly indestructible and exhibit an indefinite longevity. Several missing and cracked/broken tiles were observed in the lower portion of this roof area beneath the slope transition (Photographs 58 and 59). In the southwest corner below the slope transition, an entire area of shingles is absent and self-adhering flashing material has been applied (Photograph 58). The flashing material exhibits weathering deterioration and lies at the base of a valley where substantial runoff is concentrated. Directly below this area and at each of the other similar corners on the building interior, there is substantial water damage that is believed to originate from these rooftop corners (Photographs 82 and 92). Because the shingles along the bottom perimeter beneath the slope transition exhibit damage and since each of the four corners at the base of the valleys apparently leaks, the base of the interior mansard perimeter should be resurfaced. Membrane roofing should be used in these low-slope areas, as shingles are inappropriate in this low-slope application. It may also prove beneficial to keep some of the removed tiles for spot future replacement needs in the upper slopes. As the shingles above the slope transition remain in good overall condition, these do not necessarily warrant replacement.

The flat roof section in the center of the mansard is surfaced with a single-ply rubber (EPDM) membrane that appears in good overall condition (Photograph 56). EPDM membranes typically achieve a 20-year life expectancy and no replacement needs are foreseen through the intermediate term for this roofing. Drainage is achieved via interior roof drains that are equipped with strainer caps and these appear to be functioning properly.

The roofs over the east and west loggias/arcades were not accessed directly; however, remote observation from adjoining rooftops and windows suggests that the west loggia/arcade has been resurfaced in more recent years with a modified bitumen membrane that appears in very good overall condition (Photograph 22). Conversely, the east loggia/arcade roofing appears much older and in poor condition (Photograph 20). Replacement of the membrane roofing over the east loggia is presently warranted.

While on the rooftop, several of the lightning rods were observed to have become detached from the grounding system and/or the building mounts. The entire lightning arrest system should be evaluated for proper mounting and ground continuity, and restored as needed.

3.4.6 Repair/Replacement/Reserve Summary

System/Component/Element	Report Section	Current Needs Priority 1	Current Needs Priority 2	Current Needs Subtotal	Potential 5-yr Reserve Needs
Repair counterflashing at north terrace edge	3.4.1		$500	$500	
Seal and monitor seps btwn terrace and 4-sty bldg	3.4.1		$1,000	$1,000	
Repair terra cotta columns on terrace at wall	3.4.1		$2,000	$2,000	
Epoxy inject cold joint wall leaks	3.4.1		$10,000	$10,000	
Seal exterior wall fractures and windows	3.4.1		$75,000	$75,000	
Repair/cap two brick chimneys	3.4.1		$3,000	$3,000	
Replace water-damaged wood panels in rear terr.	3.4.1		$2,000	$2,000	
Replace yellowed display covers - W. loggia	3.4.1		$5,000	$5,000	
Replace mansard and 2-story roof tiles	3.4.1				$110,000
Adjust scupper openings on 3-sty bldg roof	3.4.1		$500	$500	
Directly route downspouts on 3-sty roof	3.4.1		$5,000	$5,000	
Repl. lower shingle roofing on inside mansard slope	3.4.1		$5,000	$5,000	
Replace roofing on east loggia/arcade	3.4.1		$5,000	$5,000	
Repl./reattach lightning rods, confirm continuity	3.4.1		$1,000	$1,000	
Resurface/repaint roof overhang undersides	3.4.1		$25,000	$25,000	
Repair plaster dmg. - E. semi-circular terrace exter.	3.4.1		$500	$500	
Remedial structural work in 3- and 4-sty. bldgs.	3.4.1		$200,000	$200,000	
Establish floor load capacity - 4th flr. 4-sty. bldg.	3.4.1		$2,000	$2,000	
Identify/repair wtr. leak and trim sep. in entry/lobby	3.4.2		$500	$500	
Repl. ground flr. carpet and tile in 2- & 3-sty bldgs.	3.4.2				$30,000
Wall/ceiling/trim finish reinstatement - 3-sty building	3.4.2		$150,000	$150,000	
Ceiling/trim finish reinstatement - 4-sty building	3.4.2		$100,000	$100,000	
Repair bituminous surfacing - 2nd flr. 4-sty. bldg.	3.4.2		$500	$500	
Resurface west ground floor entry to 4-story	3.4.2		$1,500	$1,500	
Renovate 2nd flr bathrooms in 4-sty bldg.	3.4.2		$40,000	$40,000	
Replace rooftop HVAC units	3.4.3				$70,000
Replace fan coil units	3.4.3				$10,000
Reroute condesate drain in 2-sty. bldg. attic	3.4.3		$500	$500	
Replace cast iron plumbing elements	3.4.3				$5,000
Flr drain plbg. connection 2nd flr. bathrm in 4-sty.	3.4.3		$500	$500	
Reinstate northeast elevator	3.4.3		$20,000	$20,000	
Service fire extinguishers	3.4.4	$1,000		$1,000	
Install/replace inoperative exit signs	3.4.4	$600		$600	
Upgrade SE egress stairwell illumination - 3-sty.	3.4.4	$500		$500	
Adjust riser differential in interior stairwells of 3-sty	3.4.4	$2,000		$2,000	
Evaluate/adjust egress conditions - 3 locations	3.4.4		$3,000	$3,000	
Evaluate need/install guardrails at 3-sty bldg. mezz.	3.4.4		$5,000	$5,000	
Readily achievable accessibility modifications	3.4.5		$4,000	$4,000	
Category Totals		$4,100	$668,000	**$672,100**	**$225,000**



9. Deterioration in shelter structure off southeast corner of building.



10. Overall north exterior elevation of north quadrant of north building wing.



11. Exterior elevation of east end of north building wing also showing mildew discoloration and exposure of horizontal placement joints from sustained moisture.



12. East exterior elevation of west quadrant of north building wing also showing mildew discoloration emanating from brick ledges and exposure of horizontal placement joints from sustained moisture.



13. East exterior elevation of north end of south building wing also showing scattered fracturing, and mildew discoloration and exposure of horizontal placement joints from sustained moisture.



14. East exterior elevation of east quadrant of north building wing also showing scattered fracturing, and mildew discoloration emanating from brick ledges and exposure of horizontal placement joints from sustained moisture.



15. West exterior elevation of west quadrant of north building wing also showing scattered fracturing/repairs, and mildew discoloration emanating from brick ledges and exposure of horizontal placement joints from sustained moisture.



16. West exterior elevation of south building wing.



17. South exterior elevation of south building wing.



18. Partial south exterior elevation of south quadrant of north building wing.



19. Vertical fracturing from apparent reinforcing corrosion between windows in north exterior wall of south quadrant of north building wing.



20. North exterior elevation of east-central portion of south building wing showing significant fracturing, overall wall discoloration, and exposure of placement joints and circular windows experiencing appreciable moisture intrusion.



21. Horizontal fracturing from apparent reinforcing corrosion above windows in north exterior wall of south quadrant of north building wing.



22. North exterior elevation of west-central portion of south building wing showing significant fracturing, overall wall discoloration, and circular windows experiencing appreciable moisture intrusion.



23. Variable width separation at transition of southeast corner of south building wing to adjoining elevated terrace.



24. East side of south exterior of south quadrant in north building wing showing wall fracturing and weathering/deterioration in wood panel-covered fenestrations.



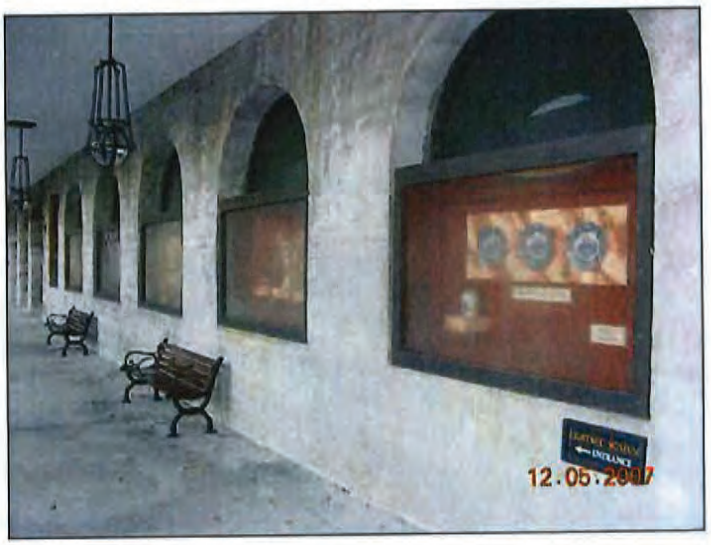
25. Spalling and apparent void beneath downspout on south exterior of south quadrant of north building wing.



26. Separation and significant relative displacement between south wall of south building wing and decorative terra cotta column capitals.



27. Separation in sealant along flashing at transition of south wall of south building wing to adjoining elevated terrace.



28. Clouding in exterior exhibit covering on west side of south building wing.



29. Appreciable separation between wing wall and building wall on east side of south building wing.



30. Significant termite damage in outlooker on northwest rooftop/cooling tower area on north quadrant of north building wing.



31. West exterior elevation of tower at northeast corner of north building wing showing localized efflorescing in terra cotta cornice.



32. Damage/spalling of spindle in west side tower above north building wing.



33. Previously installed steel remedial lintel support above openings in northeast tower of north building wing.



34. Unsealed sill of newer window unit in south quadrant of north building wing.



35. Weathering and deterioration in circular soffit on east side of south building wing.



36. Unsealed window frame in north wall of north quadrant in north building wing.



37. Scaling/deterioration of concrete walking surface in west entrance corridor at south end of south building wing.



38. Wall fracture and spalling in concrete window ledge cap on west side of north building wing.



39. Overall view of barrel tile surfaced roof on north slope of north quadrant of north building wing.



40. Disjointed electrical conduit and exposed receptacle on rooftop above west quadrant of north building wing.



41. Heavily impeded downspout scupper due to debris accumulation on west exterior of west quadrant in north building wing.



42. Barrel tile roofing above north mall entry in north quadrant of north building wing.



43. Irregularities in brick-paved sidewalk along east side of south building wing.



44. Silt deposition and discoloration from edge ponding of roof runoff along the west side of roof above west quadrant of north building wing.



45. Cooling tower on west end of roof above north quadrant of north building wing.



46. Hole/puncture in sealant along roof parapet above east quadrant of north building wing.



47. Overall view of roofing above south quadrant of north building wing.



48. Paint scaling/delamination of soffit panel in northeast corner tower of north building wing.



49. Minimally sealed sill of newer metal window unit in west exterior of north building wing.



50. Tile end plug and debris impeding valley drainage above central portion of south building wing.



51. Discontinuous roof drainage pathway in central portion of south building wing.



52. Sealant edge fill along flashing of previous skylight covers on northern lower roof area above southern building wing.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1995700000
Location	75 KING ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug King St (COM) (610.19)
Tax Description*	CITY OF ST AUGUSTINE BLK 36-A LIGHTNER MUSEUM (EX SUITES 110 111 112 113 (FKA #3) 114 115 116 120 121 122 & 123) (EX PTS LEASED IN POOL AREA) (EX PT IN OR5006/1190) DB167/565 *The Description above is not to be used on legal documents.
Property Use Code	Municipally Owned (8900)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	4.080
Homestead	N

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Owner Information

Owner Name	City Of St Augustine Trustee 100%
Mailing Address	PO BOX 210 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		$12,462,345

Map



Valuation Information

	2024
Building Value	$10,650,060
Extra Features Value	$36,025
Total Land Value	$1,776,260
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$12,462,345**
Total Deferred	$0
Assessed Value	**$12,462,345**
Total Exemptions	$12,462,345
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
2023	$11,230,972	$36,492	$1,776,260	$0	$0	$13,043,724	$11,946,924	$13,043,724	$0
2022	$9,861,231	$122,526	$1,776,260	$0	$0	$11,760,017	$10,860,840	$11,760,017	$0
2021	$10,354,292	$122,526	$1,776,260	$0	$0	$12,253,078	$9,873,491	$12,253,078	$0
2020	$10,682,999	$122,526	$1,787,260	$0	$0	$12,592,785	$8,983,748	$12,592,785	$0
2019	$6,440,070	$122,139	$1,787,260	$0	$0	$8,349,469	$8,167,044	$8,349,469	$0
2018	$6,454,034	$122,139	$848,412	$0	$0	$7,424,585	$7,424,585	$7,424,585	$0
2017	$6,474,978	$100,725	$848,412	$0	$0	$7,424,115	$7,424,115	$7,424,115	$0
2016	$6,447,704	$101,208	$848,412	$0	$0	$7,397,324	$7,397,324	$7,397,324	$0
2015	$6,460,399	$101,595	$848,412	$0	$0	$7,410,406	$7,410,406	$7,410,406	$0
2014	$6,092,324	$101,884	$846,770	$0	$0	$7,040,978	$7,040,978	$7,040,978	$0
2013	$6,104,272	$102,368	$846,770	$0	$0	$7,053,410	$7,053,410	$7,053,410	$0

Building Information

Building 1
Building Value $526,045
Year Built 1972
Actual Area 8093
Conditioned Area 6855
Use Office Building (Multi-Story) Class C
Style 04
Exterior Wall Concrete Stucco

Roof Cover Built Up, Clay Tile
Roof Structure Rigid Frame
Interior Flooring Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	4738
FINISHED CANOPY	378
FINISHED STORAGE/UTILITY	320
FINISHED UPPER STORY	2117
FINISHED STORAGE/UTILITY	304
FINISHED CANOPY	236
Total SqFt	8093

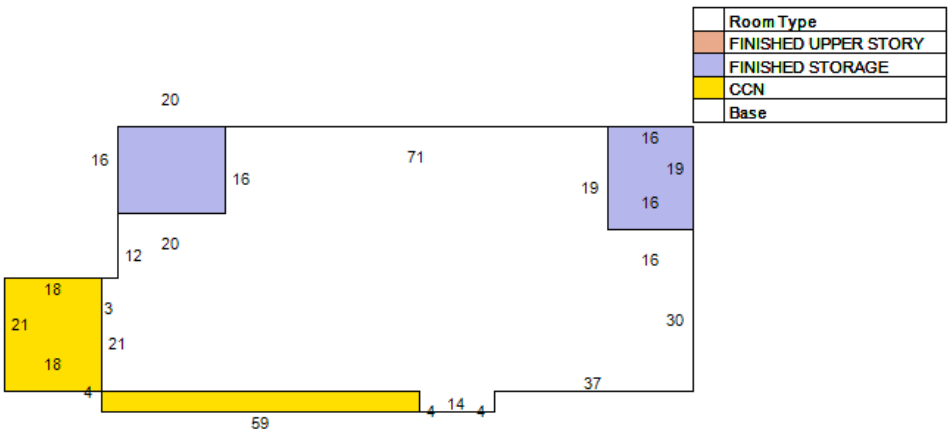
Building 2
Building Value $10,124,015
Year Built 1888
Actual Area 152246
Conditioned Area 131822
Use Government Buildings
Style 04
Exterior Wall Concrete Block

Roof Cover Clay Tile
Roof Structure Gable Hip
Interior Flooring Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	46598
FINISHED UPPER STORY	85224
FINISHED OPEN PORCH	20424
Total SqFt	152246

Sketch Information

	Room Type
	FINISHED OPEN PORCH
	FINISHED UPPER STORY
	Base



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		15744
4+ Passenger Elevator (Mix)		15750
Steel Door (COM)		308
Handicap Ramp (COM)		1077
Sprinkler Wet (COM)		3146

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	991	180	177626	SF	$1,776,260

No data available for the following modules: Sales Questionnaire Form, Sale Information.

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CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: December 21, 2023

Re: Planning and Building Permits – Historic Preservation Districts

During the month of November 2023, 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

14 Avenida Menendez (Relocate Grease trap)

56 Charlotte Street (Install GB-75 Grease Interceptor)

228 Charlotte Street (New Spa)

5 Cordova Street (Gas lines for conversion to natural gas – all work is on back of building and side, nothing visible from any street)

155 Cordova Street (Interior Demo - Non-Structural Removal of damaged sheetrock and plaster from two bathrooms, part of kitchen and part of hall. Removal of linoleum and tile from baths and kitchen)

161 Cordova Street (Construct new CMU wall off of exterior building wall & connect new CMU wall to existing brick wall to create waterproof barrier between new CMU wall & brick wall on new CMU wall ends)

9 May Street (Restore chimney stack & front dormer divided lite window to original look per HARB requirements, replace upstairs dormer window (facing May St) to original design per HARB, with original window)

52 Saint George Street (Re-Roof like/kind Wallaba shake with 2 ply modified bitumen rolled roofing on flat sections. CertainTeed Flintlastic FL # 2533 Sandura Wallaba wooden shingles)

294 Saint George Street (Replace the existing 488' 42" wood rooftop picket fence with a new fence in the same location with 3-single gates & 1-14' Aluminum frame double gate)

303 Saint George Street (Complete remodel of interior and small addition, electrical, plumbing, mechanical, exterior repairs, new windows)

317 Saint George Street (Replace existing fence; New water main from newly installed water meter to garage. Approximately 70' of 1" water main.)

48 Spanish Street (Dark Slate (SW7046) approved white)

26 Toques Place (Adding a 2-story addition to the existing structure & adding to covered porches on the north side of the new addition. Building back the existing porch that was demolished prior to lifting of the structure. Windows FL10943.16, Doors FL13540.1, 5V Metal Roof FL4595.1, Underlayment FL11842.3)

SIGNS

11 Cadiz Street (Victorian House Bed and Breakfast: 2 replacement wood signs, non-illuminated, on existing posts 24"x36" 6sf each, using pre-approved fonts and colors. Signs to provide 8' clearance.)

DEMOLITION

NONE

Meredith Randolph

Meredith Randolph, Planning and Building Clerk

CITY OF ST. AUGUSTINE, FLORIDA

Historic Architectural Review Board

Meets on the third Thursday of each month at 1 p.m., unless otherwise noted*

Meeting Schedule 2024 – AMENDED*

January 18, 2024
February 15, 2024
March 21, 2024
April 18, 2024
May 16, 2024
June 20, 2024
July 18, 2024
August 15, 2024
*September 18, 2024
October 17, 2024
November 21, 2024
December 19, 2024

*Moved for City's budget meeting

DRAFT