CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, FEBRUARY 15, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
   a) December 21, 2023 Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (None)
6. Continued Items from the previous HARB meetings

a)	Certificate of Demolition (Partial) 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.
b)	Certificate of Appropriateness HP2023-0087 Continued from December 21, 2023	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.

7. Certificate of Appropriateness

a)	HP2024-0001	John Valdes & Associates - Applicant Partners Team One LLC - Owner 26 Toques Place To replace existing siding with new.

b) HP2024-0002 — John Valdes & Associates, Inc. - Applicant
Daniel Cava - Owner
160 Avenida Menendez
To elevate the existing building with a new pier foundation.

c) HP2024-0006 — Les Thomas Architect - Applicant
Darrell and Heather Barnhart - Owner
64 Marine Street
To construct a new two-story garage apartment building at the rear of the property with associated site features.

8. Certificate of Appropriateness – City owned property

a) HP2024-0004 — Sarah Ryan Architect - Applicant
City of St. Augustine - Owner
75 King Street
To replace existing non-historic windows with windows similar to replacements previously installed elsewhere on the building.

b) HP2023-0086 Continued from December 21, 2023 — 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.

9. Planning and Building Staff Communications

a) Staff Approved Permits Report

10. Other Business

a) Legislative Update

11. Next Scheduled Meeting Date(s):

a) March 21, 2024 - Regular Meeting

12. 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
December 21, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 21, 2023, in the Communications Conference 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
Paul Weaver, III
Brad Beach

City Staff:

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

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2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

a) October 19, 2023, Regular Meeting

MOTION

Mr. Benoit MOVED to APPROVE the October 19, 2023, minutes as presented. The motion was SECONDED by Mr. MacDonald.

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

4. Modification and approval of Agenda

a) HP2023-0062

Mr. Weaver moved to continue item 6. (a). 56 Carrera Street to the January 18, 2024, HARB meeting. The Motion was SECONDED by Mr. Benoit.

PASSED by UNANIMOUS voice vote.

Mr. Weaver asked for additional information regarding the continuance for HP2023-0052 15 Lovett Street as it had been continued from August 17, 2023.

Ms. Seymour advised the Board that the applicants' architect was out of the country with an unknown return date, and they had not been able to discuss plans; therefore, they were requesting continuance.

b) HP2023-0052

Mr. Weaver MOVED to continue item 6. (b). 15 Lovett Street to a date to be determined and re-noticed. The Motion was Seconded by Mr. Benoit.

PASSED by UNANIMOUS voice vote.

c) HP2023-0090

Mr. Weaver MOVED to continue item 9. (a) HP2023-0090 57 Dumas Street to the January 18, 2024, HARB meeting. Motion was SECONDED by Mr. Benoit.

PASSED by UNANIMOUS voice vote.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. MacDonald.

PASSED by UNANIMOUS voice vote.

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0084 – Christopher Ropero– Applicant and Owner 101 Magnola 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.

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 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.

Ex Parte Communication:

(None)

8 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.

- The subject property was not listed as a local landmark
- Property was not located in one of the historical districts
- Property did not qualify for reasons for preservation

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0084 for the demolition of the structure at 101 Magnolia Drive with the one condition that the applicant use the best effort to repurpose any usable materials as indicated by staff finding that the property is not a local landmark and not contributing structure to any existing historic districts. The motion was SECONDED by Mr. Weaver.

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

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition HP2023-0062 – RKS Construction & Design, Inc. – Applicant BCS Acquisition Group, LLC– Owner 56 Carrera Street
Continued from September 21, 2023
Requesting Continuance to January 18, 2024

See Motion under item 4.

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.

6. (b). Certificate of Demolition HP2023-0052 – Alexandra & William Daughtery – Applicant and Owner 15 Lovett Street
Continued from August 17, 2023
Requesting Continuance

See Motion under item 4.

To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site file and a contributing building to the LincoInville National Register Historic District.

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

7. (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 LincoInville National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File.

Mr. Weaver recused himself from this application.[1]

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 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.

Steve Porter reviewed the work that had been done since the September meeting of the HARB.

Ex Parte Communication:

(None)

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

The Board discussed:

- This had been heard previously for demolition
- The flooring was equal to less than two percent of the cost of the rehabilitation
- Complimented the applicant for saving the building
- Would approval be granted if the flooring costs were removed

There was consensus with the Board that the project met the standards of the Secretary of the Interior.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0034 30 Sanford Street for the Ad Valorem Tax Exemption finding that the exterior and interior renovations of the property met the Secretary of the Interior standards for Historic Preservation. The motion was SECONDED by Mr. MacDonald with clarification that the approval was for the entire project cost.

VOTE ON MOTION:

[1] Recusal form attached to original minutes

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

8. Certificates of Appropriateness

8. (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.

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 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.

Jason Canning reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussion that commenced found consensus in the following areas:

Regarding the second-floor balcony, the board agreed with Mr. Beach's suggestion to reduce the length to make it more compact and to align with the third floor, also to place columns in between the windows to give a cleaner appearance. There was discussion about the selection of the roof for the balcony and the tile roofing that was presented was determined to be the best alternative.

The Board discussed the placement of the ADA ramp on the north side of the building and thought that moving the ramp to the west side of the building would keep the entrance less cluttered. A suggestion was made to change the window on the west side to a door and place the ramp there, allowing egress to the sitting area inside the front of the building.

The Board agreed that the vinyl windows presented in the application were not an acceptable replacement. They suggested Aluminum, Aluminum Clad, or working with a manufacturer to design the windows to match as closely as possible the steel windows that were in place on the building currently.

Mr. Canning advised the Board that he appreciated the discussion and was ready to work with the board on the changes they had recommended. He wanted the opportunity to rework the drawings and bring them back to the board, and asked for a continuance to the January meeting, with the option to advise staff if a later date would be necessary.

MOTION

Mr. Weaver MOVED to CONTINUE item 8. (a.) HP2023-0087 35 Treasury Street to the 1-18-2024 HARB meeting. The motion was SECONDED by Mr. Benoit.

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

[2] Break 2:37 to 2:48

9. Certificate of Demolition and Partial Demolition

9. (a) HP2023-0090 – Mario Cano – Applicant and Owner – 57 Dumas Street
Requesting Continuance to January 18, 2024

See Motion under item 4.

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.

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 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.

Ex Parte Communication:

(None)

28 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

10. Certificate of Appropriateness – City owned Property

10. (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.

Ms. Seymour presented the staff report stating that:

Staff did not make recommendations regarding city projects. The HARB should make a determination based on evidence provided.

Jeff Lane reviewed the application he advised that new windows would be the easiest and most cost effective option.

Ex Parte Communication:

(None)

Public hearing was opened.

Corey Sakryd, City of St. Augustine advised that this project was at the request of the mayor to remove any UV exposure to the exhibits that will come into the Visitors Information Center for display.

Charles Cushman explained the improvements in the air conditioning system in the building, he said that the older windows would not allow the system to pressurize the building properly and thus it was necessary to put in the new windows. He said that the new windows would also mitigate any theft or vandalism.

Public hearing was closed.

The Board discussed:

- Windows were a character defining feature of the building
- Need to do the due diligence
- Look at alternatives to a wholesale replacement

- Preferred approach would be selective repair and replacement
- Every effort should be made to preserve the character of the building
- Impact resistant windows typically had a larger frame
- Questioned what the frame thickness was and the associated patterns
- Was there any consideration of replacing the windows in the exhibit area only
- The guidelines state repair when possible
- No egress was required from the windows
- Caulk and seal windows to create an airtight environment
- The City mandated preservation
- Would like to have seen a more complete and thorough application so that it could have been used as an example to others
- Needed to show the performance difference between a Kolby clad window with impact rated glass and a Kolby wood window with impact rated glass
- Needed to pay attention to subtle architectural details
- Project should start with repair work
- Use a window treatment to mitigate the UV issue
- Test each window to find which ones were leaking
- The mildew problems were related to the HVAC in the building
- Repair first and replace as needed
- Was there any information that would support what was being asked relating to the future exhibits
- Did outside exhibiters test the building to see if it was meeting the standards they were asking for
- Needed a proper study of how much infiltration was getting through the stone to see what is actually happening in the building before replacing everything
- Continue the application until there was a better, more thorough window study

Mr. Sakryd thanked the Board for their feedback and recommendations. He confirmed that restoration of the original windows was the position of the Board and wanted to clarify if they would have to ask to move forward with restoration of the original windows.

The Board responded that they did not have to return if restoration was the path forward.

MOTION

Mr. Benoit MOVED to CONTINUE application HP2023-0088 10 S. Castillo Drive to the 2-15-24 meeting. The motion was SECONDED by Mr. Beach.

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

10 (b). HP2023-0086 – City of St. Augustine – Applicant and Owner 143 St. George Street

Paul Gibbs, Jameson Seller, Jeremy Blanchard, Dennis Blanchard

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.

Ms. Courtney presented the staff report for the application stating that:

Staff did not make recommendations regarding city projects. The HARB should make a determination based on evidence provided.

Jameson Seller reviewed the application, with additional comments from Mr. Gibbs. They explained the process of replacing the existing roof with the copper roof.

Mr. MacDonald questioned if any assistance from the state had been provided for this project.

Ms. Courtney advised that there was a grant from the state.

Ex Parte Communication:

(None)

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

The Board discussed:

Mr. Weaver started the discussion advising the Board that this was an important historic building. He recounted some of the research he had done to the Board. He felt that the color of the roof should be duplicated as much as possible, and further research may be necessary to find the proper information.

Mr. Jameson advised the Board that they had done research into the process of painting copper, he indicated that it was quite involved and would require yearly maintenance.

Mr. MacDonald then asked if the panels on the existing roof were galvanized or raw steel. He said that if the roof was raw steel, not galvanized it was very likely to have been coated.

Ms. Duncan asked what the grant included. She asked if there were dollars in the grant set aside for painting the roof.

Barbara Moore was sworn in for the record and advised the Board of the grant amount. She said that the city had budgeted additional funds to cover the cost of the copper. She told the Board that there had been no funding included for painting the roof.

Mr. Benoit expressed his concern that the city had lost sight of the importance of preserving the building. He said that finding out what existed in the past so that the City would be able to restore what had been there should be a priority. He continued and said that the copper roof may not be the best option, he felt a look back into the history of the building to determine what they used was important, even if it did not give longevity for the future.

Mr. Gibbs told the Board that it was possible to replace the roof with the same materials that are on the building now.

Ms. Courtney asked for clarification for the continuance, what type of material was the Board looking for as the replacement.

The Board could approve a painted metal roof allowing the City to determine if it would be tin, steel, copper, or aluminum.

MOTION

Mr. Benoit MOVED to CONTINUE application HP2023-0086 at 143 St. George Street to the February 15, 2024 HARB meeting. The motion was SECONDED by Mr. Beach.

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

10 (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.

Staff did not make recommendations regarding city projects. The HARB should make a determination based on evidence provided.

Dennis Blanchard reviewed the application, and the following proposal:

- Remove dirt and vegetation growth
- Repair any cracks
- Repair damage on the chimneys and the exterior of the building
- Finish the project with potassium silicate coating and blended coquina

Ex Parte Communication:

(None)

Public hearing was opened, however there was no response.

The Board discussed:

- Permeability of the coating had to match up to the permeability of the wall that was to be coated
- The more porous the wall was, the higher the perm rating needed to be on the coating selected
- A test of core drilling after the product was applied to the building would give the Board an opportunity to decide whether this would be the direction that the city and the Board could recommend to others
- Balancing the porosity with the absorption was key with this project
- Preserving the patina was important
- There was historical value to leaving the patina on the spires as they exist today
- Did the product have to be pigmented
- A clear coating would be the best option to go forward with the project
- Fill the cracks and voids and maintain the building in its current state
- Testing and documentation was very important
- Select an area and test the product and procedure to make sure that this was what the city wanted to do for preservation of the building
- 2009 and 2019 sample testing for sealing the building was conducted

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0085 The Lightner Building to clean and repair cracks in the mortar where needed and to apply a clear sealant non-pigmented to the building with a test area to view prior to the application. The motion was SECONDED by Mr. Benoit.

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

11. Planning and Building Staff Communications

a) Staff Approved Permits Report

12. Other Business

a) Approve the modified 2024 HARB meeting schedule.

There was consensus with the Board to approve the modification.

Ms. Lopez provided a legislative update and advised the Board that the state was attempting to move the appeals process for the HARB to the County Commission instead of the City Commission. This would apply to preservation boards statewide.

Ms. Seymour advised the Board that future applications would be submitted electronically, and those packets would look different.

13. Adjournment

There being no further business, the meeting was adjourned at 5:52 P.M.[3]

[3] Transcribed by Michele Fudo

Catherine Duncan, Chairperson

DRAFT

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Historic Architectural Review Board (HARB)

DATE: February 15, 2024

RE: Agenda item 6(a) – Certificate of Demolition (Partial) HP2023-0062 (Continued from September 21, 2023)

This Certificate of Demolition application (HP2023-0062) was first heard by the Historic Architectural Review Board (HARB) at the September 21, 2023 meeting to review after-the-fact removal or historic wood windows with inappropriate replacement of windows and doors resulting in impactful fenestration changes.

In subsequent hearings, that applicant failed to provide all the needed information for HARB's review including drawings with measurements, and specifications for proposed replacement windows that would satisfy the requirements of the partial demolition ordinance that replacements are compatible with the historic structure's building envelope, or the removal will not compromise the overall historic character and integrity of the structure. At the November HARB meeting, existing and proposed elevation drawings were provided, but no window replacement specifications were included.

The applicant requested a continuance in December to the January 18, 2024 meeting which was granted; however, they have not submitted any new materials or reached out to request additional continuance.

Staff recommends DENIAL of the application based upon the number of continuances already allowed. If the proposed replacement windows meet the requirements of the partial demolition ordinance for administrative approval, HARB approval will not be required. The applicant can reapply to the HARB for partial demolition if the updated scope of work does not meet the requirements for administrative approval. The Board may also choose to CONTINUE this application to a date uncertain. This would require the applicant to submit new information on the application deadline for a future meeting (30 days prior to the meeting) so the application can be re-advertised at that time.

We are available to answer any questions regarding this application.

Thank you,
Candice Seymour
Historic Preservation Planner
Planning and Building Department
E cseymour@citystaug.com | P 904.209.4326 | W www.CityStAug.com

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

January 18, 2024

R K S Construction & Design, Inc.
1545 St. Marks Pond Blvd
St. Augustine, FL 32095

cc: BCS Acquisition Group, LLC

Re: Certificate of Demolition – 56 Carrera Street – HP2023-0062

Dear Mr. Strickland,

On January 18, 2024, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the February 15, 2024** meeting as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by February 5, 2024.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building
cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0062
Applicant:	R K S Construction & Design, Inc.
Owner:	BCS Acquisition Group, LLC
Address:	56 Carrera Street
Parcel Number:	2040700000

Re: Certificate of Demolition, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JANUARY 18, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the Thursday, January 18, 2024, 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 Residential General One (RG-1)
4. The above-described Certificate of Demolition is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request 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..

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.
- February 15, 2024
-
-
-

DONE AND ORDERED, at a public hearing on the 18th day of January, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0062 **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 18th day of January, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

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.

Meredith H. Randolph

From: Joshua Strickland <josh.eccdemo@gmail.com>
Sent: Wednesday, January 17, 2024 12:02 PM
To: Harb
Subject: 56 Carrera at windows and doors

Categories: HARB

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Good morning,

I wanted to continue the hearing for these windows 1 more month. The person making the wood windows is still very behind but with what he is proposing brings it back to the original plan and I am hoping to get an approval through you guys without having to go to another hearing. I will get this info over to you later this week and hope to reach the final solution. Thank you for your time

If there's any questions let me know. 904-315-0200 Joshua Strickland.

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 15, 2024 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:	6(b)	Previous Action(s):	COA 2017-0104

STAFF SUMMARY AND ANALYSIS:

1. This application was continued at the December 21, 2023 HARB meeting to allow the applicant time address Board concerns regarding the proposed window replacements as well as to make adjustments to the proposed balcony and ADA access ramp on the north elevation.
2. Board comments included:
    - Shortening of the balcony to align with the three-story portion of the building.
    - Redesigning the ADA ramp along Treasury Street to mitigate its visual impact.
    - Exploring replacement window options more consistent with the existing steel window mullion and muntin patterns.
3. New plans were submitted by the applicant which reflect a modified balcony design in response to Board comments and eliminate elements of the previous request including wholesale window replacement and proposed ADA ramps on the north and east elevations. An updated scope of work below strikes portions of the original application no longer proposed and highlights the scope proposed under the new submittal. The applicant may provide an explanation for the reduction in the scope of work during the meeting.
4. The Architectural Guidelines for Historic Preservation (AGHP) discourage fenestration changes that alter the architectural and historic character of the building. The updated plans show no fenestration changes clearly visible from Treasury or Charlotte Streets.
5. Proposed replacement doors are consistent with the AGHP in material and design. While the proposed French doors are not an existing door design, they are located on a secondary elevation and are an appropriate material and design for the Mediterranean Revival Style building—an architectural style which often features French doors. Proposed hardware was not specified but should be similar to existing.
6. Replacement of the existing cantilevered balcony has been modified per Board comments, and with a simplified iron rail with a black finish. 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.

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.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK (stricken items no longer proposed under revised plans):

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 32' (new dimensions in response to HARB comments)
        ii. Vera Fume Spanish clay tile roof and black metal gutter and downspout to match existing
        iii. Iron gaurdrail with black finish (new style in response to HARB comments)
        iv. Steel support posts with black finish
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~~
    d. Remove hardware from existing door, retain in-place. (new)
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**

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. 8

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. 10

STAFF PHOTOGRAPHS
35 Treasury Street





North Elevation Details: Rejas and Awnings to remain

Staff Report pg. 11

STAFF PHOTOGRAPHS
35 Treasury Street



Northwest Elevation

Staff Report pg. 12

STAFF PHOTOGRAPHS
35 Treasury Street



West Elevation

Staff Report pg. 13

STAFF PHOTOGRAPHS
35 Treasury Street





East Elevation

Staff Report pg. 14

STAFF PHOTOGRAPHS
35 Treasury Street





East Elevation, Location of ADA Ramp

Staff Report pg. 15

STAFF PHOTOGRAPHS
35 Treasury Street



East Elevation



STAFF PHOTOGRAPHS
35 Treasury Street



South Elevation

STAFF PHOTOGRAPHS
35 Treasury Street



South Elevation (courtyard between rectory and Cathedral)

Staff Report pg. 18

STAFF PHOTOGRAPHS
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

STAFF PHOTOGRAPHS
35 Treasury Street



South Elevation door to remain

Staff Report pg. 21

STAFF PHOTOGRAPHS
35 Treasury Street





North Elevation (courtyard behind masonry wall and gate)

STAFF PHOTOGRAPHS
35 Treasury Street





North Elevation (courtyard behind masonry wall and gate)

STAFF PHOTOGRAPHS
35 Treasury Street





North Elevation Courtyard Window and Balcony Details

Staff Report pg. 24

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35 Treasury Street





Balcony Details

Staff Report pg. 25

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35 Treasury Street



Balcony Detail



Location of East Elevation ADA Ramp

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35 Treasury Street



Interior Window Detail



Staff Report pg. 27

STAFF PHOTOGRAPHS
35 Treasury Street



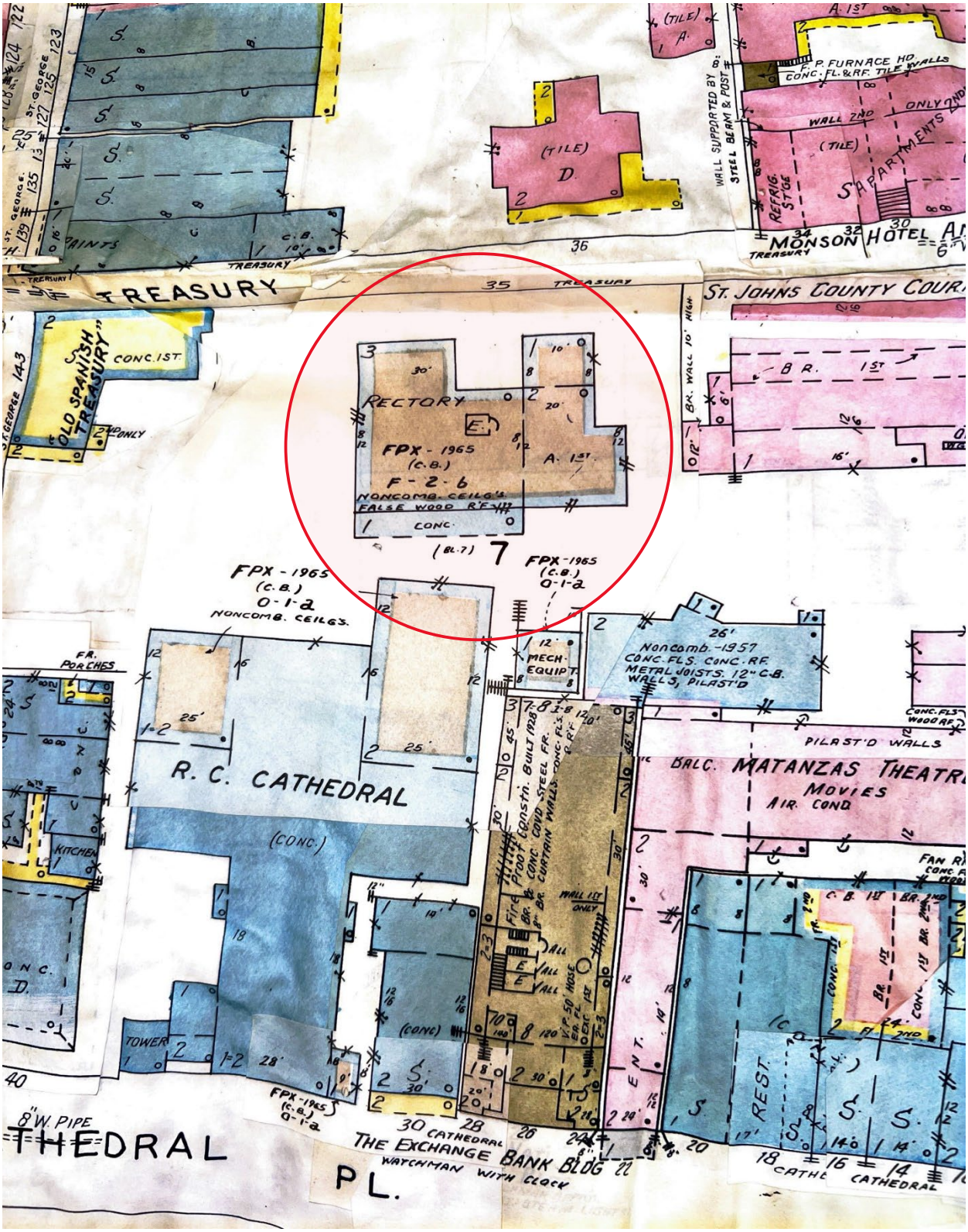




Vinyl Window Sample and proposed color

Staff Report pg. 28

1930 SANBORN MAP UPDATED TO 1965
35 Treasury Street

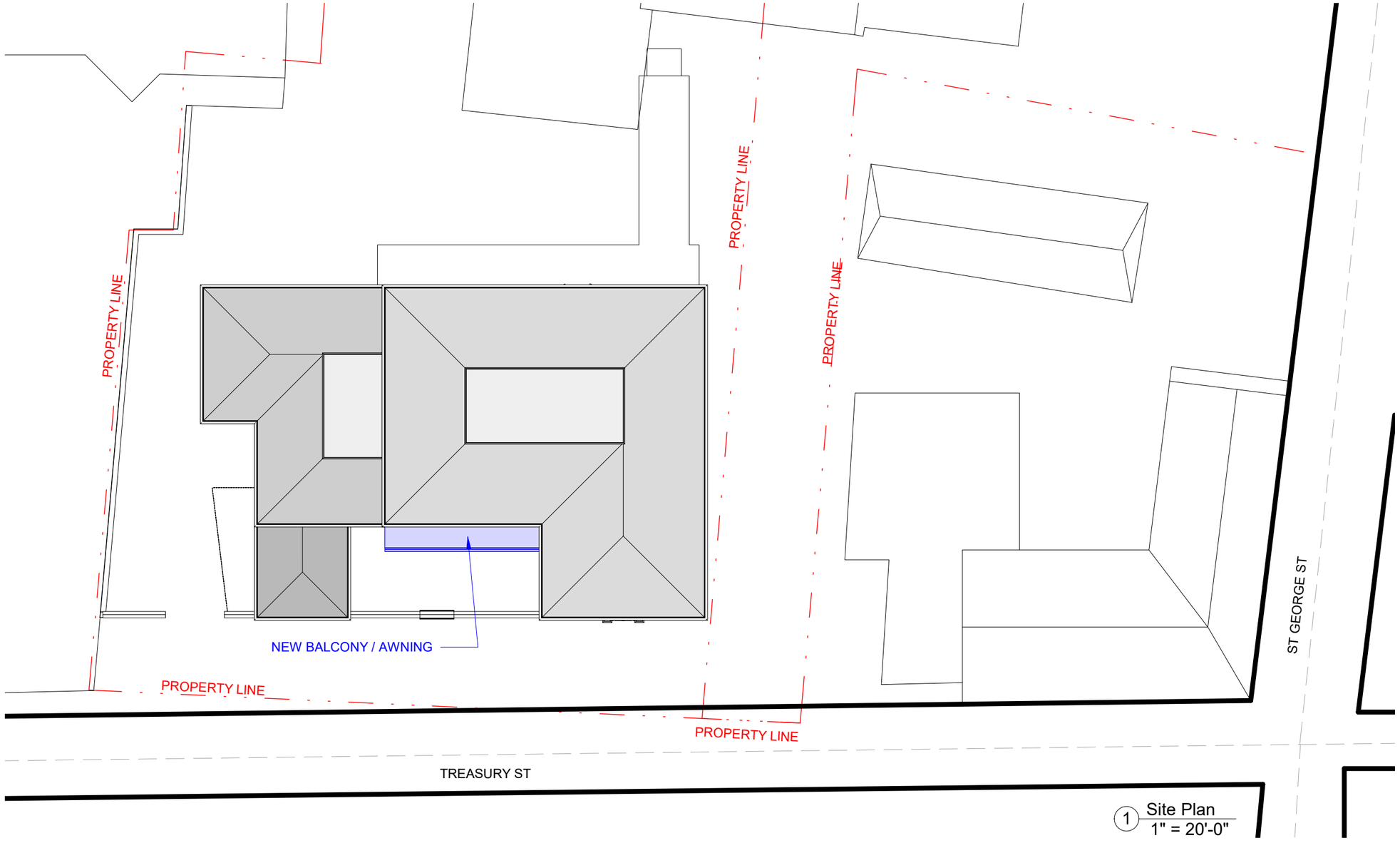


FOR FEBRUARY15, 2024 HARB MEETING

COA HP2023-0087 – 35 Treasury Street

New Material Submitted by the Applicant

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1 Site Plan
1" = 20'-0"

CATHEDRAL RECTORY & PARISH OFFICE

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35 TREASURY ST
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TITLE: SITE PLAN
SHEET: AD0.1
DATE: 2/5/2024 4:05:13 PM
JOB #: 2322

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DECEMBER 21 2023

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

FEBRUARY 15 2024

EXTERIOR INTERVENTIONS

1. REPLACE EXISTING COURTYARD KITCHEN DOOR

2. REPLACE EXISTING EAST ENTRANCE DOOR

3. REMOVE EXISTING BALCONY AND REPLACE WITH NEW BALCONY

4. ADD NEW AWNING ABOVE BALCONY

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TITLE: INTERVENTION LIST
SHEET: AD0.2
DATE: 2/5/2024 4:10:22 PM
JOB #: 2322

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COURTYARD AREA, NORTH ELEVATION

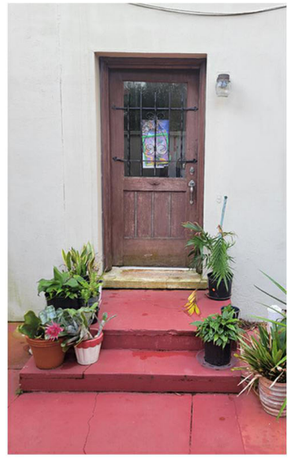
BECAUSE OF THE COURTYARD SIZE, A FULL PICTURE OF THE ELEVATION COULD NOT BE PROVIDED.
PICTURE DEPICTS HALF OF THE ELEVATION OF THE BUILDING WHERE THE WINDOW WILL BE REMOVED

COMPLETE REMOVAL OF WINDOW '1' ON THE FIRST FLOOR

REPLACEMENT OF DOOR 132A WITH NEW ONE TO MATCH EXISTING IN LOOKS AND MATERIALS.







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

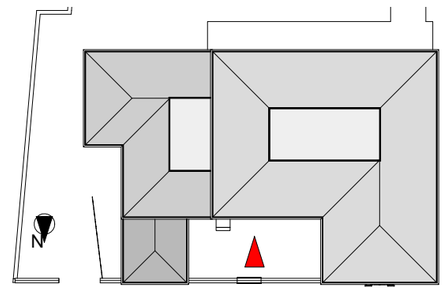
-WINDOW REMOVAL DOES NOT AFFECT THE OVERALL LOOK OF THE FACADE AS IT'S NOT VISIBLE FROM THE MAIN ROAD BECAUSE OF THE HIGH COURTYARD WALL.

- 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



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TITLE: WINDOW REMOVAL/ REPLACEMENT
SHEET: AD0.3
DATE: 2/6/2024 9:14:40 AM
JOB #: 2322

Received 02/05/2024
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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 REMOVAL AND REPLACEMENT WITH PATIO DOORS





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.

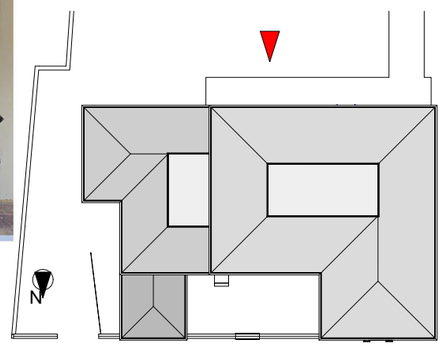
- THE NEW FRENCH DOOR WILL MATCH THE EXISTING SECOND FLOOR BALCONY DOOR IN LOOKS AND MATERIALS.





DOOR 1

-AFTER INSTALLING THE PATIO DOORS , THE EXISTING DOOR WILL NO LONGER HAVE EGREES PURPOSES. DOOR TO STAY IN PLACE, REMOVE EXISTING HARDWARE.



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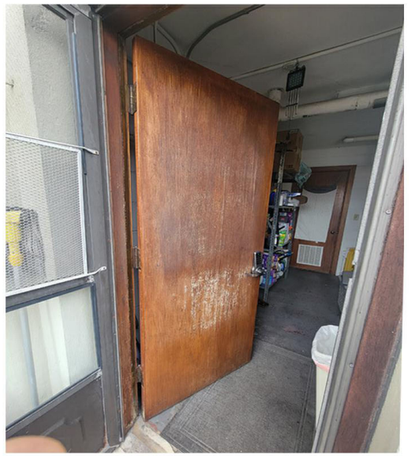
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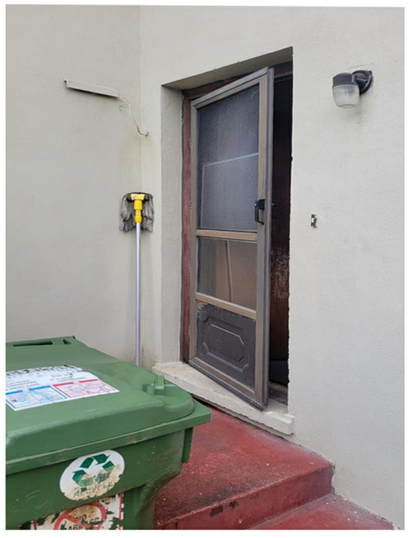
TITLE: WINDOW/DOOR REMOVAL AND REPLACEMENT
SHEET: AD0.5
DATE: 2/5/2024 4:06:08 PM
JOB #: 2322

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PARKING LOT AREA, EAST ELEVATION ENTRANCE / EXIT







DOOR 1

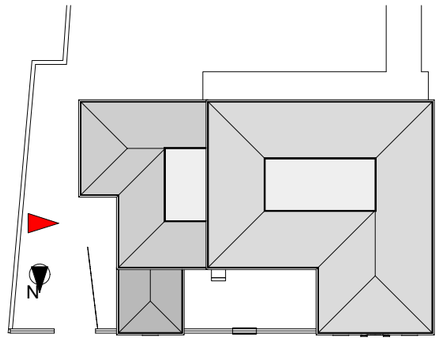
-CURRENTLY SWINGS INWARD AND SERVES AS A BACK EXIT TO ACCES THE GARBAGE CANS / MECHANICAL AREA

-DOOR HAS WATER DAMAGE AND PAINT CHIPPING, ADDITIONAL SCREEN DOOR HAS ALREADY BEEN ADDED TO PROTECT FROM FURTHER DAMAGE.

-IN THE FUTURE THE DOOR WILL SERVE AS A DESIGNATED EXIT DOOR THEREFORE IT HAS TO BE REPLACED WITH AN OUTSWING DOOR

-NEW DOOR WILL MATCH THE EXISTING IN LOOKS AND MATERIALS.

*GARBAGE CANS TO BE RELOCATED AND THE STAIRS TO BE REPLACED, (SEE NEXT SHEET)



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TITLE: DOOR REPLACEMENT
SHEET: AD0.6
DATE: 2/5/2024 4:06:14 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

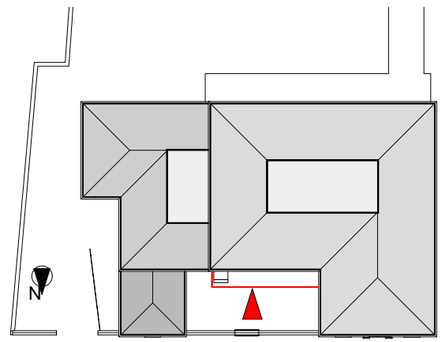
- NEW BALCONY SHALL BE WIDER AND LONGER TO ACCOMODATE MORE PEOPLE USING IT AT THE SAME TIME AND ALSO A STEEL FRAME STRUCTURE BEARING ON STEEL POSTS.

- 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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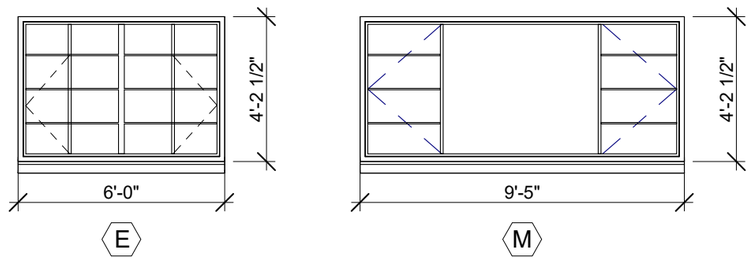
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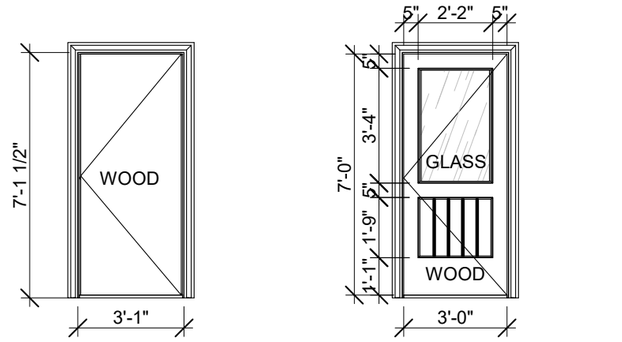
TITLE: BALCONY REPLACEMENT
SHEET: AD0.9
DATE: 2/5/2024 4:06:19 PM
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EXISTING WINDOW TYPES TO BE REPLACED



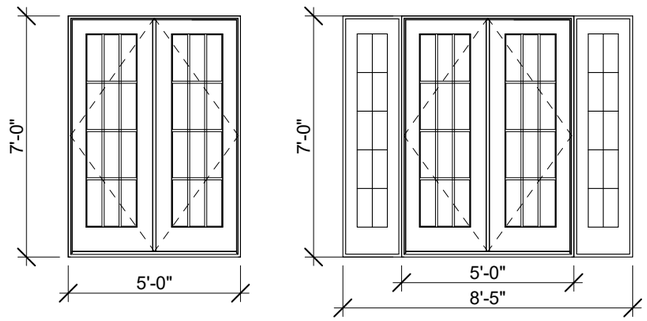
EXISTING DOOR TYPES TO BE REPLACED



EAST ENTRANCE
125

COURTYARD KITCHEN ENTRANCE
132a

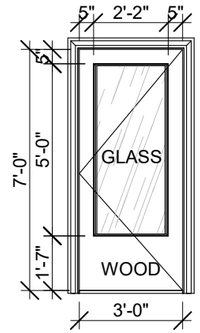
PROPOSED DOOR TYPES



FRENCH PATIO DOOR
132

FRENCH PATIO DOOR
WITH SIDE LIGHTS
134

KEEP EXISING DOOR, REMOVE HARDWARE



PATIO DOOR

JASON CANNING
ARCHITECT INC
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1812 Atlantic Blvd
Jacksonville, FL 32207
904-647-8690
jason@canningarch.com

CATHEDRAL RECTORY & PARISH OFFICE

35 TREASURY ST
ST. AUGUSTINE, FL 32084

TITLE: WINDOW/ DOOR SCHEDULES
SHEET: AD0.10
DATE: 2/5/2024 4:06:24 PM
JOB #: 2322

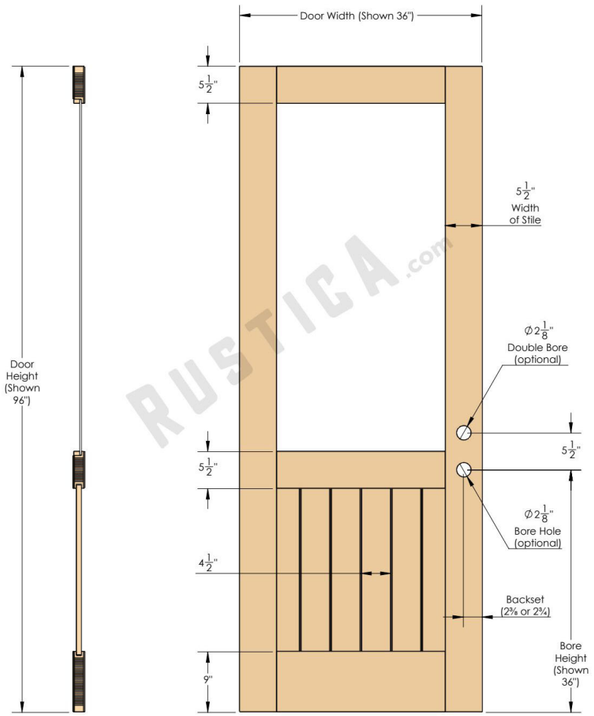
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NEW DOOR REPLACEMENT SPECIFICATIONS

800-891-8312
FREE SHIPPING*
INSTRUCTIONS

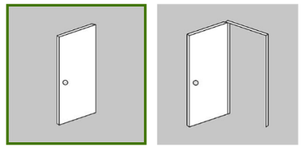
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Watchman Half



Select Hanging Option — Slab

What should I put here?
Important Notice: Slab doors are only the actual door manufactured as selected. Pre Hung doors include the door plus the jamb and hinges. If exterior it also includes the threshold, weather stripping, sweep, adjustable sill and brickmold. An option to how you would like your prehung door prepared for shipping will follow in the build options.



Slab
Pre Hung
$498

Select Wood Species — Alder

For more information about the wood species offered click here



Alder
Most often used for staining, but can be painted. If painted, knots and grain patterns will be visible.

Poplar
Almost always painted and rarely stained or finished with a clear coat. If stained tones of green and violet may be seen.

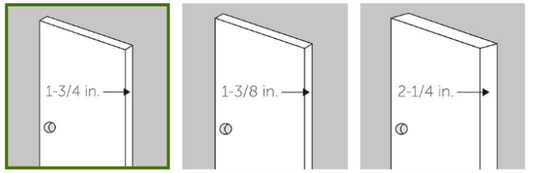
Cedar
$347 Base Upgrade
Often used for exterior applications due to the resistance to decay. When stained, beautiful ranges of color tones can be seen in the grain. We do NOT recommend painting as the knots, grain and color tones may be seen. It is common for Cedar to have long imperfections (look like small hairline cracks) in the grain of the wood. These are filled and sealed. They are perfectable acceptable for this species and are not considered a manufacture defect or deficiency. They do not impact the integrity of the door and are not eligible for a warranty claim. Width & Height Also Impact Price.

Select Width of a Single Door (not the door way opening) — $363 3 ft 0 in 0 in

3 ft $362 | 0 in $1 | 0 in

Select Thickness — 1-3/4 in

What should I put here?



1-3/4 in
1-3/8 in **$48**
2-1/4 in **$199**

Select Glass Style — $104 Clear



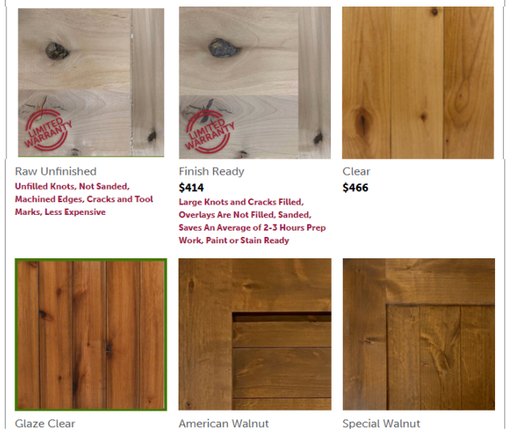
Clear

Mirror **$207**
***Note: The back side of the door will be a wood panel with NO grids. Select the Back Finish below.**

Double Sided Mirror **$311**

Select Door Finish — Raw Unfinished

Click for disclaimer: RAW UNFINISHED, FINISH READY & PRIMER WHITE have a LIMITED WARRANTY
Click here for information on Raw Unfinished



Raw Unfinished
Unfilled Knots, Not Sanded, Machined Edges, Cracks and Tool Marks, Less Expensive

Finish Ready **$414**
Large Knots and Cracks Filled, Overlays Are Not Filled, Sanded, Saves An Average of 2-3 Hours Prep Work, Paint or Stain Ready

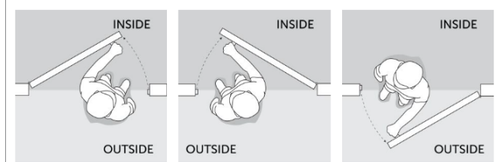
Clear **$466**

Glaze Clear
American Walnut
Special Walnut

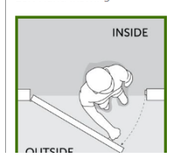
Select Handing — Right Hand Outswing

What should I put here?

Please note that if you select double doors the t-astragal will be installed on the inactive door. If you select an outswing double door the t-astragal will be installed on the inactive door and will on the "inside" of the doors.
For more information about Door Handing and Door Swing please click here.



Left Hand Inswing
Right Hand Inswing
Left Hand Outswing



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TITLE: DOOR 132A SPECS
SHEET: AD0.11
DATE: 2/5/2024 4:06:30 PM
JOB #: 2322

Application pg 9

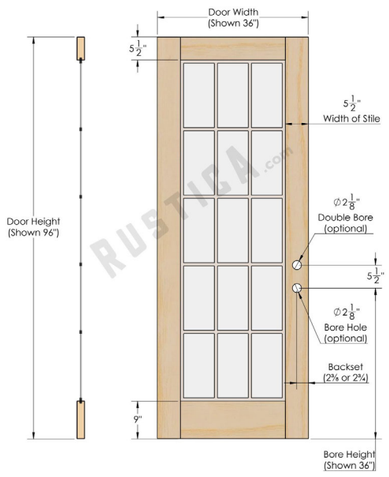
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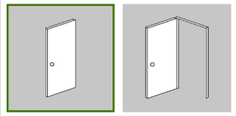
Farmhouse French
Full

Grid-over-glass pattern consists of three columns and five rows, and scales with door height and width



Select Hanging Option — Slab

What should I put here?
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Slab

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Select Width of a Single Door (not the door way opening) — $512 — 2 ft 6 in 0 in

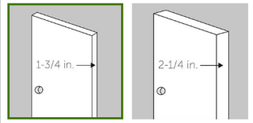
2 ft $409 | 6 in $103 | 0 in

Select Door Height — $176 — 7 ft 0 in 0 in

7 ft $176 | 0 in | 0 in

Select Thickness — 1-3/4 in

What should I put here?



1-3/4 in

2-1/4 in
$199

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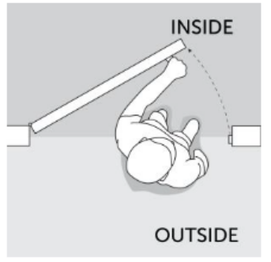
35 TREASURY ST
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TITLE: NEW PATIO DOORS SPECS
SHEET: AD0.12
DATE: 2/5/2024 4:06:33 PM
JOB #: 2322

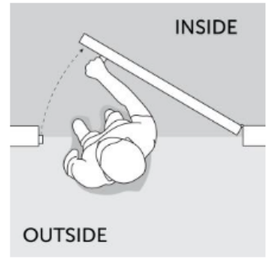
Select Handing — Right Hand Outswing

What should I put here?

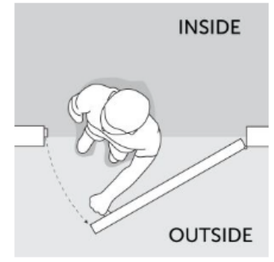
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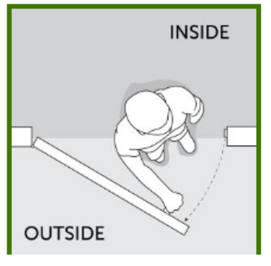
Left Hand Inswing



Right Hand Inswing



Left Hand Outswing



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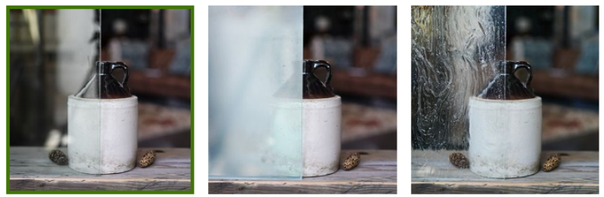
Select Metal Finish — $28 Industrial Bronze

Click here for more information about Raw Steel



Flat Black | Grey Steel | Industrial Bronze

Select Glass Style — $104 Clear

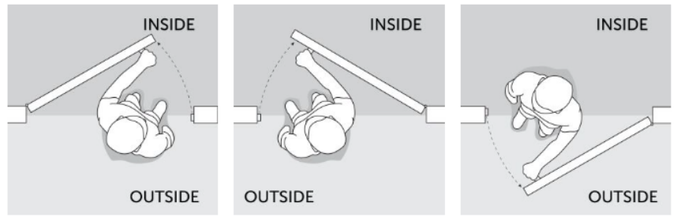


Clear | Frosted | Vintage

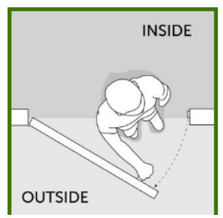
Select Handing — Right Hand Outswing

What should I put here?

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Left Hand Inswing | Right Hand Inswing | Left Hand Outswing



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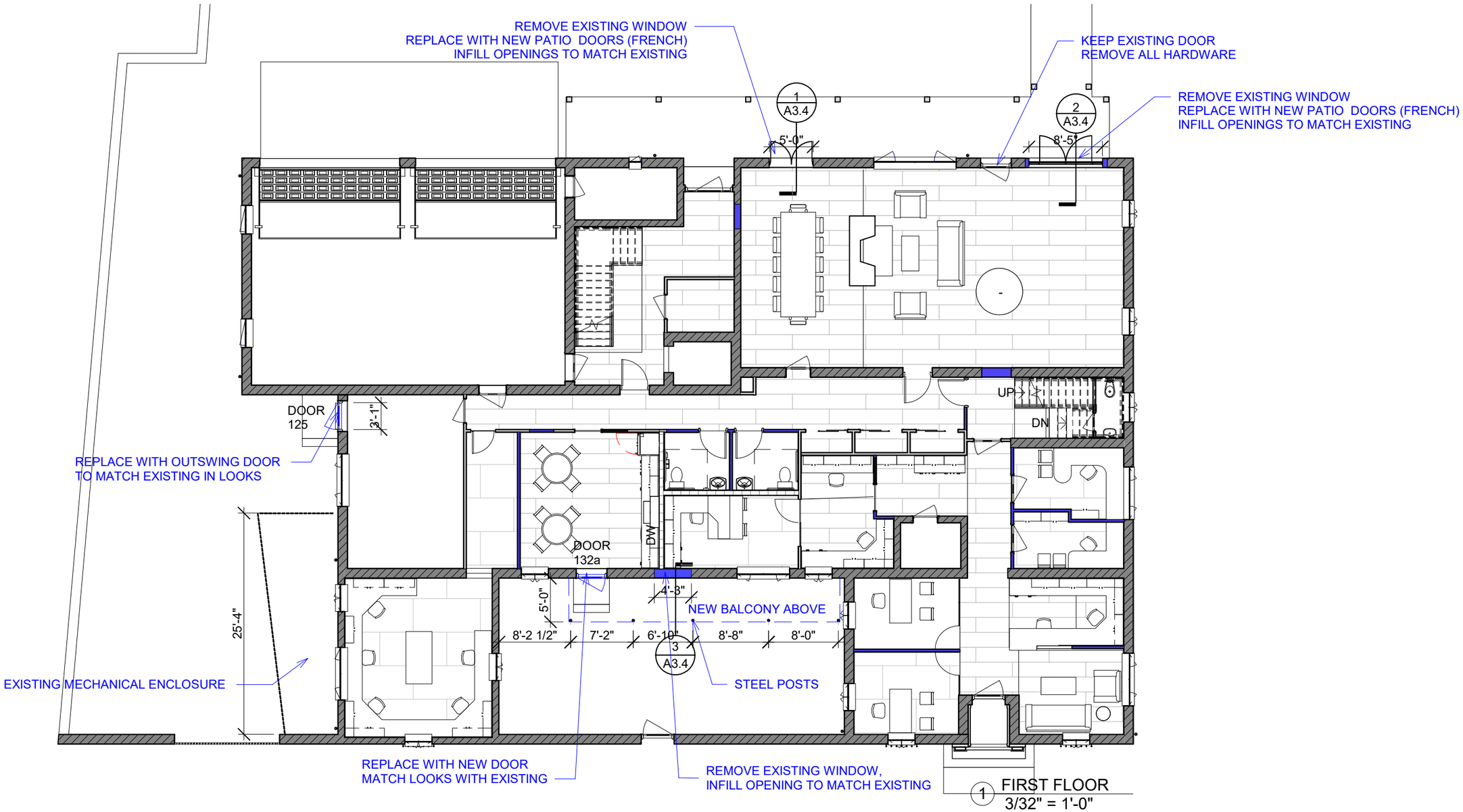
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TITLE: NEW PATIO DOORS SPECS
SHEET: AD0.13
DATE: 2/5/2024 4:06:37 PM
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Application pg 11

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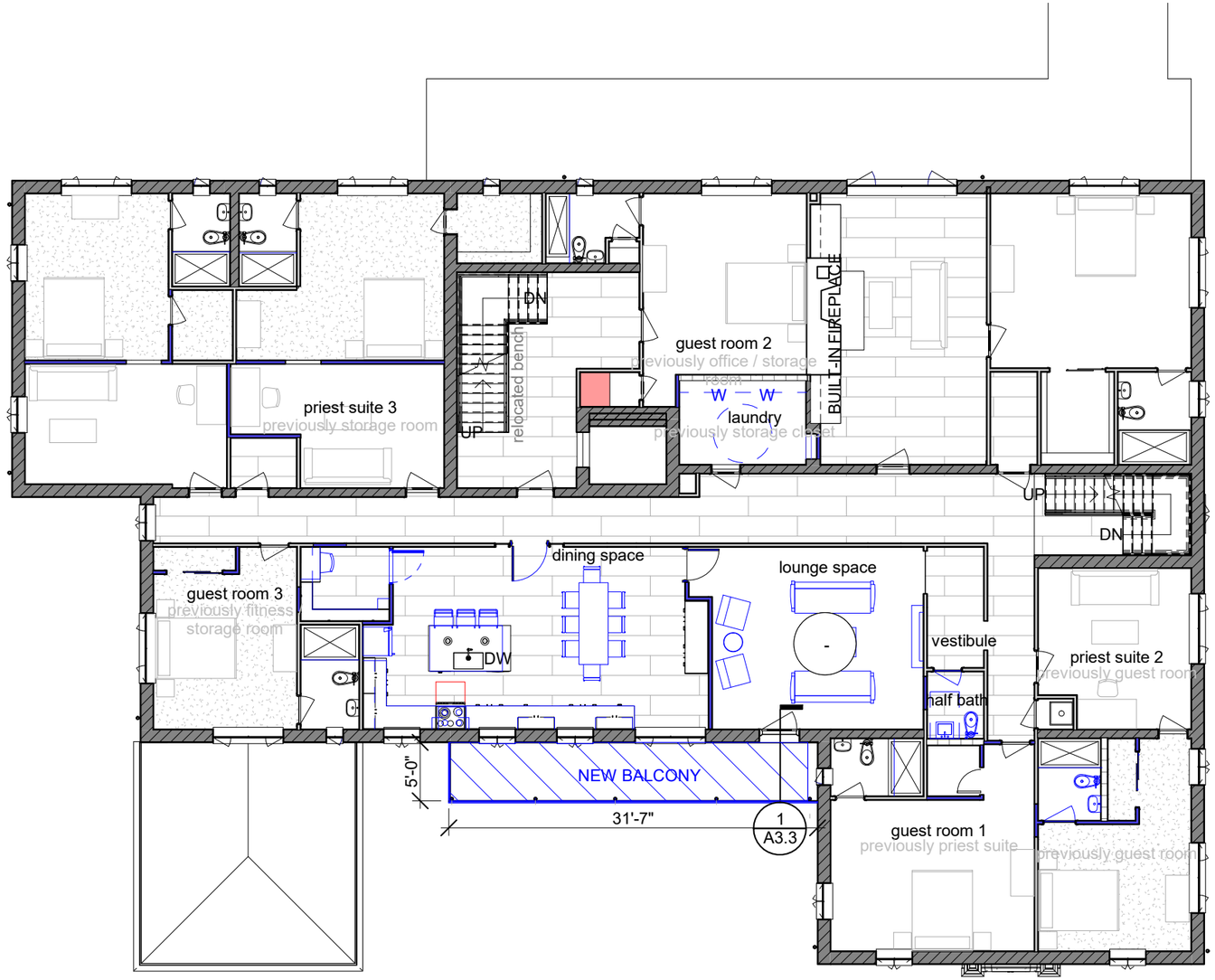
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1 A3.3 — A3.5

TITLE: 1 FIRST FLOOR PLAN
SHEET: AD1.1
DATE: 2/5/2024 4:06:41 PM
JOB #: 2322

Application pg 12



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

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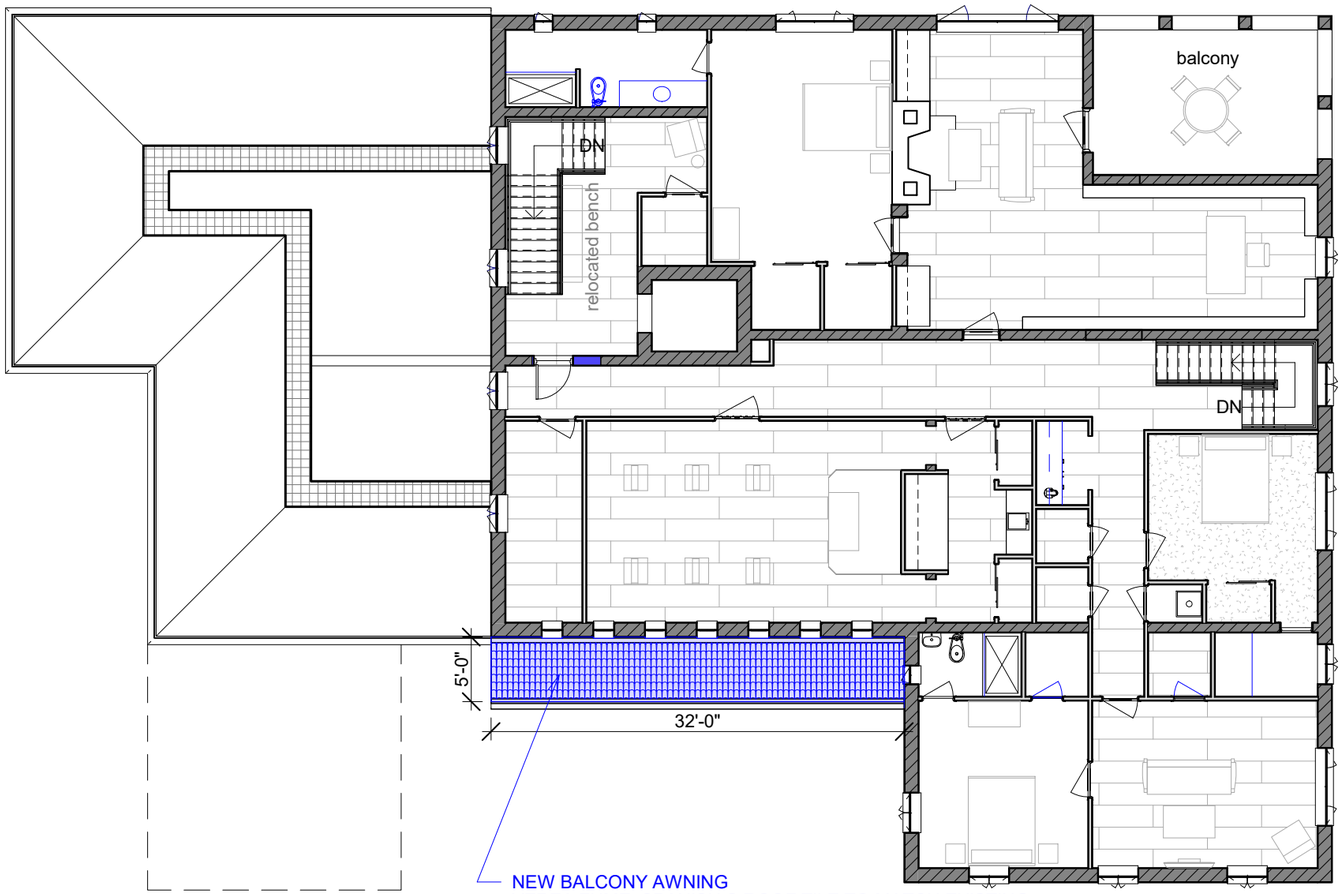
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TITLE: SECOND FLOOR PLAN, NEW BALCONY
SHEET: AD1.2
DATE: 2/5/2024 4:06:47 PM
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1 THIRD FLOOR
3/32" = 1'-0"

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TITLE: THIRD FLOOR PLAN, NEW BALCONY AWNING
SHEET: AD1.3
DATE: 2/5/2024 4:06:50 PM
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1 EXISTING NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

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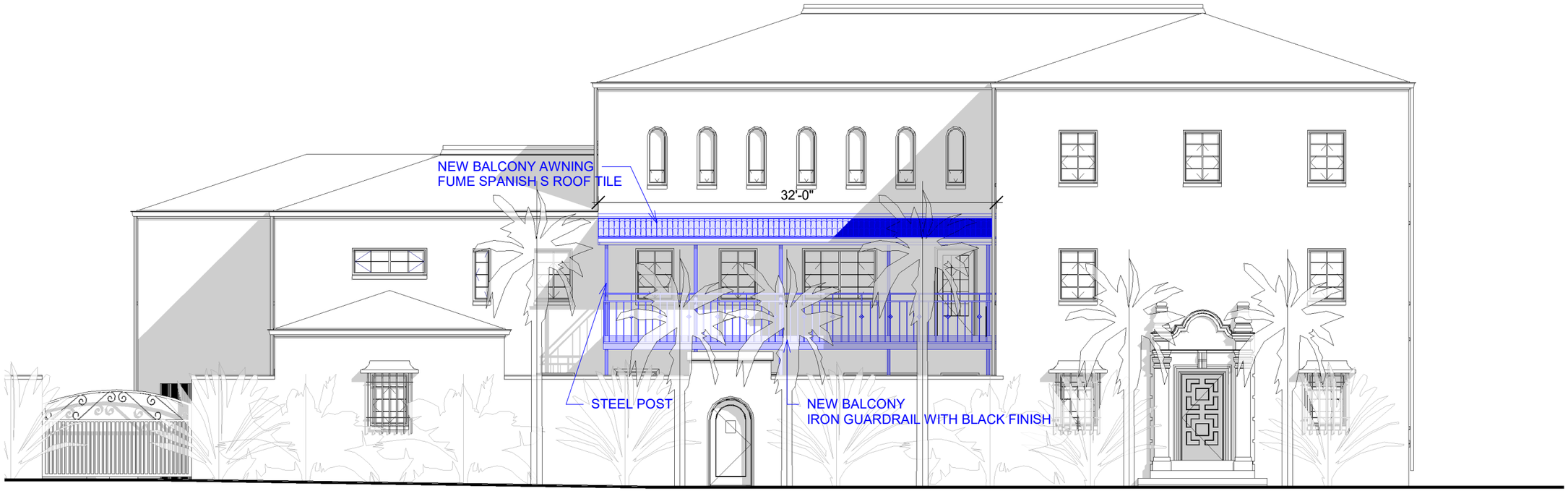
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TITLE: EXISTING NORTH EXTERIOR ELEVATIONS
SHEET: AD2.1
DATE: 2/5/2024 4:07:04 PM
JOB #: 2322

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

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TITLE: PROPOSED NORTH EXTERIOR ELEVATION
SHEET: AD2.2
DATE: 2/5/2024 4:07:14 PM
JOB #: 2322



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

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TITLE: EXISTING EAST EXTERIOR ELEVATIONS
SHEET: AD2.3
DATE: 2/5/2024 4:07:24 PM
JOB #: 2322



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

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TITLE: PROPOSED EAST EXTERIOR ELEVATION
SHEET: AD2.4
DATE: 2/5/2024 4:07:34 PM
JOB #: 2322



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

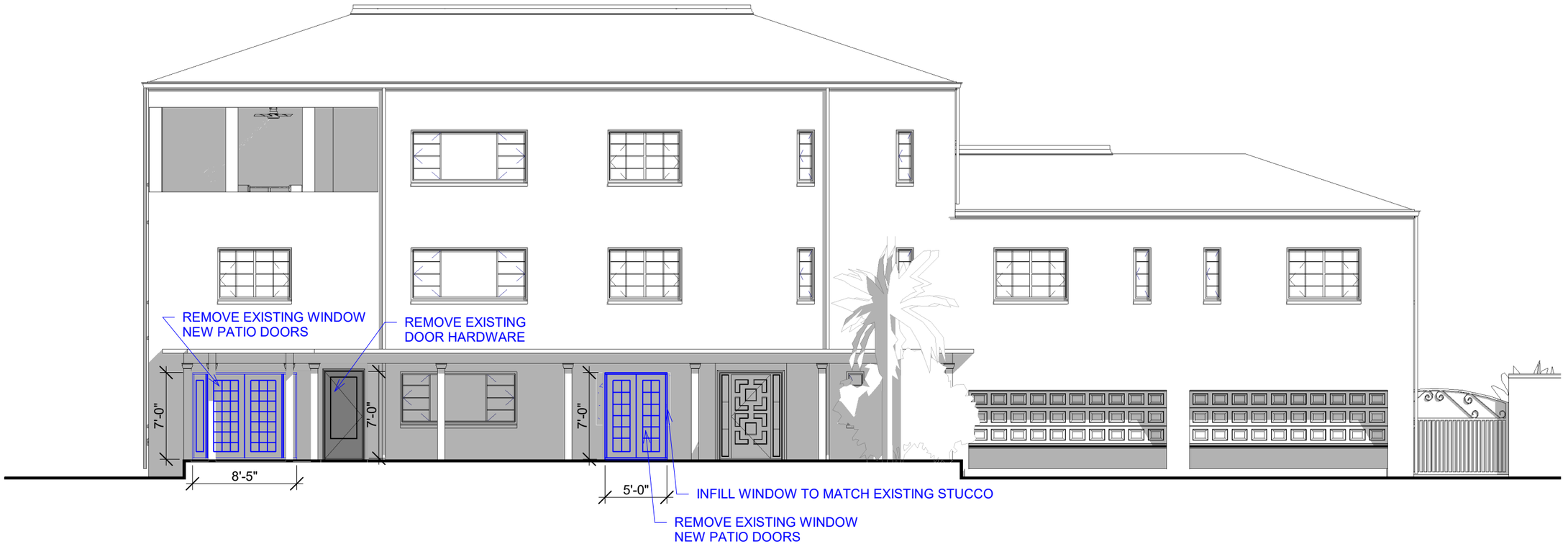
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TITLE: EXISTING SOUTH EXTERIOR ELEVATIONS
SHEET: AD2.5
DATE: 2/5/2024 4:08:04 PM
JOB #: 2322



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

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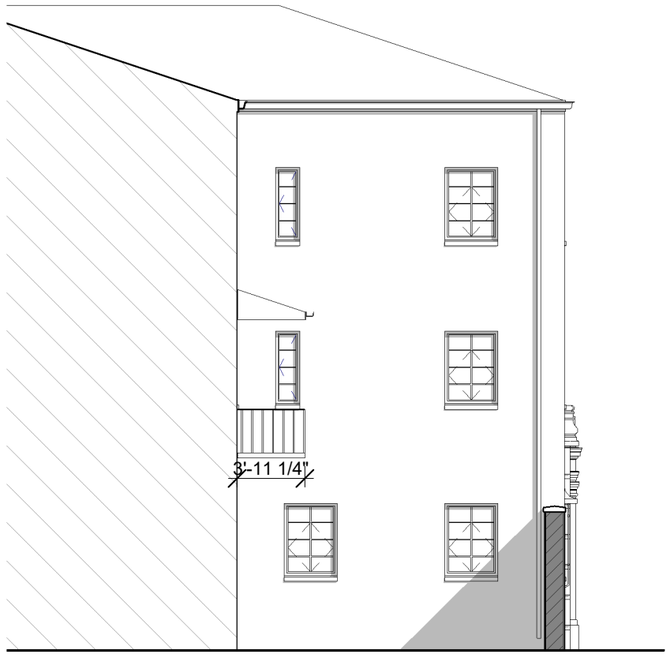
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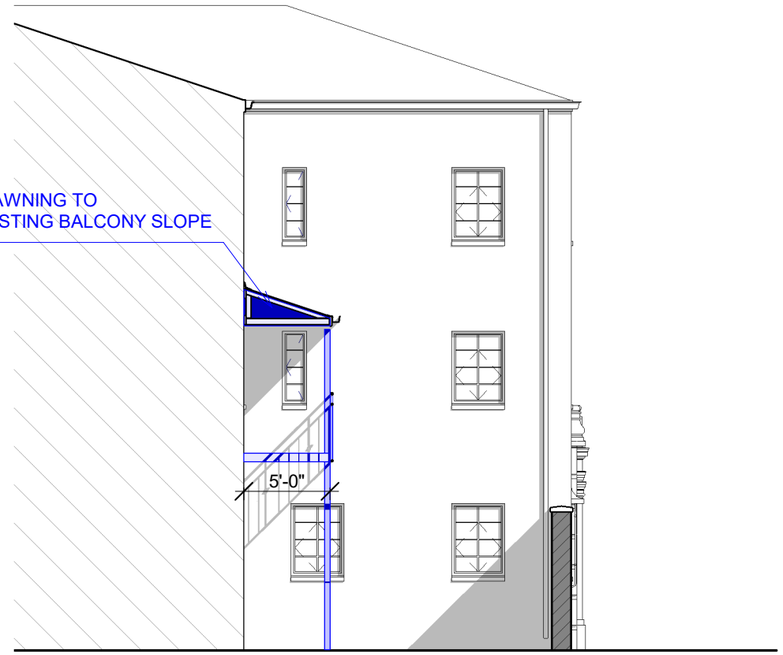
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TITLE: PROPOSED SOUTH EXTERIOR ELEVATION
SHEET: AD2.6
DATE: 2/5/2024 4:08:18 PM
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1 EXISTING COURTYARD EAST ELEVATION
1/8" = 1'-0"



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

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TITLE: COURTYARD EXTERIOR ELEVATIONS
SHEET: AD2.9
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1 EXISTING COURTYARD NORTH ELEVATION
1/8" = 1'-0"



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

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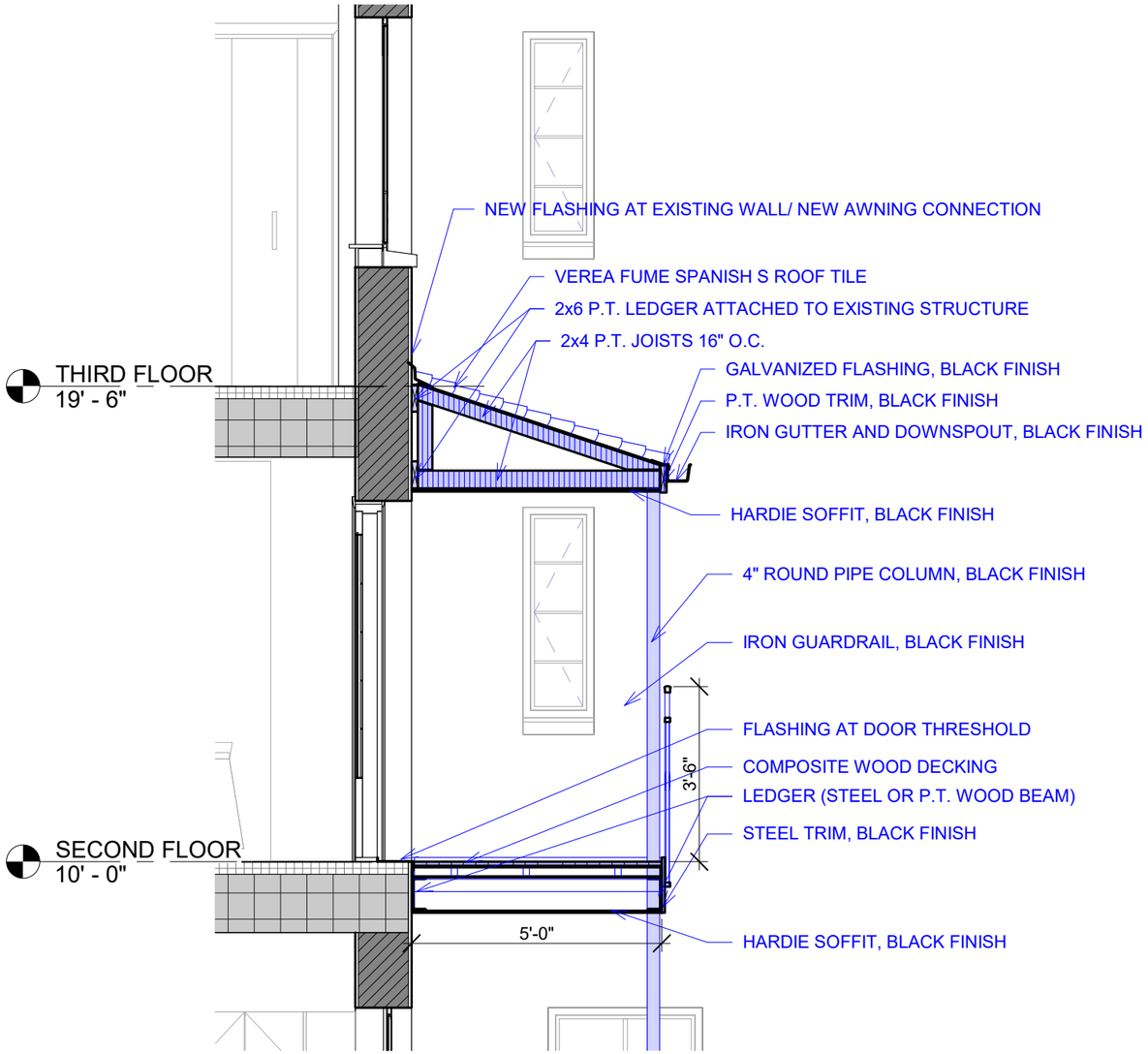
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TITLE: COURTYARD EXTERIOR ELEVATIONS
SHEET: AD2.10
DATE: 2/5/2024 4:08:36 PM
JOB #: 2322

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

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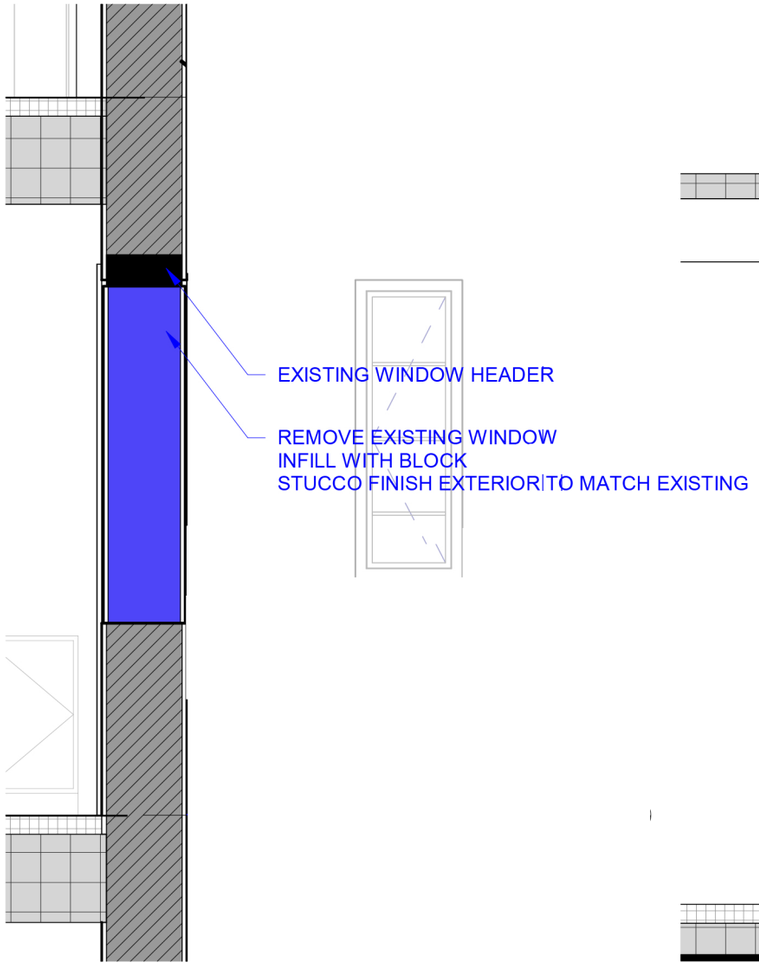
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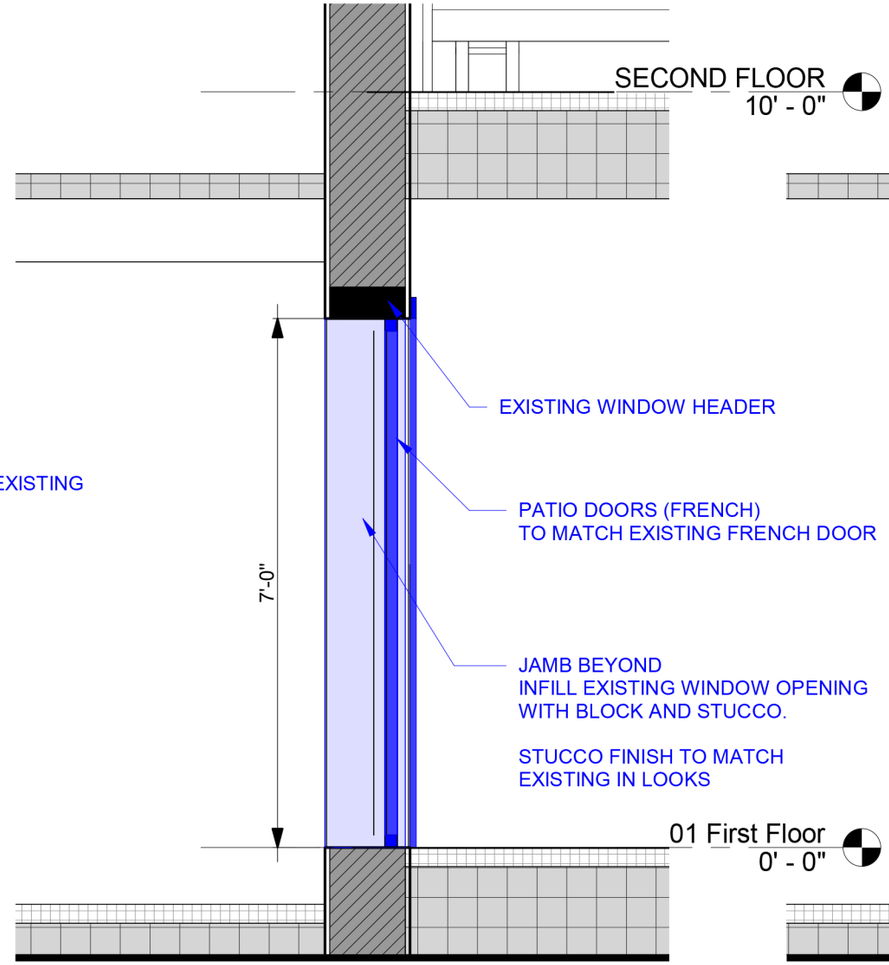
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JOB #: 2322

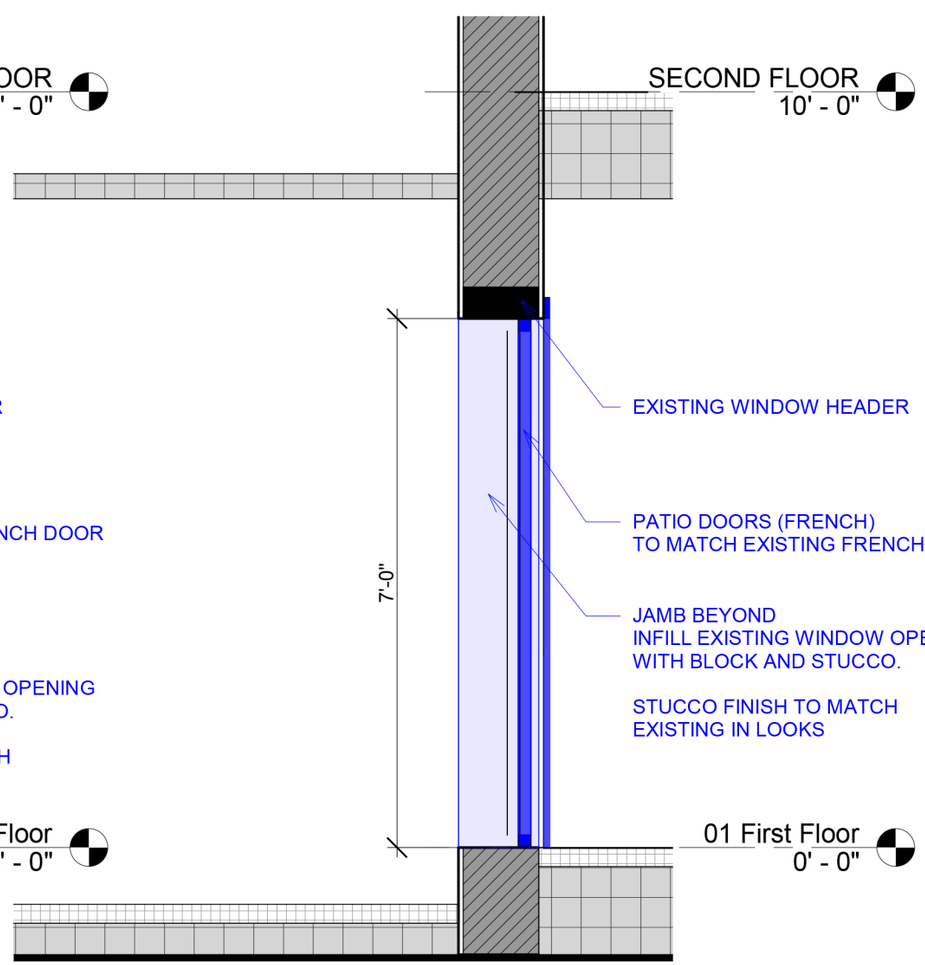
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3 Section 6
1/2" = 1'-0"



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



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

JASON CANNING
ARCHITECT INC
ARCHITECTURE | PLANNING | INTERIORS

1812 Atlantic Blvd
Jacksonville, FL 32207
904-647-8690
jason@canningarch.com

CATHEDRAL RECTORY & PARISH OFFICE

35 TREASURY ST
ST. AUGUSTINE, FL 32084

TITLE: EXTERIOR SECTIONS
SHEET: AD3.4
DATE: 2/5/2024 4:08:40 PM
JOB #: 2322



1 VIEW 1

JASON CANNING
ARCHITECT INC
ARCHITECTURE | PLANNING | INTERIORS

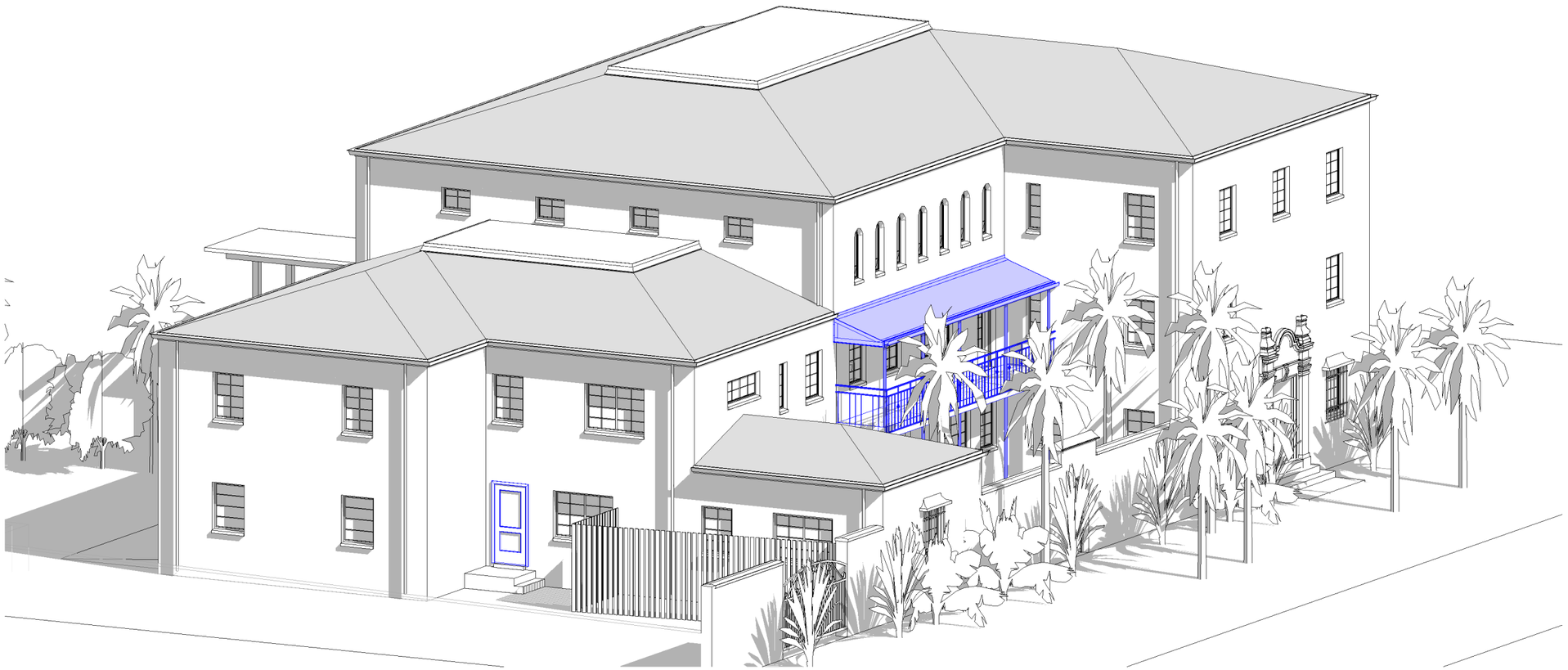
1812 Atlantic Blvd
Jacksonville, FL 32207
904-647-8690
jason@canningarch.com

CATHEDRAL RECTORY & PARISH OFFICE

35 TREASURY ST
ST. AUGUSTINE, FL 32084

TITLE: PROPOSED 3D VIEW
SHEET: AD4.1
DATE: 2/5/2024 4:08:54 PM
JOB #: 2322

Received 02/05/2024
Planning and Building Department



1 VIEW 2

JASON CANNING
ARCHITECT INC
ARCHITECTURE | PLANNING | INTERIORS

1812 Atlantic Blvd
Jacksonville, FL 32207
904-647-8690
jason@canningarch.com

CATHEDRAL RECTORY & PARISH OFFICE

35 TREASURY ST
ST. AUGUSTINE, FL 32084

TITLE: PROPOSED 3D VIEW
SHEET: AD4.2
DATE: 2/5/2024 4:09:04 PM
JOB #: 2322

January 18, 2024

Jason Canning Architect Inc
1812 Atlantic Blvd
Jacksonville, FL 32207

cc: Bishop of the Diocese St Aug

Re: Certificate of Appropriateness - 35 Treasury Street - HP2023-0087

Dear Jason Canning Architect Inc,

On January 18, 2024, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the February 15, 2024 meeting** as described in the attached copy of the executed Order**.**

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by February 5, 2024.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0087
Applicant:	Jason Canning Architect Inc
Owner:	Bishop of the Diocese St Aug
Address:	35 Treasury Street
Parcel Number:	1971900000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, JANUARY 18, 2024, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☐ was present at the Thursday, January 18, 2024, Historic Architectural Review Board meeting and testified under oath, or ☒ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of HP-2
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to 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.

Subject to the following conditions:

- February 15, 2024
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 18th day of January, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2023-0087 **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 [x] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 18th day of January, A.D., 2024.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

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.

Meredith H. Randolph

From: Candice Seymour
Sent: Monday, January 8, 2024 12:46 PM
To: Meredith H. Randolph
Subject: FW: January 18, 2023 Historic Architectural Review Board Meeting.

Categories: HARB

Please include this as a continuance request for the February 15, 2024 meeting.

Thank you!

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: Kejsi Bebri <kejsi@canningarch.com>
Sent: Monday, January 8, 2024 11:12 AM
To: Candice Seymour <cseymour@citystaug.com>
Cc: jason canningarch.com <jason@canningarch.com>
Subject: Fw: January 18, 2023 Historic Architectural Review Board Meeting.

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,

Unfortunately, we don't have all the necessary materials ready for submittal.
We need additional time to have everything ready.

May you please send us a continuance request form for the next meeting?

Best Regards, Kejsi.

Kejsi Bebri
CAD Designer
Jason Canning, Architect Inc
Architecture, Planning, Interiors
1812 Atlantic Boulevard
Jacksonville, FL 32207
C: (904) 755-5589
O: (904) 647-8690
kejsi@canningarch.com

From: Kejsi Bebri <kejsi@canningarch.com>
Sent: Thursday, January 4, 2024 10:30 AM
To: jason canningarch.com <jason@canningarch.com>
Subject: Re: January 18, 2023 Historic Architectural Review Board Meeting.

Good Morning,

Unfortunately, we don't have all the necessary materials ready for submittal.
We need additional time to have everything ready.

May you please send us a continuance request form for the next meeting?

Best Regards, Kejsi.

Kejsi Bebri
CAD Designer
Jason Canning, Architect Inc
Architecture, Planning, Interiors
1812 Atlantic Boulevard
Jacksonville, FL 32207
C: (904) 755-5589
O: (904) 647-8690
kejsi@canningarch.com

From: jason canningarch.com <jason@canningarch.com>
Sent: Thursday, January 4, 2024 10:07 AM
To: Kejsi Bebri <kejsi@canningarch.com>
Subject: Fw: January 18, 2023 Historic Architectural Review Board Meeting.

Jason Canning, Architect Inc
Architecture, Planning, Interiors
1812 Atlantic Boulevard
Jacksonville, FL 32207
C: (904) 755-5589
O: (904) 647-8690
F: (904) 406-7227
jason@canningarch.com

From: Candice Seymour <cseymour@citystaug.com>
Sent: Thursday, January 4, 2024 10:07 AM

To: jason canningarch.com <jason@canningarch.com>
Cc: cathadmin@gmail.com <cathadmin@gmail.com>
Subject: RE: January 18, 2023 Historic Architectural Review Board Meeting.

Apologies. I meant 2024. My finger are still not used to the change in year.

Hope you all had a happy holiday season and a positive start to 2024!

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: Candice Seymour
Sent: Thursday, January 4, 2024 10:04 AM
To: jason canningarch.com <jason@canningarch.com>
Cc: cathadmin@gmail.com
Subject: January 18, 2023 Historic Architectural Review Board Meeting.

Good morning!

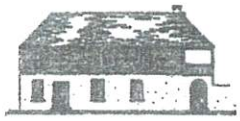
This is a reminder that the materials deadline for the January 18, 2023, HARB meeting is end-of-day Monday, January 8, 2023.

If you need additional time, a continuance request to a future HARB date will also be accepted up to this date.

Feel free to reach out to us with any questions!

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

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	

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.

October 2017

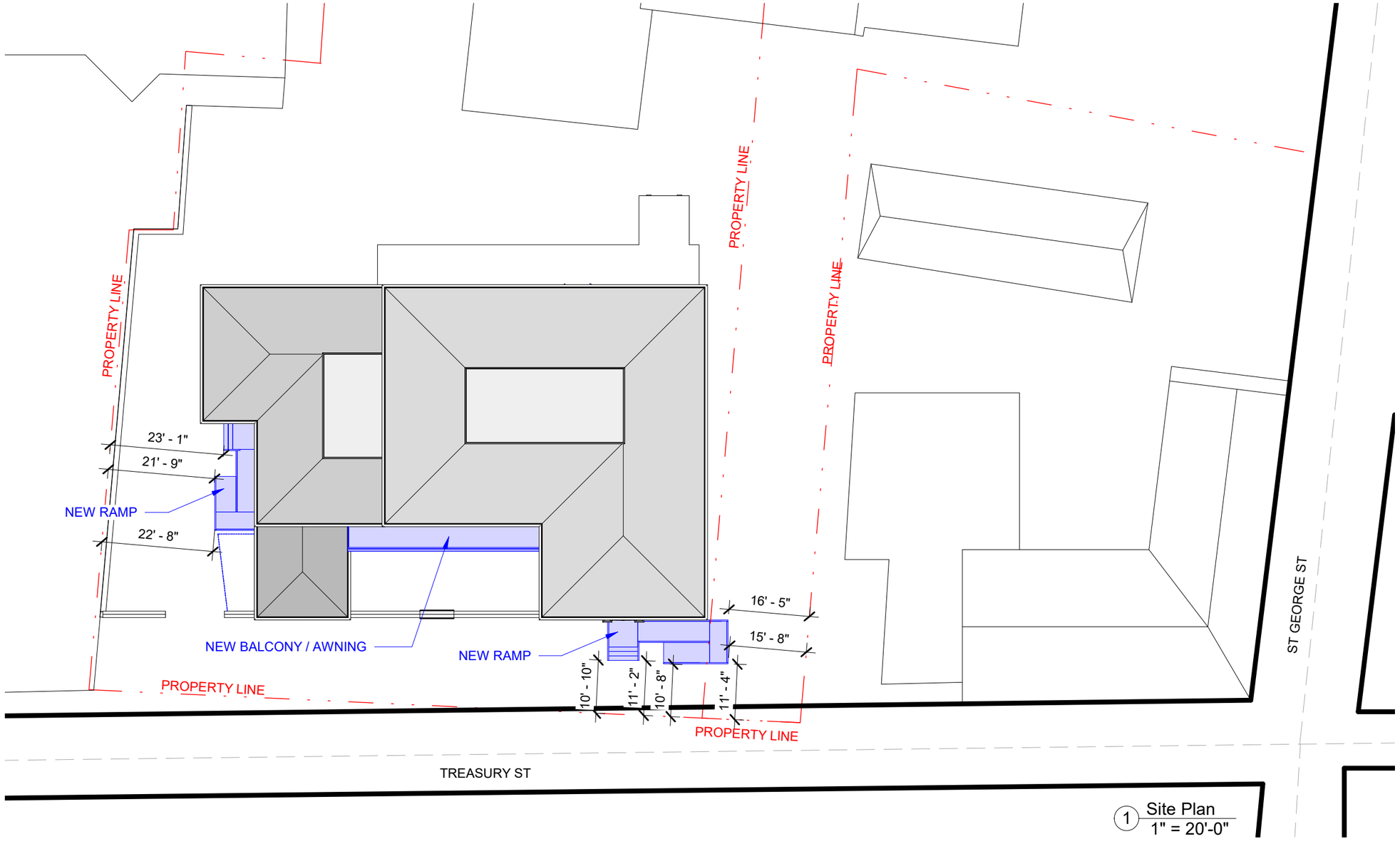
Checklist Item	Checklist Item Description	Status	Comments
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	
PORCHES, DECKS, BALCONIES - Scaled site plan showing the building and existing	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.



1 Site Plan
1" = 20'-0"

CATHEDRAL RECTORY & PARISH OFFICE

MICAMY
DESIGN STUDIO

4887 Victor Street
Jacksonville, FL 32207
904.683.6625
micamydesign.com

35 TREASURY ST
ST. AUGUSTINE, FL 32084

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

Received 12/11/2023
Planning and Building Department

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

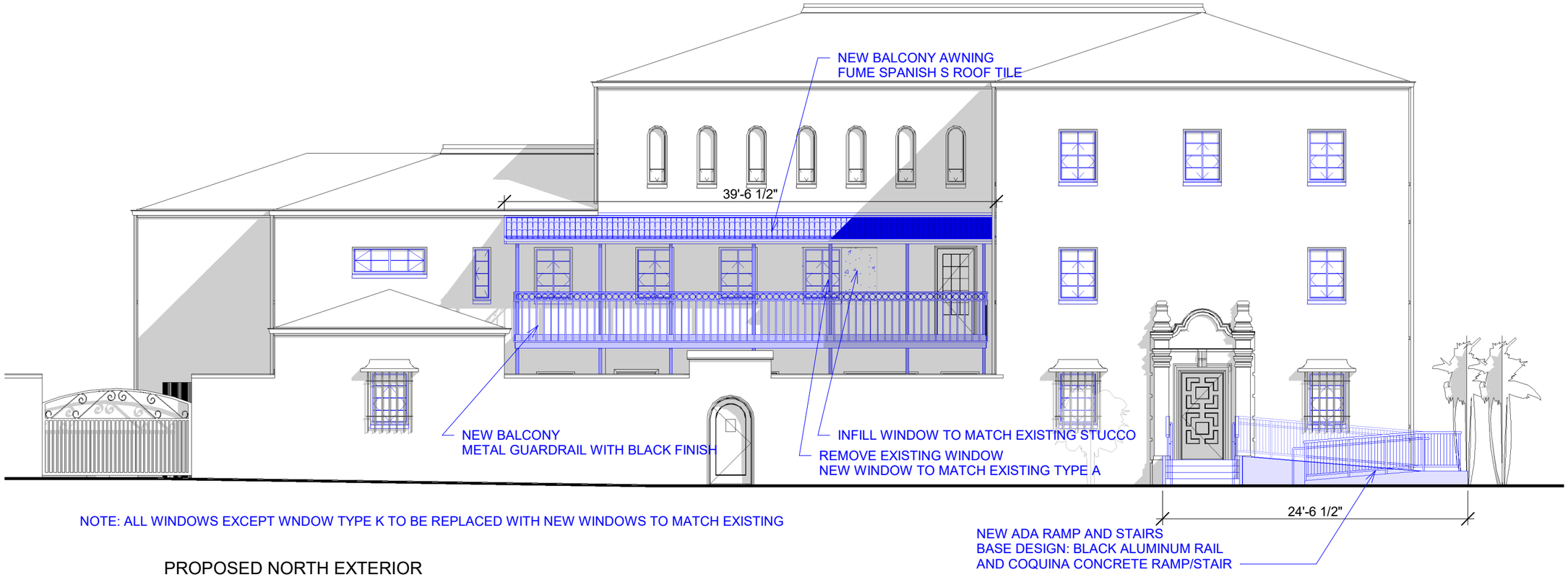
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35 TREASURY ST
ST. AUGUSTINE, FL 32084

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



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

MICAMY
DESIGN STUDIO

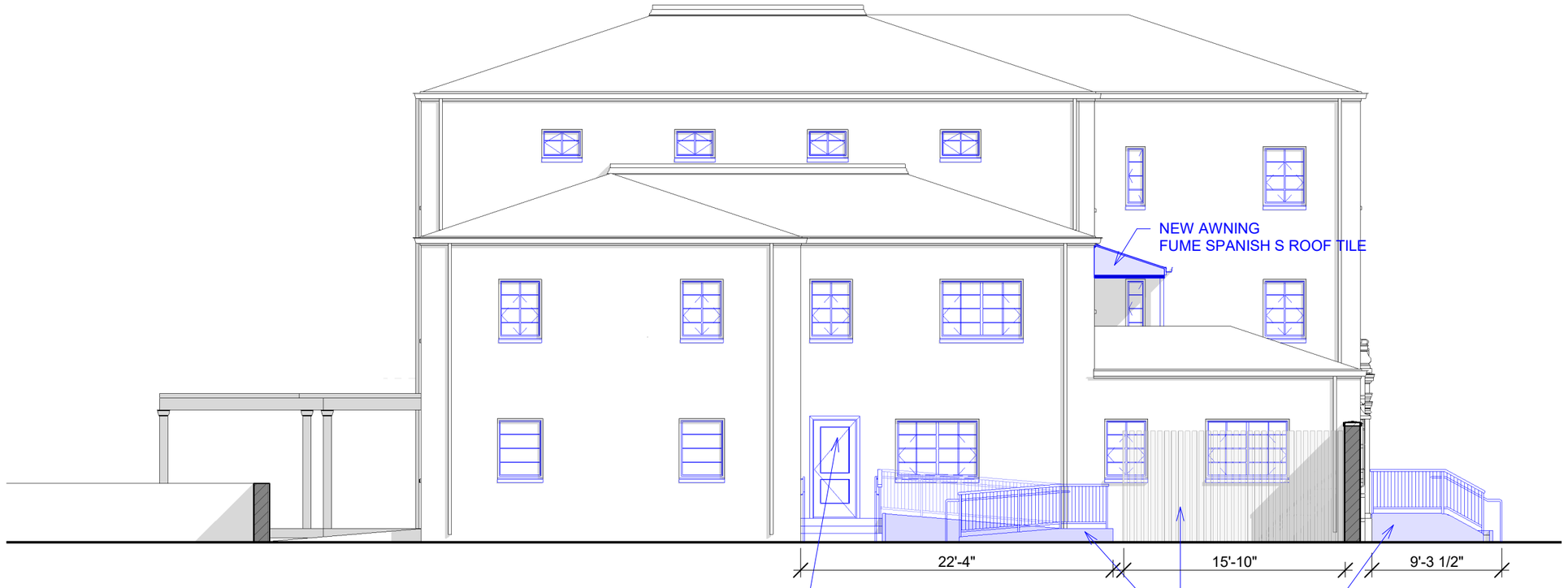
4887 Victor Street
Jacksonville, FL 32207
904.683.6625
micamydesign.com

35 TREASURY ST
ST. AUGUSTINE, FL 32084

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

Application pg 39

Received 12/11/2023
Planning and Building Department



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"

CATHEDRAL RECTORY & PARISH OFFICE

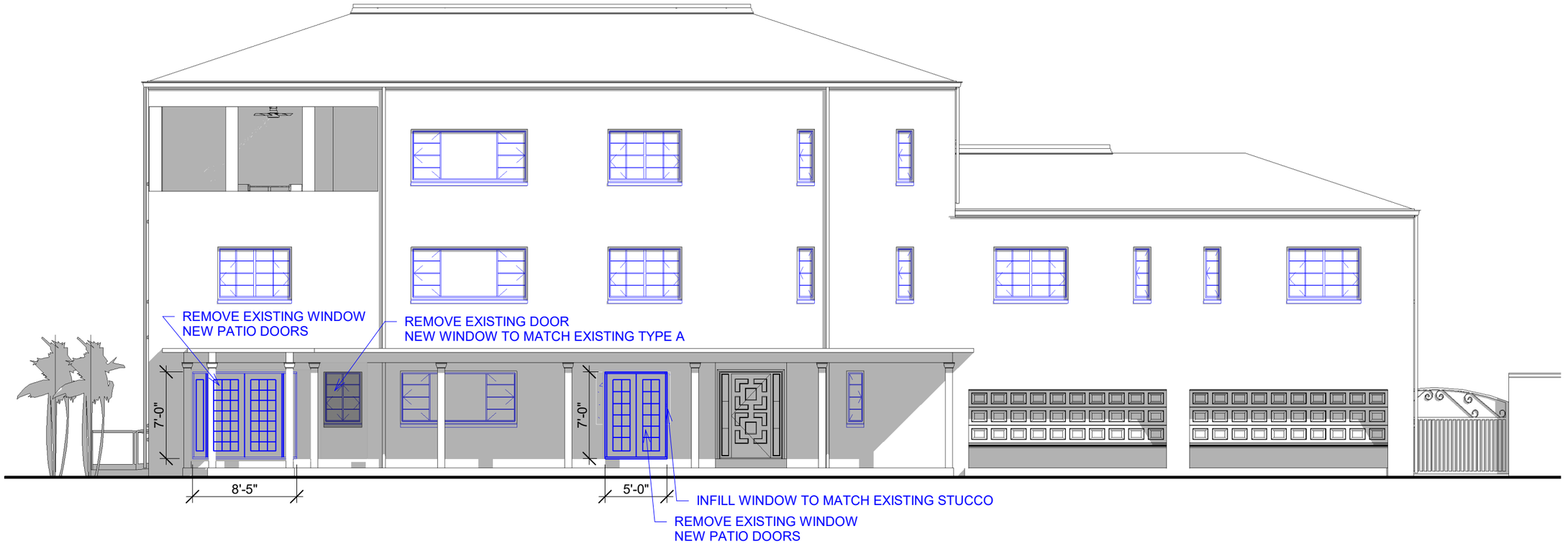
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DESIGN STUDIO

4887 Victor Street
Jacksonville, FL 32207
904.683.6625
micamydesign.com

35 TREASURY ST
ST. AUGUSTINE, FL 32084

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

Received 12/11/2023
Planning and Building Department



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"

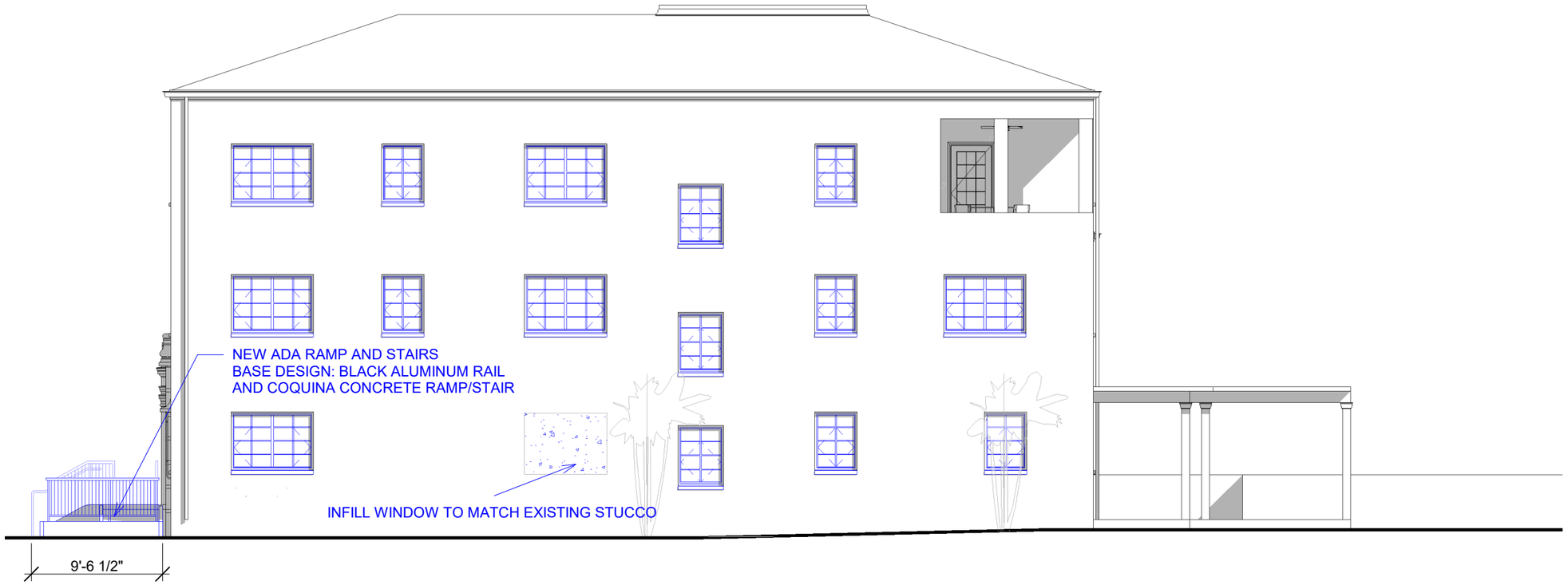
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DESIGN STUDIO

4887 Victor Street
Jacksonville, FL 32207
904.683.6625
micamydesign.com

35 TREASURY ST
ST. AUGUSTINE, FL 32084

TITLE: PROPOSED SOUTH EXTERIOR ELEVATION
SHEET: AD2.6
DATE: 12/11/2023 2:40:51 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"

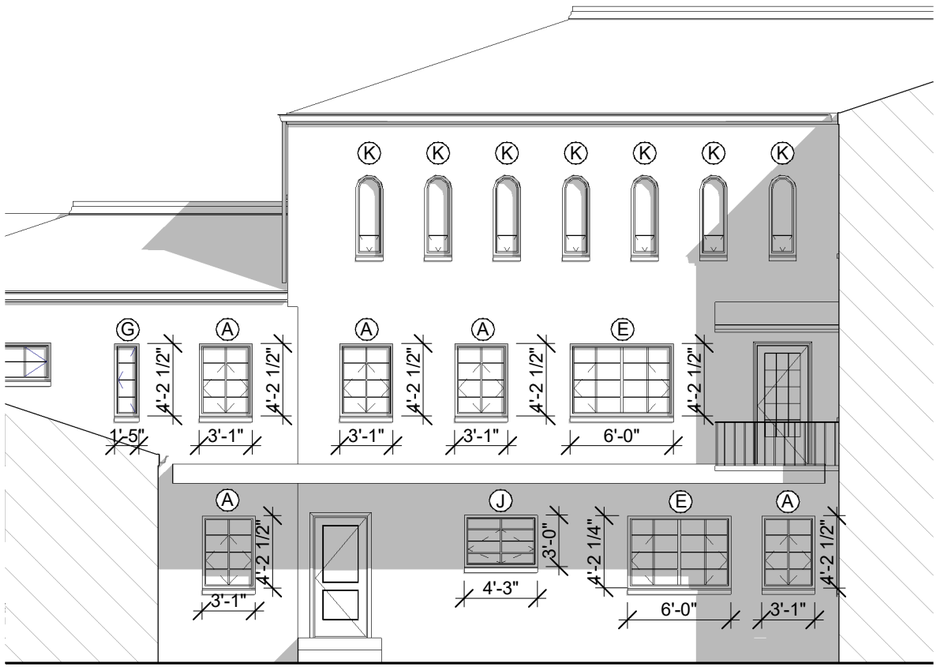
CATHEDRAL RECTORY & PARISH OFFICE

MICAMY
DESIGN STUDIO

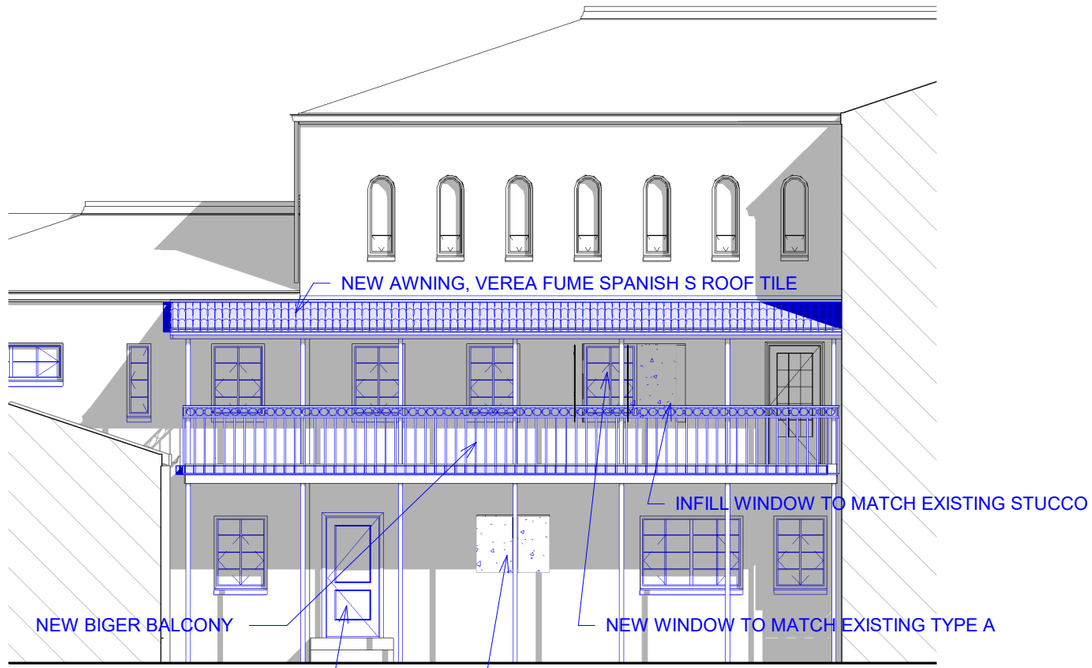
4887 Victor Street
Jacksonville, FL 32207
904.683.6625
micamydesign.com

35 TREASURY ST
ST. AUGUSTINE, FL 32084

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



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



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

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

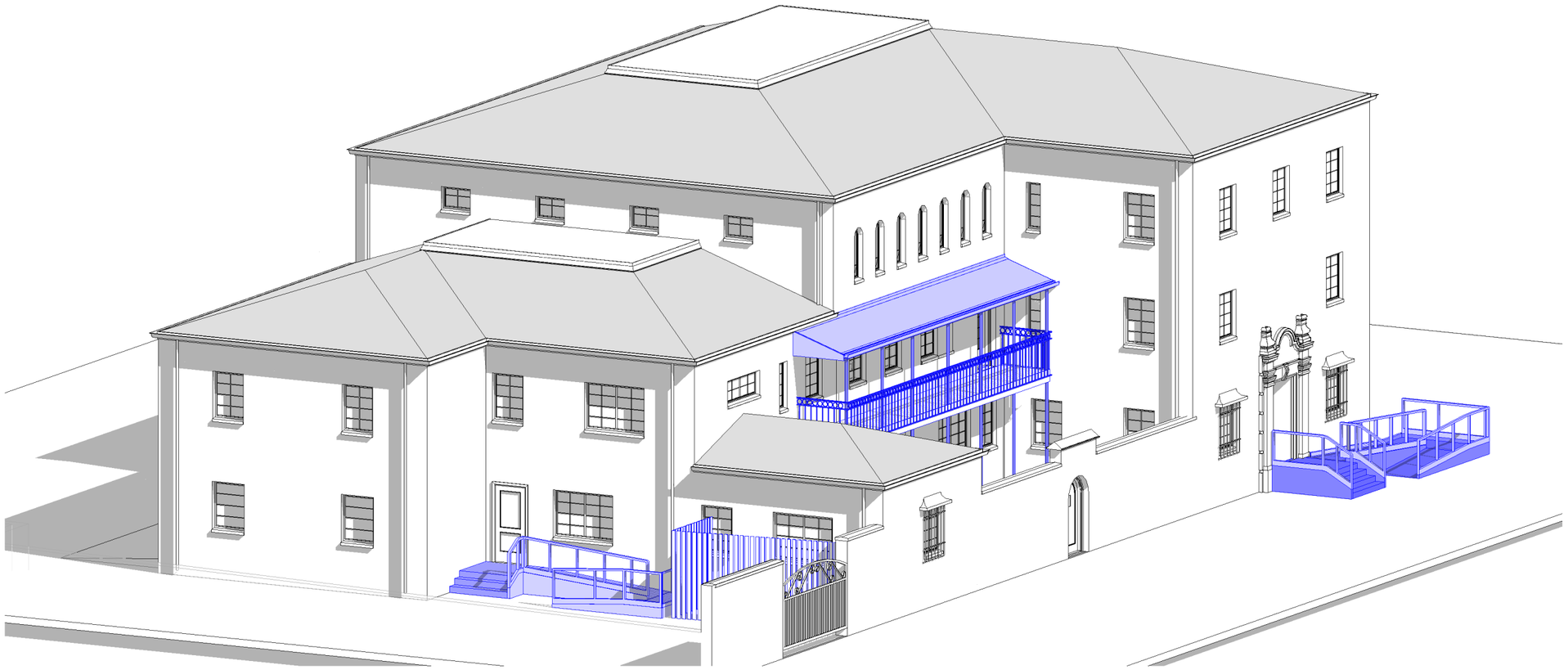
CATHEDRAL RECTORY & PARISH OFFICE

MICAMY
DESIGN STUDIO

4887 Victor Street
Jacksonville, FL 32207
904.683.6625
micamydesign.com

35 TREASURY ST
ST. AUGUSTINE, FL 32084

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



1 VIEW 2

MICAMY
DESIGN STUDIO

4887 Victor Street
Jacksonville, FL 32207
904.683.6625
micamydesign.com

CATHEDRAL RECTORY & PARISH OFFICE

35 TREASURY ST
ST. AUGUSTINE, FL 32084

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

Received 12/11/2023
Planning and Building Department

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.

Received 12/11/2023
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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

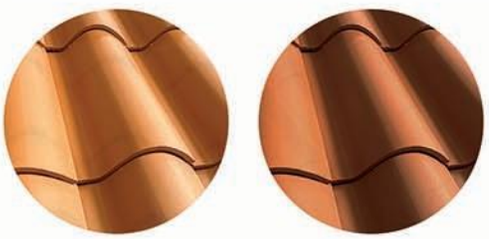


AÑEJA | VINTAGE | FUME

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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Received 12/11/2023
Planning and Building Department

DSA

MASTER CRAFTED DOORS



FULL COLLECTION CATALOG VOLUME XXII

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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Received 12/11/2023
Planning and Building Department

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.

Application pg 50

Received 12/11/2023
Planning and Building Department

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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Received 12/11/2023
Planning and Building Department

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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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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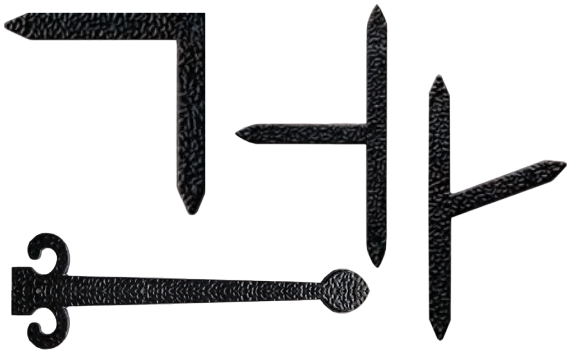
hardware & accessories





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.

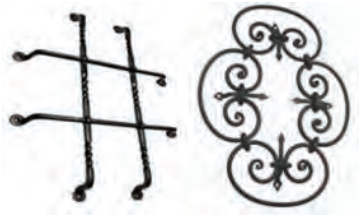


Hinge & Corner Straps

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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Received 12/11/2023
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timber & finishes



Mahogany
(unfinished)



Knotty Alder
(unfinished)



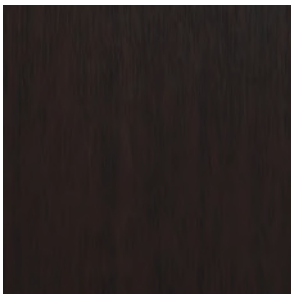
Encapsulated
Accoya (unfinished)



Chestnut
(Mahogany)



Russet
(Mahogany)



Coco
(Mahogany)



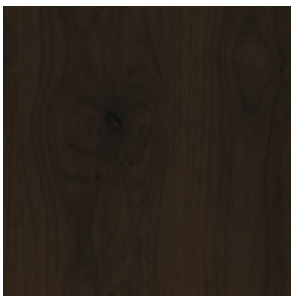
Cinnamon Bark
(Mahogany)



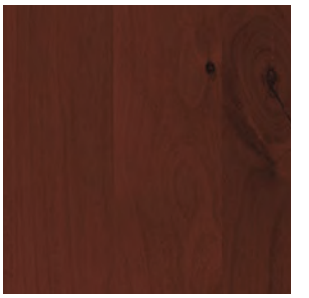
Chestnut
(Knotty Alder)



Russet
(Knotty Alder)



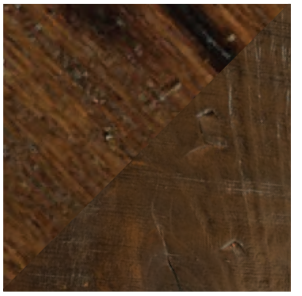
Coco
(Knotty Alder)



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



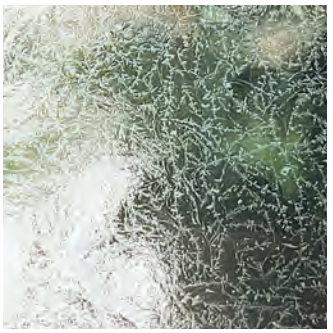
Clear/Clear Beveled
Privacy Rating: 1



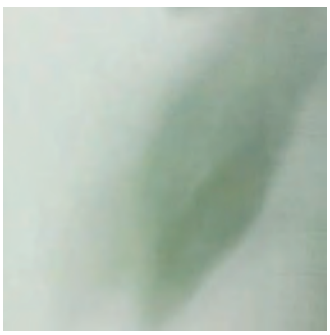
Flemish
Privacy Rating: 5



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 56

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Planning and Building Department

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.



Application pg 57

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

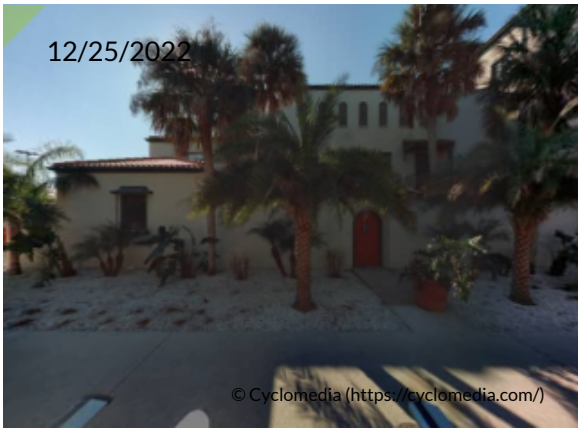
2022 TRIM Notice

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

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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

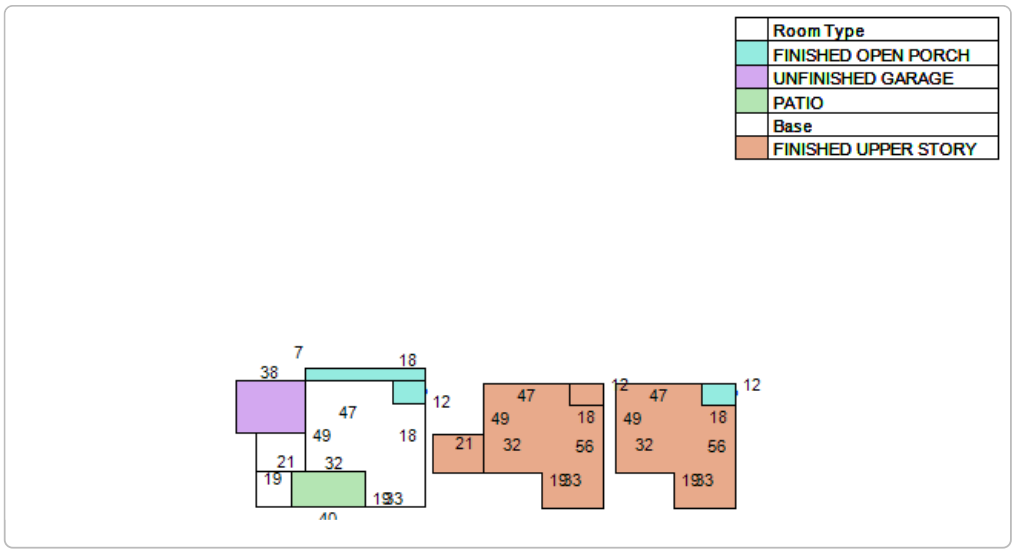
Building Information

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.

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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

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01/17/1997 -- ANNUAL REPORT	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 15, 2024 Meeting



Application HP2024-0001 Address: 26 Toques Place

Applicant: John Valdes & Associates

Property Owner: Partners Team One LLC

Project description: To replace existing siding with new.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ02274
National Register:	St. Augustine NR Historic District	Construction date:	c. 1904 - 1910
Archaeology Zone:	IA	Zoning District:	HP-3
Parcel number:	1966600070		
Agenda Item:	7(a)	Previous Action(s):	COA HP2022-0083 (withdrawn) and HP2023-0012; COR2023-0014, COD2023-0013 COA HP2023-0023

STAFF SUMMARY AND ANALYSIS:

1. Located east of Toques Place and West of Charlotte Street, between Cuna and Hypolita Streets, the historic portion of the house was constructed c.1904-1910, but has recently been relocated on its lot and elevated. This new Certificate of Appropriateness application is to salvage the existing cedar siding on the sides and rear elevations of the historic house and install that original siding on the front façade/west elevation, and to install new cedar siding on the sides and rear.
2. According to the applicant, the existing siding is cedar, and is nailed directly to the wood framing members, allowing moisture and air infiltration to the interior. Photographs, taken from the interior of the historic home that had been previously gutted, were provided of the exposed back side of the existing siding to show the condition of the siding that would normally be covered. Wall sheathing and underlayment is proposed to go on top of the framing before the siding is returned to the exterior. However, since the existing siding is brittle and breaks easily and there are areas of loss of material, the applicant is aware that there will not be enough intact siding to return to each elevation.
3. A diagram included in the application packet (labeled Sheet A4) has each of the elevations color coded to reflect the proposed work. On the north and south (side) elevations of the historic house portion, the existing siding is to be removed and salvaged and applied to the front facade/west elevation. A large rear addition is currently being constructed and extends perpendicular to the historic two-story home. This new addition and the rear of the existing historic house will be sided with new siding to match the existing.
4. Applications related to this property have been heard multiple time the past couple years, with different applicants and owners. One of the first applications, COA HP2022-0083 that was continued by the HARB, and later withdrawn by the former owner, had a project scope that included repair or replacement of siding. The HARB stated they were not in favor of wholesale replacement, asked more condition assessment information on the existing siding, and for percentages to be provided of what would need to be replaced on each elevation. Similarly, for COA HP2023-0023, which was approved at the May 2023 HARB meeting, with the project scope that included replacing areas of the wood siding on the existing building, the HARB reiterated that if more siding needed to be replaced than had been presented, the applicant/owner were to inform staff and the proposed work may have to return for approval.
5. The AGHP allows for repair or limited replacement in kind for extensively deteriorated features including sections of siding. However, the AGHP advises against removing or replacing major portions of historic wood from exterior walls that is repairable or when the deteriorated areas could just be replaced because the result "would make the building essentially new construction." Further, the AGHP advises against reconstructing a façade "with new material in order to achieve a uniform or 'improved' appearance.'"

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 26 Toques Place** if the Board can make the following findings:

1. That the replacement of the existing cedar wood siding with new on the side and rear elevations, will be mitigated by salvaging the original siding to install on the front façade/west elevation.
2. That the new cedar siding meets the Secretary of the Interior's Standards for Rehabilitation 2 and 9.

Julie Courtney
Julie Courtney, Historic Preservation Officer

SUMMARY SCOPE OF WORK:

1. Salvage the existing cedar siding on the sides and rear elevations of the historic house and install that original siding on the front façade/west elevation
2. Install new cedar wood siding to match on the sides and rear elevations.

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

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.

Wood

Do...

- Retain wood materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments whenever possible. These are essential components of a building's appearance and architectural style.
- Apply chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.
- Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Use electric hot air guns with care on decorative wood features, and use electric heat plates with care on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.
- Use chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and the previously recommended thermal devices. Detachable wood elements such as shutters, doors and columns may, with proper safeguards, be chemically dip-stripped.

- Repair or replace, when necessary, deteriorated material that replicates the original in size, shape and texture. Consider original characteristics such as board width, length, exposure and trim detailing when selecting replacement material.
- Repair may also include limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding or sections of siding.

Don't...

- Remove or radically change wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.
- Remove a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, and then reconstruct the facade with new material in order to achieve a uniform or "improved' appearance.
- Radically change the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
- Fail to identify, evaluate and treat the causes of wood deterioration which include: faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, and insect or fungus infestation.
- Use chemical preservatives, such as creosote, which can change the appearance of wood features unless they were used historically.
- Replace an entire wood feature, such as a cornice or wall, where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Post-1821

Frame Vernacular buildings are finished with drop siding with corner boards, weatherboards with corner boards, butted wood shingles, or board-and-batten siding.

LIST OF ATTACHMENTS:

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

STAFF PHOTOGRAPHS
26 Toques Place





Staff Report pg 6

STAFF PHOTOGRAPHS
26 Toques Place: After building was elevated





STAFF PHOTOGRAPHS
26 Toques Place: Rear Addition





Staff Report pg 8

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Front Façade / West Elevation and North Elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Existing front porch and ADA ramp on front façade/west elevation and north/side elevation

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Rear exterior stair on east elevation

Staff Report pg 11

STAFF PHOTOGRAPHS
26 Toques Place
(taken Feb 28, 2023)





Rear exterior stair on east elevation

FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ 2274 1009==
Site Name: 26 Tocques Place 830== Survey Date: 7809 820==
Address: 26 Tocques Place, St. Augustine, FL 32084 905==
Instructions for Locating:
813== County: St. Johns 808==
Location: City of St. Augustine (subdivision) 8 (block) East 22.95 of North 28.8 ft. (lot) 868==
of lot 3 & lot 7 868==
Owner of Site: Name: Feiden, Florence T. (Estate) c/o Rabin, Lucy F. ;
Address: 964 W. Penn Drive
Westchester, Pa. 19380 902==
Occupant or Manager: Atlantique Press (occupant) 904==
Type of Ownership: Private 848== Zoning: HP-1
NR Classification Category: Building 916== Recording Date: 832==
UTM: 17 (zone) 469840 (easting) 3307040 (northing) 890== Location: T07S (T) R30E (R) N18 (S) 812==
Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:
( ) Excellent 863==
( ) 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. Res. 838== Present Use: Commercial 850==

Date: + 1910 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

854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2, attic louvers 942==

Foundation: Concrete block wall 942==

Roof Type: Gable, intersecting 942==

Secondary Roof Structures: Porch, shed; Gable, hood 942==

Porches & Balconies: One-story screened front porch.

942==

Chimney Location: End, exterior, rear slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Composition shingles (diamond shape), composition roll 882==

Ornament Exterior:

882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Mixed, Commercial/Residential 864==

Relationship to Surroundings: Within Restored area.

859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Communication, Tobacco, Hotels

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular building at 26 Tocques Place was constructed between 1904 and 1910. It is set toward the center of a block bounded by Hypolita and St. George Streets on the south and west with Charlotte and Cuna Streets forming the east and north borders of the block. The Sanborn Fire Insurance Maps show its close proximity to the former Lorillard Villa which was called the Cozy Inn on the 1910, 1917, 1924, and 1930 maps. A one-story screened porch extends from the front with a gable hood above the entrance. The location is near the restored area.

The area of the old colonial city between Hypolita Street and the City Gate has been the major area of restoration efforts over the past two decades and is one of St. Augustine's leading tourist attraction areas. There are eight colonial buildings and structures in the area, a number of reconstructions, and other buildings designed or remodeled in the St. Augustine Colonial Revival style. Restorations and reconstructions line most of St. George Street. Elements contributing to its colonial ambiance include buildings constructed right at the street line, walls lining the street (some of tabby or exposed coquina), overhanging balconies and ornamental rejas. Side streets like Spanish and Cuna still have a number of post-colonial buildings. The bayfront has a number of commercial structures of modern vintage. The area generally retains the old colonial street patterns, though there have been major alterations around the City Gate and bayfront. Traffic is limited in the area and banned on St. George Street, but there are still serious traffic and parking problems because the area is so heavily traveled. Because of the commercial value of the land, there are continuing pressures for new development in the area. It is an area of combined tourist, commercial, and residential usage. It is bounded on the east by the Castillo de San Marcos, the seawall and the bayfront. On the west it is bounded by the Model Land Company subdivision developed by Henry Flagler. This section of the colonial city is part of the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Cuidad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151;

north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighborhood after the completion of the fort in 1695. All structures were destoyed in the 1702 seige of the city, those generally north of Cuna Street by the Spanish to establish a clear field of fire from the fort, and those south by the invading South Carolinians. By mid-century buildings had been rebuilt mainly along St. George and Spanish Streets, and a number of them still stand on St. George: Avero, DeMesa, Arrivas, Rodriguez-Sanchez, and Paredes Houses. During the British period, the Minorcans generally settled in this section of town, and it remained the "Minorcan quarter" well into the 19th century. New construction continued in the Second Spanish Period (1784-1821), with a number of extant structures, such as the Triay House, the Oldest Schoolhouse, and the City Gate, dating from this period.(1) By the mid-19th century, development expanded westward along Hypolita and Cuna Streets. The post-Civil War years brought intense commercialization to part of Hypolita Street and all of St. George Street as the main thoroughfare became lined with shops, boarding houses, and large hotels. The areas off of St. George Street remained essentially residential, and Spanish Street became by 1900 one of several exclusively Black neighborhoods outside Lincolnville, with its own school and church in the southernmost block of the street. St. George Street underwent major changes in the late 19th and early 20th centuries with the construction of the massive city hall at Hypolita Street and with the demolition of colonial structures and the erection of brick commercial buildings.(2) This section of the street gradually deteriorated into a depressed business district. Since 1959 the Historic St. Augustine Preservation Board, in conjunction with the St. Augustine Restoration Foundation and private citizens, has restored and reconstructed twenty-five buildings along St. George and Cuna Streets as part of a movement to recognize the city's disappearing colonial past. Several of the Preservation Board's buildings are operated as part of a living-history museum, San Agustin Antiguo. In addition to the Restoration Area, this section of the city, especially along Spanish and Cuna Streets, also has a large concentration of 19th century buildings, particularly from the pre-Flagler era, and even some pre-Civil War structures. Avenida Menendez, formerly Bay Street, has become a modern commerical street adjacent to both the Restoration Area and the Castillo de San Marcos.(3)

This house at 26 Tocques Place is located on the property of the former Lorillard Villa owned by tobacco magnate George Lorillard around the 1880's. It was operated as the Cozy Inn from 1910 to 1930 and was razed in the 1950's.(4) The building now serves as a printing shop.

ARCHAEOLOGY

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

John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

2. Anon., "Copy of a Plan of the City of St. Augustine," 1833; 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Map, 1884-1930; St. Augustine City Directory, 1885, 1899, 1904.

3. Sanborn Fire Insurance Map, 1884-1958; City Directory, 1959, 1960.

4. Sanborn Map, 1910, 1917, 1924, 1930.

☐ Original
☒ Update

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

Site #8 SJ02274
Field Date 4-1-2016
Form Date 4-1-2016
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) 26 TOCQUES PLACE 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: 26		TOCQUES	Place	

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 # 1966600070 **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: 1910 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use _____ From (year): _____ To (year): _____
Current Use Cafeteria/Restaurant/Diner From (year): _____ To (year): _____
Other Use private residence From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature ext. roof, porch
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** L-shaped **Number of Stories** 2
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) single wood 2/2 DHS with wood trim and sill

Distinguishing Architectural Features (exterior or interior ornaments) cross gable on L-shape, appears to be two structures joined.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) large wrap around ramp for access

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 SJ02274

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details) single wood and large glass door

Porch Descriptions (types, locations, roof types, etc.) front porch open runs length of house with shed roof and square posts

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

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

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Retains integrity and could 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.cc

(address / phone / fax / e-mail)

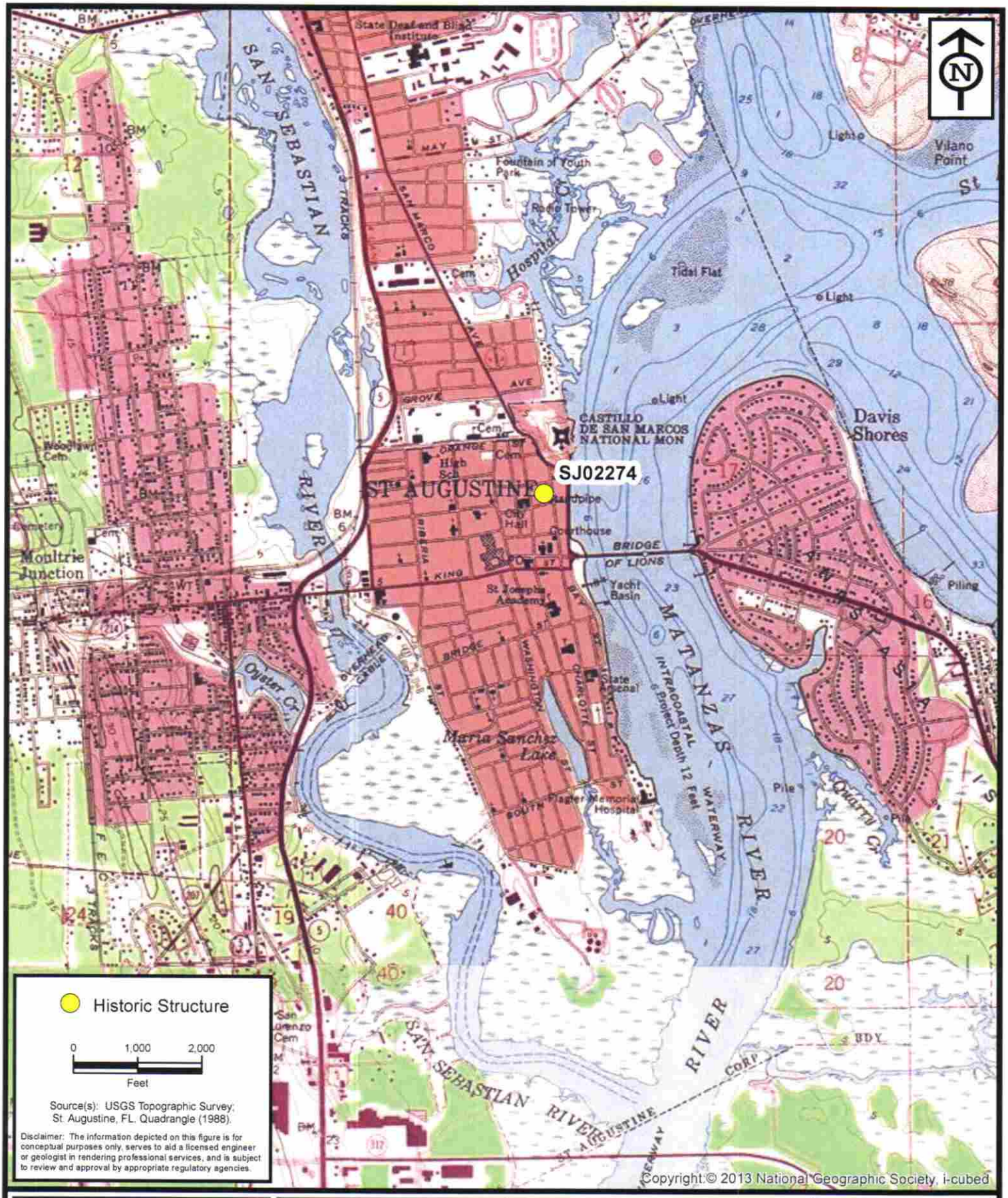
Required Attachments

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 - SJ02274

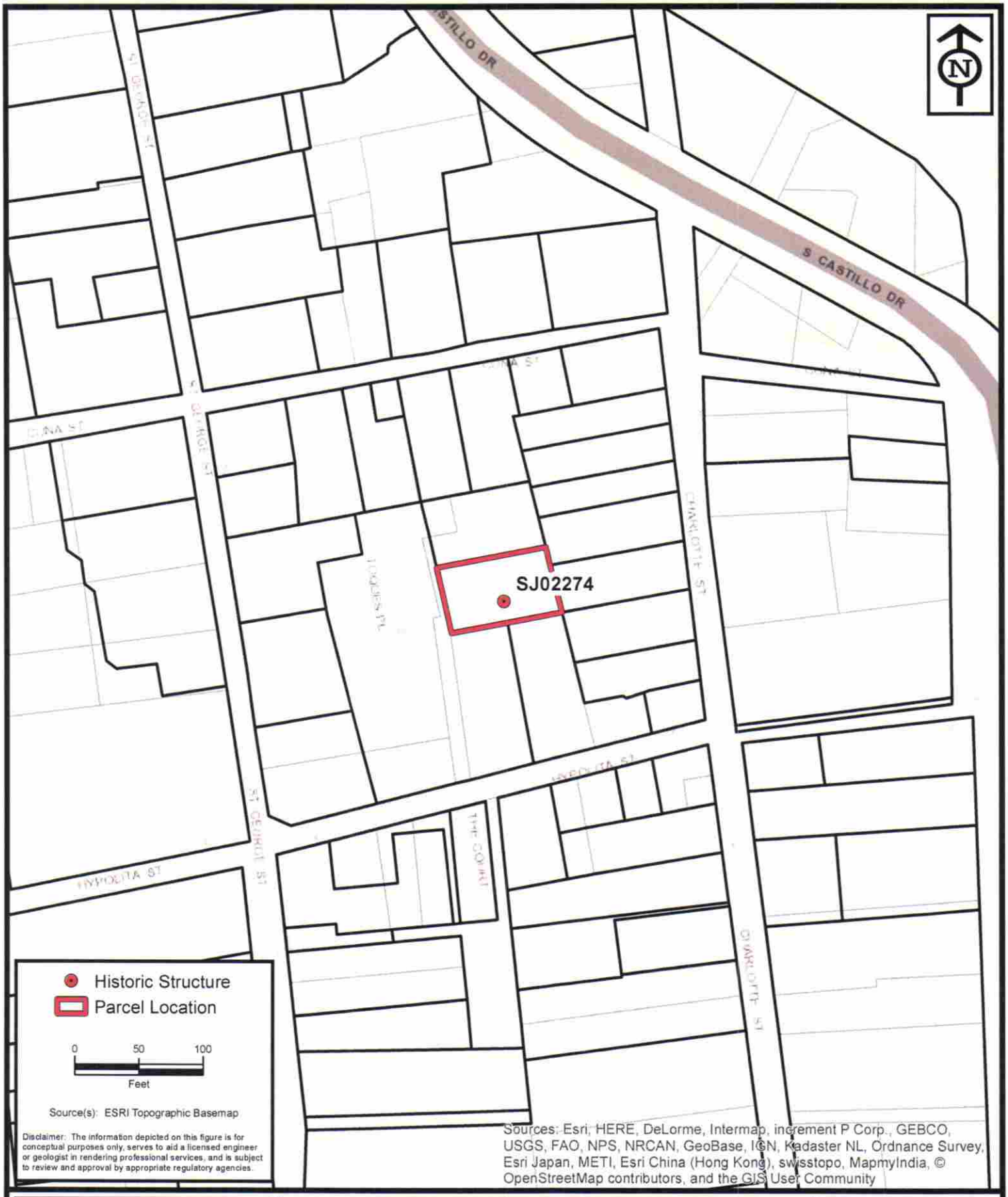
City of St. Augustine Historic Structure Survey

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\SJ02274\Location.mxd Date: 1/29/2016 12:02:02 PM

SJ02274



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

Parcel Location - SJ02274

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\SJ02274\Parcel.mxd Date: 2/1/2016 10:30:08 AM

SJ02274




BREAKFAST & LUNCH
26
TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT OWNER'S EXPENSE
24 HRS. A DAY 7 DAYS A WK.
COMPLETE COLLISION
904-824-3200
Jack Wilson
St. Augustine

BREAKFAST & LUNCH
NO TRESPASSING

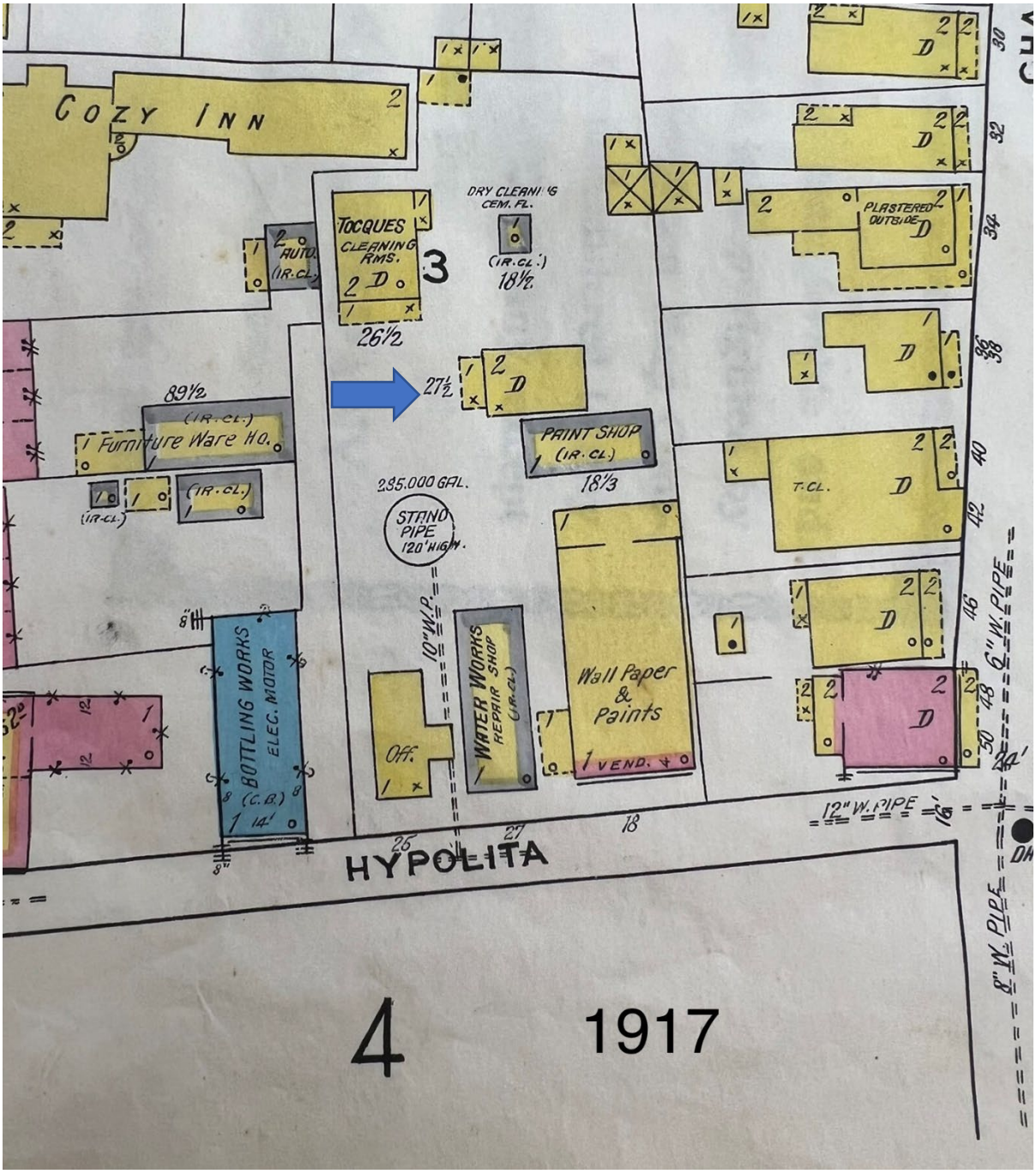


Staff Report pg 24


For Sale
Diana Geeb
FOR RENT

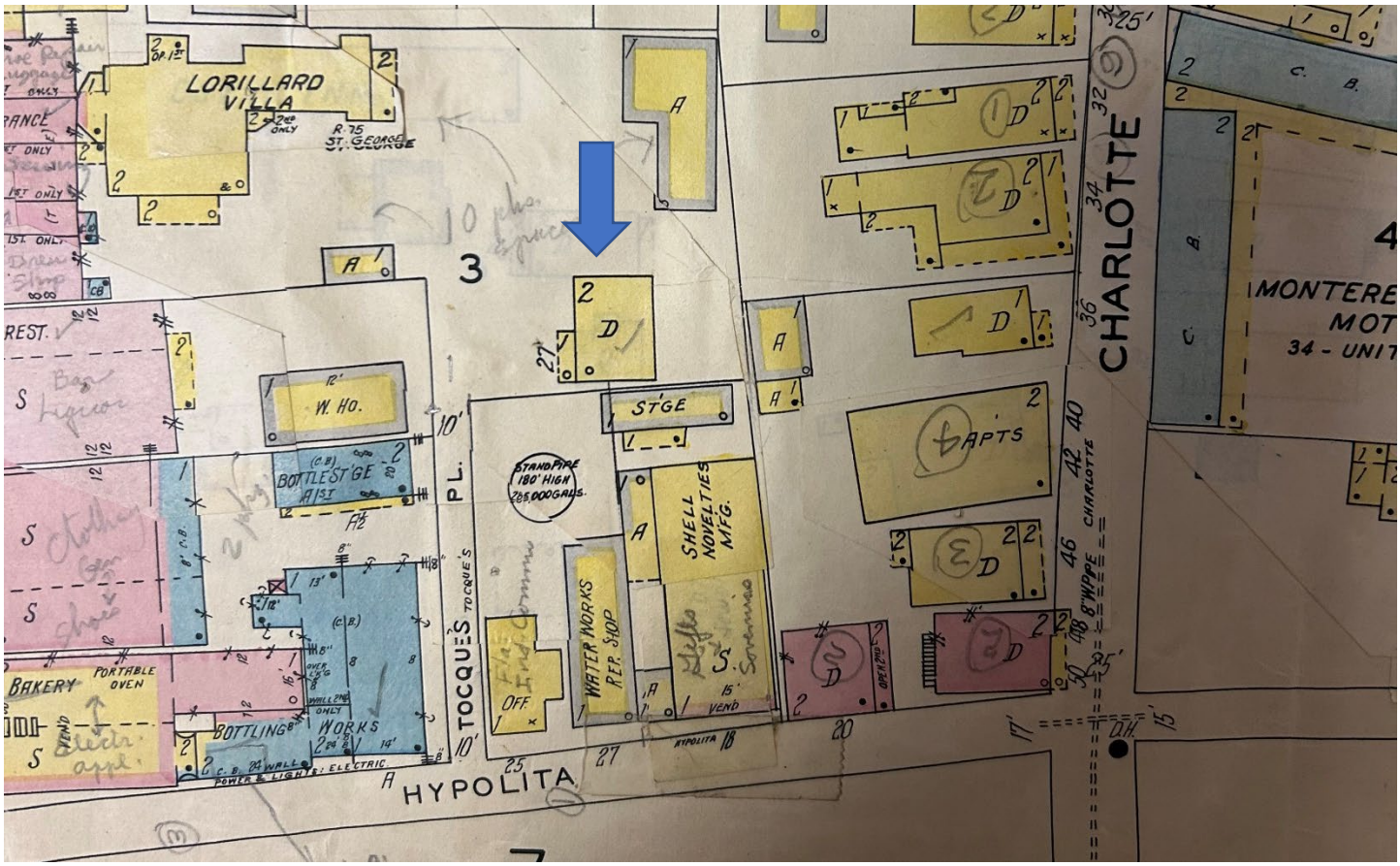

TOYOTA TUNDRA

1917



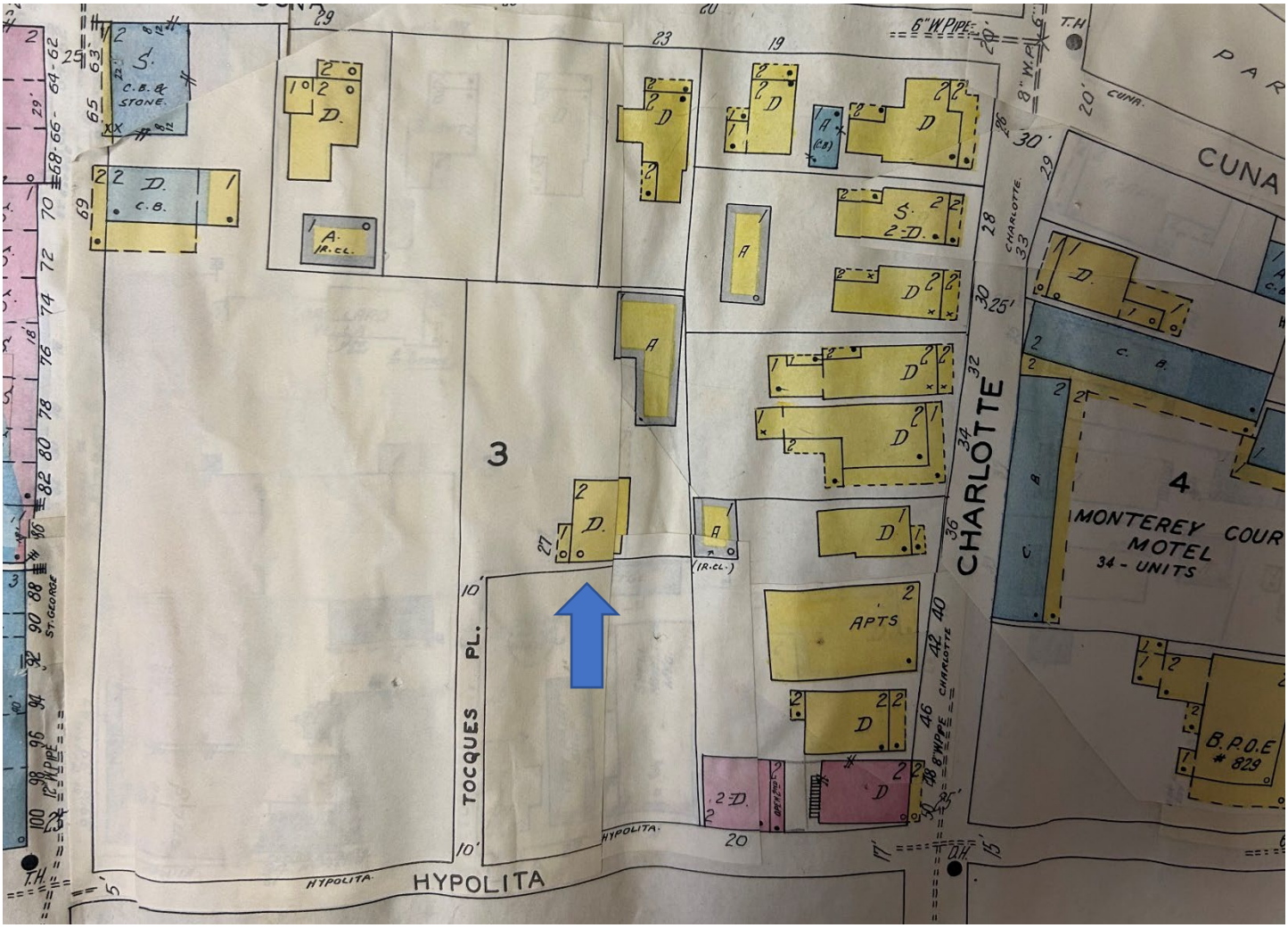
Building as #27-1/2 has different shape footprint and may not be existing building

(1930, revised to 1956)



Building may be labeled as #27

(1930, revised to 1965)



Building may be labeled as #27

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0001 **Meeting Date: Thursday, February 15, 2024**

1. NAME OF APPLICANT: John Valdes
   Business (if applicable):
   Address: 1395 US Highway 1 S Suite A
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9046691230 E-Mail Address: john@johnvaldes.com

2. NAME OF PROPERTY OWNER: Partners Team One LLC
   Business (if applicable):
   Address: 26 Toques PL
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 14074468558 E-Mail Address: rick.amos@pobox.com

3. PROJECT LOCATION: 26 Toques Pl, Saint Augustine, Florida, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 8 S55 FT OF LOT 7 OR5710/151 & 5732/1791(Q/C)

5. SCOPE OF WORK: To replace existing siding with new

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Product Specifications

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 26 Toques PL

Applicant's Name: JOHN VALDES Applicant's Signature: _____
Pres JOHN VALDES & ASSOC INC

Owner's Name: RICHARD AMOS Owner's Signature: _____
PARTNERS TEAM ONE LLC

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

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

(Can add additional signature page if needed)

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0001

26 Toques Pl, Saint Augustine, Florida, 32084

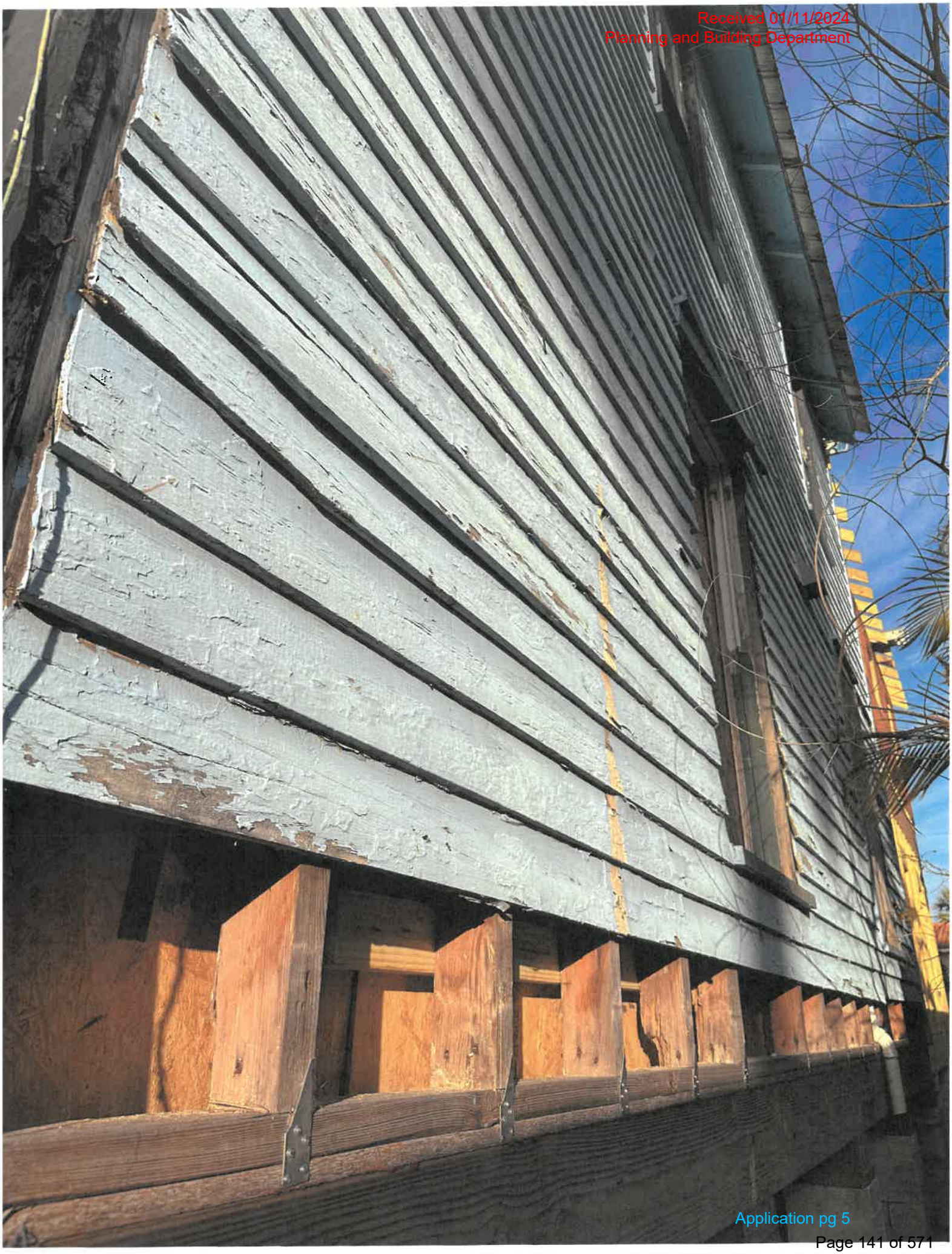
Checklist Item	Checklist Item Description	Status	Comments
EXTERIOR FINISHES - Brochure or sample of proposed finish	Brochure or sample of proposed finish including applicable colors, patterns, material, texture, dimensions of reveals, mortar width/color as applicable	Need	A brochure or sample of the proposed replacement, and comparison photos and/or samples confirming that it will match the existing siding, must be provided.
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	Photographs provided do not adequately indicate the necessity of wholesale siding replacement. While we understand it is often difficult to convey existing conditions via pictures, photographs clearly illustrating extent of damage or lack of water-tightness should be provided.
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	Scaled drawings of this structure have been provided in past applications. It may be helpful for the board to see these, marked to indicate areas of siding deterioration and locations where the siding may be salvageable.

Other Details Necessary for Review

N/A


TOW AWAY
ZONE
24 HOUR
VIDEO
904-824-6150
NO TRESPASSING

Received 01/11/2024
Planning and Building Department



Received 01/11/2024
Planning and Building Department



Received 01/11/2024
Planning and Building Department



Received 01/11/2024
Planning and Building Department



Received 02/05/2024
Planning and Building Department

CITY OF ST AUGUSTINE EST. 1565

Certificate of Appropriateness
Sufficiency Checklist

Case Number HP2024-0001
26 Toques Pl, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
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	A brochure or sample of the proposed replacement, and comparison photos and/or samples confirming that it will match the existing siding, must be provided.
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Other Details Necessary for Review

N/A



* Proposed wood siding replacement.



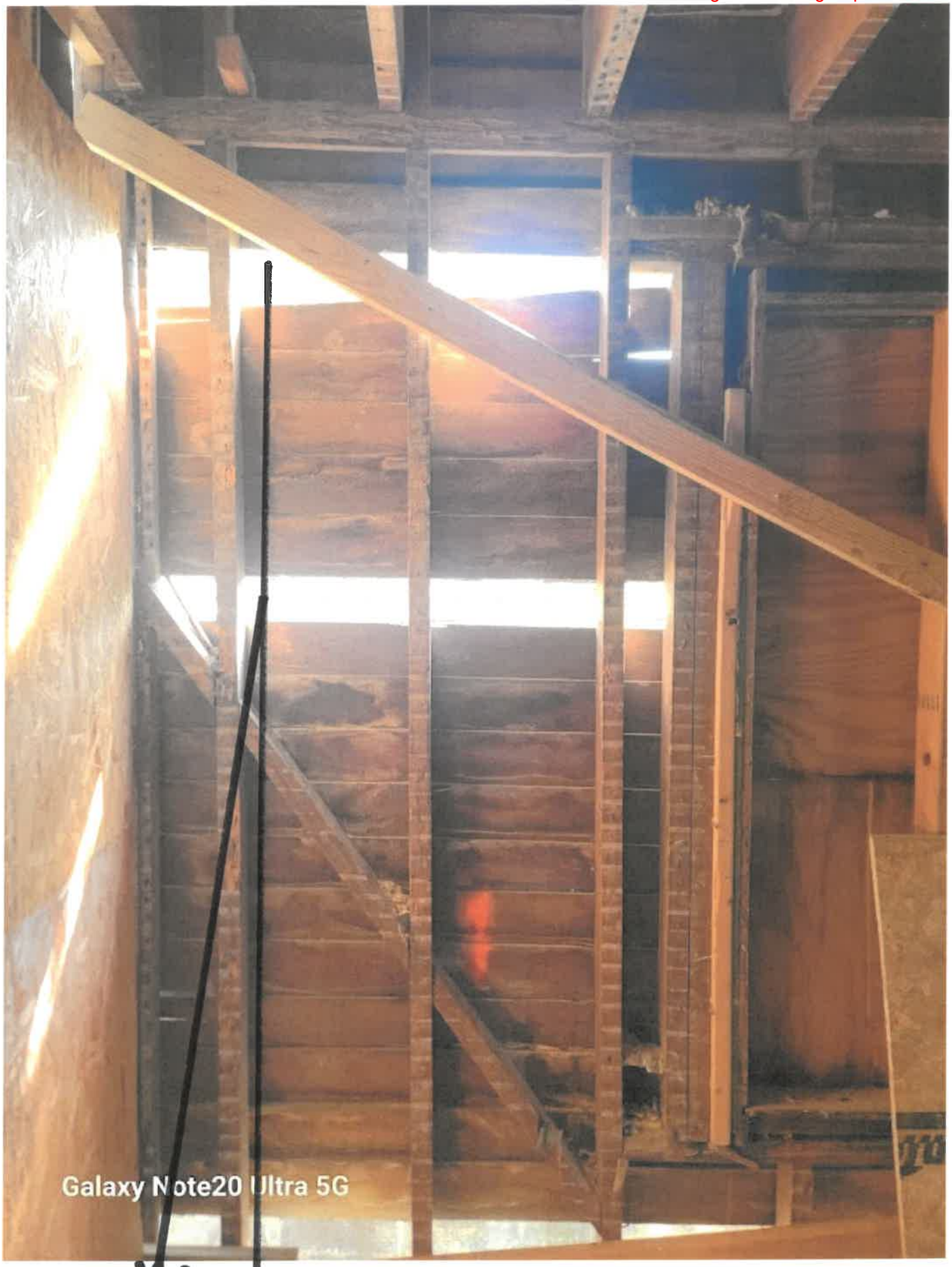
* Proposed wood siding replacement.



* Proposed wood siding replacement.



* Proposed wood siding replacement.



* Areas of missing existing siding. (5) side.

Received 02/05/2024
Planning and Building Department

2



* Areas of noticeable water penetration and multiple seams of light penetrating the siding.



* Areas of light entering the building.

Received 02/05/2024
Planning and Building Department



* Areas of light.

Received 02/05/2024
Planning and Building Department



* Areas of light and water penetration.



*(W) side existing ledger.
- Noticeable areas of light and water penetration.

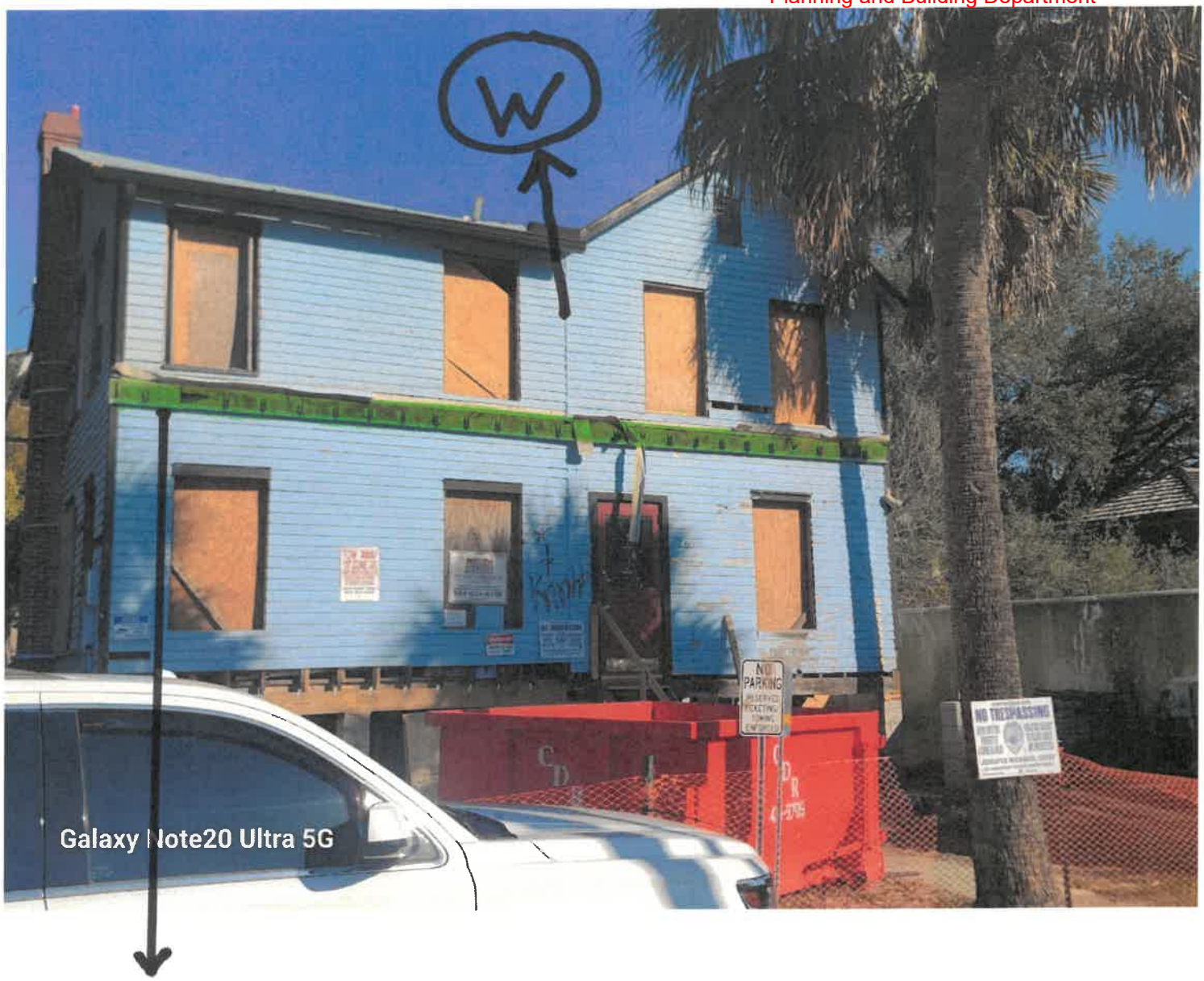


* (W) side existing ledger and areas of missing siding.

Received 02/05/2024
Planning and Building Department

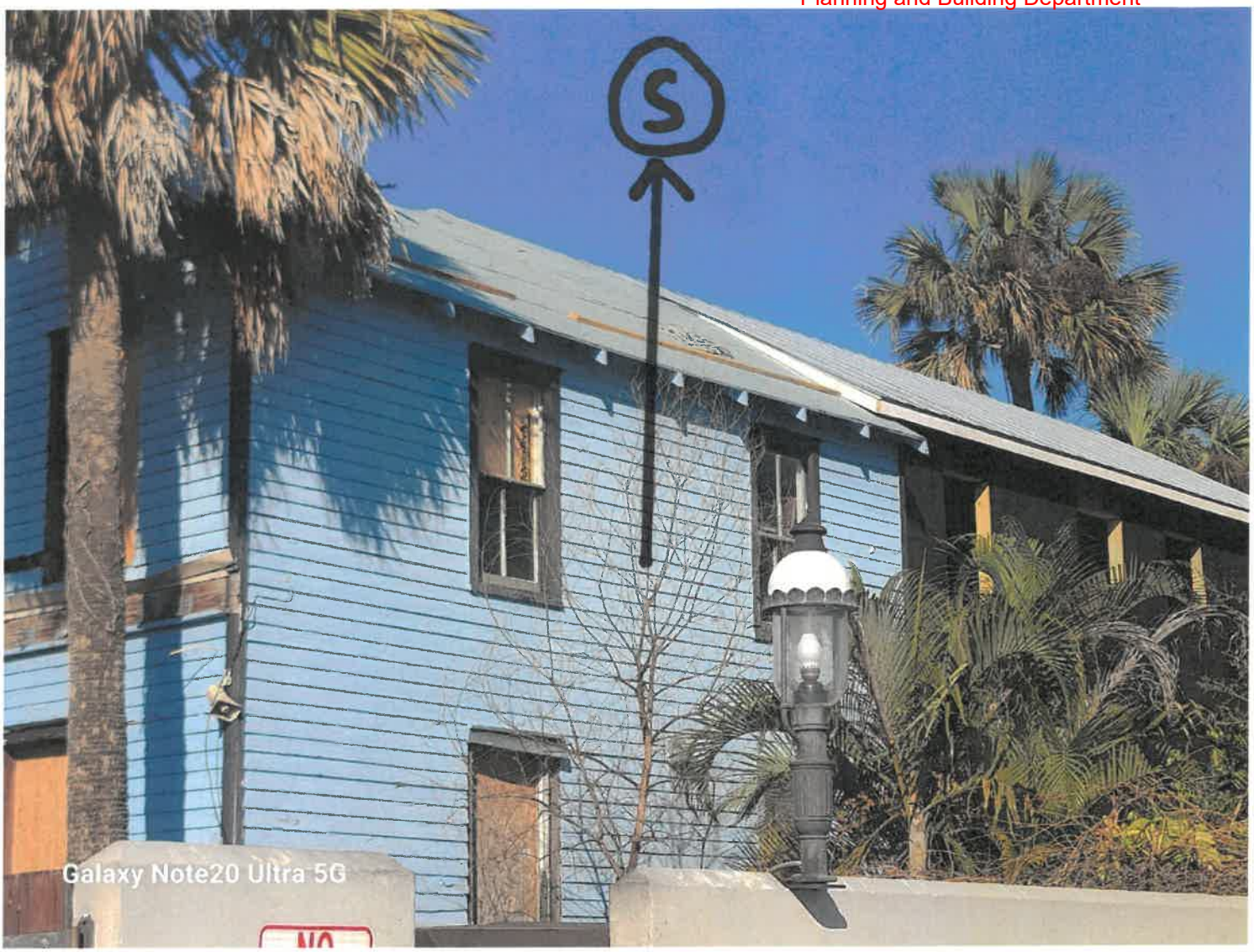


* Noticeable Water stains but no visible light penetration.

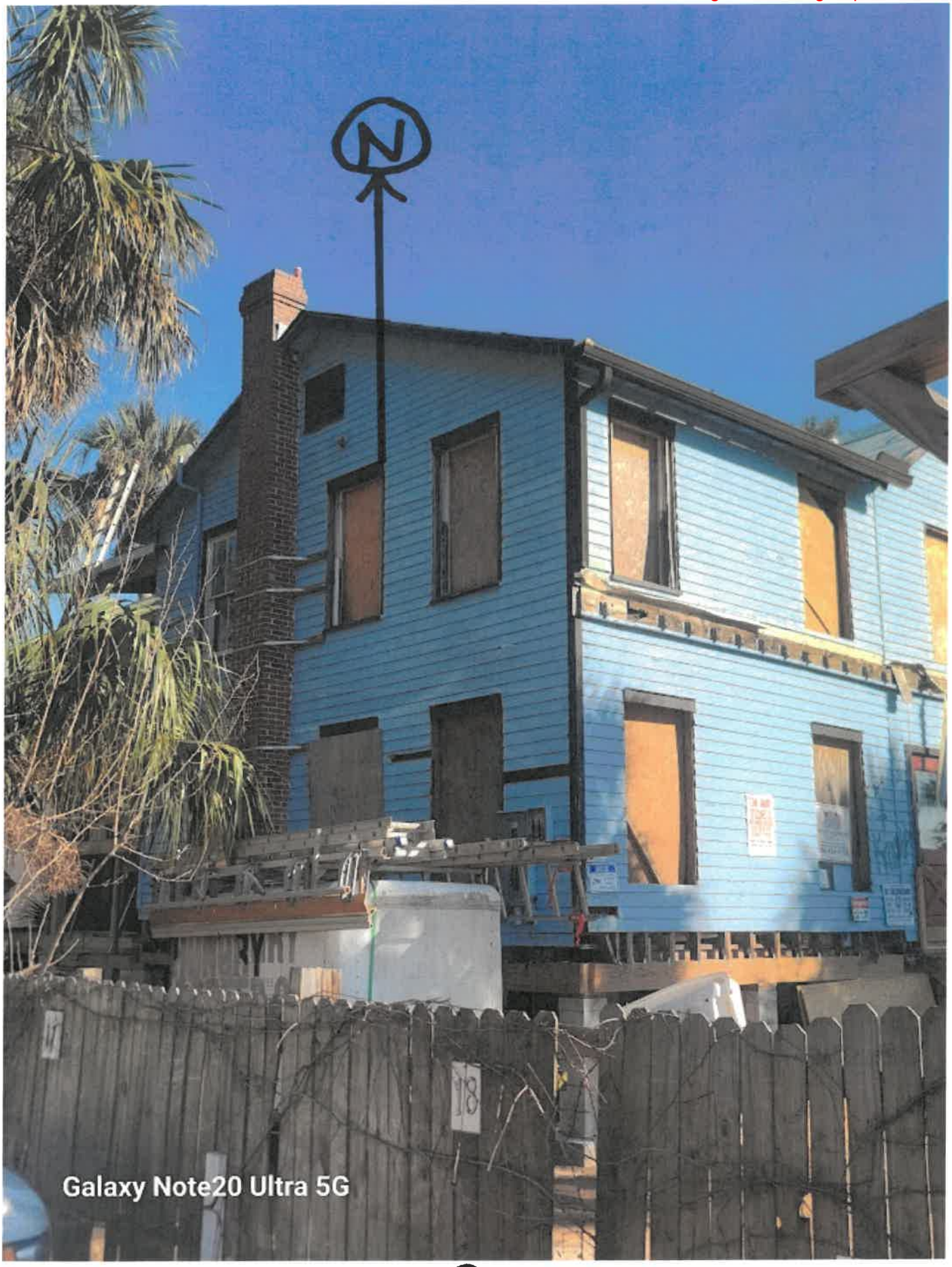


* Existing band board/ledger to be removed to accommodate new covered porch.

* Siding to be removed and salvage what we can.
* Install ½" wall sheathing.
* Install Atlas peel/stick underlayment.
* Install Reclaimed siding on (W) side.



* Siding to be removed and salvage what we can.
* Install 1/2" wall sheathing.
* Install Atlas Peel/stick Underlayment.
* Install new wood siding to match existing siding.



* Some as (S) side.



* Same as (5) side.

3



* Same as (3) side.

Received 02/05/2024
Planning and Building Department



* Now an interior fire wall.
* Siding to be removed and salvage what we can.

Received 02/05/2024
Planning and Building Department

3

- Proposed elevation for install of existing reclaimed siding.

- Existing siding to be removed and salvaged. Install new wood siding to match existing.



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

ADDITION AND REMODELING
226 TOQUES PLACE
ST. AUGUSTINE, FLA.

Date 6-29-23
Scale AS NOTED
Drawn
Title

SHEET
A4

Leslie J. Thomas
Digitally signed by Leslie J. Thomas
Date: 2023.06.27 14:46:05 -04'00'

- New Construction/Addition
Wood siding to match existing.

Application pg 28

Instr #2023012270 BK: 5710 PG: 151, Filed & Recorded: 2/16/2023 1:44 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $6,265.00

Prepared by:
Pamella Gesell
Paradise Title of St. Augustine, LLC

Record and Return to:
Paradise Title of St. Augustine, LLC
2225 A1A South
Suite C8
St. Augustine, FL 32080

File No.: 2022-7572
Parcel ID: 196660-0070
Property: 26 Toques Place, St. Augustine, FL 32084

WARRANTY DEED – CORPORATE GRANTOR

COPY

This Warranty Deed made this **6th day of February, 2023**, by and between **26 Toques Place LLC, Florida Limited Liability Company**, hereinafter called the Grantor; and **Richard Glenn Amos, Jr., Manager of Partners Team One LLC as Trustee of Toques Land Trust dated December 29, 2022**, hereinafter called the Grantee, whose mailing address is **12472 Lake Underhill Road #252, Orlando, FL 32828**.

WITNESSETH, that the Grantor, for and in consideration of the sum of EIGHT HUNDRED NINETY FIVE THOUSAND AND 00/100 (895,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **St. Johns**, State of **Florida**, to wit:

The South one-half of Lot 7, Block 8, City of St. Augustine, Florida, and being more fully described as follows: From the Point of Beginning at an iron pipe marking the Southwest corner of said Lot 7, run North 78 degrees 28 minutes East 87.94 feet: to an iron pipe marking the Southeast corner of said Lot 7; thence North 9 degrees 59 minutes 29 seconds West, along the East line of said Lot 7, 54.66 feet to an iron pipe; thence South 79 degrees 05 minutes 39 seconds West 87.32 feet to an iron pipe on the West line of said Lot 7; thence South 9 degrees 22 minutes East along said West line of Lot 7, 55.63 feet to the point of beginning.

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2023**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

WITNESS
PRINT NAME: Kayla Beaver

WITNESS
PRINT NAME: Kim Collins

26 Toques Place LLC, a Florida Limited Liability Company

By: _____
Hunter Hayden, MGR

[CORPORATE SEAL]

COPY

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 6th day of February, 2023, by Hunter Hayden, MGR of 26 Toques Place LLC.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ✓ OR Produced Identification: _____
Type of Identification Produced: _____

NOTARY PUBLIC
Expires 7/6/2025
Brittany Hyers
My Commission # HH 149432
STATE OF FLORIDA

Instr #2023024204 BK: 5732 PG: 1791, Filed & Recorded: 3/31/2023 2:44 PM #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 and return to:
Victoria Vidre, Esq.
Law Office of Victoria Vidre
2450 Hollywood Blvd., Suite 100
Hollywood, FL 33020
File No. 23-1016

Parcel ID: 196660-0070
Property: 26 Toques Place, St. Augustine, FL 32084

Quit Claim Deed

This Quit Claim Deed made this 24th day of March, 2023 between **Partners Team One LLC as Trustee of Toques Land Trust dated December 29, 2022** whose post office address is 12472 Lake Underhill Road # 252, Orlando FL, 32828, *as grantor* to **Partners Team One LLC, a Florida Limited Liability Company**, whose post office address is 12472 Lake Underhill Road # 252, Orlando FL, 32828, *as grantee*:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and LOVE AND AFFECTION and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Johns, County, State of Florida** to-wit:

The South one-half of Lot 7, Block 8, City of St. Augustine, Florida, and being more fully described as follows:

From the Point of Beginning at an iron pipe marking the Southwest corner of said Lot 7, run North 78 degrees 28 minutes East 87.94 feet: to an iron pipe marking the Southeast corner of said Lot 7; thence North 9 degrees 59 minutes 29 seconds West, along the East line of said Lot 7, 54.66 feet to an iron pipe; thence South 79 degrees 05 minutes 39 seconds West 87.32 feet to an iron pipe on the West line of said Lot 7; thence South 9 degrees 22 minutes East along said West line of Lot 7, 55.63 feet to the point of beginning.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

COPY

Signed, sealed and delivered in our presence:

Witness Signature

Printed Name

Witness Signature

Printed Name

Richard Glenn Amos, Jr., Manager of Partners
Team One LLC, Individually and as Trustee of
Toques Land Trust dated December 29, 2022
12472 Lake Underhill Rd.#252, Orlando, FL 32828

COPY

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29th day of March, 2023, by **Richard Glenn Amos, Jr., Manager of Partners Team One LLC, Individually and as Trustee of Toques Land Trust dated December 29, 2022**, on behalf of the company. He (she) is personally known to me or has produced DRIVERS LICENSE as identification.

[Notary Seal]

ERKKA RAMEY
NOTARY PUBLIC • STATE OF FLORIDA
COMMISSION #HH135668
My Commission Expires 05/27/2025

Notary Public
Printed Name: ERKKA RAMEY
My Commission Expires: 5-27-2025

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	1966600070
Location Address	26 TOQUES PL SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	CITY OF ST AUGUSTINE BLK 8 S55 FT OF LOT 7 OR5710/151 & 5732/1791(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Restaurants & Cafeterias (Owner Occupied) (2105)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Partners Team One LLC 100%
Mailing Address	12472 LAKE UNDERHILL RD #252 ORLANDO, FL 32828-0000

Map



Historical Assessment Information

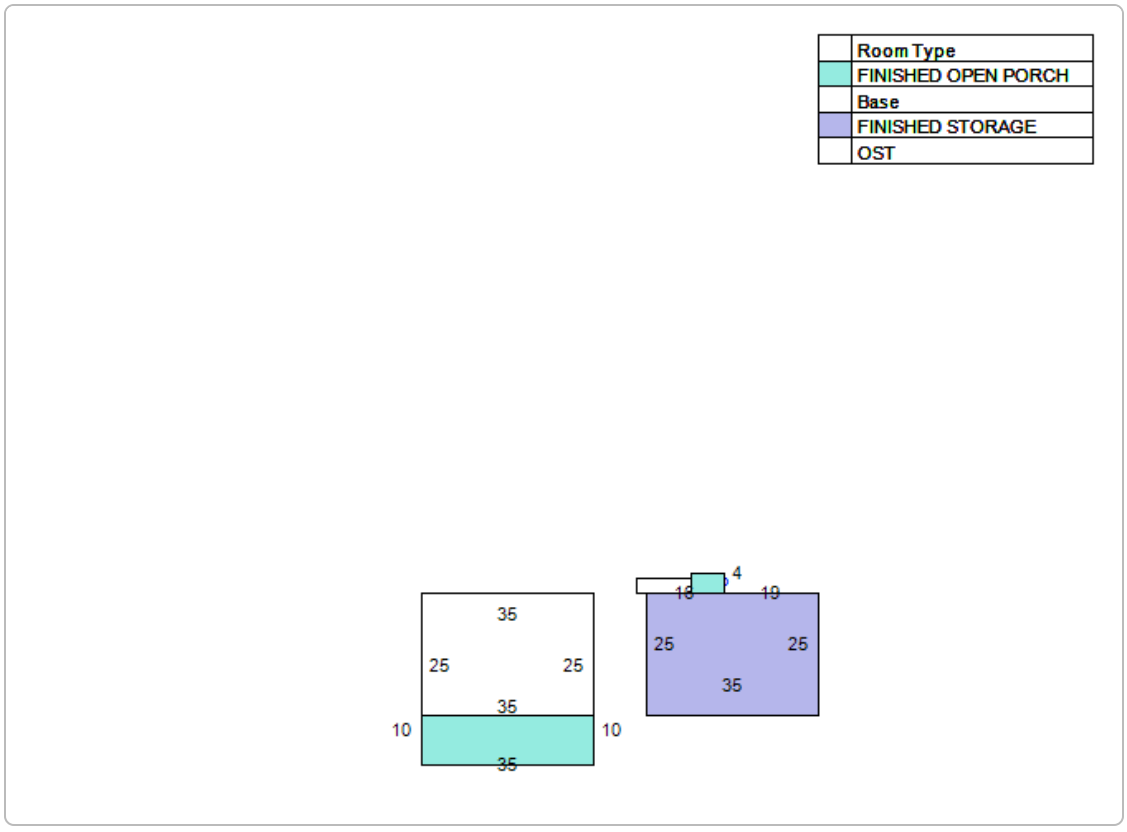
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$127,460	$1,071	$694,500	$0	$0	$823,031	$366,539	$456,492	$366,539
2022	$75,936	$2,631	$254,650	$0	$0	$333,217	$333,217	$0	$333,217
2021	$104,594	$2,631	$173,880	$0	$0	$281,105	$281,105	$0	$281,105
2020	$107,540	$2,631	$173,880	$0	$0	$284,051	$284,051	$0	$284,051
2019	$106,625	$2,631	$173,880	$0	$0	$283,136	$274,569	$8,567	$274,569
2018	$103,344	$2,631	$149,730	$0	$0	$255,705	$249,608	$6,097	$249,608
2017	$149,403	$2,631	$149,730	$0	$0	$256,600	$226,916	$29,684	$226,916
2016	$110,328	$2,631	$135,240	$0	$0	$248,199	$206,287	$41,912	$206,287
2015	$62,131	$1,031	$124,372	$0	$0	$187,534	$187,534	$0	$187,534
2014	$60,683	$1,239	$124,372	$0	$0	$186,294	$186,294	$50,500	$135,794
2013	$62,890	$1,448	$124,372	$0	$0	$188,710	$188,710	$50,500	$138,210

Building Information

Building	1	**Roof Cover**	Metal
Building Value	$138,127	**Roof Structure**	Gable Hip
Year Built	1925	**Interior Flooring**	Carpet, Hardwood
Actual Area	2161	**Interior Wall**	Drywall
Conditioned Area	875	**Heating Type**	Air Duct
Use	Restaurants & Cafeterias	**Air Conditioning**	Central
Style	04	**Bedrooms**	0
Exterior Wall	Wood	**Baths**	

Description	Square Footage
OUTSIDE STAIRS	33
FINISHED STORAGE/UTILITY	875
BASE AREA	875
FINISHED OPEN PORCH	350
FINISHED OPEN PORCH	28
Total SqFt	2161

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		350
Handicap Ramp (COM)		721

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Restaurants & Cafeterias	0	0	4630	SF	$694,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/31/2023	3/29/2023	$100.00	QUIT CLAIM DEED	5732	1791	U	I	TOQUES LAND TRUST D: 12-29-2022	PARTNERS TEAM ONE LLC
2/16/2023	2/6/2023	$895,000.00	WARRANTY DEED	5710	151	Q	I	26 TOQUES PLACE LLC	TOQUES LAND TRUST D: 12-29-2022
9/14/2021	9/10/2021	$400,000.00	WARRANTY DEED	5368	1794	Q	I	OASIS EQUITY HOLDINGS LLC ET AL	26 TOQUES PLACE LLC
8/4/2020	7/31/2020	$325,600.00	WARRANTY DEED	5006	1391	Q	I	BARTHEL PATRICIA	OASIS EQUITY HOLDINGS LLC ET AL
	7/28/1999	$270,000.00	WARRANTY DEED	1430	357	Q	I	DUCY PATRICIA C	BARTHEL PATRICIA
	10/4/1994	$135,000.00	WARRANTY DEED	1076	1537	Q	I	CERAME EMIL J,THERSA	DUCY PATRICIA C
	3/29/1994	$100.00	QUIT CLAIM DEED	1056	1392	U	I	PACKETT ENTERPRISES CORP	CERAME EMIL J,THERSA
	4/17/1993	$125,000.00	WARRANTY DEED	988	26	Q	I	HIGHLANDER PROPERTY ENTRPRS CO RP NV	PACKETT ENTERPRISES CORP
	7/1/1985	$105,000.00		677	1298	Q	I		HIGHLANDER PROPERTY ENTRPRS CO RP NV
	9/1/1982	$75,000.00		555	194	U	I		

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: 1/23/2024, 1:41:21 AM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Limited Liability Company
PARTNERS TEAM ONE LLC

Filing Information

Document Number	L14000079328
FEI/EIN Number	81-3901188
Date Filed	05/15/2014
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/08/2016
Event Effective Date	NONE

Principal Address

12472 Lake Underhill Road #252
ORLANDO, FL 32828

Changed: 04/29/2018

Mailing Address

12472 Lake Underhill Road #252
ORLANDO, FL 32828

Changed: 04/02/2019

Registered Agent Name & Address

AMOS, RICHARD G, JR.
12472 Lake Underhill Road #252
ORLANDO, FL 32828

Address Changed: 04/02/2019

Authorized Person(s) Detail

Name & Address

Title MGR

AMOS, RICHARD G, JR
12472 Lake Underhill Road #252
ORLANDO, FL 32828

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	04/30/2022
2023	04/30/2023

Document Images

04/30/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
05/08/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
04/29/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
08/08/2016 -- LC Amendment	View image in PDF format
05/04/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
05/15/2014 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 15, 2024 Meeting



Application HP2024-0002 Address: 160 Avenida Menendez

John Valdes & Associates, Inc. – Applicant Daniel Cava – Owner

Project description: To elevate the existing building with a new pier foundation.

Architectural Style:	Frame Vernacular	Florida Master Site File:	8sj00202
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1910-1917
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1984900000		
Agenda Item:	7(b)	Previous Action(s):	COA 1988-0033 COD 2023-0069

STAFF SUMMARY AND ANALYSIS:

1. Located on the west side of Avenida Menendez on the block between Bridge and St. Francis Streets, this Frame Vernacular residence, constructed c. 1910-1917, is in the Historic Preservation-One (HP-1) zoning district and is listed as a contributing building in the St. Augustine National Register Historic District.
2. The applicant is proposing to elevate the building approximately 4.2' to prevent future water intrusion into the home. Existing piers will be replaced with new, and visible piers will be brick veneered with lattice infill between.
3. According to the elevation certificate submitted by the applicant, the existing finished floor elevation is 6.8 feet. The required finished floor elevation for this property is 9'. The applicant is requesting a finished floor elevation of 11' which would bring the overall height of the building to 29', which is under the 35' maximum allowed height.
4. The Architectural Guidelines for Historic Preservation (AGHP) states that Frame Vernacular foundations are usually brick, coquina, lime rock or tabby piers with brick and coquina piers being most common around the time the subject building was constructed.
5. No design standards related directly to building elevation have been formally adopted by the city at this time. The *Flood Mitigation Design Guidance for Historic Residences* booklet, published in 2021, details compatibility considerations which the Board may utilize including:
    a. **Limit to a height that provides safety while minimizing impact on historic character:** The booklet recommends limiting elevation to the required design flood elevation +1 foot (10 feet, in this case). The existing foundation is primarily brick piers screened from the street by existing masonry walls, landscape, and diamond lattice. Increasing the visibility of the foundation may impact the overall architectural style. Proposed elevation drawings show a more appropriate square lattice in between brick piers. Other alterations to the building due to elevation include a reconfigured access stair for the two-story rear porch which is mostly screened from Marine Street by an existing masonry wall and garage.
    b. **Maintain relative visual setbacks/building heights between adjacent parcels:** Streetscape drawings along both Avenida Menendez and Marine Street were provided by the applicant. Along Avenida Menendez, the structure immediately north of the subject property, which is currently of similar height, will appear shorter. The property immediately to the south and situated on the front property line, is currently about a half-story shorter than the subject building and will appear shorter after the building is elevated. Elevation as proposed may be mitigated by the difference in setback between the two buildings. Other structures along the Avenida Menendez streetscape have already been elevated. Along Marine Street, the elevation may seem less impactful due to the building's setback from the street and the overall average height of structures along the streetscape that sit at little to no setback from the street and already appear more massive than the subject structure.
    c. **Align extended piers with vertical elements like porch columns, corners of stair landings, building walls, bays, and chimneys:** Proposed piers appear to align with porch posts on the front elevation where they will be most visible from the street.
    d. **Use Architecturally compatible railings for new/extended stairs to entries:** Drawings appear to reflect railings which match the existing design. The applicant should confirm this.
    e. **Cover Concrete/block foundation elements with stone or brick:** The applicant has stated they may reuse the brick from existing piers as veneer bricks for the visible new piers.

f. **Minimize destruction of archaeological resources:** This property is located within Archaeology Zone IB and the proposed work will require archaeological review prior to commencement of work. An A14 application has been submitted for this project and is under preliminary review.
g. **Retain/integrate property's character defining elements, maintain front porches:** The existing two-story front porch is a more recent addition to the property but is being retained as-is during the elevation.
h. **Extend stairs in a manner that maintains historic alignments/relationship with the front entrance to extent possible:** The existing front entry stair is remaining in place and will be extended to meet the ground as necessary. HP-1 front setback requirements are based upon the setback pattern along the streetscape and extension of the existing stairs appears to be within setback parameters along Avenida Menendez.
i. **Identify screening elements consistent with historic character to conceal expanded foundation piers, stairs, and mechanical equipment, including landscape screening:** Squared lattice is indicated between piers on the submitted elevation drawings, and the front property wall, which has been removed for construction, will be reconstructed at a later date. A proposed landscape plan was not submitted and may require a future Certificate of Appropriateness application depending on the scope of site changes.

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 **160 Avenida Menendez** if the Board determines that it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following findings:

- Proposed brick veneer and square lattice infill is an appropriate pier foundation finish
- Proposed finished height is sufficient to protect the structure with minimal impact to the streetscape.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Elevate the building 4.2' higher than existing.
2. Replace existing pier foundation with new CMU foundation:
   a. Brick veneer on visible piers
   b. Square lattice infill
3. Reconfigure exterior access stairs:
   a. Extend front porch access stair at existing location.
   b. Add new access stair with landing to rear two-story porch.

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

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

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
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

Foundations and Infill

Do...

- Retain, repair as needed, or replace historic foundations and enclosures with matching or historically appropriate materials.
- Maintain open spaces between piers.
- Enclose foundation spaces with appropriate materials, such as lattice or pierced brick, if foundation enclosures are missing.

Don't...

- Remove historic foundation enclosures unless they are deteriorated and unrepairable.
- Enclose a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
- Use a replacement infill material which is inappropriate to the style of the building.
- Use historically inappropriate material such as concrete block, stucco or plywood as infill.
- Use modern materials, such as cement block or stone veneer, to repair, reface or replace existing foundations, unless such material can be documented to be part of the original construction.

Post-1821

Foundation types and materials depend on the architectural style of the building.

Frame Vernacular foundations are usually brick, coquina, lime rock or tabby piers. From 1865 until about 1920 brick and coquina piers were most common. Beginning in the 1920s brick, coquina and 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.

FLOOD MITIGATION DESIGN GUIDANCE FOR HISTORIC RESIDENCES (2021)

Preservation design related items to consider for building elevations include the following recommendations:

- Limit to a height that provides safety while minimizing the impact on the historic character
- Maintain relative visual setbacks/building heights between adjacent parcels
- Understand, retain, and integrate the property and building's character defining characteristics and context.
- Maintain front porches
- Extend stairs in manner that maintains historic alignments/relationship with front entrance to extent possible
- Use architecturally compatible railings for new/extended stairs to entries
- Align extended piers with vertical elements like porch columns, corners of stair landings, building walls, bays, and chimneys
- Cover concrete/block foundation elements with stone, brick or stucco
- Identify screening elements consistent with historic character to conceal expanded foundation piers, stairs, and mechanical equipment that are consistent with the space limitations and historic character, including landscape screening
- Minimize destruction of archaeological resources

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File survey

STAFF PHOTOGRAPHS
160 Avenida Menendez



Front (east) Elevation

Staff Report pg. 6

STAFF PHOTOGRAPHS
160 Avenida Menendez



Front (east) Elevation

STAFF PHOTOGRAPHS
160 Avenida Menendez



Front (east) Elevation

STAFF PHOTOGRAPHS
160 Avenida Menendez



West Elevation (Marine Street)

STAFF PHOTOGRAPHS
160 Avenida Menendez



West Elevation (Marine Street)





STAFF PHOTOGRAPHS
160 Avenida Menendez



Streetscape along Avenida Menendez

STAFF PHOTOGRAPHS
160 Avenida Menendez





West Elevation of House

Staff Report pg. 12

STAFF PHOTOGRAPHS
160 Avenida Menendez



West Elevation of House



Pier Foundation Detail

STAFF PHOTOGRAPHS
160 Avenida Menendez





Pier Foundation Detail

Staff Report pg. 14

STAFF PHOTOGRAPHS
160 Avenida Menendez

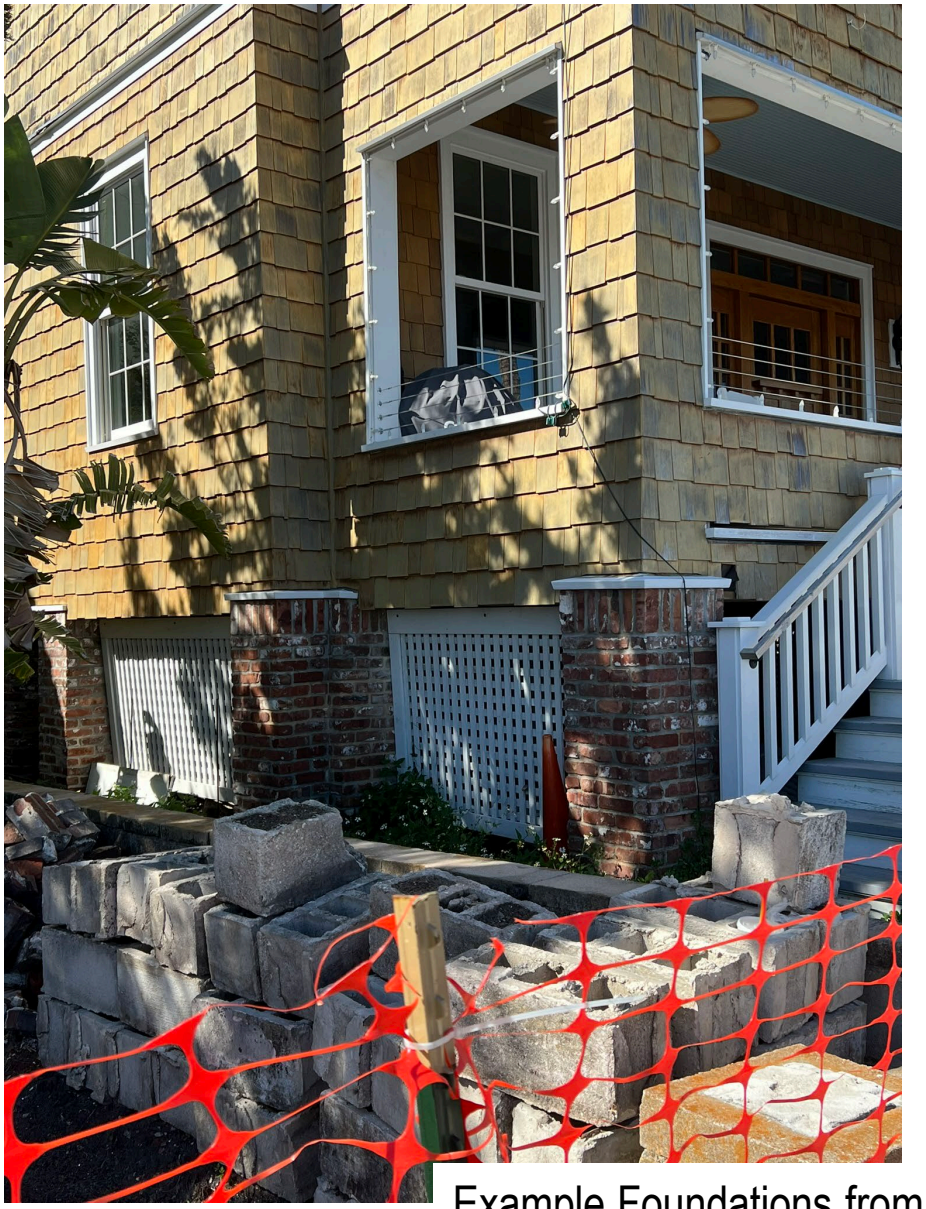


Pier Foundation Detail



Staff Report pg. 15

STAFF PHOTOGRAPHS
160 Avenida Menendez





Example Foundations from Nearby Elevated Structures

Staff Report pg. 16

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. 8SJ202 1009==

Site Name: 160 Avenida Menendez 830== Survey Date: 7808 820==

Address: 160 Avenida Menendez, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 22 (block) 7, 7A (lot) 868==

868==

Owner of Site: Name: Manucy, William H. Jr. & Myrtle L.;

Address: 160 Avenida Menendez

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 470095 (easting) 3306340 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(X) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

II. SITE DESCRIPTION, continued.

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

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

Architect: 872==

Builder: 874==

Style: Frame Vernacular 964==

Plan Type: Rectangular 966==

Exterior Fabrics: Stucco, shell dash 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: Metal jalousie, DHS 2/2 (metal), sidelights, glass door 942==

Foundation: Brick piers 942==

Roof Type: Hip 942==

Secondary Roof Structures: Porch, hip 942==

Porches & Balconies: Two-story enclosed porch on front. 942==

Chimney Location: End, interior, lateral slope 942==

Materials: (882)

Chimney: Brick 882==

Roof Surfacing: Metal novelty 882==

Ornament Exterior: Square wood posts on concrete block piers (rusticated) 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: 864==

Relationship to Surroundings: 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Politics/Government

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 160 Avenida Menendez was constructed between 1910 and 1917. The first story of the enclosed two-story front porch consists of square wood posts on rusticated concrete block piers.

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-lying land in the 1790's, and substantial residences were thereafter erected

(over)

V. BIBLIOGRAPHY

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

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

3. St. Augustine City Directory, 1924-25, 1978.

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on the reclaimed land. The Spanish crown owned considerable property in this section of the colonial city, such as a school building near the southeast corner of Bridge and St. George Streets and the vacant land west of St. George Street where crops were raised by the garrison. Nine colonial buildings have survived in this section, particularly in clusters along Marine and St. Francis Streets: Sanchez, Marin, Puello, Jones and the two Rovira Houses on Marine; Tovar and Oldest House on St. Francis; and the St. Francis Inn on corner of St. George and St. Francis. The Llambias House and the St. Francis Barracks lie on the south side of St. Francis Street.(1) The area remained essentially residential throughout the American period, although several religious structures were built along St. George Street (the nonextant 19th century Presbyterian Church and the 20th century Cathedral Parish School complex) and along Cordova Street (the 20th century Synagogue). Several boarding houses were scattered throughout the area, most notably the St. Francis Inn building and the Valencia Hotel. Taken as a whole, this section has a high concentration of 18th and 19th century buildings on all streets except Cordova which was developed primarily in the 1920's.(2)

Residents of this house at 160 Avenida Menendez include members of the Manucy family. William H. Manucy, assistant chief of police (later chief) and his wife Jennie G., occupied the house in the 1920's. William Manucy, Jr., is the current owner.(3) Members of the Manucy family descend from Italian colonists who migrated from New Smyrna to St. Augustine in 1777.

ARCHAEOLOGY

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

☐ Original
☒ Update

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

Site #8 SJ00202
Field Date 5-18-2016
Form Date 5-18-2016
Recorder # _____

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

Site Name(s) (address if none) 160 Avenida Menendez — **Multiple Listing (DHR only)** _____
Survey Project Name Inv. of Structures within the St. Augustine NRHD — **Survey # (DHR only)** _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
Address: 160		Avenida Menendez		

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 # 1984900000 — **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: 1917 ☐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 ext. fabric
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature porches and rear additions
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** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. Shell dash
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:3V crimp 2. _____ 3. metal novelty
Roof secondary strucs. (dormers etc.) 1. _____ 2. Porch, hip
Windows (types, materials, etc.) wood DHS 9/9 with wood trim and sill

Distinguishing Architectural Features (exterior or interior ornaments) chamfered wood posts with wood rail, jigsaw brackets and detailing

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) landscaped front courtyard with masonry knee wall at streetfront

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 SJ00202

DESCRIPTION (continued)

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

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

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

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details) single wood and mulit-light door offset to right, under two story porch

Porch Descriptions (types, locations, roof types, etc.) Two-story open porch on facade extends length of building with exposed rafters, wood deck, posts, railing supports hip roof

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) could 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.

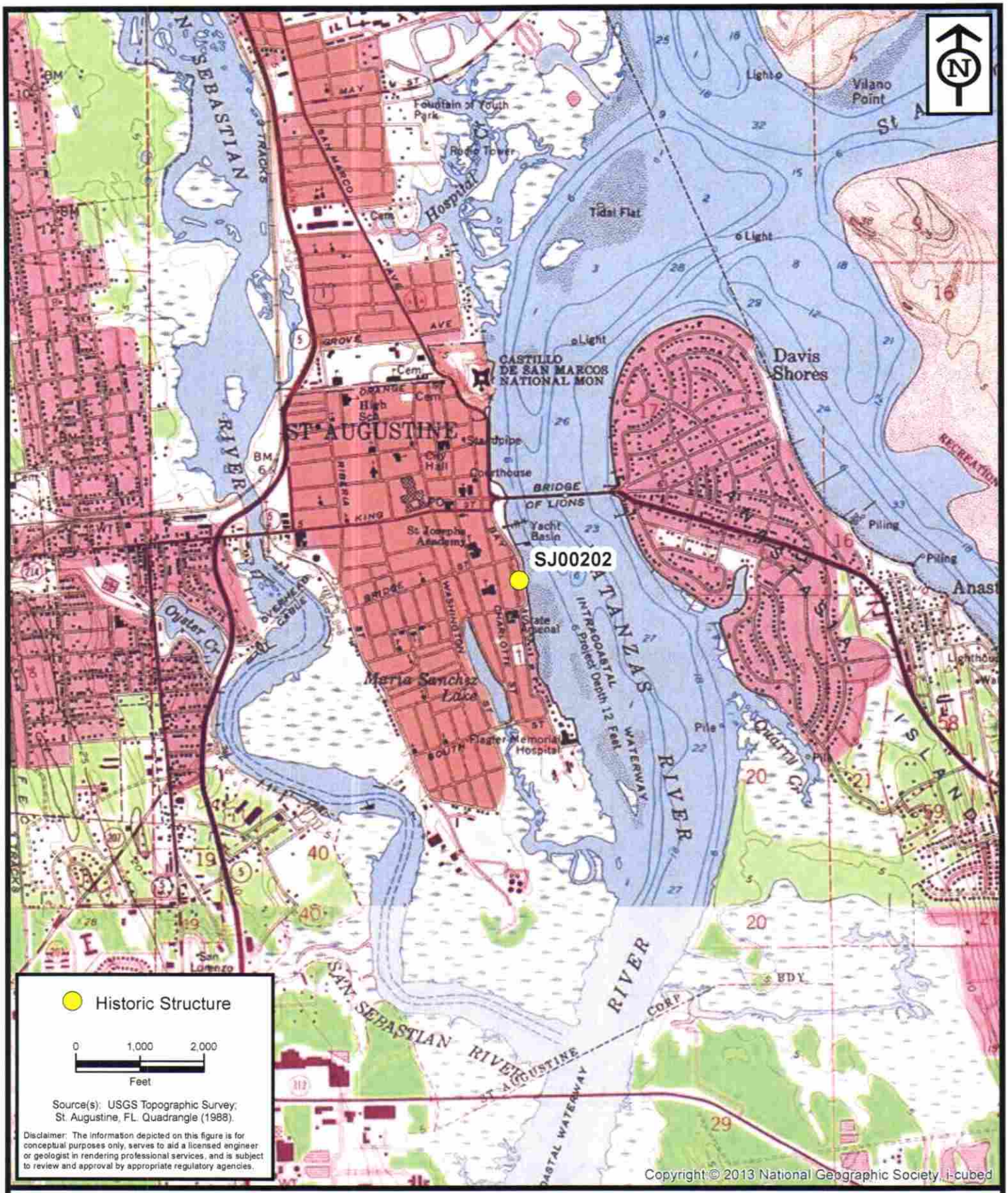
Recorder Contact Information 7220 Financial Way Ste. 100 Jacksonville, FL 32256 904-470-2200, pdavenport@esinc.cc
(address / phone / fax / e-mail)

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

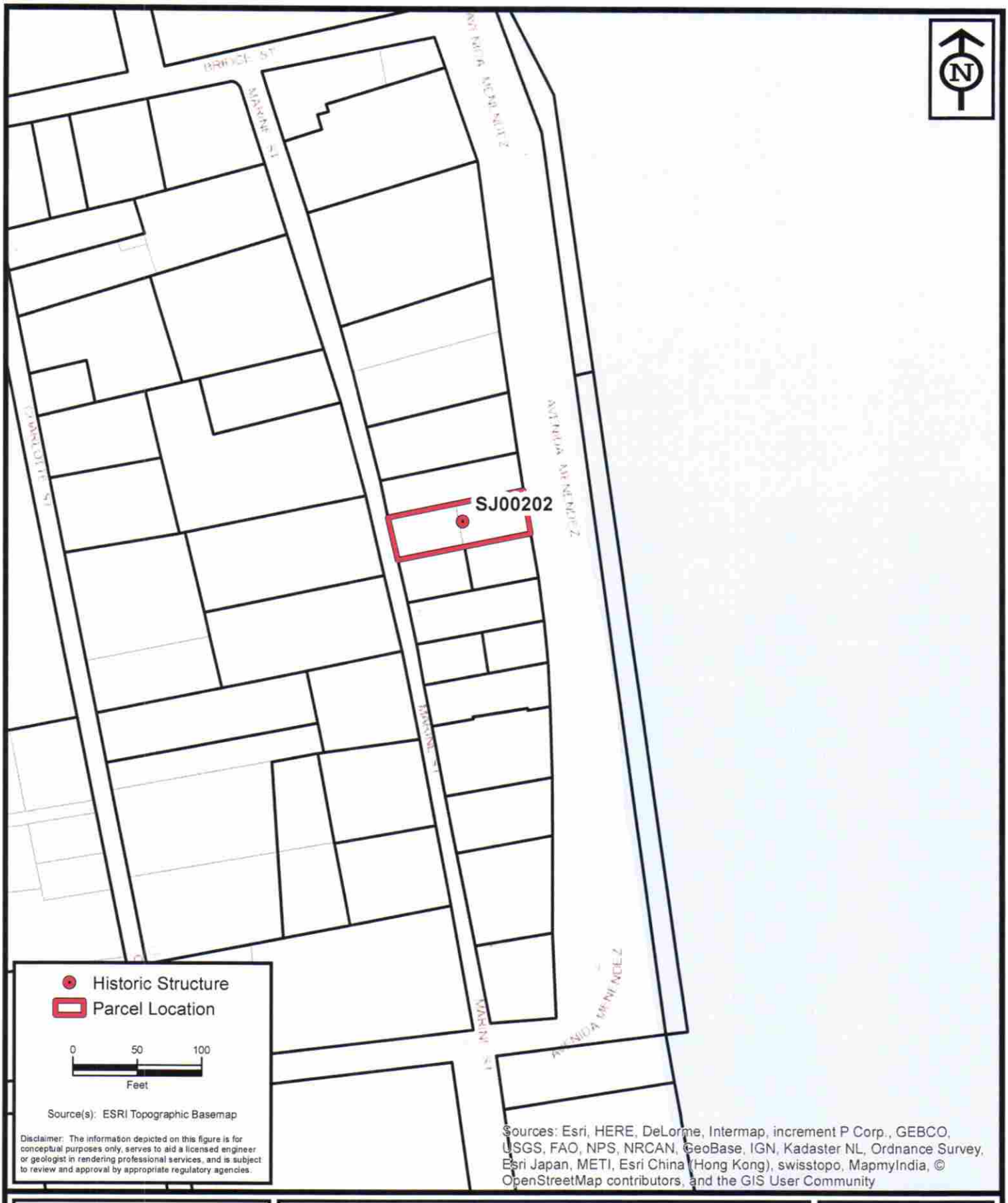
Project Location - SJ00202

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\SJ00202\Location.mxd Date: 1/28/2016 2:23:12 PM



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

Parcel Location - SJ00202

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

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KODAK SAFETY FILM



SV00202


1605

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0002 **Meeting Date: Thursday, February 15, 2024**

1. NAME OF APPLICANT: John Valdes
   Business (if applicable):
   Address: 1395 US Highway 1 S Suite A
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9046691230 E-Mail Address: john@johnvaldes.com

2. NAME OF PROPERTY OWNER: Daniel Cava
   Business (if applicable):
   Address: 160 Avenida Menendez
   City: Saint Augustine State: FL Zip Code: 32084
   Daytime Telephone: 3046693020 E-Mail Address: dancavatoyota@gmail.com

3. PROJECT LOCATION: 160 Avenida Menendez, Saint Augustine, Florida, 32084

4. LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOTS 7 & 7-A BLK 22 OR5789/90

5. SCOPE OF WORK: To elevate the existing building with a new pier foundation

Information attached by applicant includes:

- Application Agreement
- Existing Photograph
- Additional Information
- Architectural Plans

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0002
160 Avenida Menendez, Saint Augustine, Florida,

Checklist Item	Checklist Item Description	Status	Comments
FOUNDATION - Material sample, scaled detail drawing, and/or brochure	Material sample, scaled detail drawing, and/or brochure showing the proposed material(s), colors, finish, pattern, and construction details	Need	A scaled detail drawing of the piers is provided; however, the infill material and color (it appears to be a squared lattice) should be included as well.

Other Details Necessary for Review

A line drawing of the existing streetscape should be provided to more clearly illustrate the impact that elevating the structure will have.

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 160 AVENIDA MENENDEZ

Applicant's Name: JOHN VALDES Applicant's Signature:
Pres JOHN VALDES ASSOC INC

Owner's Name: Daniel Cava Owner's Signature: Daniel Cava

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

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

(Can add additional signature page if needed)

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

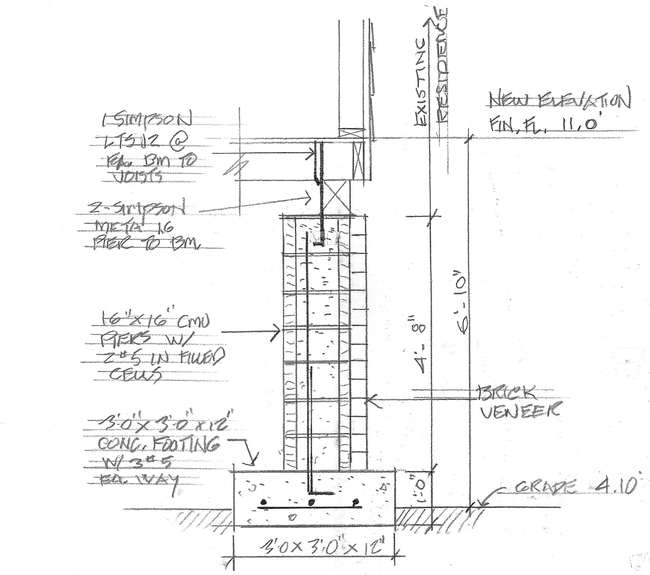




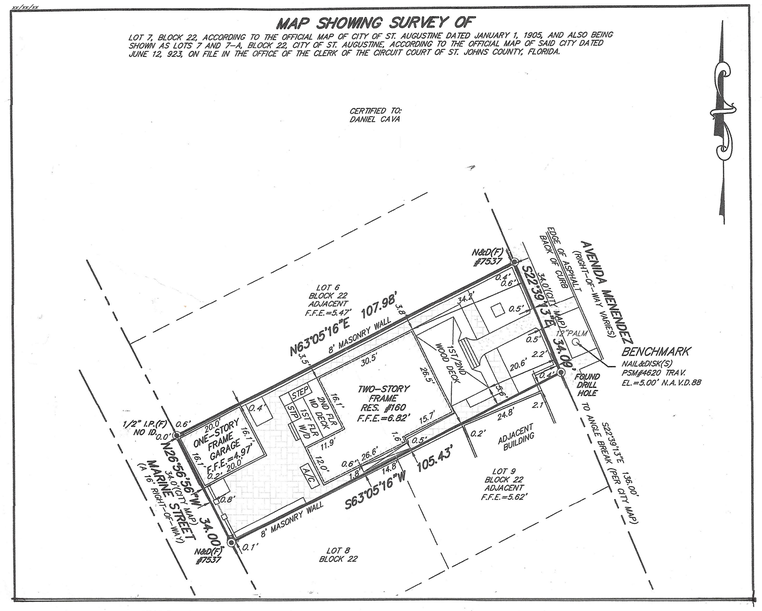


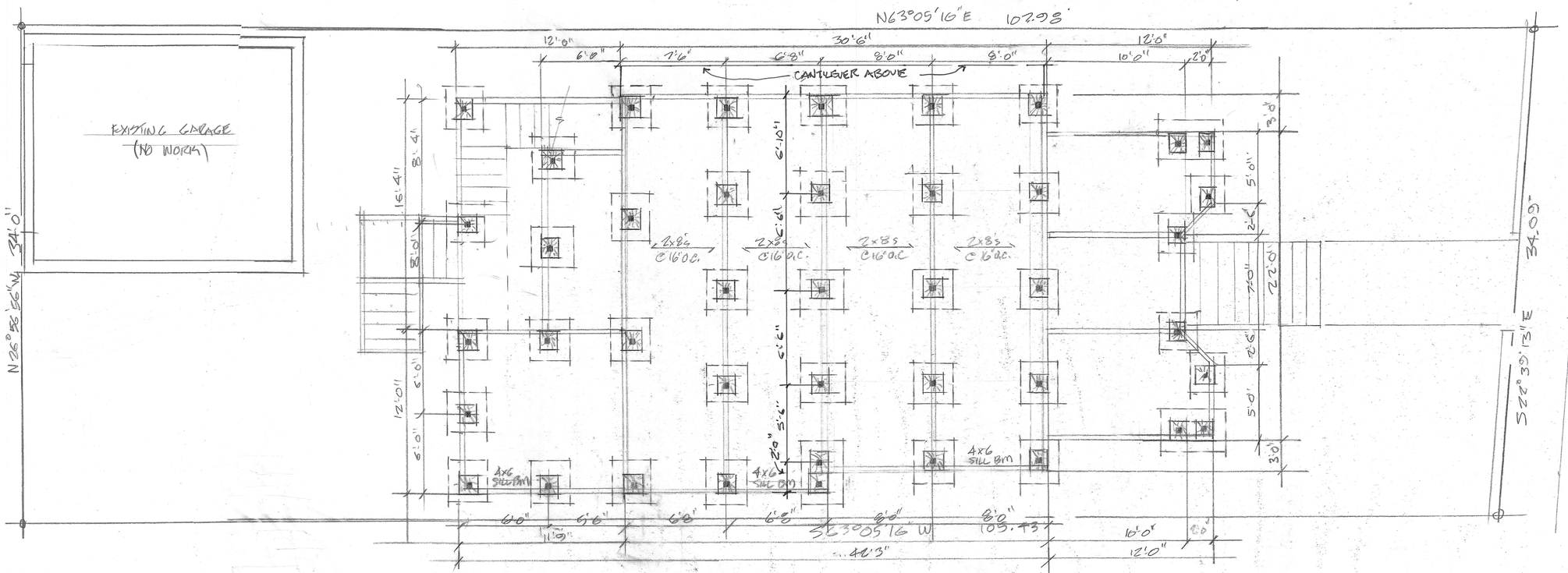


Received 01/11/2024
Planning and Building Department



TYPICAL PIER SECTION 3/4"=1'0"





FOUNDATION PLAN 1/4"=1'0"

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

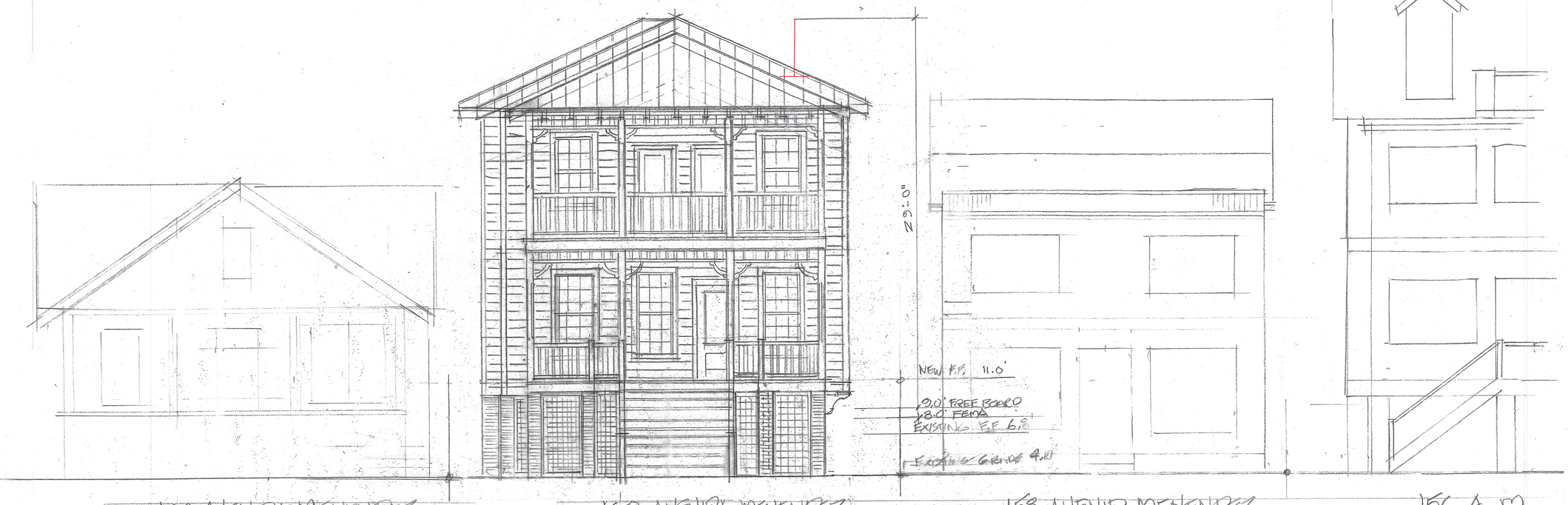
NEW RESIDENCE
160 AVENIDA MENENDEZ
ST. AUGUSTINE, FLORIDA

Date: 1-8-14
Scale: AS NOTED
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File:

SHEET
A-1

Received 01/11/2024
Planning and Building Department





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

LIFT & REMODEL EXISTING
160 AVENIDA MENENDEZ
ST. AUGUSTINE, FL.

Date: 1-8-24
Scale: AS NOTED
Drawn: LT
File:

SHEET
A-2

Received 01/11/2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
160 AVENIDA MENENDEZ

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: LEFT SIDE VIEW- 09/07/2023

Clear Photo Three

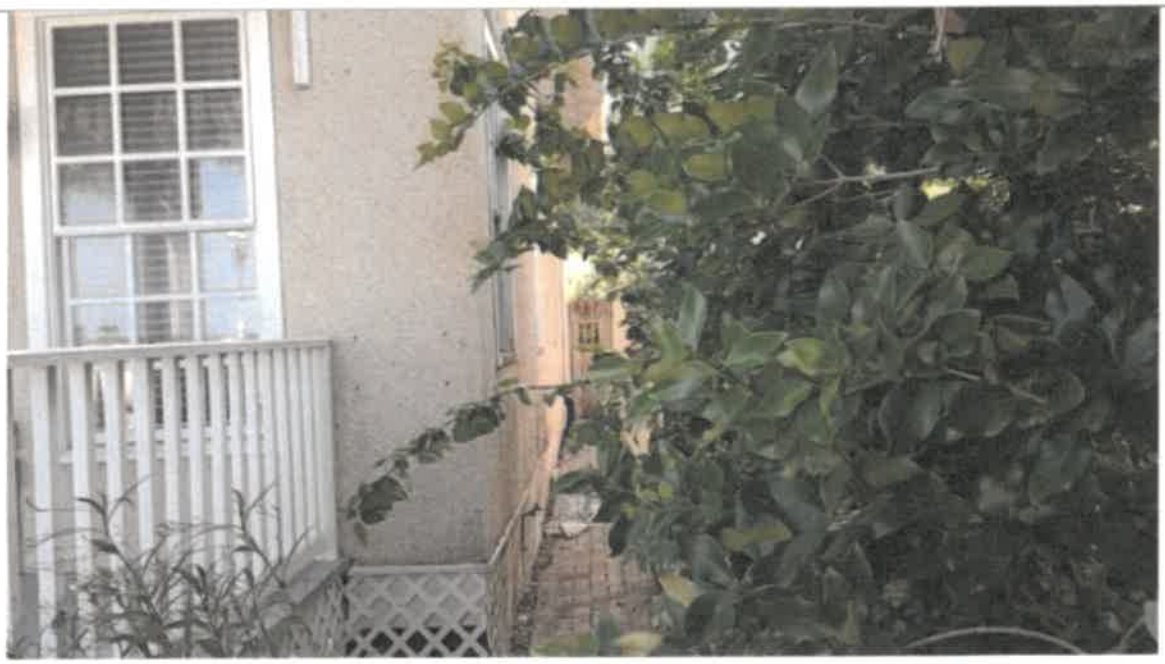


Photo Four

Photo Four Caption: RIGHT SIDE VIEW- 09/07/2023

Clear Photo Four

Application pg 10

Received 01/11/2024
Planning and Building Department
Done

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
160 AVENIDA MENENDEZ

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT VIEW- 09/07/2023

Clear Photo One



Photo Two

Received 01/11/2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
160 AVENIDA MENENDEZ

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H instructions) and the appropriate Building Diagrams (at the end of Section I instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

Received 01/11/2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 160 AVENIDA MENENDEZ

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

Received 01/11/2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
160 AVENIDA MENENDEZ

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name:

Address:

City: State: ZIP Code:

Signature: Date:

Telephone: Ext.: Email:

Comments:

Received 01/11/2024
Planning and Building Department

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 160 AVENIDA MENENDEZ

City: ST. AUGUSTINE State: FL ZIP Code: 32084

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: S.J.C. 29 Vertical Datum: N.A.V.D. 88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	6.80	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	16.80	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):		☒ feet ☐ meters
d) Attached garage (top of slab):		☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	5.60	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	4.10	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	4.30	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	4.10	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: NICHOLAS H. FRANKLIN License Number: PSM 4620

Title: REGISTERED LAND SURVEYOR

Company Name: PROPRIETOR

Address: 6170 A1A SOUTH #316

City: ST. AUGUSTINE State: FL ZIP Code: 32080

Signature: Date: 09/20/2023

Telephone: (904) 471-6877 Ext.: Email: randy@landtechassoc.com

NICHOLAS H FRANKLIN CERTIFICATE No. 4620 STATE OF FLORIDA REGISTERED LAND SURVEYOR
Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

EQUIPMENT TYPE: A/C IS LOCATED ON THE REAR SIDE OF BUILDING.
LAT. & LONG. OBTAINED FROM :www.latlong.net
MISSING INFORMATION FOR ANY OF A8, A9 & C2 DOES NOT ALLOW FOR "N/A" TO BE INPUT.

Received 01/11/2024
Planning and Building Department

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: DANIEL CAVA

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 160 AVENIDA MENENDEZ

City: ST. AUGUSTINE State: FL ZIP Code: 32084

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: LOT 7 & 7-A, BLOCK 22, CITY OF ST. AUGUSTINE

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 29.889150 Long. -81.309550 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): _____ sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: _____ Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: _____ sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: _____ Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: CITY OF ST. AUGUSTINE B1.b. NFIP Community Identification Number: 125145

B2. County Name: ST. JOHNS COUNTY B3. State: FL B4. Map/Panel No.: 12109C-0318 B5. Suffix: J

B6. FIRM Index Date: 12/07/2018 B7. FIRM Panel Effective/Revised Date: 12/07/2018

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 8'

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

Instr #2023053369 BK: 5789 PG: 90, Filed & Recorded: 7/10/2023 12:23 PM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $8,435.00

Prepared by and Return to:
St Johns Blue Ocean Title
403 Anastasia Boulevard
St. Augustine, FL, 32080
File No.: SJBOT-23-169

Parcel: 198490-0000

General Warranty Deed

Made this 29th day of June, 2023 by, **Connie Mosqueda, a widow** whose mailing address is 1011 Prince Road, St. Augustine, FL 32086, hereinafter called the grantor, to **Daniel Cava, a married man**, whose mailing address is 160 Avenida Menendez, St. Augustine, FL 32084, hereinafter called the 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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the **grantee**, all that certain land situate in St. Johns County, Florida, viz:

Lot 7, Block 22, according to the Official Map of City of St. Augustine dated January 1, 1905, and also being shown as Lots 7 and 7-A, Block 22, City of St. Augustine, according to the Official Map of said City dated June 12, 1923, on file in the Office of the Clerk of the Circuit Court of St. Johns County, Florida.

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

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

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

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

Signed, sealed, and delivered in the presence of:

Raymond Jeffress
Witness Signature

Connie Mosqueda

Raymond Jeffress
Witness Printed Name

Witness Signature

Justin G. Cerrato
Witness Printed Name

COPY

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 29th (26th) day of June, 2023, by **Connie Mosqueda**, who is/are ☑ personally known to me or who has/have ☐ produced _____ as identification.

Notary Public Signature

Justin G. Cerrato
Notary Public Printed Name

JUSTIN G. CERRATO
Commission # GG 349547
Expires August 4, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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	1984900000
Location Address	160 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	City/Bayfront (ICW) (SF) (612.42)
Tax Description*	CITY OF ST AUGUSTINE LOTS 7 & 7-A BLK 22 OR5789/90 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.090
Homestead	N

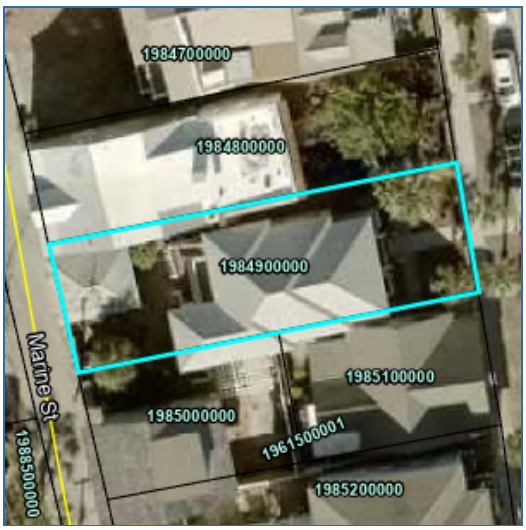
Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Cava Daniel 100%
Mailing Address	160 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-5049

Map



Historical Assessment Information

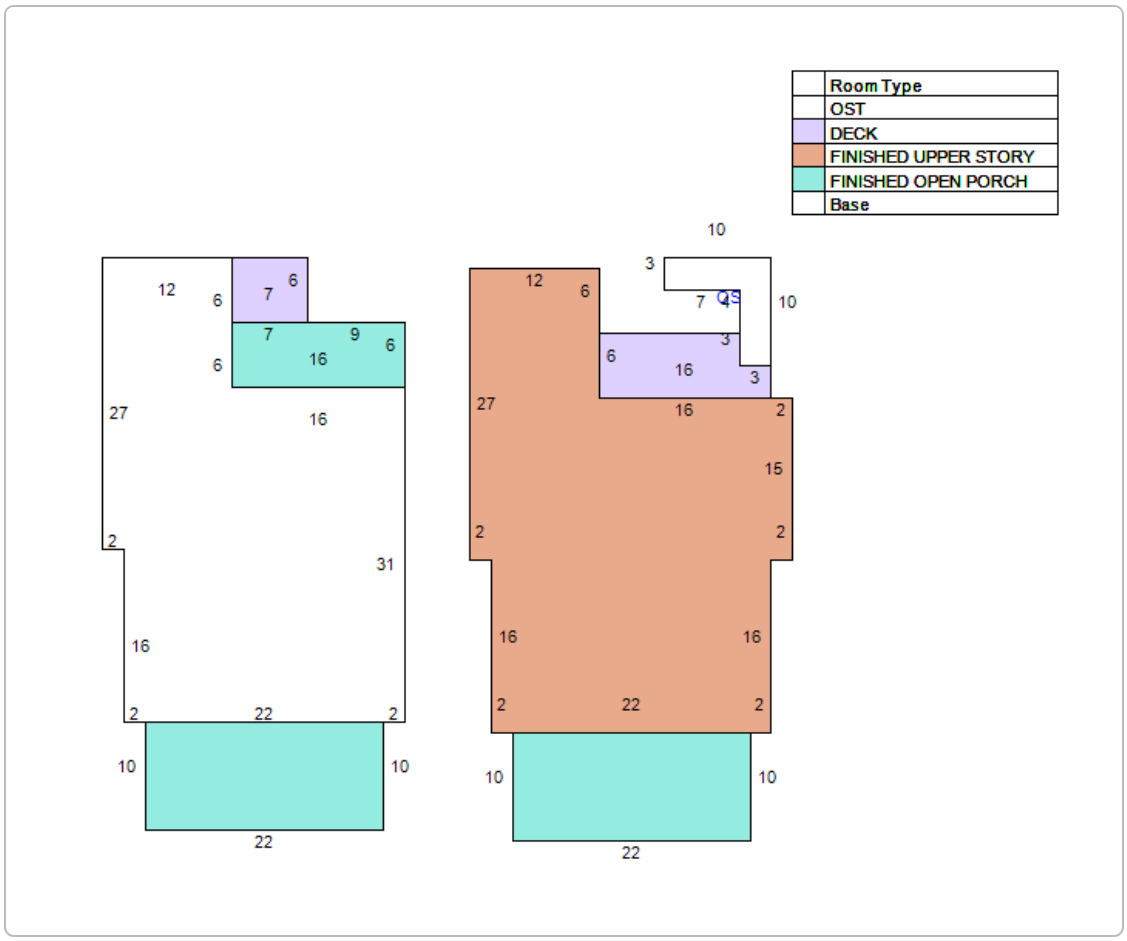
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$221,547	$3,803	$547,400	$0	$0	$772,750	$689,403	$88,347	$684,403
2022	$261,132	$4,935	$547,400	$0	$0	$813,467	$626,730	$187,237	$626,230
2021	$173,596	$5,159	$391,000	$0	$0	$569,755	$569,755	$500	$569,255
2020	$175,910	$5,384	$391,000	$0	$0	$572,294	$572,294	$0	$572,294
2019	$200,059	$5,272	$332,350	$0	$0	$537,681	$537,681	$0	$537,681
2018	$107,228	$5,497	$332,350	$0	$0	$445,075	$445,075	$0	$445,075
2017	$162,877	$5,721	$332,350	$0	$0	$500,948	$500,948	$0	$500,948
2016	$220,392	$6,953	$332,350	$0	$0	$559,695	$559,695	$0	$559,695
2015	$171,851	$6,064	$278,588	$0	$0	$456,503	$456,503	$0	$456,503
2014	$163,715	$6,064	$253,172	$0	$0	$422,951	$422,951	$50,000	$372,951
2013	$165,688	$6,064	$253,172	$0	$0	$424,924	$424,924	$50,000	$374,924

Building Information

Building	1
Building Value	$219,893
Year Built	1900
Actual Area	2706
Conditioned Area	1990
Use	Single Family Residence
Style	01
Exterior Wall	Stucco
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	5
Baths	2

Description	Square Footage
BASE AREA	980
FINISHED OPEN PORCH	220
FINISHED OPEN PORCH	220
FINISHED UPPER STORY	1010
FINISHED OPEN PORCH	96
FINISHED DECK	42
FINISHED DECK	87
OUTSIDE STAIRS	51
Total SqFt	2706

Sketch Information



Extra Feature Information

Code Description	Status	Value
Carport (Mix)		960
Masonry Wall (Mix)		2606

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	34	115	3910	SF	$547,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/10/2023	6/29/2023	$1,205,000.00	WARRANTY DEED	5789	90	Q	I	MOSQUEDA CONNIE M	CAVA DANIEL
5/8/2020	5/1/2020	$100.00	QUIT CLAIM DEED	4939	847	U	I	MOSQUEDA CONNIE M	MOSQUEDA CONNIE M
4/27/2015	4/23/2015	$710,000.00	WARRANTY DEED	4018	1184	Q	I	LEWIS JANET PONTON LIVING TRUST	MOSQUEDA CARLOS F,CONNIE M
	2/22/2010	$614,700.00	WARRANTY DEED	3289	989	Q	I	PARL HENRY U MD TRUSTEE & MONICA B MORENO-	LEWIS JANET PONTON LIVING TRUST
	12/4/2008	$0.00	MARRIAGE CERTIFICATE	3149	806	U	I	PARL HENRY UWE	MARRIAGE RECORD
	4/20/2005	$100.00	WARRANTY DEED	2436	934	U	I	PARL HEINRICH U	PARL HENRY U MD TRUSTEE/HIS LIVING TRUST
	1/23/2004	$555,000.00	WARRANTY DEED	2129	1683	Q	I	STAFFORD HARRY C	PARL HEINRICH U
	10/31/2001	$452,100.00	WARRANTY DEED	1669	1360	U	I	MAKI JACK J,MAVIS	STAFFORD HARRY C
	11/2/1998	$380,000.00	WARRANTY DEED	1360	1336	U	I	HILL RAYMOND J JR,BETTIE A	MAKI JACK J, MAVIS
	1/1/1989	$0.00		820	1187	U	I		HILL RAYMOND J JR
	1/1/1989	$0.00		820	1187	U	I		

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/1/1987	$110,000.00		752	1649	Q	I		
	7/1/1987	$130,000.00		752	1649	Q	I		
	1/1/1983	$0.00		567	661	U	I		
	10/1/1982	$0.00		564	196	U	I		

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: 1/24/2024, 1:52:28 AM

Contact Us

Developed by Schneider GEOSPATIAL

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 15, 2024 Meeting



Application HP2024-0006 Address: 64 Marine Street

Applicant: Les Thomas Architect

Property Owner: Darrell Barnhart

Project description: To construct a new two-story garage apartment building at the rear of the property with associated site features.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01274
National Register:	St. Augustine NRHD: Contributing	Construction date:	c. 1910-1917?
Archaeology Zone:	IB	Zoning District:	HP-1
Parcel number:	1988500000		
Agenda Item:	7(c)	Previous Action(s):	COA F2013-0131 COD HP2023-0047 COA HP2023-0045

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the West side of Marine Street on the block between Bridge and St. Francis Streets within the Historic Preservation-One (HP-1) zoning district. The main structure on the property is a contributing building within the St. Augustine National Register Historic District.
2. At the July 18, 2023 HARB meeting, the HARB reviewed and approved a Certificate of Demolition for two existing rear outbuildings as well as a Certificate of Appropriateness for a rear addition, brick paving, and pergolas on the property.
3. The applicant is proposing a new two-story garage apartment structure at the rear of the property with continuation of the previously approved brick paving.
4. The materials for the proposed new structure are consistent with the Architectural Guidelines for Historic Preservation (AGHP) including stucco and wood siding exterior, and wood windows and doors to match those previously approved on the rear addition to the house. The AGHP recommends garage doors be simple and unglazed. Proposed garage doors do include glazing across the top.
5. The architectural style of the proposed garage apartment is consistent with common characteristics of historic garage apartments as detailed in the AGHP. The stucco/wood siding combination, while appropriate for the district, is less consistent with the existing Frame Vernacular style of the main residence. The AGHP recommends that secondary structures be compatible with the primary building in both design, materials and level of detail and ornamentation.
6. Accessory buildings should not be greater than 1 story, according to the AGHP, and the mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Primary structures cannot exceed a height of 35’ or 2-1/2 stories in HP-1, and secondary structures are not to exceed 15’ in height. Building heights are measured from the required finished floor elevation (9ft NAVD for this property). Based on staff-scaled measurements of the submitted plans, the proposed garage apartment is approximately 10 ft taller (measured from grade) than the highest roof ridge of the proposed addition (yet to be constructed). Based upon the height, the garage apartment as proposed is considered a primary structure. The applicant should confirm all building heights including the existing residence, previously approved addition, and proposed new construction.
7. While the mass of the proposed garage apartment may be somewhat mitigated by future development on the lot and its location behind the main residence at the rear of the property, the size and scale of the proposed new structure is not subservient to the existing house, as recommended by the AGHP. Impacts to the streetscape may be limited since two-story structures are the prominent building scale along Marine Street; however, many of these are narrower than the proposed building and the new primary structure may still be visibly taller and larger than the existing house from the street.
8. The zoning design review letter dated May 5, 2023 does not appear to consider this most recent design. A cursory zoning review of the plans submitted indicates that the proposed 5’ rear setback is not consistent with HP-1 zoning regulations which require that structures exceeding one story have a 10’ setback from the rear property line. Structures reflecting colonial period architecture may have a setback of 3’ or greater; however, a colonial-period style garage apartment is not consistent with the period or Frame Vernacular architecture of the primary residence. Garage apartment structures are allowed in HP-1 if they occupy the rear 50% of the lot and meet all applicable zoning requirements.

9. A true clay brick in the pattern proposed is consistent with the AGHP. The applicant should clearly state that the brick paver will be clay.
10. The proposed work will occur within archaeological site 8SJ05674 and Archaeological Zone IB, one of the most sensitive areas of town. Archaeological review and excavation are required prior to the initiation of construction activities, and could take some time due to the extensive nature of historical occupation on the property. An A14 application should be submitted as soon as possible to help avoid impacts to construction timelines.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **take the following actions for a Certificate of Appropriateness at 64 Marine Street**:

1. **CONTINUE** to allow the applicant time to clarify details including building heights and setbacks and consider an architectural style/design more consistent with the existing Frame Vernacular style of the existing residence.
2. **APPROVE** if the Board determines that the applicant has provided sufficient clarification of details noted by staff and the proposed design, as proposed or modified by the HARB,s meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Candice Seymour
Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct new two-story garage apartment:
    a. 1,218 square foot building footprint
    b. ~27' tall from grade (scaled by staff, applicant should confirm height)
    c. Jeld Wen custom wood windows and doors with raised muntin profile
        i. Antique Bronze Hardware
        ii. Wood shutters
    d. Wood Overhead Garage Doors with lites
    e. Stucco ground floor, wood lap siding second floor exterior finishes
    f. Wood porch columns and railings in simple design
    g. Asphalt shingle hipped roof with front gable porch. Wood Shingles in Gable
2. Brick Pavers in basketweave pattern (continuation of previously approved driveway)

CITY CODES/DESIGN GUIDELINES:

ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

Secretary of the Interior's Standard's for Rehabilitation 2, 3, 4, 5, 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**
5. **Sensitive Treatment of Distinctive Features and Craftsmanship**
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**

Garage Apartment (1900-1930)

Garage apartments are the first style to attempt to provide indoor parking in residential buildings. Garage apartments may be either primary or accessory buildings. In St. Augustine, garage apartments which are accessory buildings are located on the same lot with Bungalows, Colonial Revival and Mission style buildings, and with Frame Vernacular and Masonry Vernacular buildings.

Identifying features of the style include two story construction, with single or multiple garage bays occupying most of the first floor. Buildings are usually set at the rear of the lot. Construction may be masonry or wood frame, or a masonry first story with a frame second story. Second story porches or roofed balconies are common. Detailing is usually simple.

Buildings are usually constructed on the rear of the lot. The most common building plan is rectangular, although some buildings are L-shaped. Buildings are two stories.

Foundations are usually continuous concrete or brick, or less commonly brick piers. Piers may be finished with stucco. Construction is masonry or frame, or masonry on the lower story and frame on the second story. Exterior finishes are drop siding or weatherboards with corner boards, asbestos shingles, composition shingles, wood shingles, concrete block, coquina or stucco.

The most common roof types are hip and gable. Flat roofs with a parapet, and jerkinhead roofs are also used. Shed porch roofs are common. Pitched roof surfaces are covered with composition shingles, diamond composition shingles, corrugated metal or metal v-crimp. Flat roofs are built-up. Chimneys are brick, with or without metal caps, and may be finished with stucco.

Windows are usually double hung sash two-over-two or one-over-one. Double hung sash eight-over-one, three-over-one, and three or eight pane casement windows are also used. Fanlights are used occasionally. Attic louvers in the gable ends are common.

Detailing is usually simple and may include battered porch piers, wood balustrades, finials, arched window surrounds and crenelation.

Accessory Buildings including porches

Accessory buildings, also known as secondary buildings, are located on the same lot as the primary building, are smaller than the primary building and are customarily incidental to the primary building. Accessory buildings may be attached or detached. Accessory buildings include garages, carports, porte cocheres, loggias, porches, galleries, porticoes, colonnades and other outbuildings.

Do...

- Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.
- If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Don't...

- Use a substitute material that does not convey the visual appearance of the surviving parts of the porch or that is physically or chemically incompatible. This includes replacing spindles or band-sawn balusters with square cut lumber, rounded railings with flat, chamfered posts and round columns with square, or wooden railing with ornamental iron for a "Spanish" appearance.

Post-1821

Accessory buildings should be compatible with the primary building in both design, materials and level of detail and ornamentation. The mass, scale and lot coverage of accessory buildings must be in proportion to the primary building. Accessory buildings should not be more than one story high.

Garages should be detached buildings whenever possible and must match the architectural style of the primary building. Whenever possible, garages should appear as outbuildings with the garage doors not oriented to the street. Garage door openings should be as small as possible. Garage doors should be simple and unglazed, and should be wood or fiberglass painted to appear as wood. Metal doors may be appropriate for some later post-1880 buildings.

Parking, Landscaping and Site Features

Do...

- Retain distinctive features such as size, scale, mass, color and materials of buildings, including roofs, porches and stairways.
- Retain landscape features such as parks, gardens, street lights, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
- Use new plant materials, fencing, walkways, street lights, and benches that are compatible with the character of the district or neighborhood in size, scale, materials and color.
- Identify and retain plants, trees, fencing, walkways, street lighting and benches that reflect a property's history and development.
- Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
- Remove or trim plants in close proximity to the building that may cause deterioration of historic fabric.
- Provide proper site and roof drainage to assure that water does not splash against the building or foundation walls, or drain toward the building.
- Landscape to provide shade, privacy, screening of non-historic features and erosion control.
- Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archaeological resources.
- Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archaeological resources.
- Provide continued protection of wood, masonry and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
- Repair features of the site by reinforcing historic materials.
- Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new

work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Replace deteriorated or damaged landscape features in kind.
- Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the building and the site.
- Design new onsite parking, loading docks or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the buildings or buildings and the landscape.

Don't...
- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.
- Change the appearance of a building or site by removing historic plants, trees, fencing, walkways, outbuildings and other features before evaluating their importance.
- Add conjectural landscape features to the site such as period reproduction lamps, fences, fountains or vegetation that is historically inappropriate, thus creating a false sense of historic development.
- Create a false historic appearance because the replacement feature is based on insufficient historical, pictorial or physical documentation.
- Introduce a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
- Locate any new construction of the building where important landscape features will be damaged or destroyed, such as removing a lawn and walkway and installing a parking lot.
- Place parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Plant materials should reflect the scale of the building. Only those plant materials known to have been introduced around the date of construction of the primary building should be planted. Design concepts that reflect the architectural style of the building should be used for landscape and garden design. Trees should be used to frame views and provide shade. The use of mid-yard planting beds, coarse textured plants and colorful flowers is appropriate for 19th century buildings. Foundation plantings are not appropriate for pre-1930 buildings.

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

Garages are addressed in the Accessory Buildings section of these Guidelines.

ATTACHMENTS INCLUDED WITH THE COD STAFF REPORT:

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

STAFF PHOTOGRAPHS
64 Marine Street



Front (east) Elevation

Staff Report pg. 8

STAFF PHOTOGRAPHS
64 Marine Street



Front (east) Elevation

STAFF PHOTOGRAPHS
64 Marine Street



Front (east) Elevation

STAFF PHOTOGRAPHS
64 Marine Street



Southeast Elevation

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STAFF PHOTOGRAPHS
64 Marine Street



Southeast Elevation

STAFF PHOTOGRAPHS
64 Marine Street





Rear (west) elevation and yard location of rear addition and covered porch

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STAFF PHOTOGRAPHS
64 Marine Street



Small shed to be removed (administrative approval)



Location of proposed rear addition and porch

STAFF PHOTOGRAPHS
64 Marine Street





Secondary buildings proposed for demolition and location of new brick driveway

STAFF PHOTOGRAPHS
64 Marine Street





Secondary buildings proposed for demolition

STAFF PHOTOGRAPHS
64 Marine Street





Secondary studio building proposed for demolition

STAFF PHOTOGRAPHS
64 Marine Street





North elevation (addition to wrap around this corner of the residence)

STAFF PHOTOGRAPHS
64 Marine Street





Location of Proposed Garage Apartment

STAFF PHOTOGRAPHS
64 Marine Street





Location of Proposed Garage Apartment

STAFF PHOTOGRAPHS
64 Marine Street



Looking southeast from yard, location of proposed addition, brick pavers, and pergolas

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8SJ1274 1009==

Site Name: 64 Marine Street 830== Survey Date: 7903 820==

Address: 64 Marine Street, St. Augustine, FL 32084 905==

Instructions for Locating:

813== County: St. Johns 808==

Location: City of St. Augustine (subdivision) 27 (block) All 22 (lot) 868==

868==

Owner of Site: Name: Kyper, Mrs. Helina R.;

Address: 64 Marine Street

St. Augustine, FL 32084 902==

Occupant or Manager: 904==

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

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

UTM: 17 (zone) 470050 (easting) 3306280 (northing) 890== Location: T07S (T) R30E (R) S17 (S) 812==

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

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

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

II. SITE DESCRIPTION

Condition of Site:

( ) Excellent 863==

(X) Good 863==

( ) Fair 863==

( ) Deteriorated 863==

Integrity of Site:

(X) Altered 858==

( ) Unaltered 858==

(x) Original Site 858==

( ) Restored - Date: 858==

( ) Moved - Date: 858==

Threats to Site:

( ) Zoning 878==

( ) Development 878==

( ) Deterioration 878==

( ) Borrowing 878==

( ) Transportation 878==

( ) Fill 878==

( ) Dredge 878==

( ) Other 878==

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Priv. Res. 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, Weatherboards 854==

Structural Systems: Wood frame 856==

Features of Structure: (942)

Window Type: DHS 2/2 attic louver 942==

Foundation: Concrete block with lattice infill 942==

Roof Type: Gable 942==

Secondary Roof Structures: Gable on L 942==

Porches & Balconies: One-story screeded porch on front. 942==

Chimney Location: Offset, lateral slope 942==

Materials: (882)

Chimney: Brick stuccoed 882==

Roof Surfacing: Composition shingles 882==

Ornament Exterior: Turn spindle balustrade 882==

Quantitative Data: (950-954)

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

Other: 956==

Surroundings: Residential 864==

Relationship to Surroundings: On narrow street near waterfront in one of the oldest sections of town. 859==

III. PHOTOGRAPHY

Photographic Records Numbers: 860==

Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Tobacco

920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular house at 64 Marine Street was constructed between 1910 and 1917. A one-story screened porch with turned spindle balustrade extends from the front. The house is located on a narrow street one block from the waterfront in one of the oldest sections of the city.

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

HISTORY

This section of the walled colonial city was first occupied in the 17th century as the early settlement expanded south towards the St. Francis convent. All structures were destroyed in 1702 by the invading South Carolinians, but by mid-century, houses had been rebuilt on all streets except present-day Cordova Street, then the course of the early 18th century Rosario defense line. The northern boundary of the area, Bridge Street, led to one of three late colonial San Sebastian River ferry crossings. The British demolished numerous buildings here, but were the first to build along the bayfront on the east side of Marine Street. The Spanish filled this low-

(over)

V. BIBLIOGRAPHY

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

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

3. St. Augustine City Directory, 1920-21 through 1930.

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

Residents of this house at 64 Marine Street include Godfrey W. Foster, a cigar manufacturer and his wife Lorena P. Later, Mrs. KaRena Fleming was both resident of the house and proprietor of the Foster Cigar factory.(3)

ARCHAEOLOGY

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


062
KODAK SAF
24A
25

Page 1

☐ Original
☒ Update

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

Site #8 SJ001274
Field Date 5-19-2016
Form Date 5-19-2016
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) 64 Marine Street — 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:	64		Marine	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** 17 — **¼ section:** ☐NW ☐SW ☐SE ☐NE — **Irregular-name:** _____
Tax Parcel # 1988500000 — **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: 1917 ☒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, ext fabric, underpinning
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** L-shaped — **Number of Stories** 1
Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. Gable on L
Windows (types, materials, etc.) single and paired wood DHS 2/2 with wood trim and sill, attic louver
Distinguishing Architectural Features (exterior or interior ornaments) Turned spindle balustrade and chamfered posts
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) masonry knee wall, private drive to a detached single car garage; detached 2nd structure with hip roof, possible masonry construction

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 SJ001274

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. stuccoed
Structural System(s): 1. Wood frame 2. 3.
Foundation Type(s): 1. Piers 2.
Foundation Material(s): 1. Concrete Block 2. framed wood infill
Main Entrance (stylistic details) single wood three panel door with single pane rectangular light and wood trim offset to right of facade under porch
Porch Descriptions (types, locations, roof types, etc.) one-story open porch on front with chamfered posts, wood deck and spindles under main roof

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

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

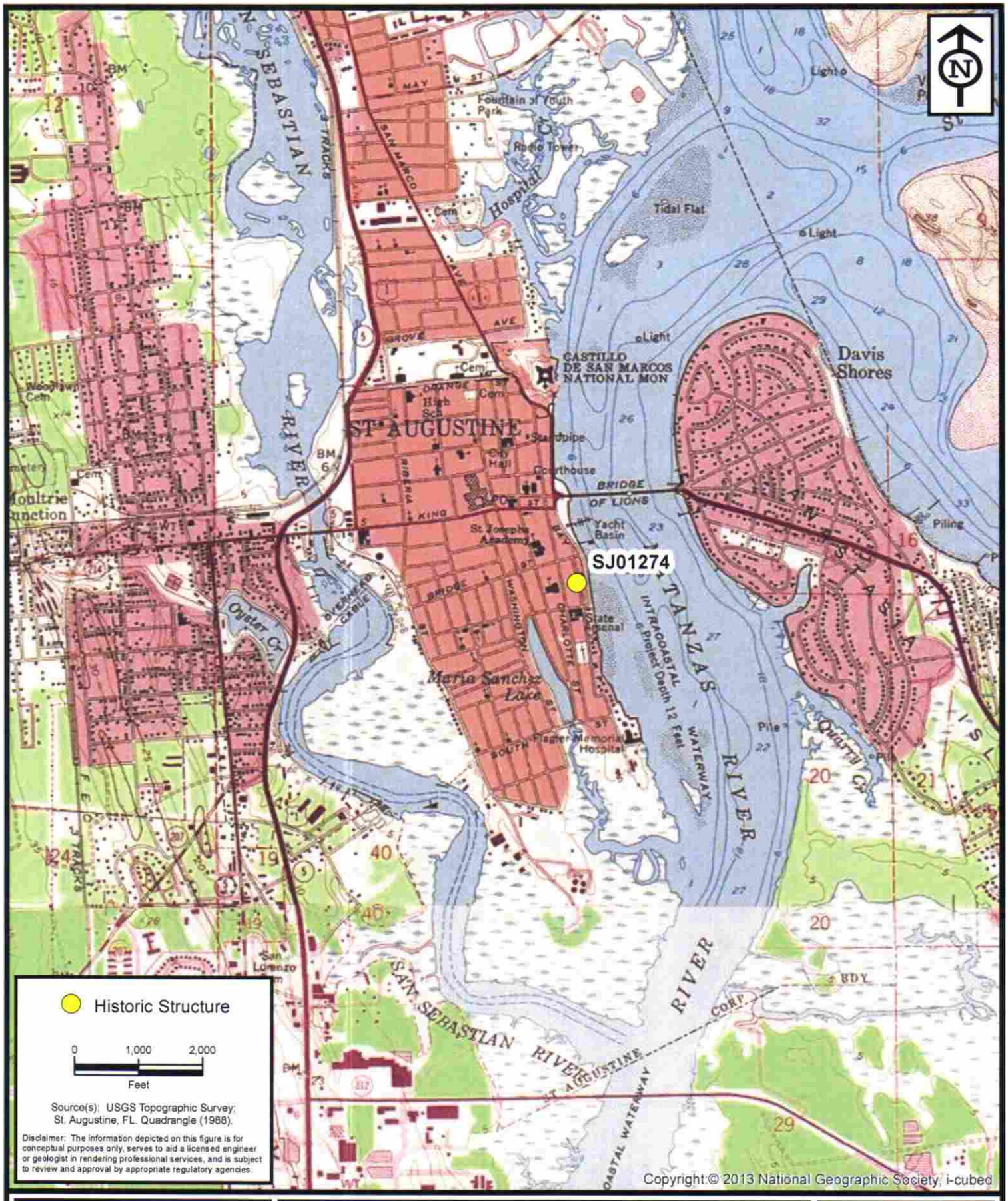
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession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

RECORDER INFORMATION

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

Required Attachments

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



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

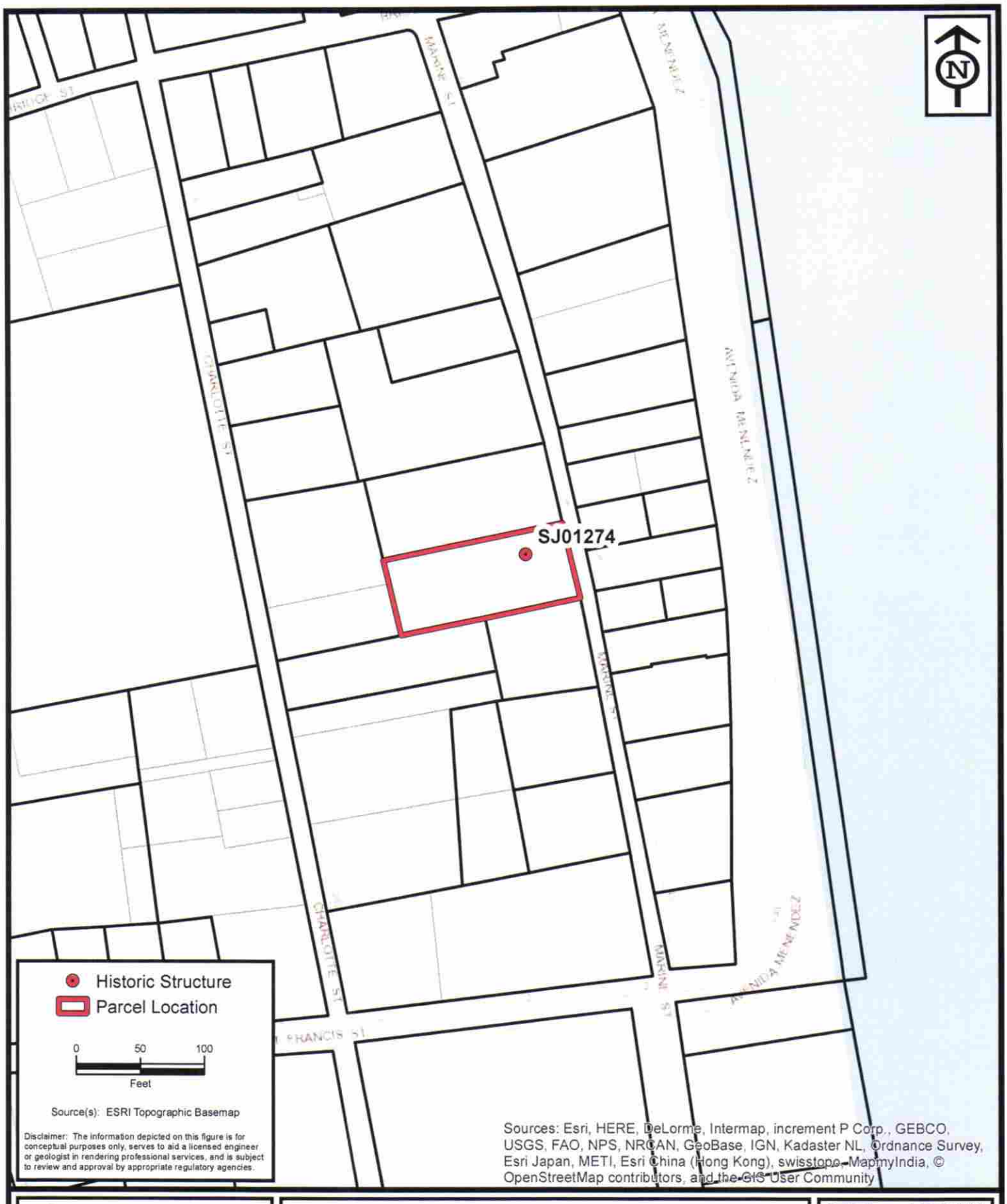
Project Location - SJ01274

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

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

Parcel Location - SJ01274

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Checked By:	JRN
Approved By:	PD
Figure:	2

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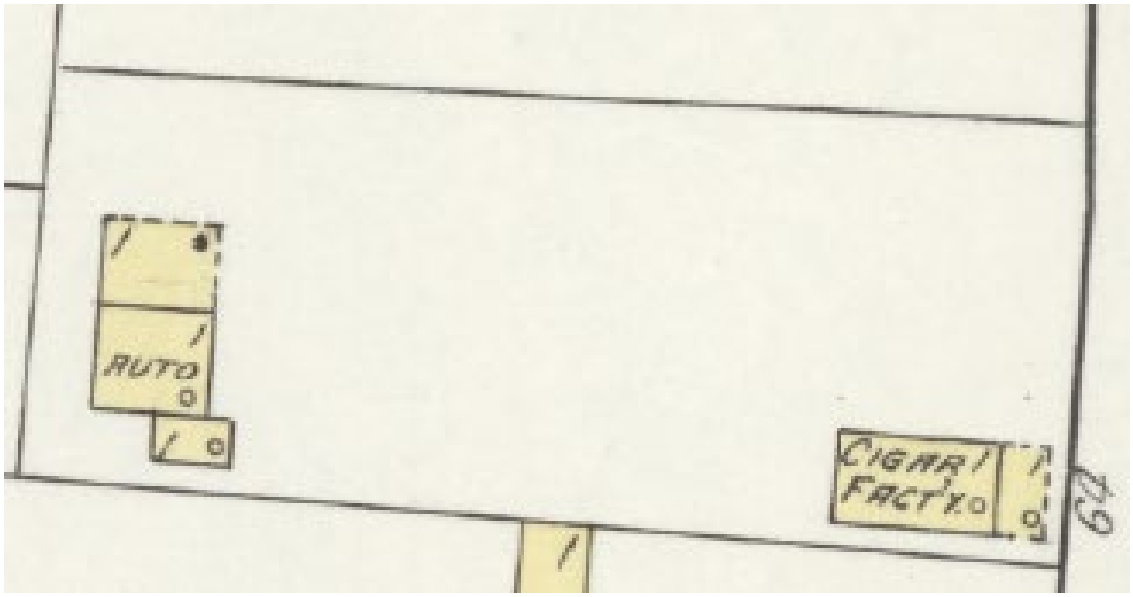




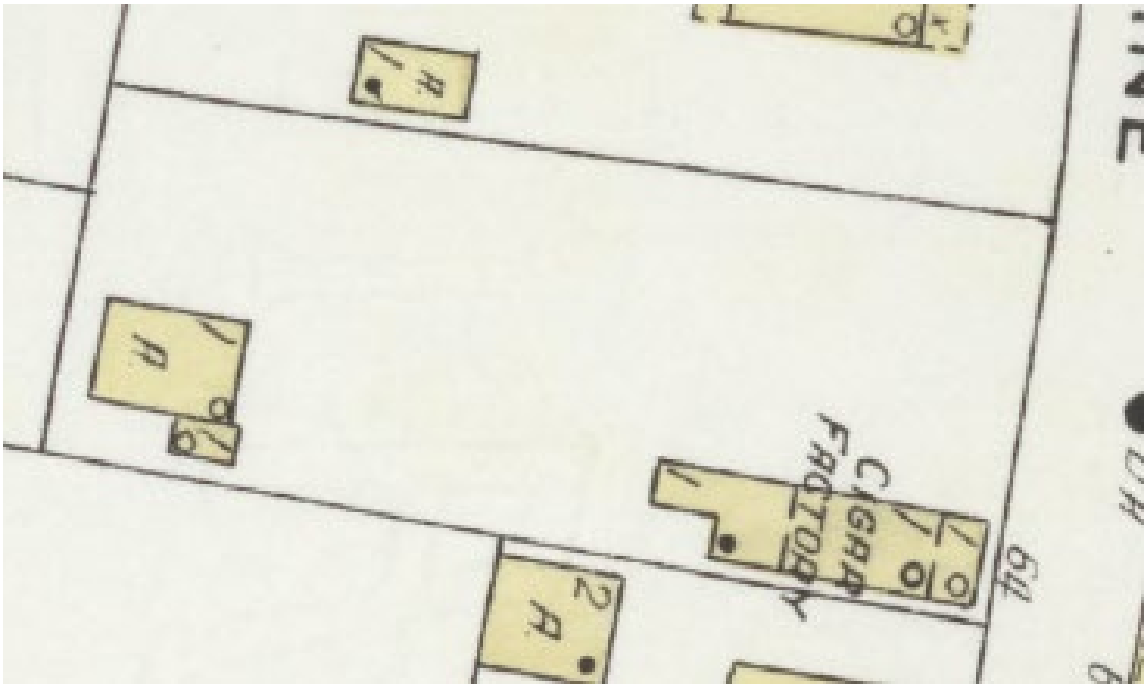


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SANBORN MAPS
64 Marine Street

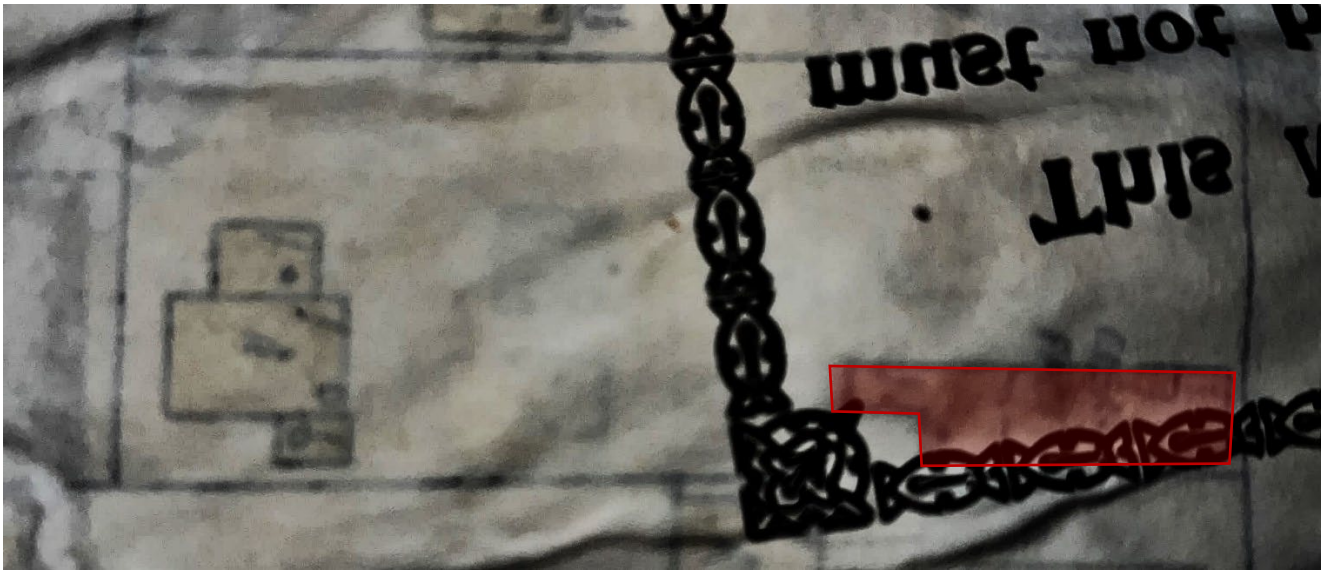


1917

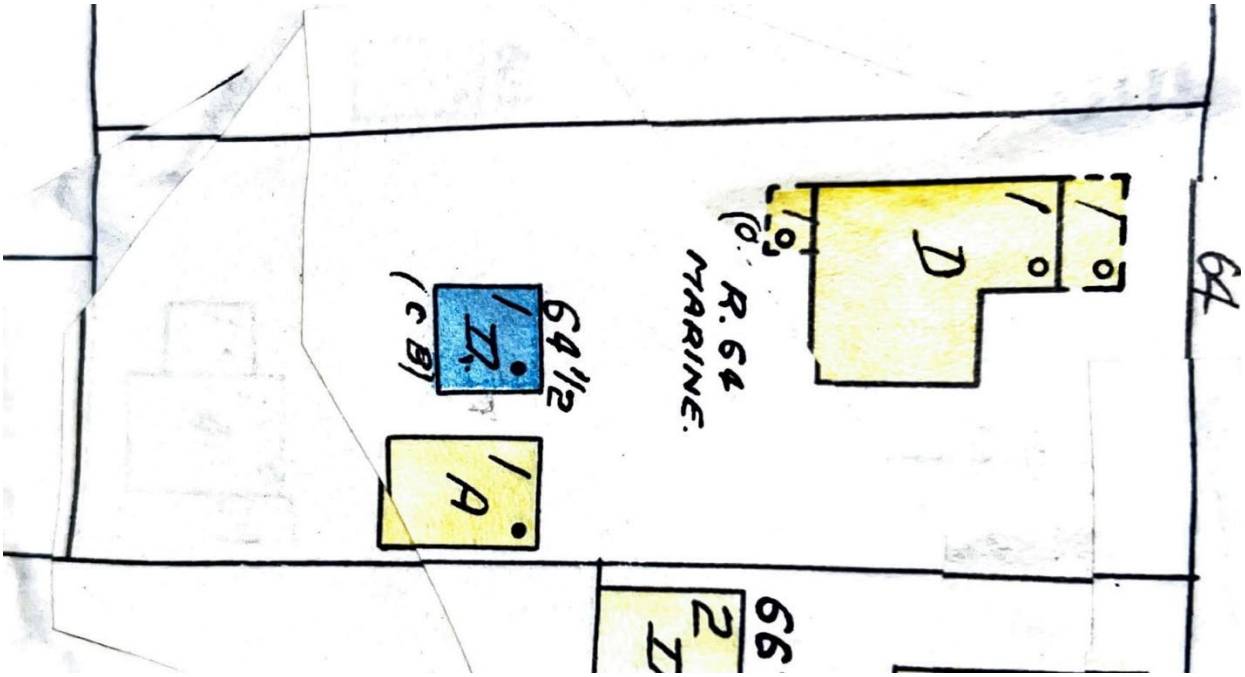


1924

SANBORN MAPS
64 Marine Street



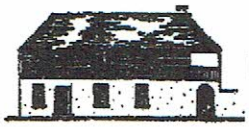
1930 base map (enhanced)



1930 updated to 1965

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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. HP2024-0006

Receipt No. 2807715

Meeting Date: February 15, 2024

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

1. NAME OF APPLICANT LES THOMAS ARCHITECT
   Business (if applicable) 32 Cordova St.
   Address _____
   City St. Augustine State FL Zip Code 32084
   Daytime telephone 824-9508 E-mail Address LESTHOMASARCHITECT@Gmail.com
   The above contact information will be used for correspondence. Please ensure this information is accurate.
2. NAME OF PROPERTY OWNER Darrell Barnhart
   Business (if applicable) _____
   Address 64 Marine St & 64 1/2 Spanish St (SEE ATTACH ZONING LETTER)
   City St Augustine State FL Zip Code 32084
   Daytime telephone (required) 8019539395 E-mail address _____
3. PROJECT STREET ADDRESS same
4. LEGAL DESCRIPTION: Lot ____ Block ____ Subdivision _____ Parcel 1988500000
5. EXISTING USE Residential PROPOSED USE 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
☐	☐	Awning/Canopy
☐	☐	Exterior Doors
☐	☐	Windows
☐	☐	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)

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

D. PAINT COLORS (check one)

- [x] 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)

NEW GARAGE/APT. @ REAR OF 64 MARINE ST.

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 [signature] DATE 1-15-24

SIGNATURE OF APPLICANT

PRINT OWNER'S NAME Darrell Barnhart

SIGNATURE OF OWNER Barnhart DATE 1/15/24

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

October 2017

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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: 64 Marine St, St Augustine, FL 32084

Applicant's Name: _____ Applicant's Signature: _____

Owner's Name: Darrell Barnhart Owner's Signature: DBarnhart

CITY OF ST AUGUSTINE EST. 1565

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0006

64 Marine 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	
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	
PORCHES, DECKS, BALCONIES - Scaled detail of existing or proposed	Scaled detail of existing or proposed porch/deck/balcony showing material, construction detail, finish details	Need	Balcony Detail should be provided
AWNING/CANOPY - Scaled detail of existing or proposed	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	Need	Canopy details for above doors should be provided.
EXTERIOR ELECTRICAL/MECHANICAL - Brochure, sample, or scaled drawing	Brochure, sample, or scaled drawing showing the materials, light intensity and source, hardware, colors/finish	Need	Any proposed exterior lighting fixtures or other mechanical/electrical equipment should be provided.
EXTERIOR ELECTRICAL/MECHANICAL - For new equipment, scaled drawing	For new equipment, scaled drawing showing proposed project with context site and/or building	Need	Locations of electrical and mechanical equipment must be indicated on the site plan along with any proposed screening measures such as fences, walls, or landscaping.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Details of proposed features	Details of proposed features including material, finish, height, spacing, shapes, patterns, hardware, construction details such as a section drawing	Need	Any proposed landscape material beyond the proposed brick should be indicated with this application.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	If applicable
NEW CONSTRUCTION - Scaled landscape plan	Scaled landscape plan	Need	
NEW CONSTRUCTION - Refer to required details above for related	Refer to required details above for related roof, finishes, porches, doors, windows, foundation, electrical/mechanical	Need	See above.
NEW CONSTRUCTION - Scaled elevation drawing (line drawing with minimal detail)	Scaled elevation drawing (line drawing with minimal detail) showing the existing and proposed streetscape	Need	

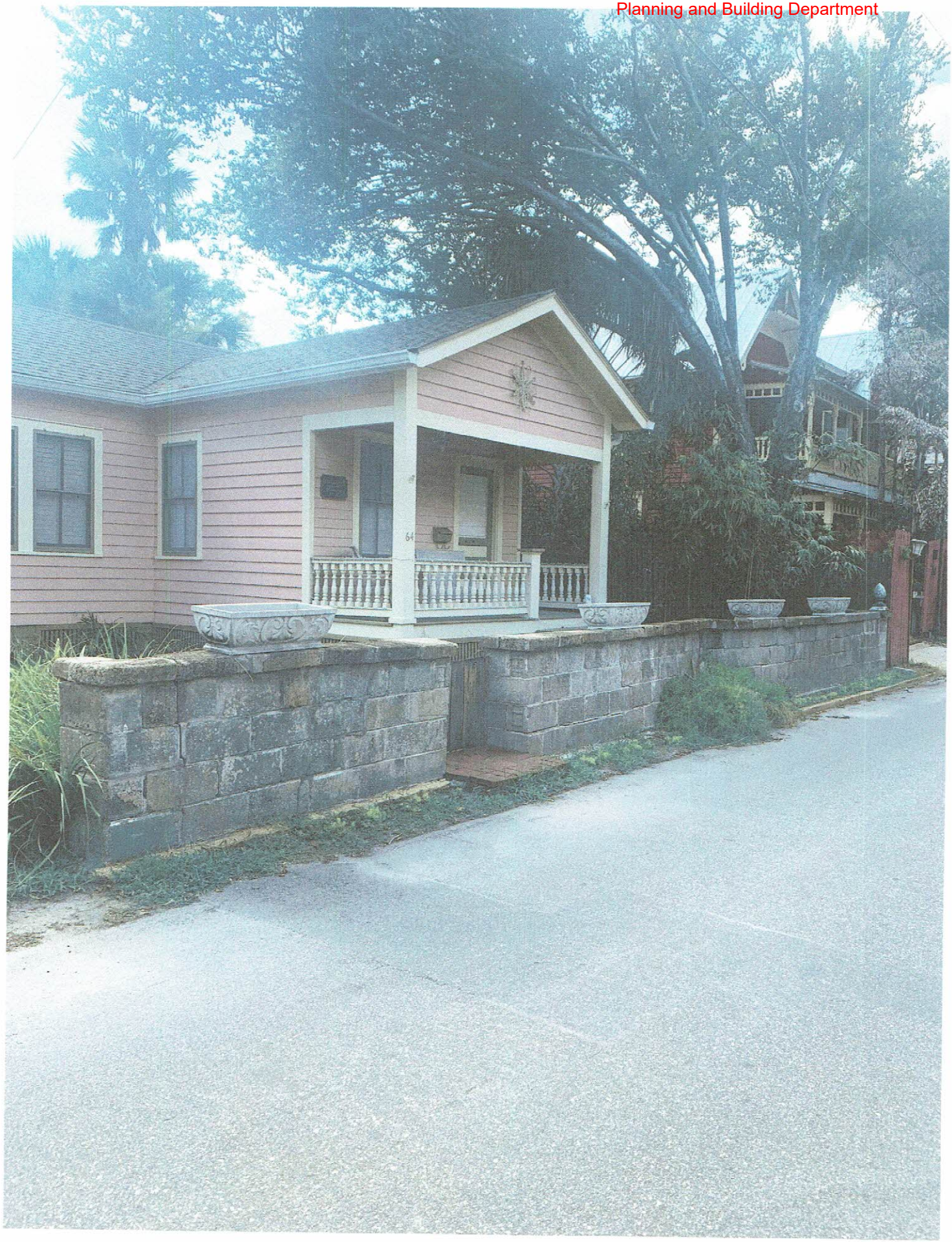
Other Details Necessary for Review

N/A

63 Marine St


St. Augustine, Florida
Google Street View
Jul 2019
See more dates
Google
Image capture: Jul 2019
© 2023 Google

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STRUCTURE INFORMATION

MEAN ROOF HEIGHT ——— N/A
TOTAL ROOF HEIGHT ——— N/A
NUMBER OF STORIES ——— 1

TYPE OF CONSTRUCTION

TYPE VB
PROJECT IS LOCATED EAST OF I-95 WIND-BORNE DEBRIS PROTECTION IS REQUIRED

WIND ZONE INFORMATION

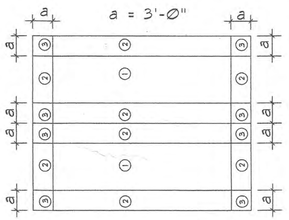
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2023, 8th ED.

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

HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS = 1.00

EFFECTIVE WIND AREA Ft. Sq.								
	10		20		50		100	
ROOF								
1	10.5	-25.9	10.0	-25.2	10.0	-24.4	10.0	-23.7
2&3	10.5	-43.5	10.0	-38.8	10.0	-32.7	10.0	-28.1
WALL								
4	25.9	-28.1	24.7	-26.9	23.2	-25.4	22.0	-24.2
5	25.9	-34.7	24.7	-32.4	23.2	-29.3	22.0	-26.9

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

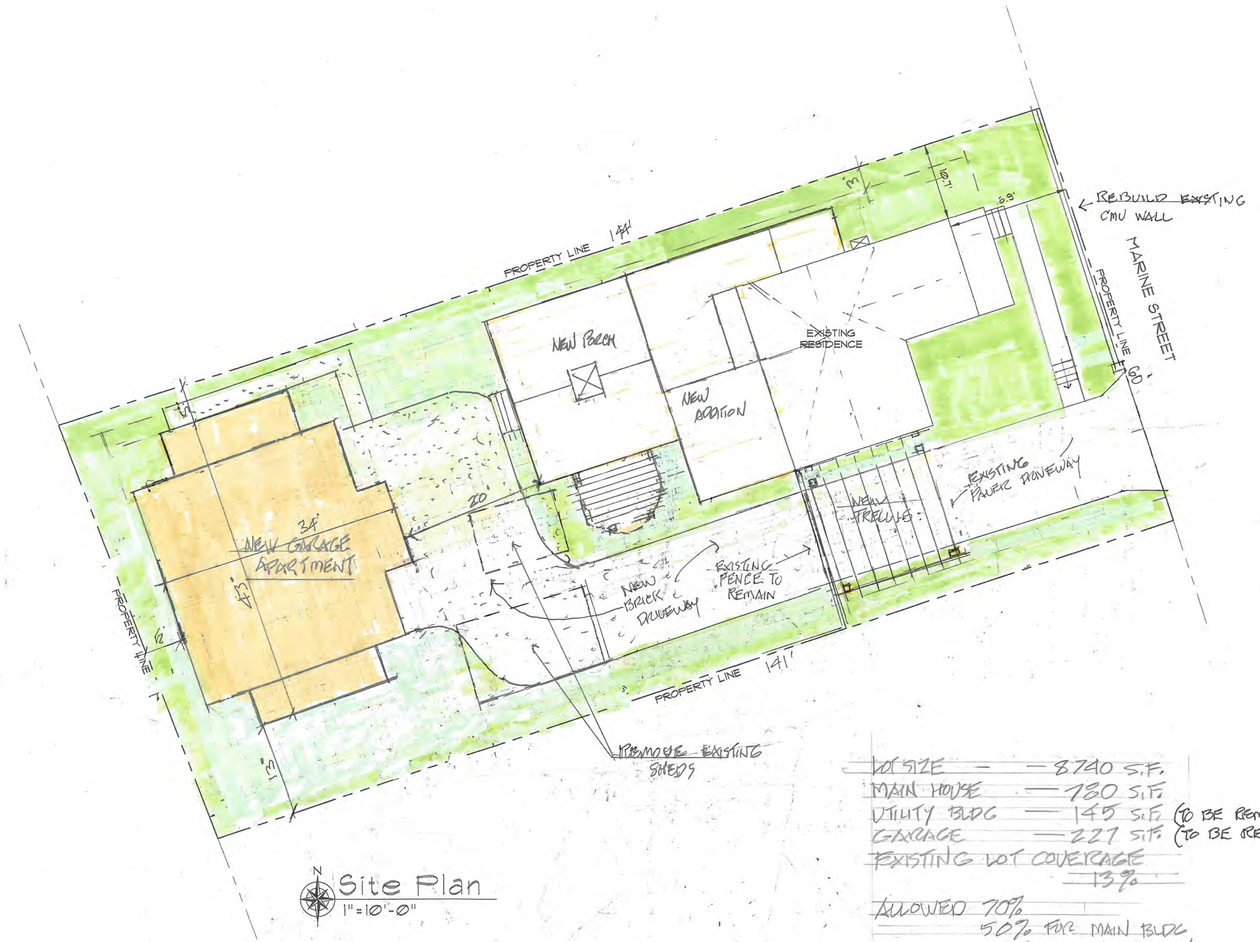


NOTES:

1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE DESIGNER, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. SEE FIGURES FOR LOCATION OF ZONES.
3. PLUS AND MINUS SIGNS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

CODE ANALYSIS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, & MEETS THE REQUIREMENTS OF:
BUILDING - FLORIDA BUILDING CODE, BUILDING 2020 7th EDITION
PLUMBING - FLORIDA BUILDING CODE, PLUMBING 2020 7th EDITION
MECHANICAL - FLORIDA BUILDING CODE, MECHANICAL 2020 7th EDITION
LIFE SAFETY - NATIONAL FIRE PREVENTION ASSOC. CODE, LATEST EDITION
FIRE CODE - FLORIDA FIRE PREVENTION CODE 7th EDITION
HANDI-CAP CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY, 2020 7th EDITION
ENERGY CODE - FLORIDA BUILDING CODE, ENERGY CONSERVATION, 2020 7th EDITION
NATIONAL ELECTRIC CODE CURRENT EDITION



Renovation & Additions
64 Marine Street
St. Augustine, Florida 32084

INDEX OF DRAWINGS

A1 SITE PLAN, CODE INFORMATION & SHEET INDEX
A2 FLOOR PLANS
A3 BUILDING ELEVATIONS
A4 FLOOR PLANS AND BUILDING ELEVATIONS

LOT SIZE — 8740 S.F.
MAIN HOUSE — 780 S.F.
UTILITY BLDG — 145 S.F. (TO BE REMOVED)
GARAGE — 227 S.F. (TO BE REMOVED)
EXISTING LOT COVERAGE 13%

ALLOWED 70%
50% FOR MAIN BLDG
20% FOR ACCESSORY

EXISTING HOUSE — 780 S.F.
NEW ADDITION — 892 S.F.
NEW PORCH — 484 S.F.
} MAIN BLDG 1656 S.F.

NEW LOT COVERAGE
NEW GARAGE / APARTMENT (69½) = 1218 S.F.
NEW LOT COVERAGE — 1656 + 1218 = 2874 (32%)

STRUCTURAL NOTES

1. DESIGN LOADS:
   A. ROOF LIVE LOADS ——— 16 p.s.f.
   B. FLOOR LIVE LOADS ——— 40 p.s.f.
   C. WIND LOADS ——— 130 m.p.h.
   (FL. BLDG. CODE 2024)
2. MATERIAL
   A. CONCRETE: DESIGN AND CONSTRUCTED PER A.C.I. 318-83

ITEM	COMPRESSIVE STRENGTH @ 28 DAYS
SLAB	2,500 P.S.I.
C.M.U. FILLED CELLS & BEAMS	2,500 P.S.I.

   B. REINFORCING STEEL: CONFORM TO ASTM A-615 GAGE 60
   C. STRUCTURAL STEEL: DESIGN PER CURRENT ADDITION OF A.I.S.C.
      1. SHAPES AND PLATES CONFORM TO ASTM A-36.
      2. WELDING CONFORM TO "AWS D1.1, STRUCTURAL WELDING CODE"
      3. ANCHOR BOLTS AND STEEL TO WOOD SHALL CONFORM TO ASTM A-307
      4. WELDED CONNECTIONS NOT SHOWN ON DRAWING SHALL HAVE ALL CONTACTING STEEL SURFACES CONTINUOUS WELDED WITH SUFFICIENT WELD TO FULLY DEVELOP THE THINNER MATERIAL.
   D. FRAMING LUMBER: SOUTHERN PINE PER N.F.P.A., NATIONAL DESIGN SPECS. FOR WOOD CONSTRUCTION.
      1. SAWN LUMBER 2x4 THRU 2x12 SHALL BE SOUTHERN PINE NO. 2 @ 19% M.C.
      2. INTERIOR WALL STUDS SHALL BE SPRUCE-PINE-FIR NO.2
      3. L.V.L. BEAMS SHALL BE SOUTHERN PINE Fb=2400 P.S.I.
      4. SAWN LUMBER 4x4 AND LARGER SHALL BE SOUTHERN PINE NO. 1 @ 19% M.C.
   E. WOOD FLOOR & ROOF TRUSSES: DESIGN BY THE MANUFACTURER TO SUPPORT DEAD, WIND AND LIVE LOADS.
      1. MANUFACTURE SHALL SUBMIT ERECTION DRAWINGS FOR REVIEW BEFORE FABRICATING TRUSSES.
      2. ERECTION DRAWINGS SHALL SHOW ALL LATERAL AND DIAGONAL BRACING AS REQUIRED IN THE TRUSS SYSTEM.
      3. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER.
   F. PLYWOOD ROOF AND WALL SHEATHING:
      CONFORM TO THE AMERICAN PLYWOOD ASSOC. STANDARDS AND SHALL BE AP C-D INT. WITH EXTERIOR GLUE (CDX) MIN.
   G. CONCRETE MASONRY UNITS: CONFORM TO ASTM C-90.
      MORTAR SHALL BE TYPE M OR S.
   H. WOOD FRAMING ANCHORS AND HURRICANE TIE CLIPS SHALL BE "GO-BOLTS" OR EQUAL.
   4. CONCRETE MASONRY UNITS:
      A. ALL C.M.U. SHALL HAVE #5 BAR VERTICAL WITH CELL FILLED WITH CONCRETE AS SHOWN ON DRAWINGS.
      B. ALL C.M.U. SHALL HAVE HORIZONTAL JOINT REINFORCING SPACED 16" O.C. VERTICAL. REINFORCING SHALL BE FABRICATED FROM 9 GUAGE GALVANIZED WIRE.
   5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMP. BRACING UNTIL THE ENTIRE STRUCTURE IS PLUMB AND SECURED IN PLACE.
   6. SHEATHING NAILING:
      A. ROOF SHEATHING SHALL BE NAILED AS FOLLOWS:
         8d RING SHANK NAILS
         8d NAILS @ 6" O.C. AT PANEL EDGES.
         8d NAILS @ 9" O.C. AT ALL INTERMEDIATE SUPPORTS.
         8d NAILS @ 4" O.C. AT ALL SUPPORTS WITHIN 4'-0" OF EDGES.
      B. PORCH CEILING OR SUB CEILING WITH RING SHANK NAILS:
         8d NAILS @ 4" O.C. AT PANEL EDGES.
         8d NAILS @ 8" O.C. AT ALL INTERMEDIATE SUPPORTS.
      C. ALL EXTERIOR WALLS BETWEEN OPENINGS AND AT CORNERS SHALL BE SHEAR WALL SEGMENTS.
      PLY-WOOD NAILING TO BE: 8d NAILS @ 6" O.C. EACH SHEAR WALL SEGMENT SHOULD HAVE 1/2 Ø THREADED ROD WITHIN 8" OF SHEAR WALL.
   7. C.M.U. WALL OPENING HEADS, JAMBS, AND WINDOW SILLS SHALL BE 2x6 MIN. P.T. WITH 1/4" DIA. x 3.1/4" LONG "TAPCONS" @ 18" O.C.
   8. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET 130 M.P.H. WIND SPEED. WIND BORNE DEBRIS PROTECTION REQUIRED: IMPACT RESISTANT WINDOWS OR SHUTTERS BY ARCHITECT OR CONTRACTOR.

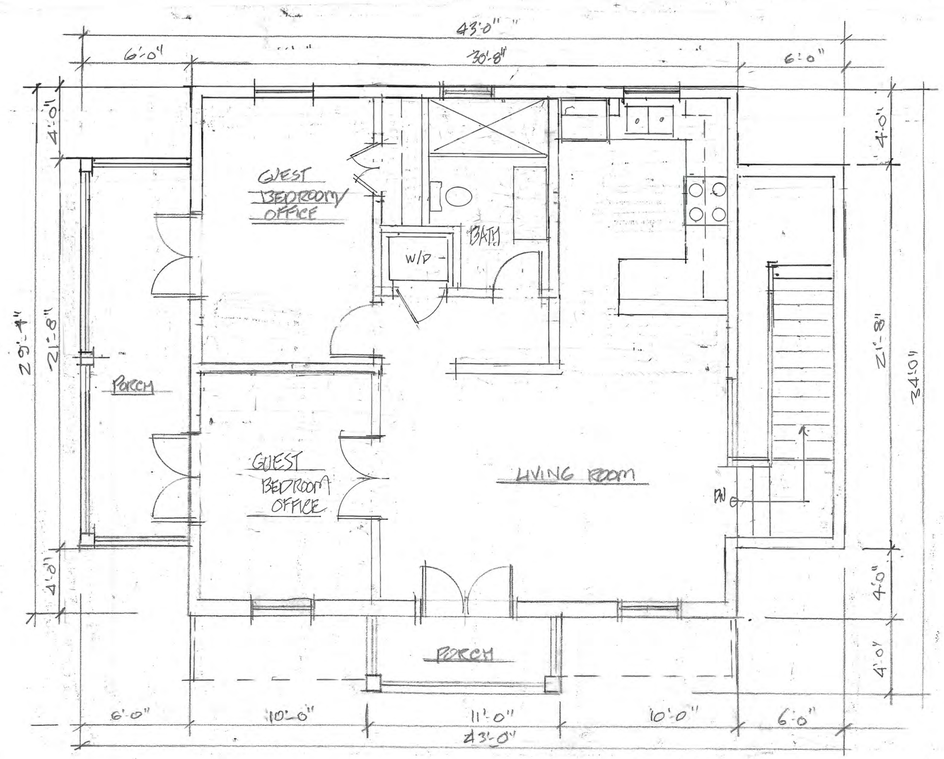
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

RENOVATION & ADDITIONS
NEW 64½ MARINE ST.
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

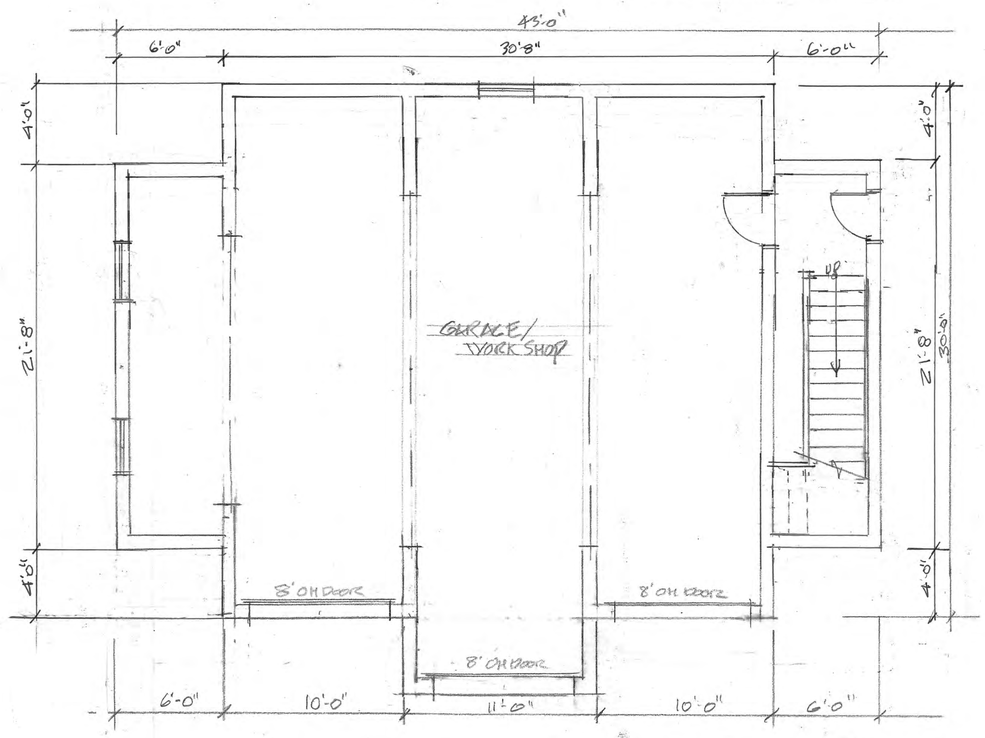
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SHEET
A1

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SECOND FLOOR



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

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

RENOVATION & ADDITIONS
64½ MARINE ST.
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

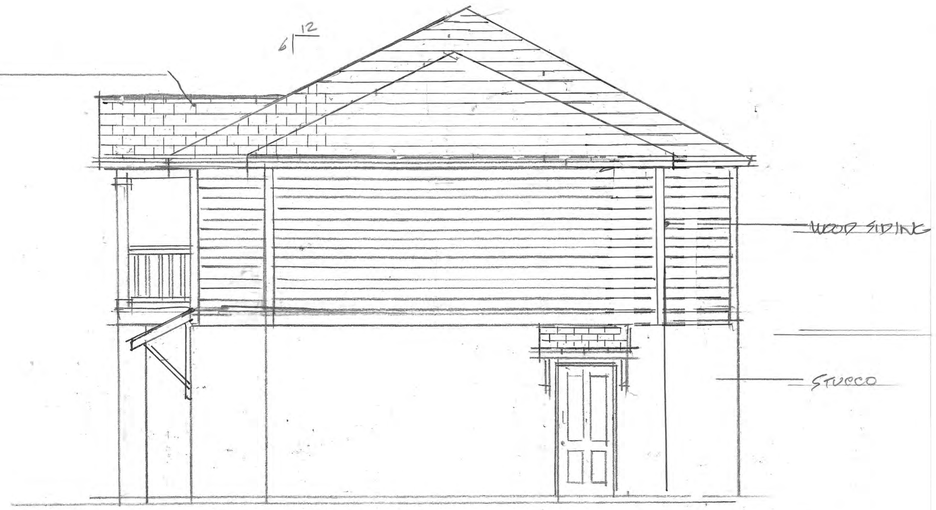
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File:	64 MARINE

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WEST ELEVATION 1/4"=1'-0



NORTH ELEVATION



SOUTH ELEVATION 1/4"=1'-0



EAST ELEVATION 1/4"=1'-0

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

RENOVATION & ADDITIONS
64 1/2 MARINE ST.
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

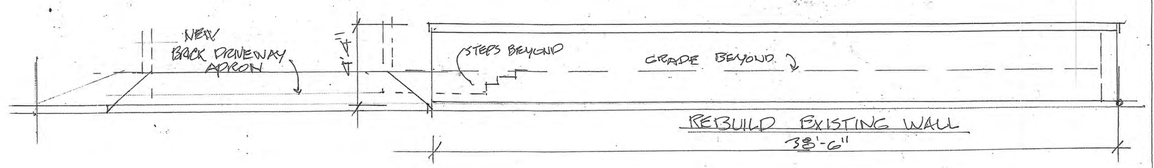
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A3

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East Elevation
1/4"=1'-0"
Front





South Elevation
1/4"=1'-0"
Left

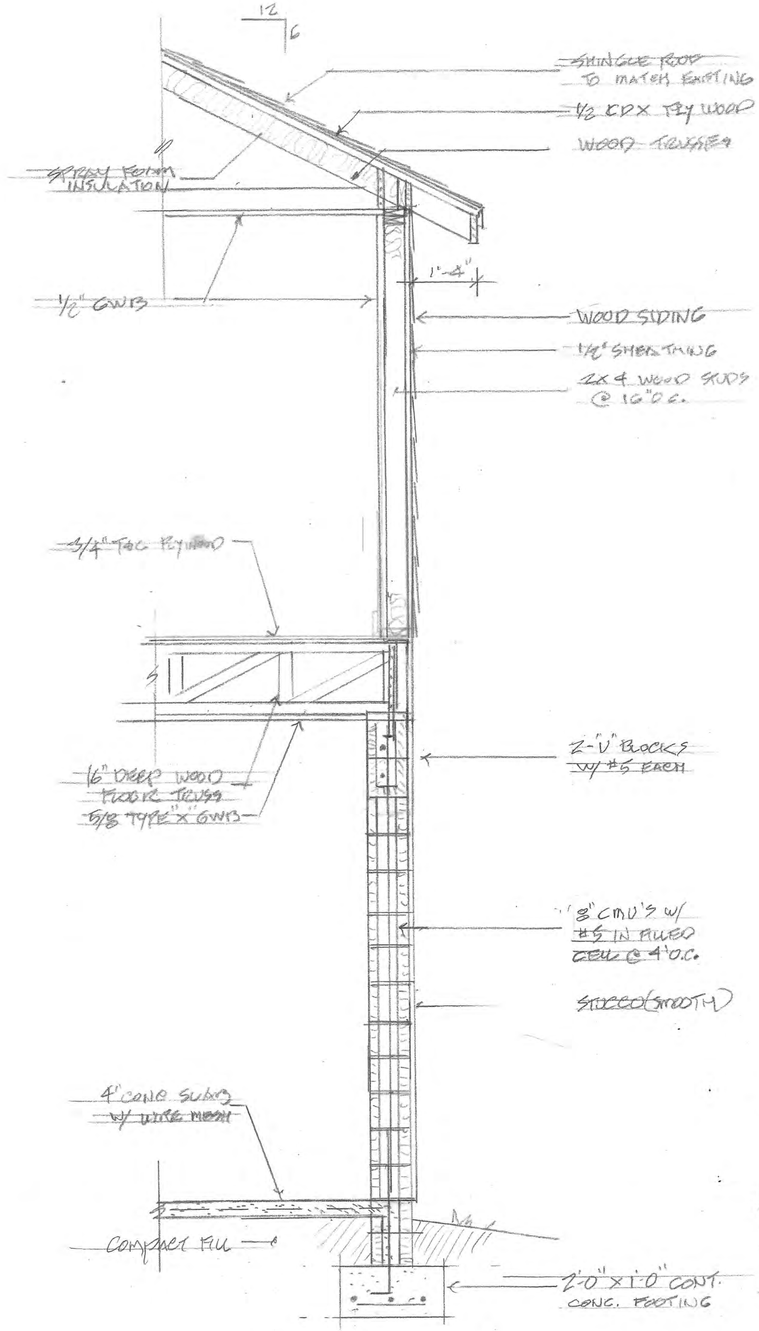
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

RENOVATION & ADDITIONS
64½ MARINE ST.
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

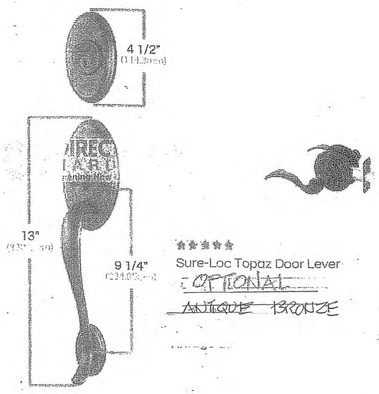
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A4

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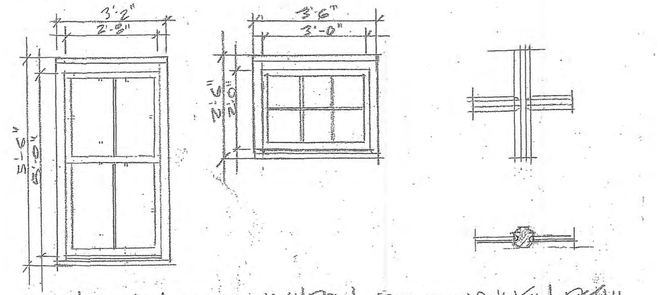


TYPICAL SECTION 3/4"=1'0"

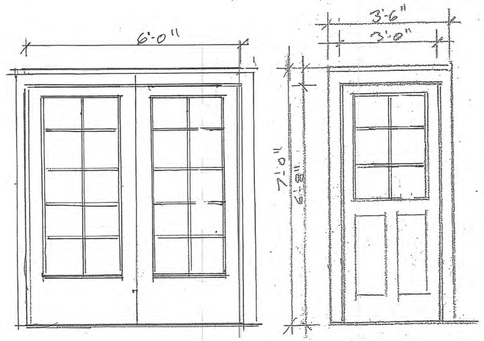


Sure-Loc Aspen Handle Set

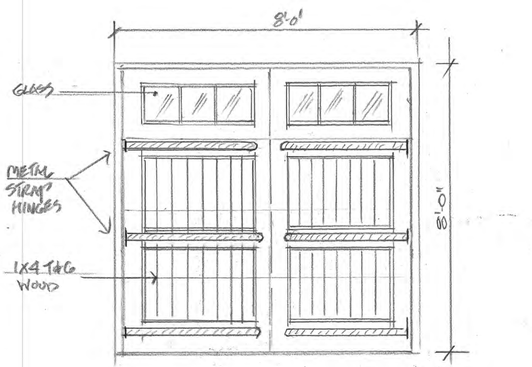
TYPICAL EXTERIOR HARDWARE



WINDOWS EXISTING OR NEW SHALL BE WOOD
(USE JELD WEN CUSTOM WOOD WINDOWS DOUBLE HUNG)

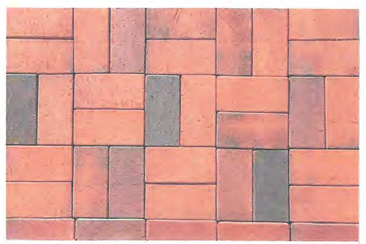


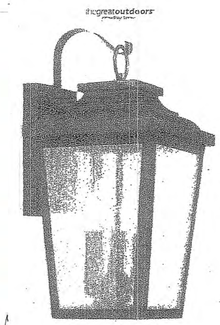
EXTERIOR DOORS
(USE JELD WEN CUSTOM WOOD DOORS)



WOOD OVERHEAD GARAGE DOOR
1/4"=1'-0"

The Great Outdoors 72172-189 Chelsea Bronze 3 Light Outdoor Wall Sconce
Item # bci2227579 Model # 72172-189 Irvington Manor Collection





Brick Pavers PATTERN FOR DRIVEWAY.

CH: CHELSEA BRONZE

TYP. EXTERIOR LIGHTS

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

RENOVATION & ADDITIONS
64 1/2 MARINE ST.
64 MARINE STREET, ST. AUGUSTINE, FLORIDA

Date:	1-30-24
Scale:	AS NOTED
Drawn:	
File:	64 MARINE

SHEET
A-5

CITY OF ST AUGUSTINE EST. 1565

May 5, 2023

Darrell and Heather Barnhart
646-408-4011
darrell.barnhart@gmail.com
hhettrickpt@gmail.com

Re: 64 Marine St. – design review request from owners

The following letter is written in response to a request for zoning verification regarding the above-referenced property.

64 Marine Street is currently occupied by a single-family home and is in the Historic Preservation District (HP-1) zoning district. This property also has a Future Land Use designation of Historic Preservation. Surrounding properties share the same zoning and future land use characteristics.

Below are references to the City's code of ordinances relevant to the conceptual development plans at 64 Marine Street.

Sec. 28-2. – Definitions.

Dwelling unit means a building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one (1) family. A mobile home is not to be considered as a permanent single-family dwelling.

Garage, private, means an accessory structure designed or used for inside parking of private passenger vehicles by the occupants of the main building. A private garage attached to or a part of the main structure is to be considered part of the main building. An unattached private garage is to be considered as an accessory building.

Height, building, means the vertical distance measured from the mandatory freeboard requirement of one (1) foot above the base flood elevation as determined by the Federal Emergency Management Agency to the top of the highest point of the roof or parapet, exclusive of chimneys or other building accessories or ornamental features, for buildings constructed within known flood zones and delineated on the Federal Emergency Management Agency Insurance Rate Map; provided, however, that in instances of buildings outside of such known

flood zones, vertical distance shall be measured from the average contact ground level at the front wall of the building.

Impervious surface means those surfaces which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, any areas of concrete or asphalt and other surfaces not pervious to water. Including any hard surface that prevents or restricts the flow of water into the soil.

Lot coverage means that portion of the lot, excluding open water bodies determined using the mean high water line, that is covered by buildings and structures, measured from the face of the vertical wall of the building or structure, not including roof overhang, but including awnings, carports, or other unenclosed structures.

Setback means the mean horizontal distance between the front line of the building (excluding steps and unenclosed porches of not more than sixteen (16) square feet) and the front line of the lot.

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Sec. 28-183. - Historic preservation district: HP-1.

Intent. This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district.

(1) *Boundaries.* This district is bounded as follows:

a. North. Easterly along a line running parallel to and sixty-five (65) feet north of Palm Row for a distance of one hundred ninety (190) feet; thence northerly along a line running parallel to St. George Street for seventy (70) feet; thence easterly to St. George Street; thence southerly along St. George Street to Cadiz Street; thence easterly along Cadiz Street to Aviles Street; thence southerly along Aviles Street to Bridge Street; thence easterly along Bridge Street to the Matanzas River or Bay.

b. East. Matanzas River or Bay.

c. South. Cemetery Lane westerly to Charlotte Street; thence southerly to San Salvador Street; thence westerly to St. George Street and continuing a westerly projection line to Cordova Street.

d. West. Cordova Street between a projection line of San Salvadore Street to Palm Row.

(2) *Permitted uses and structures:*

a. Single-family. Owner occupied or rental dwelling unit. If a rental dwelling unit, rentals on a monthly or greater period of time.

b. Accessory apartments, apartments and duplexes, rental dwellings being rented on a monthly or greater period of time.

(3) *Permitted uses by exception:*

a. Public administrative and service facilities with structures and uses limited to business offices, museums and housing for employees.
b. Churches.
c. Schools.
d. Nonprofit museums relating to the history of St. Augustine and the State of Florida.
e. Nonprofit libraries relating to the history of St. Augustine and the State of Florida.

(Code 1964, § 33-32; Ord. No. 00-35, § 2, 10-23-00)

Sec. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

(a) All new buildings or structures within these historical districts shall conform to the Architectural Guidelines for Historic Preservation of the City of St. Augustine. New construction, whenever practical, should conform to old foundation lines in order that the original scale and pattern of development can be preserved.

(b) The following lot, yard and height requirements shall be applicable to new construction reflecting the Colonial periods in historic preservation district 1 and to all new construction in historic preservation districts 2 and 3:

(1) *Minimum lot requirements:*
   a. Minimum lot width, thirty-five (35) feet.
   b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) *Maximum lot coverage by all buildings and impervious surfaces:*
   a. The lesser of seventy (70) percent or seven thousand (7,000) square feet.
   b. Main structure, the lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.
   c. Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of eighty (80) percent ISR.

(3) *Maximum and minimum yard requirements:*
   a. Front. Main building must be located on the street frontage. The main building shall not exceed the lesser of eighty (80) percent of the lot width or forty (40) feet.
      1. Secondary buildings which connect to a main building shall be set back the lesser of forty (40) percent of total lot depth or forty (40) feet.
      2. Main buildings on the same lot shall be separated by minimum of twenty (20) feet.
   b. Rear. Three (3) feet minimum.
   c. Side. Three (3) feet minimum, except that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.

(4) *Maximum height of structures:*
   a. No portion of peaked roof main buildings or structures shall exceed thirty-five (35) feet, two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed thirty (30) feet, two (2) stories.

b. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.

(c) The following lot, yard and height requirements shall be applicable to new construction reflecting all other architectural styles as permitted in the Architectural Guidelines for Historic Preservation or as approved by HARB within the allowable list of styles in historic preservation district 1:

(1) *Minimum lot requirements:*

a. Minimum lot width, thirty-five (35) feet.

b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) *Maximum lot coverage by all buildings and impervious surfaces:*

a. All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.

b. Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

c. Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of eighty (80) percent ISR.

(3) *Maximum and minimum yard requirements:*

a. Front: Main building must be located between eighty-five (85) and one hundred fifteen (115) percent of the average front setback distance from the front property line established by the existing adjacent historic structures facing the same street. For the purpose of this section, adjacent refers only to structures located along the same street or, for corner lots, only to properties located along the streets which comprise the intersection.

1. When all of the buildings on a given block have an established front setback line, new construction must maintain that existing setback line.
2. Secondary structures and garage apartment buildings must be located in the rear fifty (50) percent of the lot.

b. Rear:

1. Five (5) foot minimum for one-story structures.
2. Ten (10) foot minimum for structures exceeding one story.

c. Side:

1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.
2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.

(4) *Maximum height of structures:*

a. No portion of peaked roof main buildings or structures shall exceed a height of thirty-five (35) feet and two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed a height of thirty (30) feet and two (2) stories.

b. No portion of secondary buildings or structures and connections shall exceed a height of fifteen (15) feet.

(Code 1964, § 33-39; Ord. No. 11-15, § 2, 10-24-11; Ord. No. 21-26, § 3, 10-11-21)

Planning and Zoning Feedback on Design Options (staff analysis is italicized):

New construction in the HP-1 zoning district allows for single-family use either owner occupied or rental dwelling unit. If a rental dwelling unit, rentals on a monthly or greater period of time. This zoning district also allows for accessory apartments, apartments and duplexes, rental dwellings being rented on a monthly or greater period of time.

- *Both options appear to provide two separate dwelling units which is an allowed use of the property at 64 Marine Street.*

Maximum Lot Coverage for new construction within the HP-1 zoning district:

- All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.
- Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.
- Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of eighty (80) percent ISR.
    - *Lot coverage percentage is unclear for Option 1 while Option 2 is documented as being under the 70% maximum allowed.*
    - *Main structure maximum is the lesser of 2,500 square feet or 50% which in Option 1 appears to be met but documentation of the two main structures will need to be included for a final determination. Option 2 states that the main structure will be 2,110 square feet and being approximately 25% which meets the requirements.*

Setbacks for new construction within the HP-1 zoning district:

- Front: Main building must be located between eighty-five (85) and one hundred fifteen (115) percent of the average front setback distance from the front property line established by the existing adjacent historic structures facing the same street. For the purpose of this section, adjacent refers only to structures located along the same street or, for corner lots, only to properties located along the streets which comprise the intersection.
    - When all of the buildings on a given block have an established front setback line, new construction must maintain that existing setback line.
    - Secondary structures and garage apartment buildings must be located in the rear fifty (50) percent of the lot.
- Rear: Five (5) foot minimum for one-story structures and ten (10) foot minimum for structures exceeding one story.
- Side: Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the

block facing the same street, whichever is greater. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.

- *Front setback, both options show the existing single-family home remaining on the site making front setback concerns nonexistent.*
- *Rear setback, Option 1 shows a structure that exceeds one story in the rear of the property which would make the setback 10 feet. Option 2 shows just a garage in the rear of the property making the required setback 5 feet.*
- *Side setback, the minimum setback of 3 feet appears to be met on both options presented.*

Height Limit for new construction within the HP-1 zoning district:

- No portion of peaked roof main buildings or structures shall exceed a height of thirty-five (35) feet and two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed a height of thirty (30) feet and two (2) stories.
- No portion of secondary buildings or structures and connections shall exceed a height of fifteen (15) feet.
  - *Option 1 shows two main buildings that are separate dwelling units which would limit the height to 35 feet and 2 ½ stories.*
  - *Option 2 shows one main building which would be limited to 35 feet and 2 ½ stories. The proposed new garage would be limited to 15 feet.*

If you have any additional questions or require additional information, please call our office at (904) 825-1065.



Jacob Fredriksson
Senior Planner
Planning and Building Department
City of St. Augustine

Instr #2021029296 BK: 5209 PG: 756, Filed & Recorded: 3/17/2021 8:17 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50 Doc. D $3,395.00

This instrument was prepared by:
Nick Asselta
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:20264
Consideration: $485,000.00
Documentary Stamps Paid: $3,395.00

This Warranty Deed

Made this **March 15, 2021 A.D.** By **Starr Cody Pellerin and Denis Gerard Pellerin, wife and husband and Starr Cody Pellerin and Denis Gerard Pellerin, as Trustees of the Starr Cody Pellerin Revocable Trust dated August 15, 2011** hereinafter called the grantor, to **Darrell Barnhart, a single man,** whose post office address is: **64 Marine Street, St. Augustine, FL 32084**, hereinafter called the 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 Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

LOCATED IN THE CITY OF ST. AUGUSTINE, COMMENCING AT A POINT ON THE WEST SIDE OF MARINE STREET, ON WHICH IT FRONTS, SAID POINT BEING THE NORTHEAST CORNER OF LAND FORMERLY OF WILSON, NOW OF REDFORD, RUN THENCE WESTERLY ONE HUNDRED AND FORTY-THREE (143) FEET ALONG THE NORTH LINE OF LAND FORMERLY OF WILSON NOW OF REDFORD, ALSO NORTH LINE OF LAND NOW OR FORMERLY TRUSTEES OF METHODIST CHURCH; THENCE NORTHERLY SIXTY (60) FEET PARALLEL TO SAID MARINE STREET; THENCE EASTERLY ONE HUNDRED AND FORTY-THREE (143) FEET TO A POINT ON WEST SIDE OF SAID MARINE STREET, SIXTY (60) FEET NORTH OF PLACE OF BEGINNING; THENCE SOUTHERLY ON THE WEST SIDE OF SAID MARINE STREET, SIXTY (60) FEET TO THE POINT OF BEGINNING AND IS LOT TWENTY-TWO (22), BLOCK TWENTY-SEVEN (27) OF CITY OF ST. AUGUSTINE, FLORIDA AS PER OFFICIAL MAP OF SAID CITY NOW ON FILE IN THE COUNTY CLERK'S OFFICE, ST. JOHNS COUNTY.

Parcel ID Number: 198850-0000

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2020.**

[*signature page to follow*]

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] _____

Witness Printed Name: Charlotte Kelley

Starr Cody Pellerin _____ (Seal)
Starr Cody Pellerin, individually
Address: 175 15th St. NE #219 Atlanta, GA 30309

Starr Cody Pellerin _____
Starr Cody Pellerin, Trustee of the Starr Cody Pellerin Revocable Trust dated August 15, 2011
Address: 175 15th St. NE #219 Atlanta, GA 30309

[2] _____

Witness Printed Name: Nick Assolte

Denis Gerard Pellerin _____ (Seal)
Denis Gerard Pellerin, individually
Address: 175 15th St. NE #219 Atlanta, GA 30309

Denis Gerard Pellerin _____ (Seal)
Denis Gerard Pellerin, Trustee of the Starr Cody Pellerin Revocable Trust dated August 15, 2011
Address: 175 15th St. NE #219 Atlanta, GA 30309

COPY

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this March 15, 2021, by Starr Cody Pellerin and Denis Gerard Pellerin, wife and husband and Starr Cody Pellerin and Denis Gerard Pellerin, as Trustees of the Starr Cody Pellerin Revocable Trust dated August 15, 2011. Such person (notary must check applicable box):

☐ **is / are personally known to me.**
☒ **produced a current Florida Driver's license as identification.**
☐ **produced _____ as identification.**

_____
Notary Public
Notary Print Name: Charlotte Kelley
My Commission Expires: 5/18/2022

CHARLOTTE KELLEY
State of Florida-Notary Public
Commission # #GG 184776
My Commission Expires
May 18, 2022

(NOTARY SEAL)

Instr #2023066665 BK: 5813 PG: 1205, Filed & Recorded: 8/22/2023 3:05 PM #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 and return to:
Courtney Walters, Esq.
Law Office of Courtney Walters, Esq.
302 3rd St. Suite 2
Neptune Beach, FL 32266

WARRANTY DEED

Made this 21st day of August 2023 between, **Darrell L. Barnhart** joined by his spouse **Heather L. Barnhart**, whose address is 64 Marine Street, St. Augustine, FL 32084 (hereinafter referred to as "Grantor") and **Darrell L. Barnhart** and **Heather L. Barnhart**, a married couple, whose address is 64 Marine Street, St. Augustine, FL 32084 (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 dollars ($10), the receipt and sufficiency whereof is hereby acknowledged, does hereby convey unto the Grantee as joint tenants by the entirety, all title, interest, claim, and demand which the Grantor has in and to the following described land, situated, lying, and being in the County of St. Johns, State of Florida, commonly known as 64 Marine Street, St. Augustine, FL 32084, legally described as follows, to-wit:

> Located in the City of St. Augustine, commencing at a point on the West side of Marine Street, on which it fronts, said point being the Northeast corner of land formerly of Wilson, now of Redford, run thence Westerly one hundred and forty-three (143) feet along the North line of land formerly of Wilson now of Redford, also North line of land now or formerly Trustees of Methodist Church; thence Northerly Sixty (60) feet parallel to said Marine Street; thence Easterly one hundred and forty-three (143) feet to a point on West side of said Marine Street, sixty (60) feet North of place of Beginning; thence Southerly on the West side of said Marine Street, sixty (60) feet to the point of beginning and is lot twenty-two (22), Block twenty-seven (27) of City of St. Augustine, Florida as per official map of said city now on file in the County Clerk's Office, St. Johns County.
>
> Real Estate Parcel Identification Number: 1988500000

(hereinafter referred to as the "Property") together with all tenements, hereditaments, easements and appurtenances belonging to or benefitting such Property to have and hold in fee simple forever.

Subject to covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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

No opinion as to the title of this property has been given by Law Office of Courtney Walters, Esq.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed and sealed in our presence:

Print Name: Shannon Stout
302 3rd Street, Ste 2
Neptune Beach, FL 32266

Darrell L. Barnhart, Grantor

Heather L. Barnhart, Grantor

Print Name: Shelby Drury
302 3rd Street, Ste 2
Neptune Beach, FL 32266

COPY

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Warranty Deed was acknowledged and executed before me by Darrell L. Barnhart joined by his spouse Heather L. Barnhart, as Grantors, by means of [X] physical presence or [_] online notarization, this 21st day of August, 2023, who produced a valid Florida driver's license as identification.

[Notary Seal]

COURTNEY WALTERS NOTARY PUBLIC MY COMMISSION EXPIRES 4-27-2027 STATE OF FLORIDA COMMISSION NUMBER HH 345311

Notary Public

Printed Name: _____

My Commission Expires: _____

Instr #2023066668 BK: 5813 PG: 1211, Filed & Recorded: 8/22/2023 3:05 PM #Pgs:3
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $27.00 Doc. D $0.70

Prepared by and return to:
Courtney Walters, Esq.
Law Office of Courtney Walters, Esq.
302 3rd St. Suite 2
Neptune Beach, FL 32266

WARRANTY DEED

Made this 21st day of August 2023 between, **Darrell L. Barnhart and Heather L. Barnhart**, a married couple, whose address is 64 Marine Street, St. Augustine, FL 32084 (hereinafter referred to as "Grantor") and **Darrell L. Barnhart and Heather L. Barnhart**, as Trustees of the Barnhart Family Revocable Living Trust, dated August 21st 2023 and as later amended, with all powers under Florida Statute 689.073 (or as later amended), which include the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property, whose address is 64 Marine Street, St. Augustine, FL 32084 (hereinafter referred to as "Grantee");

COPY

(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 dollars ($10), the receipt and sufficiency whereof is hereby acknowledged, does hereby convey unto the Grantee, all right, title, interest, claim, and demand which the Grantor has in the following described land situated, lying, and being in the County of St. Johns, State of Florida, commonly known as 64 Marine Street, St. Augustine, FL 32084 legally described as follows, to-wit:

> Located in the City of St. Augustine, commencing at a point on the West side of Marine Street, on which it fronts, said point being the Northeast corner of land formerly of Wilson, now of Redford, run thence Westerly one hundred and forty-three (143) feet along the North line of land formerly of Wilson now of Redford, also North line of land now or formerly Trustees of Methodist Church; thence Northerly Sixty (60) feet parallel to said Marine Street; thence Easterly one hundred and forty-three (143) feet to a point on West side of said Marine Street, sixty (60) feet North of place of Beginning; thence Southerly on the West side of said Marine Street, sixty (60) feet to the point of beginning and is lot twenty-two (22), Block twenty-seven (27) of City of St. Augustine, Florida as per official map of said city now on file in the County Clerk's Office, St. Johns County.
>
> Real Estate Parcel Identification Number: 1988500000

(hereinafter referred to as the "Property") together with all tenements, hereditaments, easements and appurtenances belonging to or benefitting such property to have and hold in fee simple forever.

Subject to covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031 (1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

COPY

No opinion as to the title of this property has been given by Law Office of Courtney Walters, Esq.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed the day and year first above written.

Signed and sealed in our presence:

Print Name: Shannon Stewart
302 3rd Street Ste 2
Neptune Beach, FL 32266

Print Name: Shirley Davis
302 3rd Street Ste 2
Neptune Beach, FL 32266

Darrell L. Barnhart, Grantor

Heather L. Barnhart, Grantor

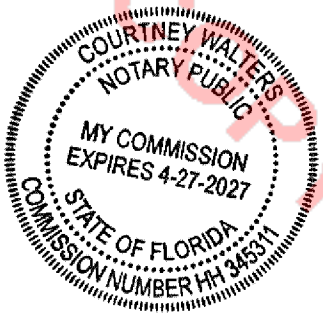
Darrell L. Barnhart,
as Trustee of the Barnhart Family Revocable Living Trust, Grantee

Heather L. Barnhart,
as Trustee of the Barnhart Family Revocable Living Trust, Grantee

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Warranty Deed was acknowledged and executed before me by Darrell L. Barnhart and Heather L. Barnhart, as Grantors, and Darrell L. Barnhart and Heather L. Barnhart, as Trustees of the Barnhart Family Revocable Living Trust, as Grantee, by means of [X] physical presence or [_] online notarization, this 21st day of August, 2023, who produced a valid Florida driver's license as identification.

[Notary Seal]



COPY

Notary Public Courtney Walters

Printed Name: _____

My Commission Expires: _____

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	1988500000
Location Address	64 MARINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 22 BLK 27 OR5209/756 & 5813/1205 & 1211 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.200
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Barnhart Family Rev Living Trust D: 8-21-2023 100% Barnhart Darrell L,Heather L Trustees 100% Barnhart Heather L Trustee 100%
Mailing Address	64 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Historical Assessment Information

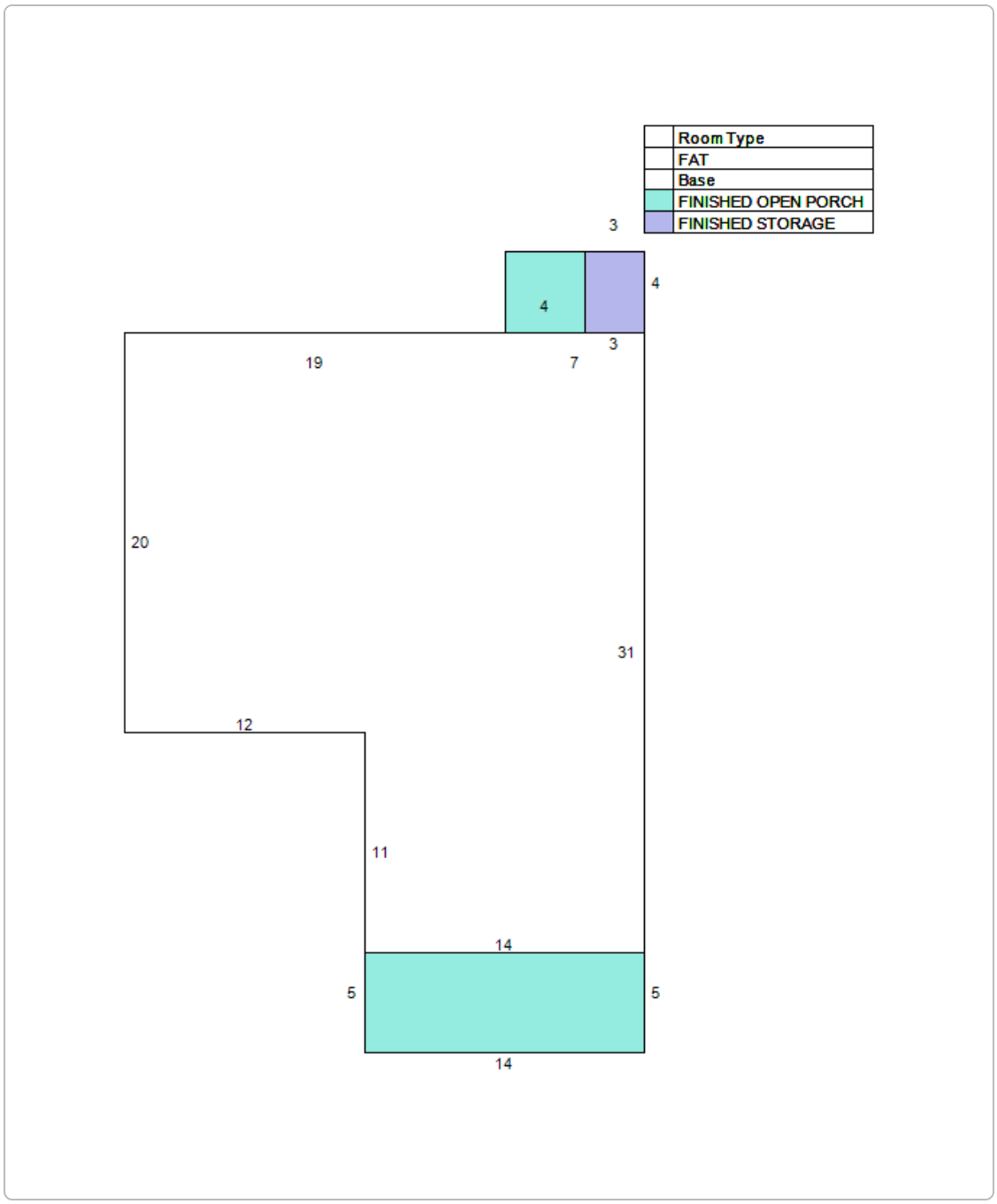
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	$174,411	$2,241	$456,750	$0	$0	$633,402	$449,198	$234,204	$399,198
2022	$103,986	$7,553	$324,576	$0	$0	$436,115	$436,115	$50,000	$386,115
2021	$77,371	$7,553	$289,800	$0	$0	$374,724	$364,048	$10,676	$364,048
2020	$80,850	$7,553	$242,550	$0	$0	$330,953	$330,953	$0	$330,953
2019	$62,772	$3,909	$242,550	$0	$0	$309,231	$309,231	$0	$309,231
2018	$64,402	$3,909	$242,550	$0	$0	$310,861	$296,575	$14,286	$296,575
2017	$65,217	$3,836	$242,550	$0	$0	$311,603	$269,614	$41,989	$269,614
2016	$66,032	$3,836	$220,500	$0	$0	$290,368	$245,104	$45,264	$245,104
2015	$60,166	$3,836	$170,100	$0	$0	$234,102	$222,822	$11,280	$222,822
2014	$45,639	$3,836	$153,090	$0	$0	$202,565	$202,565	$0	$202,565
2013	$31,684	$2,144	$153,090	$0	$0	$186,918	$186,918	$0	$186,918

Building Information

Building	1
Building Value	$174,411
Year Built	1925
Actual Area	1012
Conditioned Area	854
Use	Single Family Residence
Style	01
Exterior Wall	Wood
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1

Description	Square Footage
BASE AREA	674
FINISHED OPEN PORCH	16
FINISHED STORAGE/UTILITY	12
FINISHED OPEN PORCH	70
FINISHED ATTIC	240
Total SqFt	1012

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		1512
Shop (Mix)		518
Masonry Wall (Mix)		211

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	140	60	EF	$456,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/22/2023	8/21/2023	$100.00	WARRANTY DEED	5813	1211	U	I	BARNHART DARRELL L,HEATHER L	BARNHART FAMILY REV LIVING TRUST D: 8-21-2023

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/22/2023	8/21/2023	$100.00	WARRANTY DEED	5813	1205	U	I	BARNHART DARRELL L ETAL	BARNHART DARRELL L,HEATHER L
3/24/2023	3/23/2023	$0.00	MARRIAGE CERTIFICATE	5729	253	U	I	BARNHART DARRELL	HETTRICK HEATHER LEIGH
3/17/2021	3/15/2021	$485,000.00	WARRANTY DEED	5209	756	Q	I	PELLERIN STARR CODY REV TRUST	BARNHART DARRELL
9/3/2013	8/30/2013	$294,000.00	WARRANTY DEED	3784	174	Q	I	KLINE NANCY RHEA SIKES	PELLERIN STARR CODY REV TRUST
	10/28/2008	$100.00	PERSONAL REP	3135	1842	U	I	MIDDLETON SUE A ESTATE/BY PERS REP BATES HENRY DOU	KLINE NANCY RHEA SIKES
	7/10/2008	$0.00	LETTERS OF ADMN	3104	137	U	I	MIDDLETON SUE A (DECD 5/29/08)	MIDDLETON SUE A ESTATE
	5/22/2007	$0.00	WILL	3104	131	U	I	MIDDLETON SUE A	MIDDLETON SUE A (LW&T)
	8/25/1997	$100.00	QUIT CLAIM DEED	1259	1683	U	I	BATES HENRY DOUGLAS	MIDDLETON SUE A
	9/1/1988	$0.00		798	937	U	I		MIDDLETON SUE A
	9/1/1988	$0.00		796	1775	U	I		
	4/1/1984	$48,000.00		637	343	Q	I		
	5/1/1983	$0.00		585	755	U	I		

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: 1/23/2024, 1:41:21 AM

Contact Us

Developed by Schneider GEOSPATIAL



Detail by Entity Name

Florida Profit Corporation
LES THOMAS ARCHITECHT INC.

Filing Information

Document Number	K01082
FEI/EIN Number	58-1765775
Date Filed	11/06/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/30/1990

Principal Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084 UN

Changed: 06/12/2012

Mailing Address

32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Changed: 04/30/1990

Registered Agent Name & Address

THOMAS, LESLIE J.
32 CORDOVA STREET
ST. AUGUSTINE, FL 32084

Address Changed: 03/19/1991

Officer/Director Detail

Name & Address

Title D

Thomas, Leslie J
32 CORDOVA STREET
ST. AUGUSTINE, FL

Title D

Oakes, Catherine A
32 CORDOVA STREET
ST. AUGUSTINE, FL

Annual Reports

Report Year	Filed Date
2021	03/11/2021
2022	02/03/2022
2023	03/13/2023

Document Images

03/13/2023 -- ANNUAL REPORT	View image in PDF format
02/03/2022 -- ANNUAL REPORT	View image in PDF format
03/11/2021 -- ANNUAL REPORT	View image in PDF format
04/13/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
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06/12/2012 -- ANNUAL REPORT	View image in PDF format
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05/07/2007 -- ANNUAL REPORT	View image in PDF format
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03/24/2005 -- ANNUAL REPORT	View image in PDF format
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02/04/2002 -- ANNUAL REPORT	View image in PDF format
03/23/2001 -- ANNUAL REPORT	View image in PDF format
03/16/2000 -- ANNUAL REPORT	View image in PDF format
04/01/1999 -- ANNUAL REPORT	View image in PDF format
02/12/1998 -- ANNUAL REPORT	View image in PDF format
01/31/1997 -- ANNUAL REPORT	View image in PDF format
02/12/1996 -- ANNUAL REPORT	View image in PDF format
07/05/1995 -- ANNUAL REPORT	View image in PDF format

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

STAFF REPORT AND RECOMMENDATION

Prepared for February 15, 2024 Meeting



Application HP2024-0004 Address: 75 King Street

Applicant: Sarah Ryan Architect

Owner: City of St. Augustine

Project description: To replace existing non-historic windows with windows similar to replacements previously installed elsewhere on the building.

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:	8(a)	Previous Action(s):	COA 00-2017 (2000)

STAFF SUMMARY AND ANALYSIS:

1. Bounded by Granada Street to the west, Cordova Street to the east, and City public and employee parking lots to the south, the large structure was designed by New York architects Carrère and Hastings as a second hotel for Henry Flagler and constructed from 1887-1889. 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.
2. 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. In 1969, the building was renovated for use as a museum and municipal offices, leading to the 1973 dedication of the St. Augustine City Hall and the 1974 opening of the Lightner Museum.
3. With these 1960s-early1970s renovations, the majority of windows, which were likely still the original wood sash windows (many double hung with various window divisions), were replaced with thin metal (appears to be anodized aluminum) single hung sashes with horizontal divisions. No records were found on these early replacement windows, but they are not compatible with the historic building's Spanish Renaissance Revival architectural style.
4. This current application is to cover the final phase of replacing the remining incompatible replacement windows with Kolbe aluminum clad mahogany sash windows. These have simulated divided lites, exterior muntins with a raised profile, and have a similar finish that was documented as historic to the building. In comparing these newer style replacements to the windows visible in historic photographs of the building, both have the same shape, size, lite-divisions and patterns, which widely vary. They will be installed from the interior, inset within the coquina concrete opening. Overall, the compatible replacement windows will have a similar appearance and size, will be installed in the same opening as the existing, and will be a reversable feature with the specified installation.
5. Sixty window openings were identified as too narrow for a similarly styled replacement window, and currently have plexiglass. The existing frames for these will just be reglazed with insulated glass. The lower/ground level windows will remain unchanged.
6. Elevations drawings with a corresponding window survey are provided in the application packet with each window opening numbered and color coded to indicate if the window has already been replaced with the newer style.
7. This project is being partially funded by State appropriation money that is being administered and reviewed as a grant through the Florida Bureau of Historic Preservation, which has found that this project is appropriate in accordance with the Secretary of the Interior's Standards for Rehabilitation.
8. A few different permit records for window replacements for this building that were found date back to 2001, but do not include any supplemental information to help understand what replacement windows were used and where they were installed. According to the application, 260 windows identical to those proposed in this current application, were installed prior to 2008. Over the years, additional windows were purchased and some have been installed in various locations, while many have been in storage waiting for additional funding to install them. Many of the exterior openings visible from the street on the north/City Hall quadrangle, have had this newer replacement window installed.
9. Starting in the spring of 2000, the Historic Architectural Review Board (HARB) heard a proposal for two different types of replacement windows, starting with a brief mention at the April meeting, with followup discussion at the May, and June regular meetings. A special meeting was held on June 30, 2000 for the proposed window replacement, and the two replacement options were both approved by the HARB, with the recommended use on the second floor and above. (See minutes in the attachments section) One of these approved options was a *Rema* window made of Asian hardwood. Only a few of these windows were installed (probably around a dozen), including a few above the Lightner entrance on the second floor, which faces north in the interior courtyard. Although they appear to be double hung, they are functionally either casement or hopper windows and the gold finish is lighter visually in comparison, perhaps due to fading or a slightly different color finish used. Besides the slight difference in finish, the newer replacements appear to be a close match when viewed from ground level. Staff photos in the attachments indicate the *Rema* windows.

10. On the fourth floor of the City Hall quadrangle, what appears to be original wood sash windows remain on the north and south elevation of the front quadrangle, along the existing City Manager's corridor. Compared to the other windows, a more intricate overlapping pointed arch motif was used for the muntin pattern on these upper story windows, as evidence in historic photos. The gold painted finish visible on these historic wood windows was said to be documented as the original color. May 18, 2000 HARB meeting minutes recount that board member Charles Tingly explained this was a "signature color for Henry Flagler and was referred to as Florida East Coast yellow." These windows are not proposed for replacement.
11. According to the Architectural Guidelines for Historic Preservation (AGHP), the original replacement windows were not compatible as they did not match the original in material, general muntin and mullion proportion and configuration. However, the newer replacement windows comply with the AGHP as newly designed windows for areas where the historical ones 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."
12. While the AGHP states that Post-1821 windows generally should be wood, metal and aluminum sash windows may be used, under certain circumstances, if they duplicate the design, size and overall appearance of wood and are painted to appear as wood, which is the case for the newer replacement windows that are being installed in a commercial building.

SUMMARY SCOPE OF WORK:

To replace existing non-historic windows with windows similar to newer style replacements previously installed elsewhere on the building:

- Proposed windows: Kolbe Ultra Series aluminum clad mahogany sash windows with simulated divided lites, exterior muntins with a raised profile, in Butterscotch finish, to match the same shape, size, lite-divisions and patterns of historic windows. To be installed from the interior, inset within the coquina concrete opening.
- For the sixty window openings that currently have plexiglass and are too narrow for a similarly styled replacement window: reglaze existing frames with insulated glass.
- The lower/ground level windows will remain unchanged

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 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

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

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.

Mediterranean-influenced styles of architecture include Spanish Renaissance Revival

Windows are double hung sash five-over-five or one-over-one, or fixed multi-pane casement. Fanlights and transoms are common.

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File
3. National Register Nomination (portions)
4. Sanborn Maps
5. Historic photographs (from Lightner Museum collection)
6. HARB 2000 meeting minutes (June, May, April)
7. Building permit applications (no other information found in permit files)

STAFF PHOTOGRAPHS
75 King Street





North Elevation, 4th Floor: Historic wood windows with double hung sashes, sash cords in place, and what is said to be documented historic color

Staff Report pg 6

STAFF PHOTOGRAPHS
75 King Street





North Elevation, 4th Floor: Historic wood windows with double hung sashes, sash cords in place, and what is said to be documented historic color

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STAFF PHOTOGRAPHS
75 King Street





South Elevation, 4th Floor – Facing interior courtyard: Historic wood windows

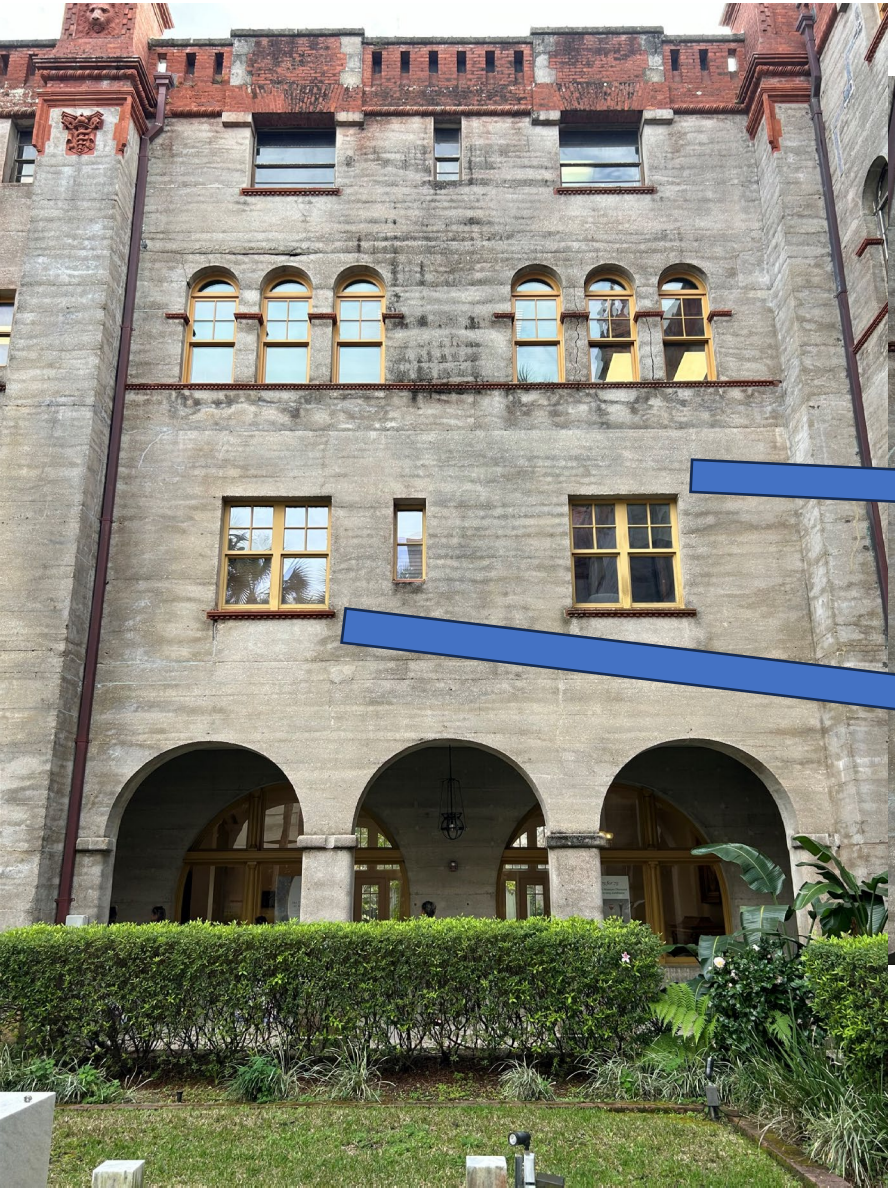
STAFF PHOTOGRAPHS
75 King Street



North Elevation of interior courtyard, 2nd Floor (above Lightner Museum entrance): *Rema* wood windows approved by the HARB in 2000



STAFF PHOTOGRAPHS
75 King Street





North Elevation of interior courtyard, 2nd Floor (above Lightner Museum entrance): *Rema* wood windows approved by the HARB in 2000

STAFF PHOTOGRAPHS
75 King Street





Interior view of windows on 2nd Floor (above Lightner Museum entrance): *Rema* wood windows approved by the HARB in 2000

STAFF PHOTOGRAPHS
75 King Street



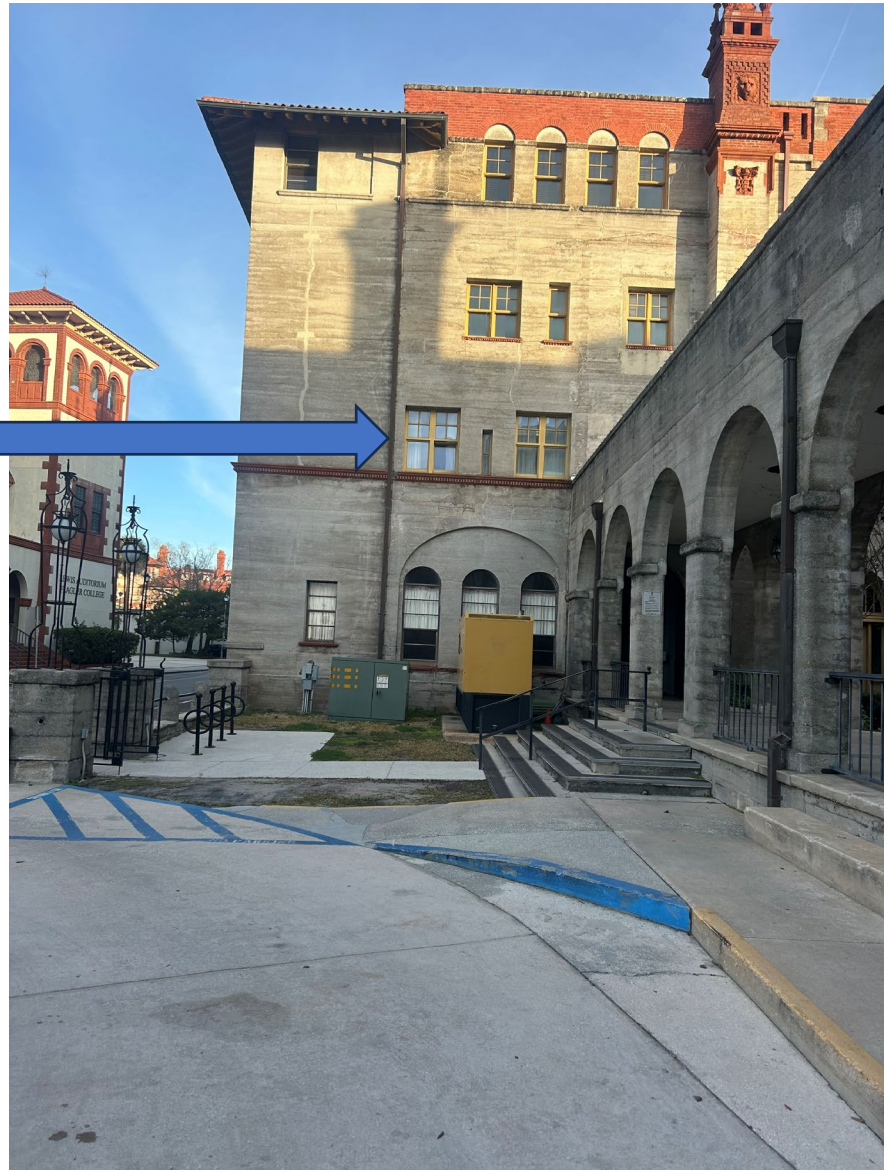
Interior view of windows on 2nd Floor (above Lightner Museum entrance): *Rema* wood windows approved by the HARB in 2000





STAFF PHOTOGRAPHS
75 King Street





2nd Floor (above Granada Street driveway on west side of building):
Rema wood windows approved by the HARB in 2000

STAFF PHOTOGRAPHS
75 King Street



Interior view of c. 1960s-70s incompatible replacement windows remaining on 4th floor (possibly anodized aluminum single-hung sashes with horizontal flat muntin divisions)

STAFF PHOTOGRAPHS
75 King Street



Interior courtyard:
Mixture of c. 1960s-70s incompatible replacement windows remaining on 2nd floor and Kolbe aluminum clad windows post-2000 on 3rd and 4th floors



STAFF PHOTOGRAPHS
75 King Street





Interior courtyard:
Mixture of c. 1960s-70s incompatible replacement windows remaining on 4th floor and Kolbe aluminum clad windows post-2000 on 2nd - 4th floors.

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75 King Street





Interior courtyard:
Mixture of c. 1960s-70s remaining incompatible replacement windows and Kolbe aluminum clad windows post-2000 on 2nd - 4th floors

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75 King Street



Interior courtyard:
Mixture of c. 1960s-70s remaining incompatible replacement windows and Kolbe aluminum clad windows post-2000 on 2nd - 4th floors



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75 King Street



Ground Floor windows will not be replaced



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Ground Floor windows will not be replaced; however, some of the wood windows and trim visibly need maintenance and repairs



STAFF PHOTOGRAPHS
75 King Street





Ground Floor windows will not be replaced; however, some of the wood windows and trim visibly need maintenance and repairs

STAFF PHOTOGRAPHS
75 King Street



Ground Floor windows will not be replaced; however, some of the wood windows and trim visibly need peeling paint addressed



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75 King Street



Front Façade/North Elevation

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Front Façade/North Elevation



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75 King Street





Facing East and looking at tower on front facade/North Elevation

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East/Cordova Street Elevation

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Off East/Cordova Street Elevation

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Inside courtyard of quadrangle





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Off West/Granada Street Elevation



STAFF PHOTOGRAPHS
75 King Street



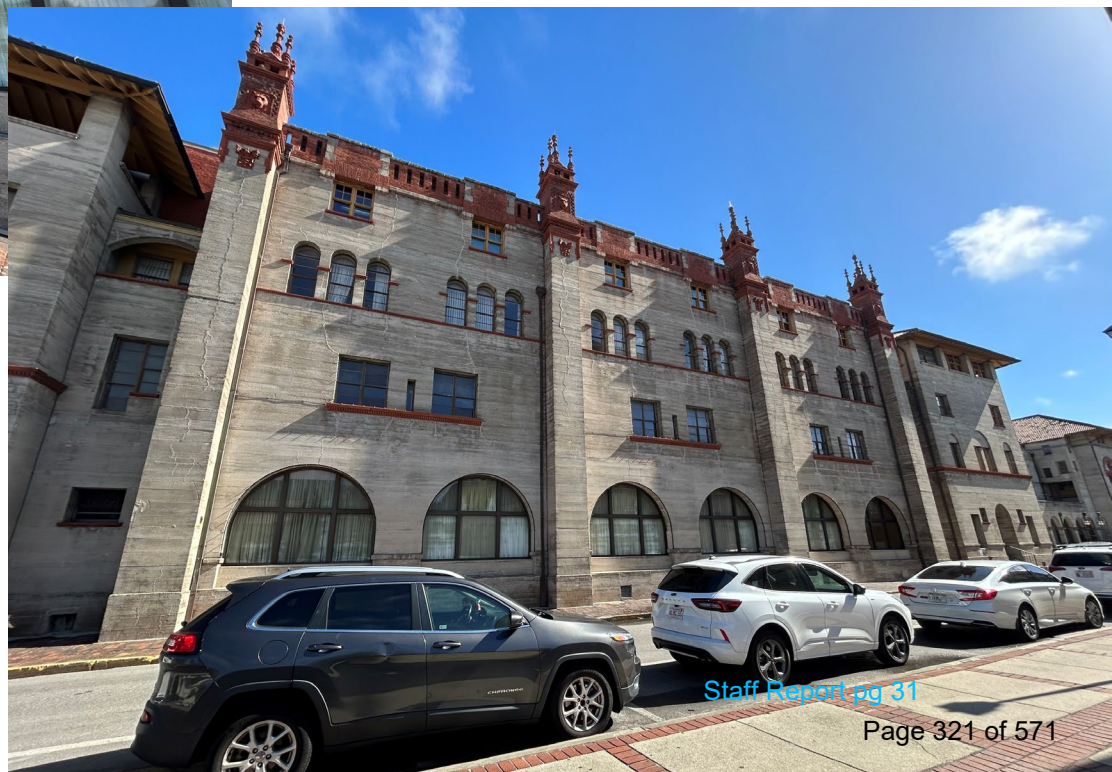
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West/Granada Street Elevation

STAFF PHOTOGRAPHS
75 King Street



West/Granada Street Elevation



STAFF PHOTOGRAPHS
75 King Street



West/Granada Street Elevation



STAFF PHOTOGRAPHS
75 King Street





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Off West/Granada Street Elevation

STAFF PHOTOGRAPHS
75 King Street



West/Granada Street Elevation toward south end showing narrow windows with frames to be reglazed





STAFF PHOTOGRAPHS
75 King Street





South Elevation/Rear of Lightner Museum:
with all the 1960s-70s replacement windows



Google Maps Cordova Street side



Image capture: Feb 2023 © 2024 Google



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

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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

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.

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

4

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

Alvarez 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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Staff Report pg 42

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

1. Kathleen Deagan, et. al, "A Sub-Surface Survey of the St. Augustine City Environs," (Tallahassee, 1976); Anon., "S. Augustini pars et terrae Florida," 1588.

2. Juan Jose Elixio de la Puente, "Plano . . . de la Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1721 (St. Augustine, 1962), pp. 22-25 and 41-47.

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

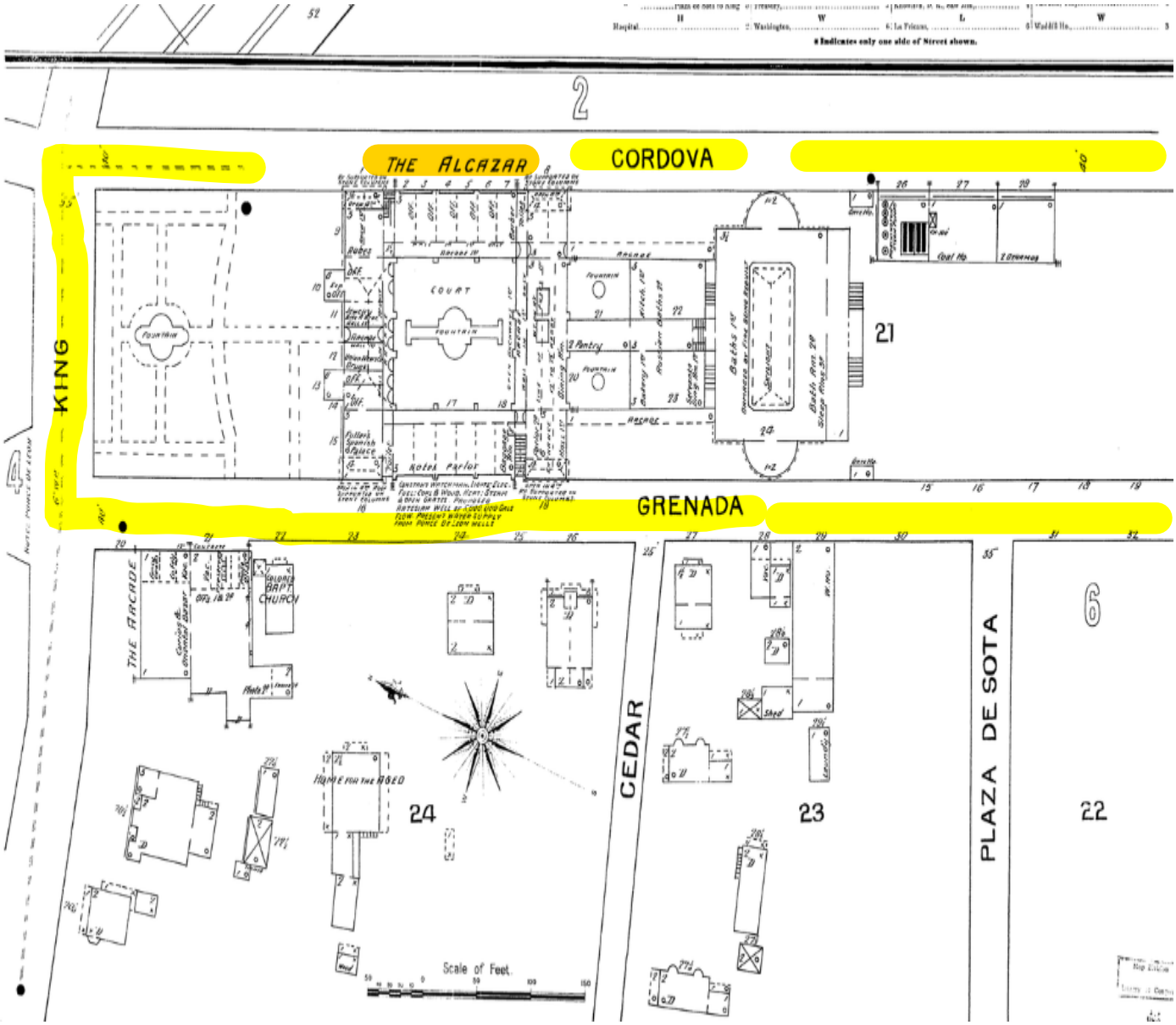
For archaeological significance of the walled colonial city see Master Site File Form 8SJ10.

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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



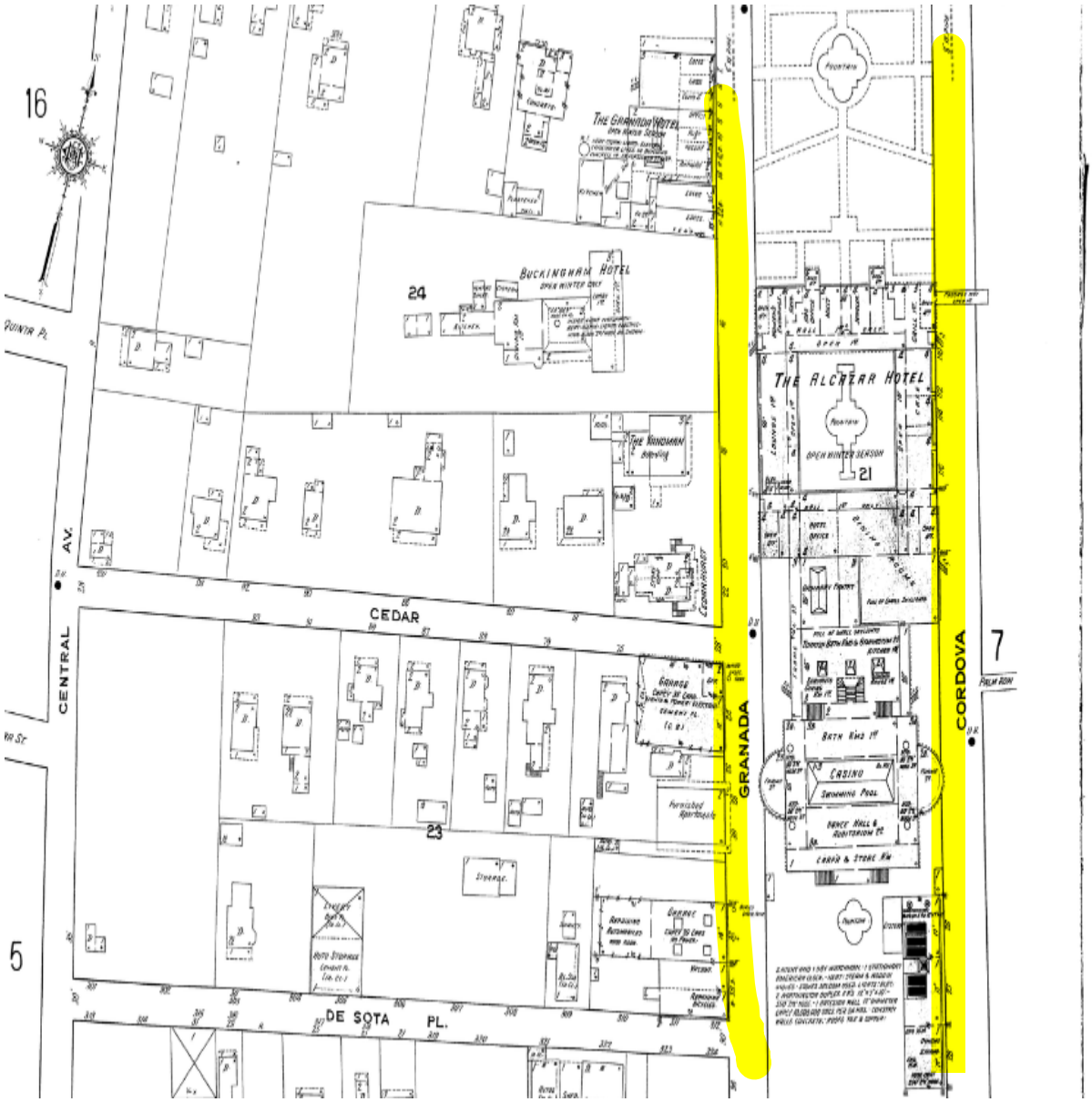
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ProQuest® Digital Sanborn Maps, 1867–1970

Saint Augustine Dec. 1917, Sheet 6



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CITY OF ST. AUGUSTINE, FLORIDA

Historic Architectural Review Board
Special Meeting June 30, 2000

The Historic Architectural Review Board met in a special session at 10:30 a.m., Friday, June 30, 2000 in the City Commission Room at City Hall. The meeting was called to order by Vice Chairman Henry Whetstone, and the following were present.

1. ROLL CALL

Peter Rumpel, Chairman (absent)
Carla Wright
Henry Whetstone
Roy Barnes
Dana Ste. Claire

Mark Knight, Planning & Building Director
David Birchim, Planner II
Terry Bulla, Recording Secretary

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2. CERTIFICATE OF APPROPRIATENESS

Item 2(a) 00-2017
75 King Street
(St. Augustine City Hall)
To remove and replace windows.

Roxanne Horvath, 133 Marine Street, was sworn in and stated she had samples of two windows they had discussed at the last meeting. She said they had been placed on the second floor window ledge so the Board could get a better view of how they might look. She suggested they move to the courtyard to view them.

The Board adjourned to the courtyard.

Ms. Horvath stated that the manufacturers of the windows were Anderson Windows and Rema, a German company. She explained that the System 2 Anderson windows were vinyl clad, encased and termite proof. She said they could be specially manufactured with a mullion and in the true color specified. She said the Rema windows were made of Asian hardwood that had been submerged in a solution to prevent fungus and mildew and then painted with two coats of electrolyte paint and were purported not to need painting for 20 years. She noted that it was the type window proposed for use in the Lyon Building because it was insulated for temperature and sound.

Ms. Horvath noted the pricing on the windows made the Rema window more attractive as the currency exchange rate favored U. S. currency.

The Board reconvened to the Commission Meeting Room.

Ms. Horvath asked the Board if the windows looked reasonable to them. She stated her concerns had been the color and the profile, however, one had been well prepped and the

other was synthetic. She suggested that if they matched the color, and the profile was acceptable, either would be a good choice.

Ms. Wright indicated she favored the Rema window.

Mr. Barnes said the Rema window had a good price, and if they could feel certain that they could get the side profile and match the color it would probably be a good solution. He noted that pockets of moisture were problematic with certain cuts and attracted termites, and this window appeared to be a good option to solve that problem.

Ms. Horvath explained they were currently working on a renovation of the second floor and she used that project as a sample test for pricing the windows. She said she utilized the 15 windows within the scope of that work and priced them for the Anderson and the Rema. She explained that Rema, including delivery and installation was a couple of thousand dollars or 20% less.

Ms. Wright asked about the glass itself and what might happen if a piece was broken.

Ms. Horvath said the glass was actually thicker than the glass used in the U. S. and that was what provided the added acoustical value. She explained that it was a K Plus, a superior low E glass, the best on the market.

Mr. Barnes said he was concerned about the Euro. He said it was currently weak and U.S. currency was strong, but that could change and they needed to protect themselves. He said the Rema people were probably accustomed to dealing with that in order to find a market in the U.S., and would probably quote a figure that would not vacillate greatly.

Mr. Ste. Claire suggested they needed to lock them in.

Ms. Horvath agreed that was the key.

Mr. Ste. Claire suggested that she contact the State regarding local cost share and to find out the procedure for capturing the five-year retroactive pricing, which would still apply towards the grant.

Mr. Whetstone asked if the Rema window was hinged so that it could be opened inward for cleaning.

Ms. Horvath said that was correct.

Mr. Whetstone said he liked the Rema window.

Ms. Wright asked if the hardware was rustproof.

Ms. Horvath said it was an enamel hardware and would hold up well to the elements. She noted that the hardware would be on the inside. She said that she was hoping to get both windows approved in the event they decided to use them for future projects. She said she would like to see that process done for a number of products so that staff would have the authority to approve them.

Mr. Barnes said he would not have a problem with making both of them approved products. He noted, however, there would be individuals who would want them to consider other top grade lines, and they would have to be approved on an individual basis.

Mr. Barnes asked if they needed to make a caveat that the side cut would be required to meet a certain standard.

Ms. Horvath said they could have drawing presented to them. She said she was working on getting a window approved and was still trying to determine historically what the detail had been.

Mr. Birchim reminded the Board that the AGHP required that windows be wood, and if they approved the Anderson windows, they might have to modify the AGHP to allow for vinyl clad wood windows.

Ms. Horvath stated the window was made of a composite of wood with resins and technically it was wood.

Mr. Birchim reminded them that when they approved 2 St. George Street the Anderson window was what Mr. Frazier wanted, but the Board denied it because they said it had to be all wood.

Ms. Horvath asked if it was the Anderson System 2 window, because it had just recently been introduced.

Mr. Whetstone stated the current window replicated wood and the aluminum window Mr. Frazier wanted did not. He suggested they should consider the Anderson System 2 as a replacement window.

Ms. Horvath said she thought it would be all right to approve either of the windows for the second floor or above, but that neither of them should be utilized on the ground floor because they were evidently insulated and not truly historical when viewed closely. She said they might want to include the caveat that they be used only on the second floor and above.

MOTION

Mr. Ste. Claire MOVED to approve the Rema and the Anderson System 2 windows for use on the second floor and above. Ms. Wright SECONDED.

MOTION CARRIED UNANIMOUSLY.

Mr. Birchim said that as long as the Board was comfortable with their decision, the guidelines could be modified to reflect their decision and they could address that later.

Mr. Ste. Claire clarified that they wanted a real outside mullion so that it would look like a real wood window.

Mr. Barnes asked if they needed to include that in the motion.

Mr. Birchim said they would have to approve the drawings so it would not be necessary to change the motion.

Ms. Wright asked if they would get into trouble with Mr. Frazier with their decision.

Mr. Birchim said he did not think so since the window was not available at that time.

Mr. Barnes asked if they should contact Mr. Frazier to let him know the Anderson window was now an allowed type.

Ms. Wright said it would make a difference based on the type of building on which it was to be installed.

Mr. Birchim agreed and said Mr. Frazier's buildings were of the Colonial style. He said he could call to see if he was interested but that would open the necessity to call everyone who had come before the board for consideration of windows.

The consensus of the Board was to leave the matter alone and not to call.

Ms. Horvath thanked the Board for providing the special meeting.

3. ADJOURNMENT

The meeting was adjourned at 11:00 a.m.

Henry Whetstone, Vice Chairman

Terry Bulla, Recording Secretary

CITY OF ST. AUGUSTINE, FLORIDA

Regular Historic Architectural Review Board Meeting
June 15, 2000

The Historic Architectural Review Board met in formal session at 3:00 p.m., Thursday, June 15, 2000 in the City Commission Room at City Hall. The meeting was called to order by Chairman Peter Rumpel, and the following were present.

1. ROLL CALL

Peter Rumpel, Chairman
Carla Wright
Henry Whetstone
Roy Barnes **(excused)**
Dana Ste. Claire

Mark Knight, Planning & Building Director
David Birchim, Planner II
James Wilson, City Attorney
Terry Bulla, Recording Secretary

---

2. APPROVAL OF MINUTES (May 18, 2000)

MOTION

Mr. Ste. Claire MOVED to approve the minutes as submitted. Ms. Wright SECONDED.

MOTION CARRIED BY UNANIMOUS VOICE VOTE.

3. CERTIFICATE OF APPROPRIATENESS

Item 3(a) 00-0320
54 Cuna Street
(Spanish Oak Gallery)
To approve a wheelchair ramp.

No one was present for the applicant.[1]

[1] See additional testimony on page 13.

MOTION

Mr. Rumpel MOVED to deny the application based on the lack of detailed information provided by the application. Mr. Whetstone SECONDED.

MOTION CARRIED UNANIMOUSLY.

Mr. Rumpel declared a conflict in the next agenda item. He served as architect during the conceptual design phase of the project. Mr. Whetstone assumed Chairmanship of the meeting.

Item 3(b) 99-0007
32 Avenida Menendez
(Monson Bayfront)
To approve the building elevations for a new motel complex that was previously tabled and new building elevations and details for the remaining site.

St. Johns County Cultural Council, and said there were numerous questions they had regarding the sculpture garden:

- How would they be maintained?
- What liability would the City be assuming with the projects being located on public property?
- Were they permanent?

Ms. Horvath said that an independent, degreed, selection committee that might be made up of actual curators or directors from major museums needed to be selected to determine whether and where the pieces should be and in what context.

Ms. Horvath said she also was asking for support on the window that she had shown them earlier. She said it addressed all their concern on color and profile and she would appreciate their concern on it one way or the other.

Mr. Rumpel said the presentation on the sculpture garden was nothing more than an introduction to the concept and that no action would be necessary at that time.

Mr. Ste. Claire said he thought the City Commission was looking to HARB for direction and input. He said the City Commission had approved the idea in concept but it would probably not be appropriate in the historic district.

Mr. Rumpel said he could see sculpture within the historic district, but he did not think HARB was the appropriate board to determine whether it was appropriate or not.

Mr. Ste. Claire said he would feel uncomfortable making a determination on the pieces as art. He said he would defer to professional artists. However, he said HARB should ensure that the historic fabric and character of the town was protected. And, he said, if Certificates of Appropriateness were going to be needed for each piece, it would fall under HARB's purview.

Mr. Knight said any structure, and the pieces would be considered structures, would be under HARB's purview.

Mr. Rumpel said that the method in which the pieces were selected, by whom and what their credentials were, would become most important. He said the pieces should not be selected by the artists themselves, as they certainly would not be objective.

Mr. Ste. Claire said that would be a committee of jurors and would be a different level of review. He said the Board's concern should be how any piece of the sculpture approved by that committee would affect the historic character and integrity of the district.

Mr. Rumpel said they supported the concept and appreciated the presentation.

Ms. Horvath asked again if the Board could give her feedback on the appropriateness of the window that she had shown them.

The Board members agreed to retire to the back of the room and look at the windows one more time and then to give their advice to Ms. Horvath.

Item 6(c) Discussion concerning pre-approved paint colors.

Mr. Knight distributed brochures with the approved paint colors and said they could discuss them at another meeting.

CITY OF ST. AUGUSTINE, FLORIDA

Regular Historic Architectural Review Board Meeting
May 18, 2000

The Historic Architectural Review Board met in formal session at 3:00 p.m., Thursday, May 18, 2000 in the City Commission Room at City Hall. The meeting was called to order by Chairman Peter Rumpel, and the following were present.

1. ROLL CALL

Peter Rumpel, Chairman
Carla Wright
Henry Whetstone
Roy Barnes
Dana Ste. Claire **(Excused)**

Mark Knight, Planning & Building Director
David Birchim, Planner II
Terry Bulla, Recording Secretary

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2. APPROVAL OF MINUTES (April 20, 2000)

MOTION

Ms. Wright MOVED to approve the minutes as submitted. Mr. Whetstone SECONDED.

MOTION CARRIED BY UNANIMOUS VOICE VOTE.

3. CERTIFICATE OF APPROPRIATENESS

Item 3(a) 00-0320
54 Cuna Street
(Spanish Oak Gallery)
To approve a wheelchair ramp.

Robert A. West, realtor, was sworn in and spoke on behalf of Mr. Roenicke and requested that the item be tabled until the June 15th meeting.

MOTION

Mr. Whetstone MOVED to TABLE the application. Ms. Wright SECONDED.

MOTION CARRIED UNANIMOUSLY.

Item 3(b) 00-0269
20 St. George Street
To approve a light fixture

Paul Thompson, of Thompson Brothers Realty, was sworn in and distributed pictures of the requested fixtures to the Board. Three options were discussed and Mr. Rumpel recommended they use the first option. Mr. Whetstone asked if it could be affixed to a pole rather that on the soffit. Mr. Thompson said it would look out of place. Mr. Rumpel

MOTION CARRIED UNANIMOUSLY

5. PLANNING AND BUILDING DIRECTOR'S REPORT

The report was noted.

6. OTHER BUSINESS

Item 6 (a) Landscaping Brief

Mr. Birchim reported that Mr. Ste. Claire had requested a summary at the last meeting regarding the zoning codes pertaining to historic landscaping in the AGHP districts. He said it was a brief two-page report.

Item 6(b) Presentation of Historic Typography by Ms. Regina de Toledo

Ms. de Toledo said she was co-owner of Graphics Ink Design Studio and had a long-term and abiding interest in typography. She said clients had come to her to assist them with selecting typeface for signs in the historic district and each time she came to the City to pick a typeface she noted that the list of typefaces was limited. She said she had talked with Fred White, a former HARB member, who had said that the originally approved list was compiled simply by the decision that the typefaces selected looked old. She said some of those typefaces were not accurate even though they might appear to be old and many classic typefaces were missing from the list. She said that a year ago she had offered a more complete list of typeface to Mr. Knight, and she had recently compiled that list and was offering it to the Board that day for their approval and recommendation. She added that typeface names had changed and evolved over the years and the important thing was to compare how the typeface looked rather than to go just by the name. She also said that several fonts were in families and there might be variations within the families, and if they were on the approved list, then the whole family should be approved.

Mr. Rumpel thanked Ms. de Toledo for all her work in the project and noted that it would be a big help to them.

MOTION

Mr. Rumpel MOVED to recommend to the City Commission to approve all the typefaces presented except the art deco style as the standard. Mr. Whetstone SECONDED.

MOTION CARRIED UNANIMOUSLY

Item 6 (c) Review Replacement of Windows for City Hall
Roxanne Horvath, CRG Architects

Ms. Horvath requested the Board to look at windows she had outside in the courtyard. She said the City was considering applying for a grant to replace the windows in City Hall, and she had brought two sample windows last month but the entire Board had not had an opportunity to look at them. She suggested they choose the Camelhair color, which was very close to the historic color used previously in the building. She said she was investigating other windows and would be happy to bring in samples to them at the next meeting.

Mr. Tingly said the gold that was on the windows in the City Manager's offices upstairs was an authentic color and had been documented as the original color. He said yellow was a signature color for Henry Flagler and was referred to as Florida East

Coast yellow. He encouraged the use of that color.

Mr. Whetstone suggested they move to the outside to view the windows.

Item 6(d) Demolition Ordinances

Mr. Wilson distributed copies of demolition ordinances from a number of other cities for the Board to review. He said there were ordinances from Raleigh, NC, San Antonio, TX and from Miami, FL, which was supposed to be one of the better ordinances. He said he had included a copy of the City's ordinance so they could compare and contrast the information. He said that sometimes they tended to overlook some of the requirements of their own ordinance and the conditions they were supposed to look at. He said they might want to add to the current ordinance to buttress it.

7. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

Peter Rumpel – 206 St. George Street on which he was the architect.

8. ADJOURNMENT

The meeting was adjourned at 6:15 p.m. to the courtyard to view the windows in question.

Peter Rumpel, Chairman

Terry Bulla, Recording Secretary

the sidewalk but would have jurisdiction over what the developer put in as part of the project.

MOTION

Mr. Ste. Claire MOVED to approve the Opinion of Appropriateness for application 00-0318 to include all of those elements specified. The alternate proposal to the staircase leading to the northeast and southeast towers should be included, with a stated caveat that the Board felt strongly that though the roof top area could not be denied, there were appropriate uses for the downtown historic area and for that historic building. After hour events which would distract from that historic ambiance should be prohibited.

Mr. Whetstone suggested they approve everything except the pergola, which could be revisited at a later time.

Mr. Ste. Claire agreed to that condition. Ms. Wright SECONDED.

VOTE CARRIED UNANIMOUSLY

Ms. Horvath said that she would like to get an opinion from the Board on some windows. She said that mock-ups were located in the courtyard on the second floor level to the south and asked the board members to take a look at them when they took a break.

5. PLANNING AND BUILDING DIRECTOR'S REPORT

Mr. Knight said other than the enclosed report he had no additional information.

6. OTHER BUSINESS

Item 6 (a)
Amendment of Sec. 28-82, Minimum Qualifications Criteria, Historic Architectural Review Board.

Mr. Rumpel said the ordinance would read " In addition to the following qualifications, at least one member of the board must be a licensed, professional architect."

Mr. Wilson stated that any other description would be covered by the code of ethics and he did not want to restate it in a City ordinance because it was already covered someplace else. He said basically, they wanted to state that it would be mandatory for one seat on HARB to be filled by a professional architect.

Mr. Rumpel asked if that would permit the architect to speak before the Board on issues he might be representing.

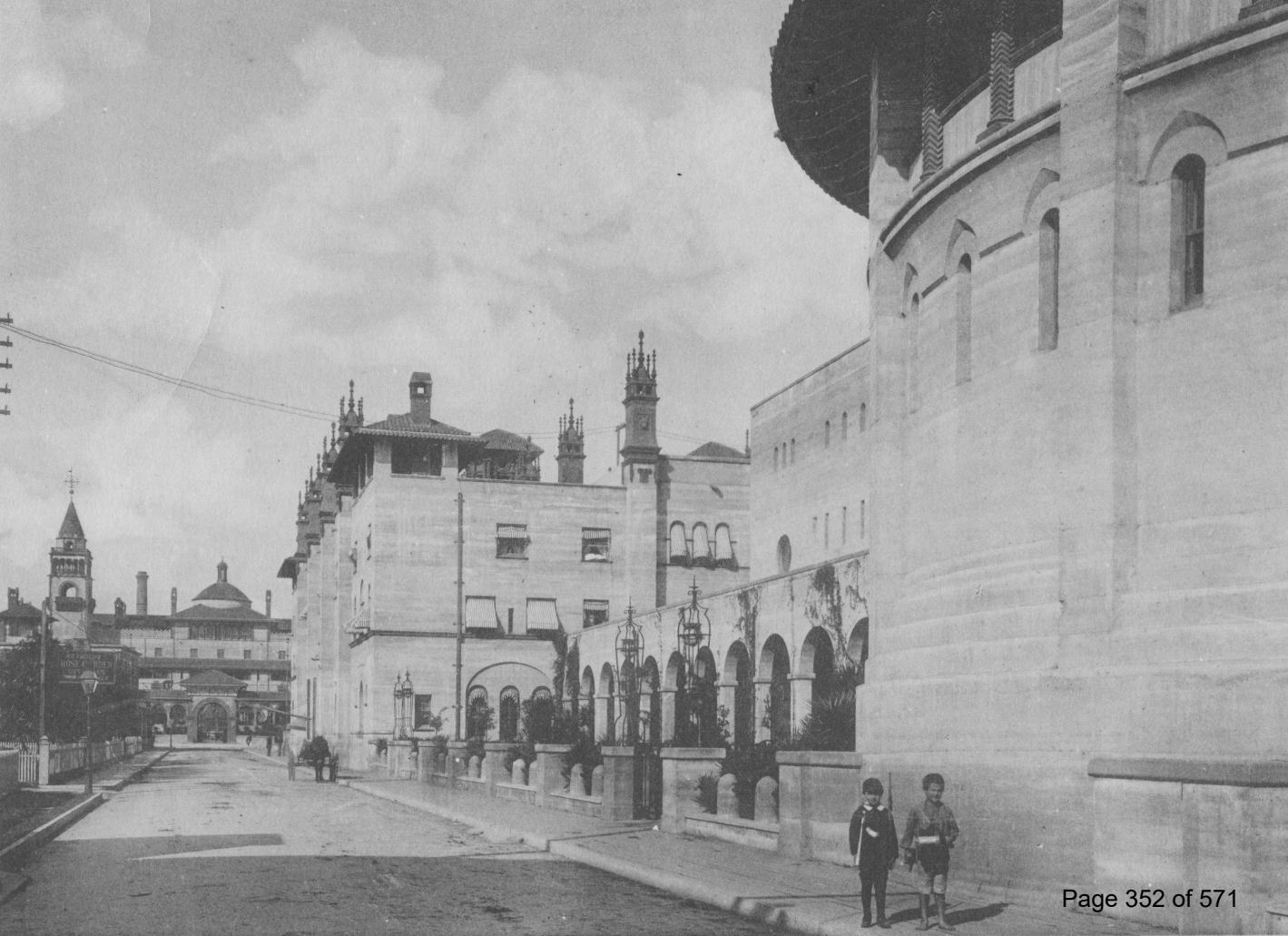
Mr. Wilson said it would permit that under certain circumstances but not all circumstances. It would be preferable for the board member to recuse himself but it would not be illegal if they did not.

Mr. Ste. Claire said he strongly favored the change and said it was imperative that they have an architect on the Board.

MOTION

Mr. Ste. Claire MOVED to recommend that the City Commission adopt the proposed wording. Ms. Wright SECONDED.

MOTION CARRIED UNANIMOUSLY



CITY OF ST. AUGUSTINE BUILDING/USE PERMIT APPLICATION

Planning and Building Department P.O. Box 210 • 75 King Street, St. Augustine, Florida 32085 (904) 825-1065

F2001-0896

Permit Number 2001-1057-001

Contractor's Name & Address _____

City _____ State _____ Zip _____ Daytime Telephone _____

Owner's Name & Address City of St. Augustine P.O. Box 210

City St. Augustine State FL Zip 32085 Daytime Telephone (904) 825-1040

Fee Simple Titleholder's Name & Address (if other than owner) OWNER

City — State — Zip — Daytime Telephone —

Project Street Address 75 King Street

Proposed Work: Heated/Cooled Area 0 sq.ft.; Non-Heated/Cooled Area 0 sq.ft.; **Direct Contract Price** _____

(detailed description) REMOVE AND REPLACE ALL WINDOWS AS APPROVED BY HARB

Legal: Lot ALL Block 36A Subdivision City Proposed Use Windows

Existing Use of Property/Structure City Hall / Museum

Bonding Company & Address N/A

Architect/Engineer's Name & Address Bill Harding, City of St. Augustine

Mortgage Lender's Name & Address N/A

Application is hereby made to obtain a permit to do the work and installation indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for **ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, and FIRE SYSTEMS, etc.**

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of St. Johns County, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. It is the owner's or operator's responsibility to comply with the provisions of F.S. 469.003 and to notify the Department of Environmental Protection of her or his intentions to remove asbestos, when applicable, in accordance with state and federal law. State law requires asbestos abatement to be done by licensed contractors.

NOTICE AND MARKING REQUIREMENTS FOR EXCAVATION: No excavator shall commence or perform any excavation in any public or private street, alley, right-of-way dedicated to the public use, or gas utility easement without first obtaining information concerning the possible location of gas pipelines in the area of the proposed excavation from any person having the right to bury gas pipelines within the public or private street, alley, right-of-way, or gas utility easement. Such information may be requested by telephone, letter, telegraph, or messenger or in person, at the pre-work conference for the job requiring the proposed excavation, or by calling a utility notification center operating in the area. The excavator shall notify the owner in the manner prescribed above so that the owner receives notification at least 48 hours, excluding Saturdays, Sundays, and legal holidays, prior to starting excavation.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT." - THIS PERMIT IS VALID FOR A PERIOD OF ONE (1)YEAR FROM THE DATE OF ISSUANCE, BUT IS VOID IF WORK HAS NOT COMMENCED WITHIN SIX (6) MONTHS.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with al applicable laws regulating construction and zoning.

Signature _____
Owner or Agent (including contractor)

Brenda H. Ashton
NOTARY PUBLIC as to Owner or Agent

My Commission Expires: Brenda H. Ashton My Commission CC798476 Expires December 20, 2002

Signature _____
Contractor

NOTARY PUBLIC as to Contractor

My Commission Expires: _____

---STAFF USE ONLY---

FEES:

Archaeology	$	Zoning	HP-4
Building	$	Type of Use	
Demolition	$	Archaeological Zone	—
Electrical	$	Assessed Value of Structure	
Mechanical	$	Parcel Number	155570-0000
Plumbing	$	Receipt No.	—
Other	$	Maximum Occupancy (Fire)	
Radon	$	Maximum Occupancy (Building)	
TOTAL	$		

Zoning Approval _____ Fire Department Approval _____ Building Approval _____

Utilities Approval _____ Archaeology Approval _____ Pub. Works Approval _____

Date of Permit Issuance 11/2/01 Application Approved _____ Permit Officer _____

CITY OF ST. AUGUSTINE BUILDING/USE PERMIT APPLIC

Planning and Building Department • P.O. Box 210 • 75 King Street, St. Augustine, Florida 32085 • (904) 8

ADS

P2006-0227

Permit Number 2006-0231-001 Area

Contractor's Name CITY OF St. AUGUSTINE Address 75 KING St.

City St. AUGUSTINE State FL Zip 32084 Daytime Telephone 904-669-1852

Owner's Name CITY OF St. AUGUSTINE Address

City State Zip Daytime Telephone

Fee Simple Titleholder's Name & Address (if other than owner)

City State Zip Daytime Telephone

Project Street Address 75 KING St.

Proposed Work: Bldg. Conditioned Area sq. ft.; Bldg. Area sq. ft.; **Direct Contract Price**

(detailed description) REMOVE AND REPLACE EXTERIOR WINDOWS

Legal: Lot Block 36-A Subdivision CITY

Existing Use of Property/Structure OFFICE SPACE Proposed Use SAME

Bonding Company & Address

Architect/Engineer's Name & Address SK ENGINEERING 9 BEACHCOMBER WAY, St AUG., FL 32084

Mortgage Lender's Name & Address N/A

Application is hereby made to obtain a permit to do the work and installation indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for **ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, and FIRE SYSTEMS, etc.**

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of St. Johns County, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. It is the owner's or operator's responsibility to comply with the provisions of F.S. 469.003 and to notify the Department of Environmental Protection of her or his intentions to remove asbestos, when applicable, in accordance with state and federal law. State law requires asbestos abatement to be done by licensed contractors.

NOTICE AND MARKING REQUIREMENTS FOR EXCAVATION: No excavator shall commence or perform any excavation in any public or private street, alley, right-of-way dedicated to the public use, or gas utility easement without first obtaining information concerning the possible location of gas pipelines in the area of the proposed excavation from any person having the right to bury gas pipelines within the public or private street, alley, right-of-way, or gas utility easement. Such information may be requested by telephone, letter, telegraph, or messenger or in person, at the pre-work conference for the job requiring the proposed excavation, or by calling a utility notification center operating in the area. The excavator shall notify the owner in the manner prescribed above so that the owner receives notification at least 48 hours, excluding Saturdays, Sundays, and legal holidays, prior to starting excavation.

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RECEIVED

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

MAR 0 3 2006

Planning / Building Dept.

Signature Owner or Agent (including Contractor) Signature Contractor

NOTARY PUBLIC as to Owner or Agent NOTARY PUBLIC as to Contractor

My Commission Expires: Steven M Rose My Commission DD356628 Expires September 16, 2008 My Commission Expires:

STAFF USE ONLY

FEES:

Archaeology	$	Zoning	HP-4
Building	$	Type of Use	
Plan Check	$	Archaeological Zone	
Demolition	$	Building Valuation	
Electrical	$	Parcel Number	199570-0110
Mechanical	$	Receipt No.	
Plumbing	$	Maximum Occupancy (Fire)	
Other	$	Maximum Occupancy (Building)	
Radon	$		
TOTAL	$		

3/10/06 - TWS HARBOK
Zoning Approval

Fire Department Approval

MAR 15 2006
Building Approval

Utilities Approval

Archaeology Approval

Public Works Approval

Date of Permit Issuance 3-15-06 Issued By

Stormwater Approval

Townet Press, Inc., St. Augustine, FL 4291

INSPECTION AND APPROVAL

THIS CARD MUST BE POSTED AT THE FRONT OF THE JOB IN PLAIN SIGHT

PROJECT STREET ADDRESS_____ PERMIT #_____

INSPECTIONS	DATE	APPROVED BY
TEMPORARY ELECTRIC SERVICE		
POWER POLE		
FOUNDATION		
FOOTING		
UNDERSLAB PLUMBING		
UNDERSLAB / GROUND ELECTRIC		
SLAB		
PIERS / STEM WALL		
NO FURTHER INSPECTIONS / VERTICAL CONSTRUCTION WITHOUT CERTIFICATE OF ELEVATION		
LINTALS [1ST LIFT] [TIE BEAMS]		
BEAMS / COLUMNS		
ROUGH-IN		
FRAMING		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SHEATHING - ROOF / WALLS / FLOOR		
FIRE PENETRATIONS		
ROUGH-IN SPRINKLERS		
TOP OUT PLUMBING		
WINDOW.	04-20-06 / 4-26-06	W- N, S, E, / SOUTH END ; W.N.W CORNER)
~~INSULATION~~ WINDOW	04-27-06 / 05-02-06	SOUTH WALL N.E. CORNER (6 WINDOWS) - SMALL WINDOWS ONLY
DRYWALL NAIL-OFF		
DRYWALL FIRE WALL		
WIRE LATHING / EXPANSION JOINT		
FINALS		
BUILDING	04-05-07	W-
MECHANICAL		
ELECTRICAL		
PLUMBING		
LANDSCAPING		
PARKING LOT / DISABLED ACCESS		
SANITATION / POTABLE WATER CONNECT		
FIRE SPRINKLER		
FIRE ALARM		
ROOF		
NO CERTIFICATE OF OCCUPANCY WITHOUT CERTIFICATE OF ELEVATION		
DRIVEWAYS, SIDEWALKS AND CURB CUTS	CALL PUBLIC WORKS (904) 825-1040	
RETENTION POND	CALL UTILITIES DEPT. (904) 825-1040	
RELEASE OF SERVICE		
ELECTRIC		
WATER / SEWER		
SWIMMING POOL		
STEEL BOND		
DECK		
EQUIPMENT		
ENCLOSURE [POOL] [DECK]		
FINAL		

BUILDING SHALL NOT BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.

INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE.

TO SCHEDULE INSPECTIONS CALL (904) 825-1065.

(1)
OF 5

FLORIDA BUILDING CODE 2004 - WIND

1. BASIC WIND SPEED: 120. MPH
2. IMPORTANCE FACTOR: I = 1.15
3. EXPOSURE: B
4. INTERNAL PRESSER COEFFICIENT: ENCLOSED +.18 or -.18
5. COMPONENT AND CLADDING WIND LOADS - Lbs./Sq.Ft.

BUILDING AND TOWER 1 THRU 4 FLOORS

WINDOWS	EFFECTIVE WIND AREA Sq.Ft. 10.		20.		50.	
INT. ZONE	34.8	-37.8	33.2	-36.1	31.2	-34.2
END ZONE	34.5	-46.7	33.2	-43.6	31.2	-39.4

TOWER 5tH FLOOR

WINDOWS	EFFECTIVE WIND AREA Sq.Ft. 10.		20.	
END ZONE	36.2	-66.3	36.2	-66.3

Notes: 1. For effective areas between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.
2. See Plan for location of zones.
3. Plus and Minus signs signify presures acting toward and away from the building surfaces.

RECEIVED
MAR 0 3 2006
Planning & Building Dept.

APPROVED
THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE PROVISIONS OF THE 2004 FLORIDA RESIDENTIAL CODES AND THE CITY OF ST. AUGUSTINE BUILDING ORDINANCES. ANY DEVIATIONS OR REVISIONS TO THESE PLANS MUST BE APPROVED BY THE CITY OF ST. AUGUSTINE BUILDING OFFICIAL.
Reviewed by
Date MAR 15 2006

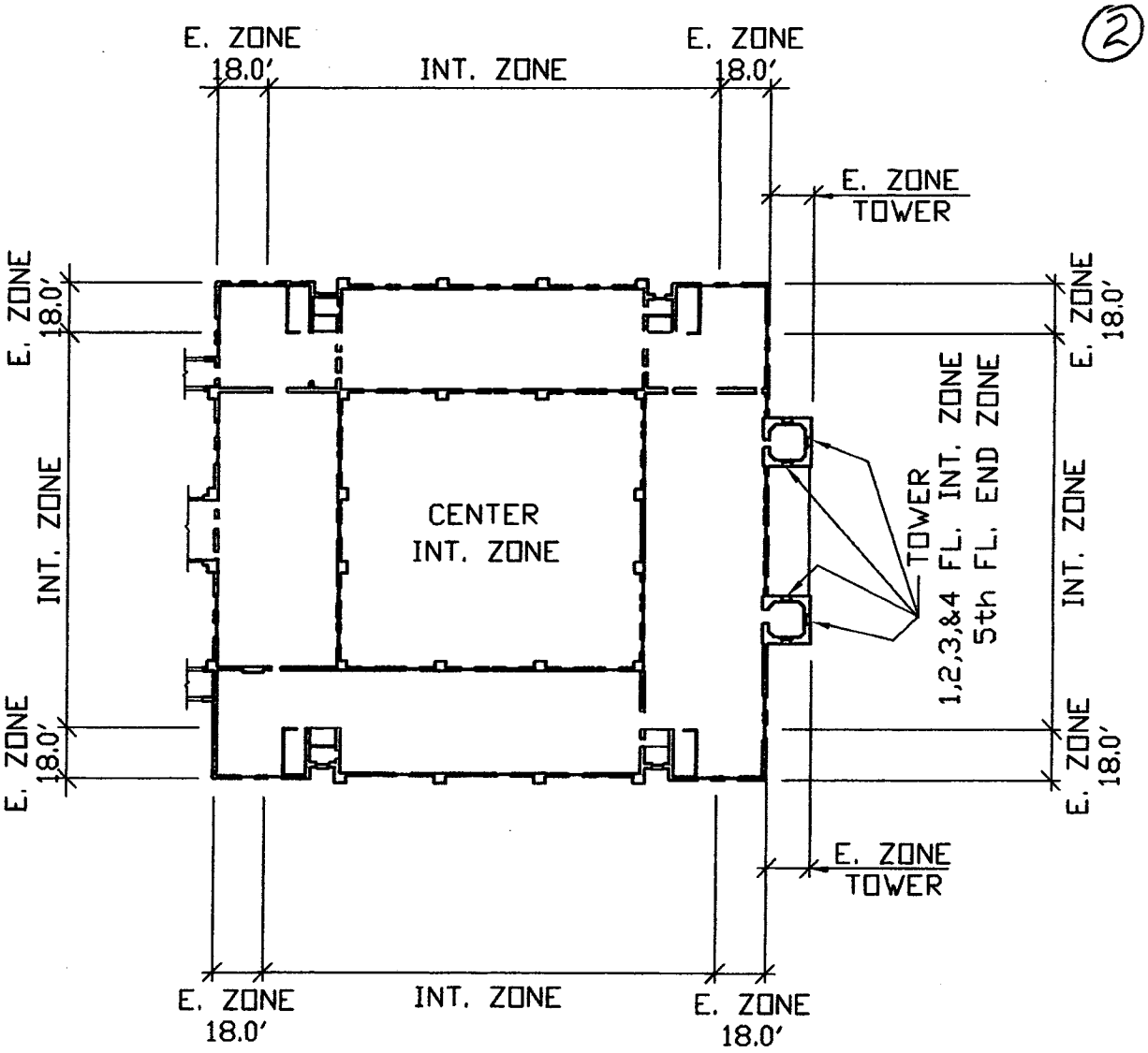
CITY HALL WINDOWS
SHEET 1 OF 5

S K ENGINEERING
9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32084
(904) 825-0036

STEVEN K KLECKA
P.E. # 34458
FL. C.A. # 7204

S. K. KLECKA
LICENSE
No. 34458
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/24/06

(2)



PLAN

S. K. ENGINEERING
9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32080
(904) 825-0038

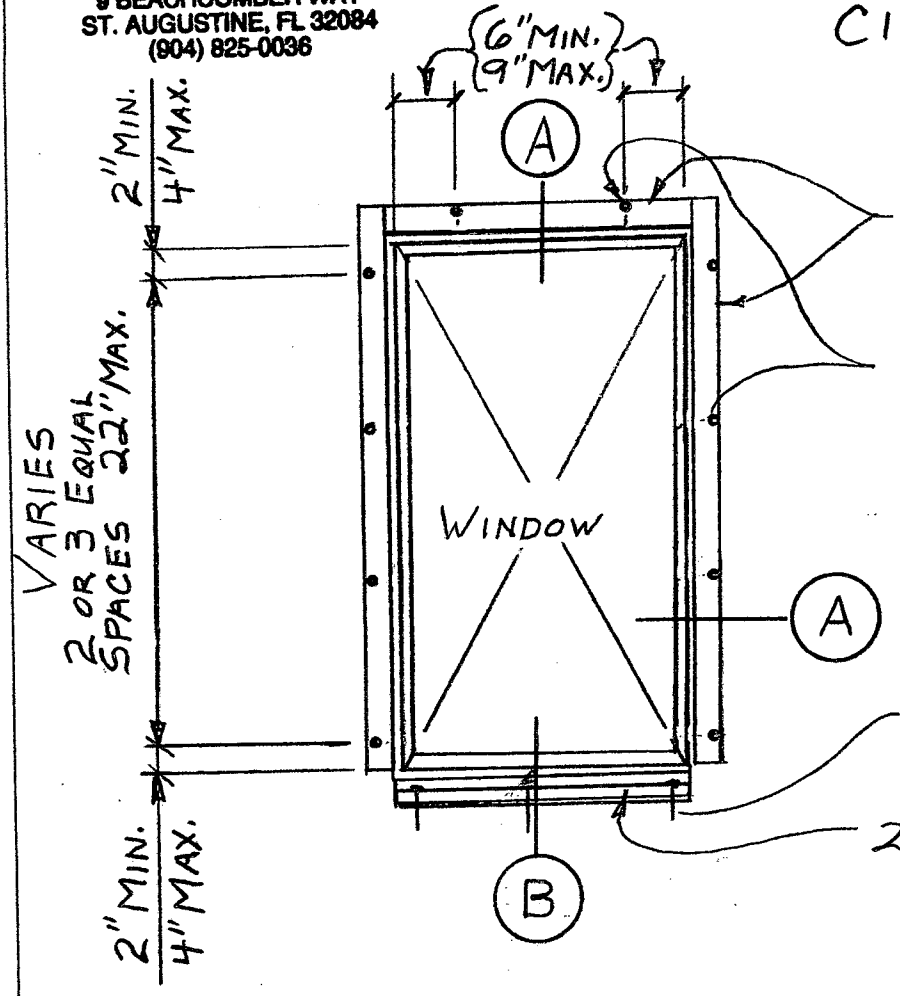
S K ENGINEERING
9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32084
(904) 825-0036

1227-03

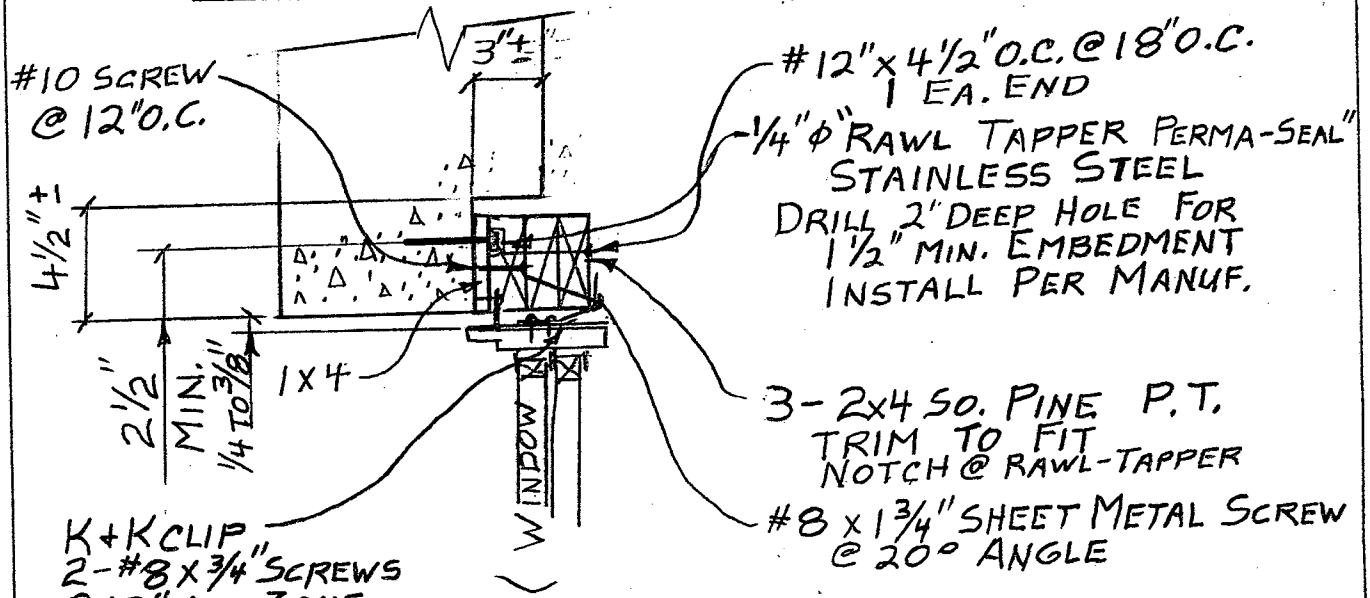
2/27/04

CITY HALL (3)

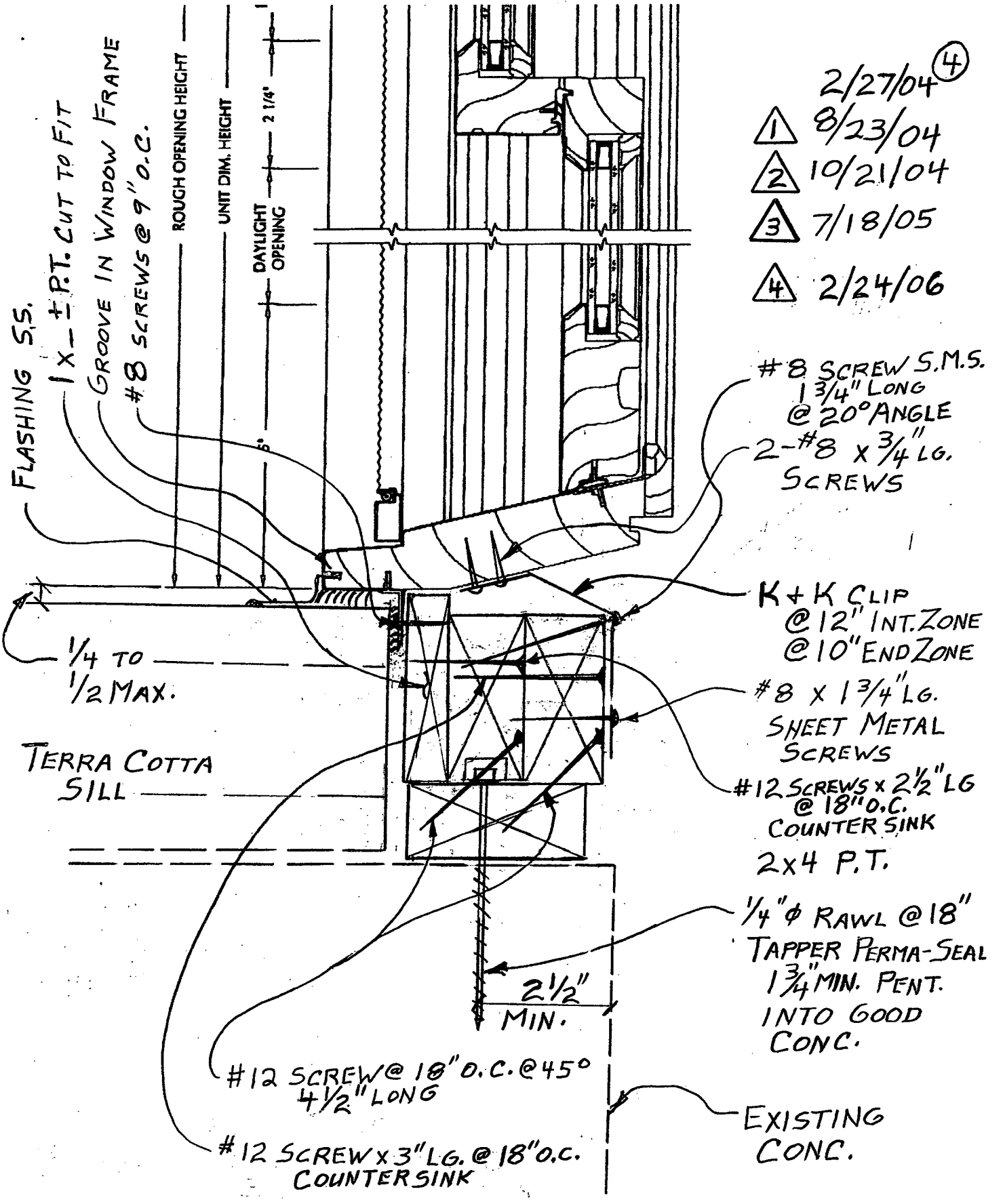
1 8/10/04
2 10/21/04



ELEVATION (INSIDE)



JAMB OR HEAD SECTION (A)



2/27/04 (4)

1 8/23/04

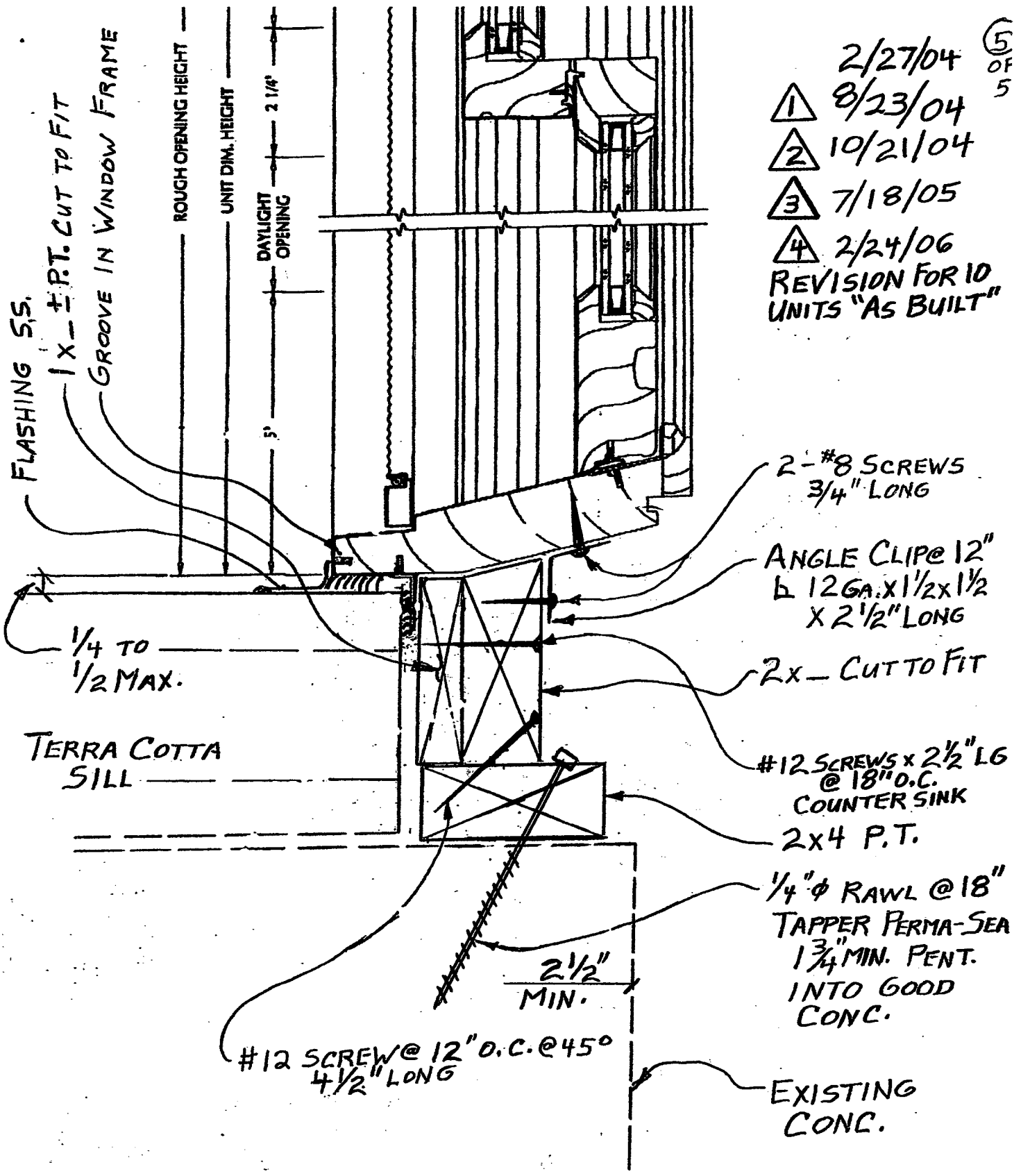
2 10/21/04

3 7/18/05

4 2/24/06

SECTION (B)

S. K. ENGINEERING
9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32084
(904) 825-0038



2/27/04 (5 OF 5)

1 8/23/04

2 10/21/04

3 7/18/05

4 2/24/06 REVISION FOR 10 UNITS "AS BUILT"

S. K. ENGINEERING
9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32084
(904) 825-0036

SECTION (B)

4 10 UNITS "AS BUILT" INTERIOR ZONE

CITY OF ST. AUGUSTINE **PERMIT No.** 2008-0210-001

PLANNING & BUILDING DEPARTMENT

APPLICATION FOR PERMIT TO CONSTRUCT

CONTRACTOR NAME City of St. Augustine ADDRESS 75 King St.

CITY St. Augustine STATE FL ZIP 32084 PH. 669-1856 FAX Charlie Hill

OWNER NAME - SAME - ADDRESS _____

CITY _____ STATE _____ ZIP _____ PH. _____ FAX _____

LEGAL DESCRIPTION OF PROPERTY:

JOB ADDRESS 75 King St. PARCEL ID No. 199570 0000 LOT _____ BLK 36A

SUBDIVISION COSA CURRENT USE OF BUILDING OFFICES PROPOSED USE SAME

EXISTING BUILDING AREA _____ sq. ft. NEW BUILDING AREA _____ sq. ft. No. OF STORIES 4

PROPOSED WORK: ☐ NEW ☐ ADDITION ☒ ALTERATION

TYPE OF PERMIT: ☒ BUILDING ☐ ELECTRICAL ☐ PLUMBING

☐ MECHANICAL ☐ DEMOLITION ☐ BUILDING RELOCATION

DETAILED DESCRIPTION OF PROPOSED WORK REMOVE OLD WINDOWS - INSTALL NEW WINDOWS

WORK VALUATION $ 400,000.

BONDING COMPANY NAME & ADDRESS _____

ARCHITECT OR ENGINEERS NAME & ADDRESS _____

MORTGAGE LENDERS NAME & ADDRESS _____

APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO CONSTRUCT AS INIDCATED. I CERTIFY THAT NO WORK HAS COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT AND ALL WORK WILL BE PERFORMED IN COMPLIANCE WITH ALL CODES AND ORDINANCES REGULATING CONSTRUCTION. I UNDERSTAND THAT A SEPARATE PERMIT MUST BE OBTAINED FOR ALL APPLICABLE TRADES LISTED BELOW. IN ADDITION TO THE REQURIEMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPETY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF FLORIDA STATUTE 469.003 AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IF ASBESTOS IS TO BE REMOVED. NO EXCAVATIONS SHALL COMMENCE ON ANY STREET, ALLEY, RIGHT-OF-WAY OR UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION REGARDING THE LOCATION OF BURIED GAS OR ELECTRICAL UTILITY LINES. SUCH INFORMATION MAY BE REQUESTED BY PHONE, LETTER, FAX OR IN PERSON BY CONTACTING THE UTILITY NOTIFICATION CENTER IN THIS AREA. A 48 HOUR NOTICE IS REQUIRED FOR UNDERGROUND LINE LOCATION SERVICES.

WARNING TO OWNER: FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, YOU SHOULD CONSULT WITH YOUR LENDER OR LEGAL ADVISOR BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. THIS PERMIT IS VOID IF WORK HAS NOT COMMENCED WITHIN 180 DAYS; AND MAY EXPIRE BY TIME LIMITATION IF THE WORK IS ABANDONED FOR 180 DAYS OR MORE.

OWNER SIGNATURE Charles R Hill DATE 3/10/08

CONTRACTOR SIGNATURE _____ DATE _____

==========**STAFF USE ONLY**==========

APPROVALS:

ZONING _____ DATE _____

FIRE MARSHAL _____ DATE _____

UTILITIES _____ DATE _____

ARCHEOLOGY _____ DATE _____

STORM WATER _____ DATE _____

PUBLIC WORKS _____ DATE _____

BUILDING OFFICIAL _____ DATE 3-17-08

DATE PERMIT ISSUED 3-19-08

PERMIT FEES:

BUILDING $ _____

PLAN CHECK $ _____

ELECTRICAL $ _____

PLUMBING $ _____

MECHANICAL $ _____

ARCH SURCHG. $ _____

RADON $ _____

OTHER $ _____

TOTAL FEE $ _____

Building Permit

City of St. Augustine

Planning and Building Department P.O. Box 210 75 King Street, St. Augustine, Florida 32085 (904) 825-1065

Permit # : 2008-0210-001

INCOMPLETE 2/23/4

Contractor: CHARLES HILL / / / / , / () -

Owner: CITY OF ST AUGUSTINE / / PO BOX 210 / / SAINT AUGUSTINE, FL 320850210 / () -

Architect: / / / / , FL / () -

Mortgage Lender: / / / / , FL / () -

Bonding Company: / / / / , FL / () -

Applicant: / CITY OF ST. AUGUSTINE / / / , FL / (904) 669-1856

Project Address: 75 KING

Proposed Work: Heated/Cooled Area: Non-Heated/Cooled Area: Direct Contract Price: $ 400,000.00

Detailed Description: remove old windows & replace with new windows

Parcel # : 199570 0003

Legal Description: CITY OF ST AUG PT OF BLK 36-A SUITE 113 1ST FLOOR CITY HALL COMPLEX

Current Use: Commercial - good condition Proposed Use:

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, and FIRE SYSTEMS, etc.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of St. Johns County, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. It is the owner's or operator's responsibility to comply with the provisions of F.S. 469.003 and to notify the Department of Environmental Protection of her or his intentions to remove asbestos, when applicable, in accordance with state and federal law. State law requires asbestos abatement to be done by licensed contractors.

NOTICE AND MARKING REQUIREMENTS FOR EXCAVATION: No excavator shall commence or perform any excavation in any public or private street, alley, right-of-way dedicated to the public use, or gas utility easement without first obtaining information concerning the possible location of gas pipelines in the area of the proposed excavation from any person having the right to bury gas pipelines within the public or private street, alley, right-of-way or gas utility easement. Such information may be requested by telephone, letter, telegraph, or messenger or in person, at the pre-work conference for the job requiring the proposed excavation, or by calling a utility notification center operating in the area. The excavator shall notify the owner in the manner prescribed above so that the owner receives notification at least 48 hours, excluding Saturdays, Sundays, and legal holidays, prior to starting excavation.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

OWNER'S AFFIDAVIT: I certify that all the forgoing information is accurate an that all work be done in compliance with all applicable laws regulating construction and zoning.

STAFF USE ONLY

Zoning: HP4

Archaeological Zone: 00

Assessed Value: $ 30,600.00

Maximum Occupancy (Fire):

Maximum Occupancy (Building):

Date of Permit Issuance: 03/19/2008

FEES:

Fee Type	*Amount*	*Receipt #*

TOTAL:

Application Approved By: _____ Zoning Approval _____ Fire Department Approval _____ Building Approval _____ Archaeological Approval

BUILDING OFFICIAL OR AUTHORIZED SIGNITURE _____ DATE 3-19-08

CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION

Certificate of Appropriateness

Case Number: HP2024-0004 **Meeting Date: Thursday, February 15, 2024**

1. NAME OF APPLICANT: Mark McConnel
   Business (if applicable): Sarah Ryan Architect
   Address: 201 Owens Avenue
   City: St Augustine State: FL Zip Code: 32080
   Daytime Telephone: 5409151233 E-Mail Address: mm@sarahryanarchitect.com

2. NAME OF PROPERTY OWNER: City of St Augustine
   Business (if applicable):
   Address: 75 King Street
   City: St. Augustine State: FL Zip Code: 32084
   Daytime Telephone: 9042094315 E-Mail Address: bmoore@citystaug.com

3. PROJECT LOCATION: 75 King St, Saint Augustine, Florida, 32084

4. LEGAL 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

5. SCOPE OF WORK: To replace existing non-historic windows with windows similar to replacements previously installed elsewhere on the building

Information attached by applicant includes:

- Window Cut sheet
- HARB Sufficiency Checklist
- HARB Drawings
- Project Abstract
- Existing Photograph
- Application Agreement

HARB APPLICATION AGREEMENT

In filling out this application:

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

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

Project Address: 75 King Street

Applicant's Name: Mark McConnel Applicant's Signature: Mark McConnel

Owner's Name: Barbara Moore Owner's Signature: Barbara Moore

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

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

(Can add additional signature page if needed)

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

Certificate of Appropriateness

Sufficiency Checklist

Case Number HP2024-0004

75 King St, Saint Augustine, Florida, 32084

Checklist Item	Checklist Item Description	Status	Comments
WINDOWS - Brochure or sample showing the material	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware	Need	Cut Sheet provided is adequate to show how the window will be installed. A manufacturers brochure with photograph will more clearly illustrate what the new windows will look like. Evidence that this exact window brand is what was previously approved is also helpful.

Other Details Necessary for Review

It is staff's understanding that a Window Assessment Report is being drafted for the building. This should be included with the application.

The applicant should identify windows that have already been replaced but are not the aluminum clad windows proposed. Based upon research, there are several extant on the second floor of the courtyard interior, but it is unclear which wing.

COMPLETENESS REVIEW CHECKLIST (COAs and OOAs)

COMPLETED BY APPLICANT

The checklist below is a list of requirements, based on the proposed scope of work, for use as a reference when determining what information to submit with your application. Planning and Building staff utilize this same checklist to determine sufficiency of your application. All projects proposed within or immediately adjacent to Historic Preservation Zoning Districts are required to meet the Architectural Guidelines for Historic Preservation (AGHP) which can be found on the City's website at: https://www.citystaug.com/DocumentCenter/View/153/Architectural-Guidelines-for-Historic-Preservation-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, though some items listed may not be applicable to your project. Discuss the project with Planning Staff if it is unique and needs to be addressed in a different manner. Applications must be sufficiently complete at the time of submittal or will be noted as incomplete and may be delayed to a future meeting. Minor details may be submitted up to 10 days before the meeting to the Planning and Building Department. After that time, HARB will determine if additional materials may be presented during the meeting.

THIS CHECKLIST IS FOR REFERENCE ONLY AND IS NOT A REQUIRED APPLICATION DOCUMENT

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

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

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

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

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

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

AWNING/CANOPY

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

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

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

CONTINUED

COMPLETED BY APPLICANT

This checklist is for reference only and is not a required application document

WINDOWS (windows, shutters, and other associated features)

OK	Need	N/A	
☑	☐	☐	Photographs of affected window(s) or location(s) of proposed new window opening(s)
☐	☐	☑	For new openings, a scaled wall section with proposed window
☑	☐	☐	Brochure or sample showing the material, window type, all dimensions and profiles, finish, glazing, and hardware
☑	☐	☐	Scaled elevation of existing and proposed window; a "typical" elevation can be used if multiple windows are affected as long as the existing and proposed conditions are identical at each location
☐	☐	☑	For replacing historic windows: a window evaluation including locations, condition of paint, condition of frame and sill, condition of sash (rails, stiles, muntins), glazing problems, hardware type and condition, overall condition assessment by qualified professional.

FOUNDATION (replacement, infill, alteration including elevation)

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

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

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

FENCES/WALLS/GATES

☐	☐	☑	Photographs of existing site area within view of proposed fence/wall/gate and detail photo of any existing fence/wall/gate
☐	☐	☑	Scaled site plan showing the property line, building footprints, sidewalks, driveways and other major site features and proposed fence/wall (smaller projects may not require a scaled site plan like short extensions of existing fences/walls)
☐	☐	☑	Drawing of proposed fence/wall/gate showing material, finish, height, spacing distance, shapes, patterns, hardware, construction section

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

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

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

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

❖ Notes:

This is a continuation of the installation of historically correct windows in City Hall and the Lightner Museum begun in 2005. This is the final phase of the installation. Windows in this phase are identical to windows already approved and installed in the building. Approximately 100 of the replacement windows have been approved by HARB, purchased, and delivered, and are awaiting installation.

Revised Received February 6, 2024
Planning & Buildng Dept.

SARAH RYAN
ARCHITECT

Date: February 5, 2024

Re: PROJECT ABSTRACT
Window Replacement
City Hall & Lightner Museum

1. This is the continuation of the window replacement project begun in 2001 at the Historic Hotel Alcazar now used as St. Augustine City Hall and the Lightner Museum

    a. This is the final phase of window purchasing and installation

    b. A wood window manufactured by Rema was approved by HARB in 2000 and approximately a dozen of these windows were installed. These were painted wood interior and exterior. While appearing to be double-hung windows, they are casements or "hopper" windows. The paint on these windows is fading.

    c. An additional 260 windows identical to those in this application were permitted and installed prior to 2008.

    d. Over 100 of the windows in this request have already been purchased and are stored in city facilities. The installation of these windows is part of this project.

    e. Just over 100 additional windows, identical to those already procured, are to be purchased and installed as part of this project.

    f. Windows will be installed in a manner identical to those already replaced, i.e. from the interior and inset within the concrete opening with only a caulk joint between the window and the concrete.

    g. There are 60 windows that are very narrow and the installation of a wood replacement window would leave very little glass visible. Therefore, we propose simply reglazing the existing brass or bronze framed widows; replacing the Plexiglas with insulated glass.

sr@sarahryanarchitect.com |201 Owens Ave, St. Augustine, FL 32080 | 904.547.9430

Received 01/16/2024
Planning and Building Department

SARAH RYAN
ARCHITECT

Date: January 16, 2024

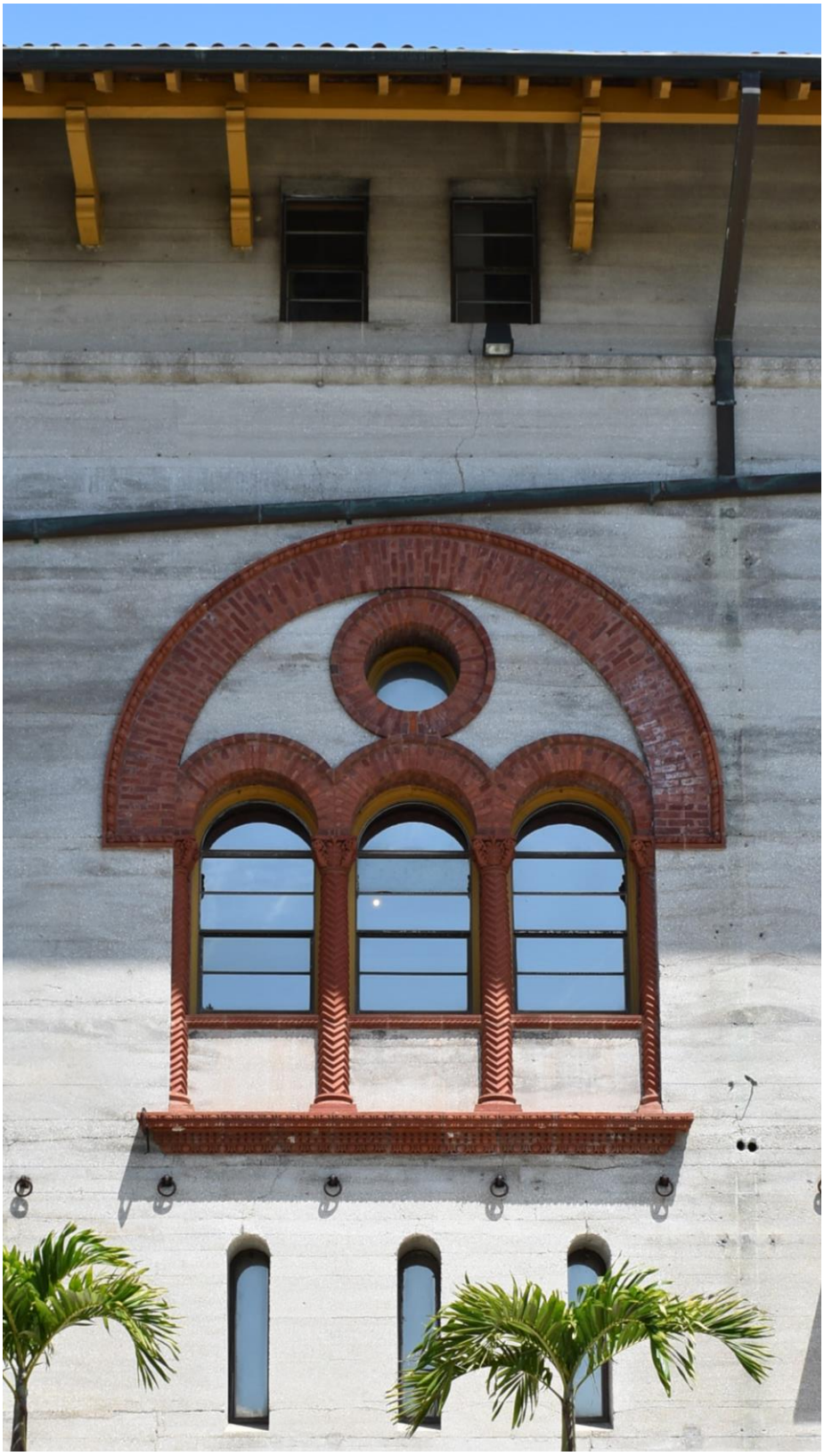
Re: TYPICAL PHOTOS – SHOWING BEFORE AND AFTER CONDITIONS
Window Replacement
City Hall & Lightner Museum



Existing and replacement windows



Replacement windows



Windows to be replaced and reglazed.

Received February 5, 2024
Planning & Building Department
From Lightner Museum Collection



Application pg 9



Received February 5, 2024
Planning & Building Department
From Lightner Museum Collection

Corrected set - Received February 7, 2024
Planning & Building Department





CITY HALL & LIGHTNER MUSEUM WINDOW REPLACEMENT

PROJECT CONTACT

Barbara Moore
General Services Group
ManagerCRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION

75 King Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

SARAH RYAN ARCHITECT

CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION

Scale 1/8" = 1'-0"

Sheet title

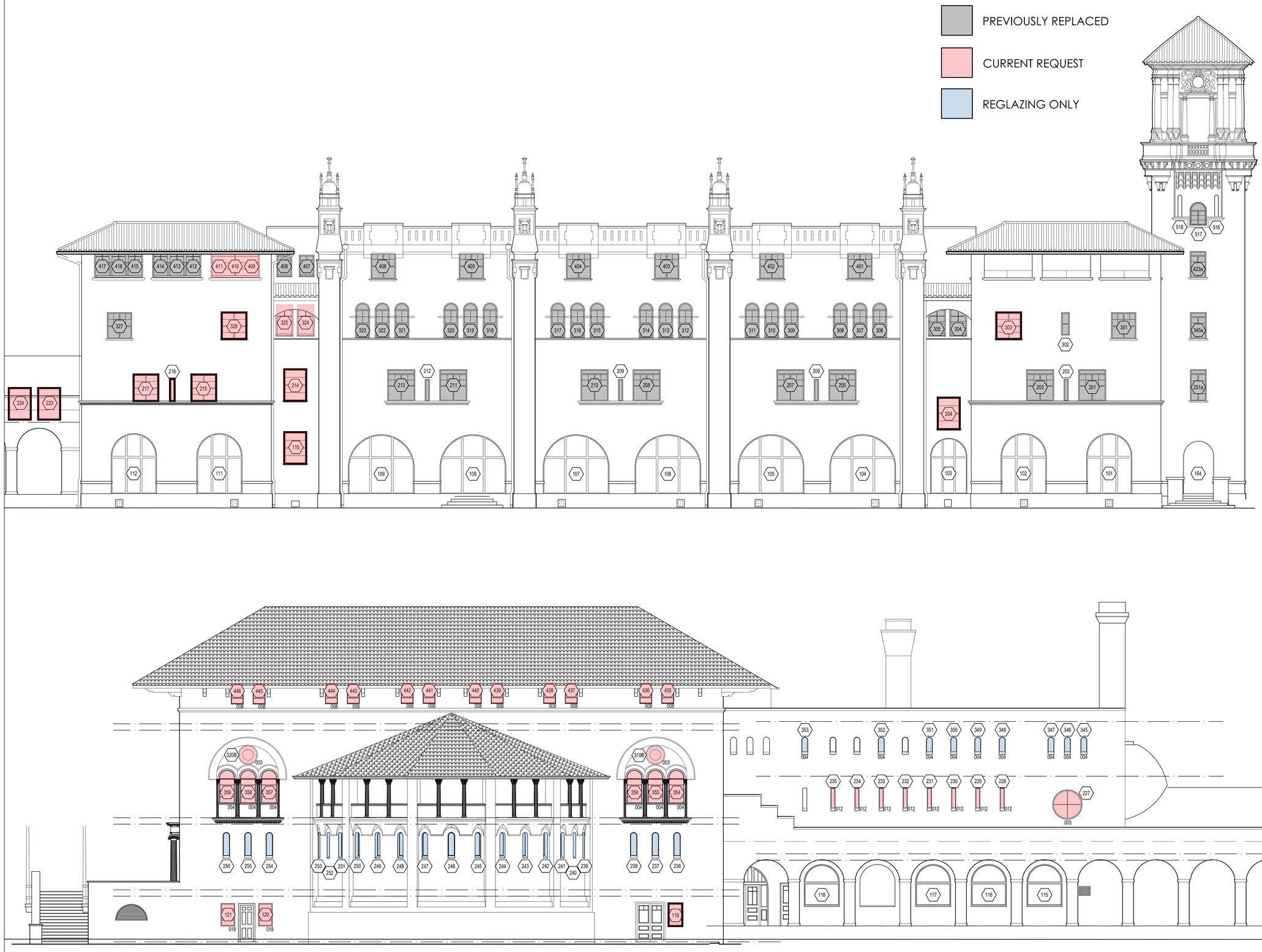
WEST ELEVATION

Sheet Number A2.01

COORDINATION SET

Application pg 11

Corrected set - Received February 7, 2024
Planning & Building Department



No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION

CITY HALL & LIGHTNER MUSEUM WINDOW REPLACEMENT

PROJECT CONTACT

Barbara Moore
General Services Group
ManagerCRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION

75 King Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

SARAH RYAN ARCHITECT

CONTRACTOR:

Scale 1/8" = 1'-0"

Sheet title

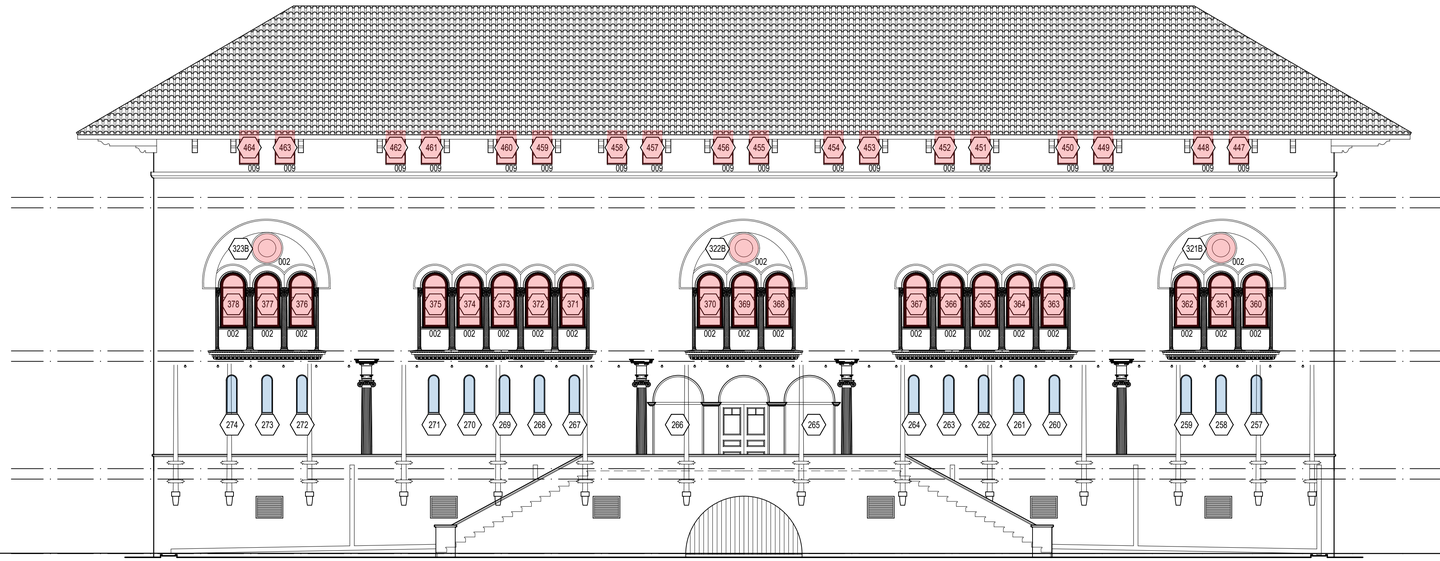
EAST ELEVATION

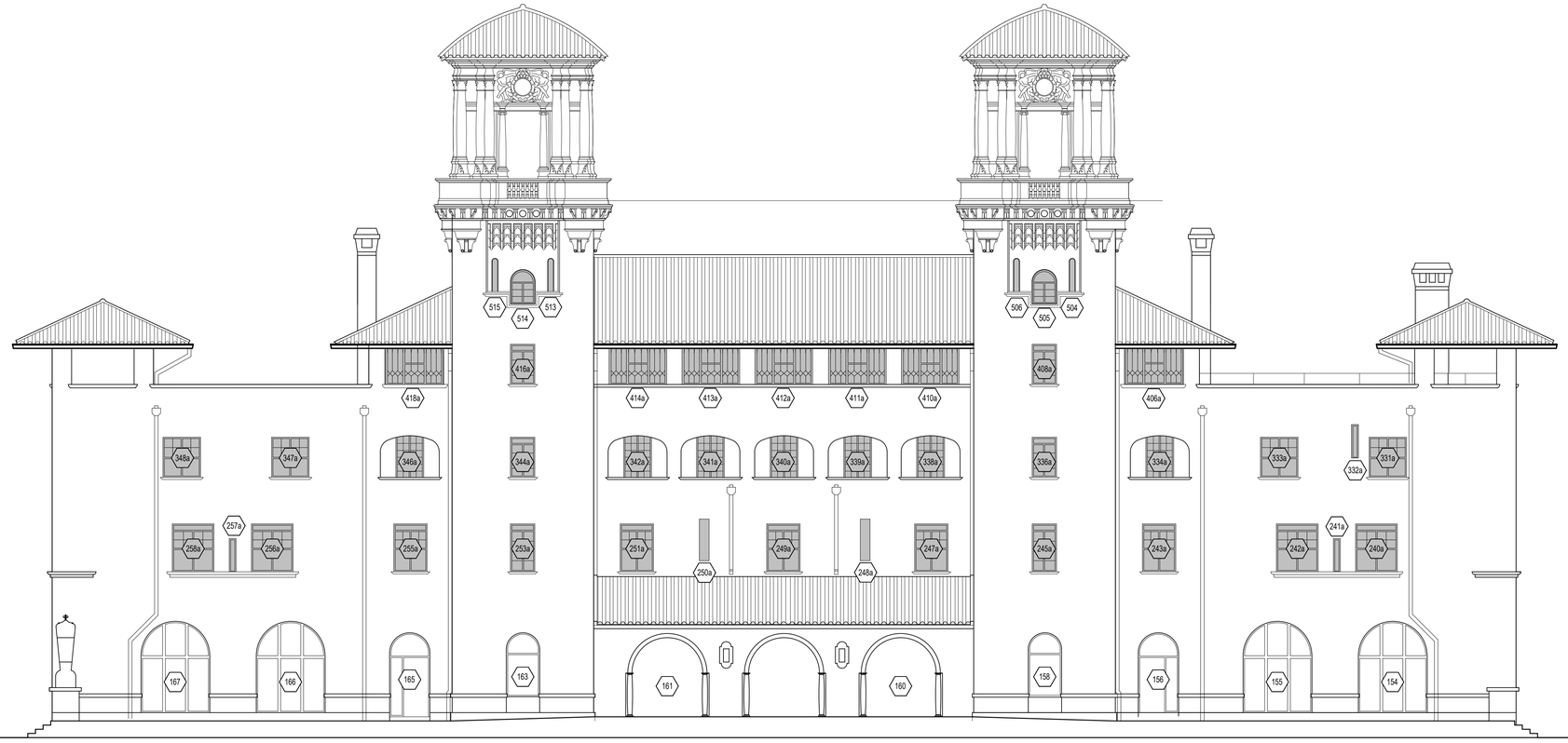
Sheet Number A2.02

COORDINATION SET

Application pg 12

Corrected set - Received February 7, 2024
Planning & Building Department





PREVIOUSLY REPLACED

CURRENT REQUEST

REGLAZING ONLY

CITY HALL & LIGHTNER MUSEUM WINDOW REPLACEMENT

PROJECT CONTACT

Barbara Moore
General Services Group
ManagerCRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION

75 King Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

SARAH RYAN ARCHITECT

CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION

Scale 1/8" = 1'-0"

Sheet title

NORTH AND SOUTH ELEVATIONS

Sheet Number A2.03

COORDINATION SET

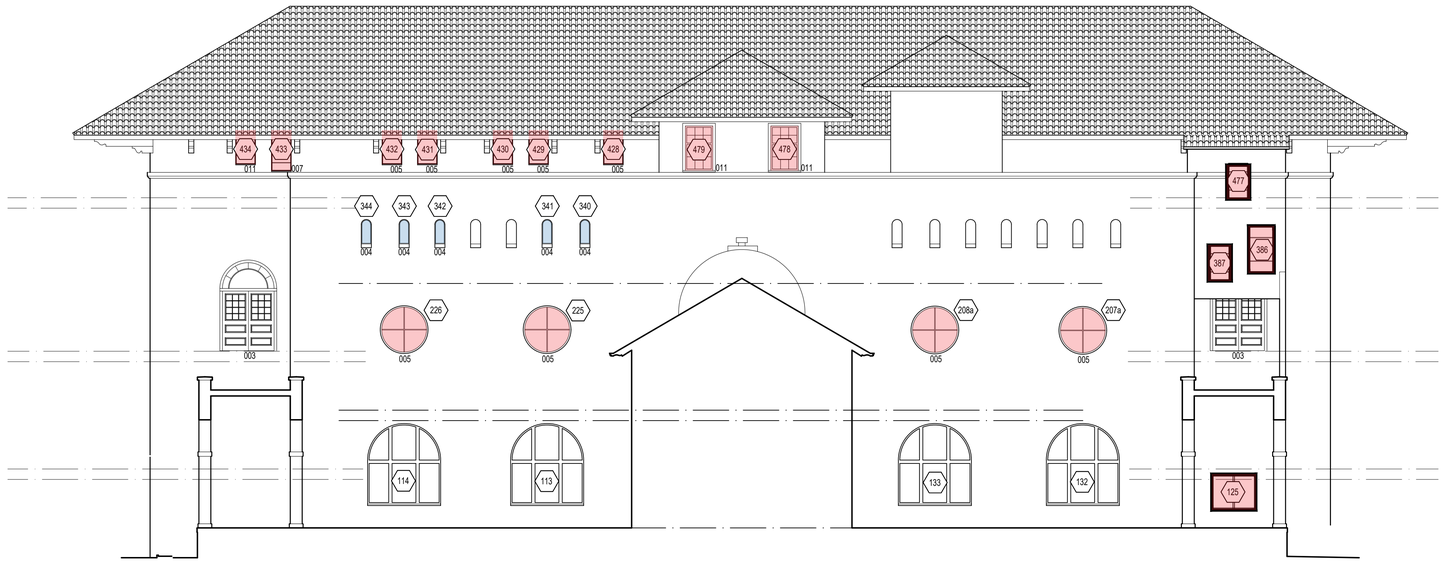
Application pg 13

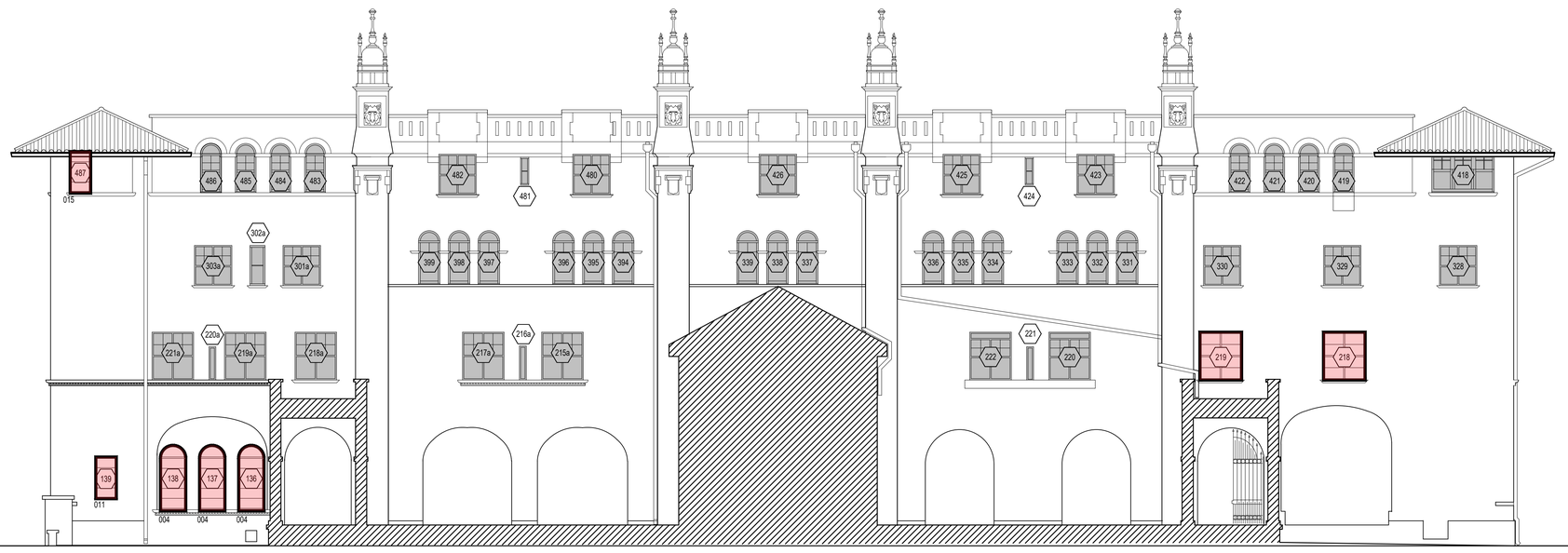
Corrected set - Received February 7, 2024
Planning & Building Department

PREVIOUSLY REPLACED

CURRENT REQUEST

REGLAZING ONLY





CITY HALL & LIGHTNER MUSEUM WINDOW REPLACEMENT

PROJECT CONTACT

Barbara Moore
General Services Group
ManagerCRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION

75 King Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

SARAH RYAN ARCHITECT

CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION

Scale 1/8" = 1'-0"

Sheet title

NORTH & SOUTH COURTYARD ELEVATIONS

Sheet Number A2.04

COORDINATION SET

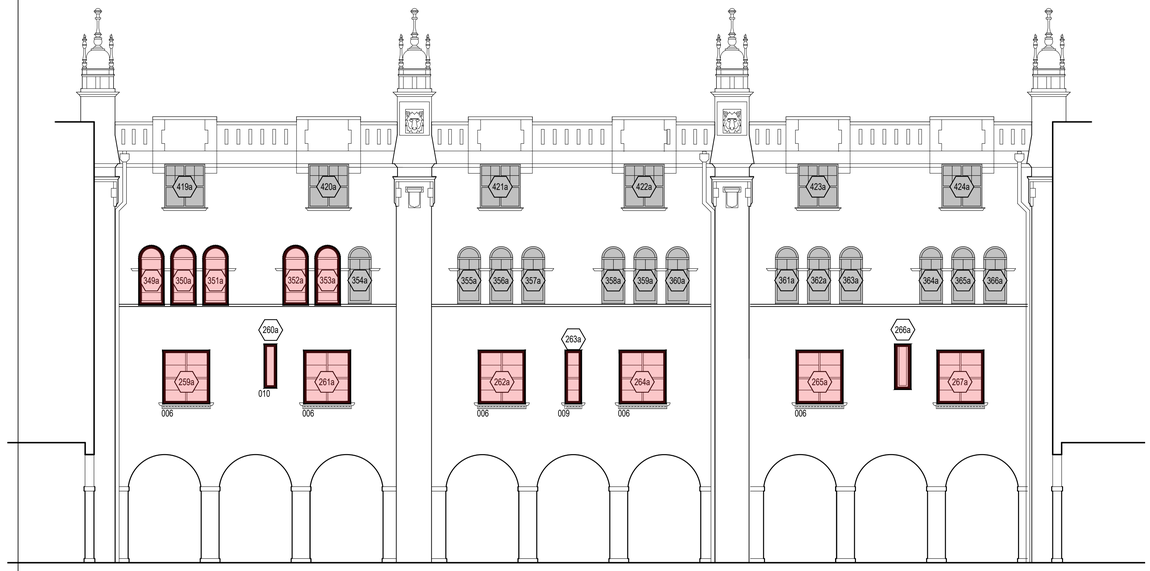
Application pg 14

Corrected set - Received February 7, 2024
Planning & Building Department

PREVIOUSLY REPLACED

CURRENT REQUEST

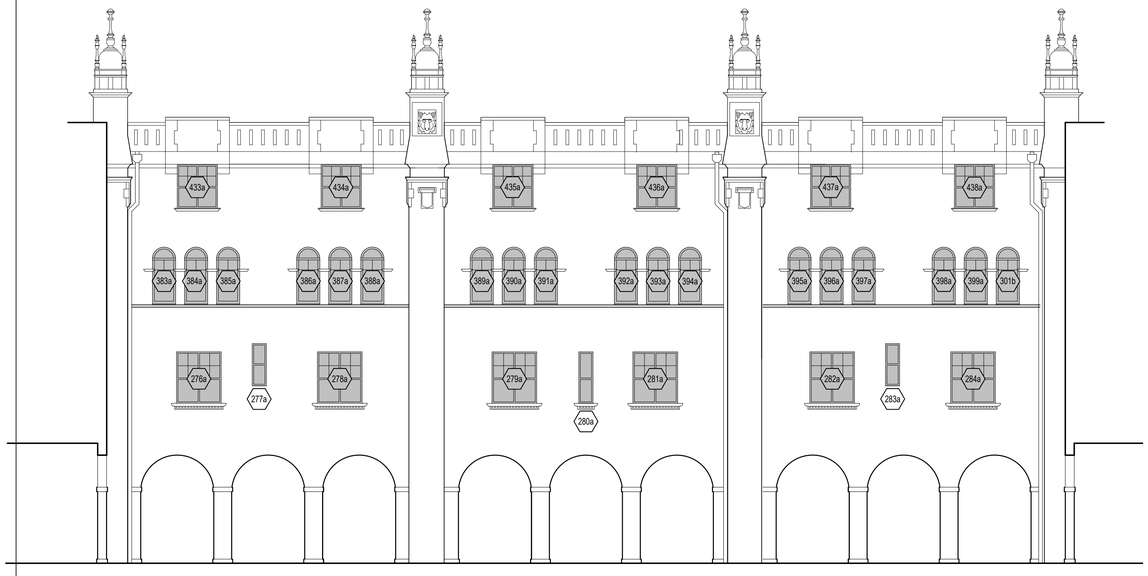
REGLAZING ONLY



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



SOUTH ELEVATION 1/8"=1'-0" 2



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



NORTH ELEVATION 1/8"=1'-0" 4

CITY HALL & LIGHTNER MUSEUM WINDOW REPLACEMENT

PROJECT CONTACT

Barbara Moore
General Services Group
ManagerCRA administrator
City of St. Augustine
75 King Street
St. Augustine FL 32084
904.209.4315

PROJECT LOCATION

75 King Street
St. Augustine FL 32084

ARCHITECT:

Sarah Ryan Architect, LLC
201 Owens Ave
St Augustine FL 32080
904.547.9430

SARAH RYAN ARCHITECT

CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION

Scale 1/8" = 1'-0"

Sheet title

CITY HALL COURTYARD ELEVATIONS

Sheet Number A2.05

COORDINATION SET

Application pg 15

CITY HALL AND LIGHTNER MUSEUM WINDOW REPLACEMENT

Window types are only assigned by manufacturer to windows on City Hall

	NO.	STATUS	TYPE
1	101	Storefront	
2	102	Storefront	
3	103	Storefront	
4	104	Storefront	
5	105	Storefront	
6	106	Storefront	
7	107	Storefront	
8	108	Storefront	
9	109	Storefront	
10	110	PROPOSED	
11	111	Storefront	
12	112	Storefront	
13	113	Storefront	
14	114	Storefront	
15	115	Storefront	
16	116	Storefront	
17	117	Storefront	
18	118	Storefront	
19	119	PROPOSED	
20	120	PROPOSED	
21	121	PROPOSED	
22	122	PROPOSED	
23	123	PROPOSED	
24	124	PROPOSED	
25	125	PROPOSED	
26	126	Storefront	
27	127	Storefront	
28	128	Storefront	
29	129	Storefront	
30	130	Storefront	
31	131	PROPOSED	
32	132	Storefront	
33	133	Storefront	
34	134	PROPOSED	
35	135	PROPOSED	
36	136	PROPOSED	K
37	137	PROPOSED	K

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	NO.	STATUS	TYPE
38	138	PROPOSED	K
39	139	PROPOSED	N
40	140	PROPOSED	Q
41	141	PROPOSED	P
42	142	PROPOSED	P
43	143	PROPOSED	Q
44	144	PROPOSED	M
45	145	Storefront	
46	146	Storefront	
47	147	Storefront	
48	148	Storefront	
49	149	Storefront	
50	150	Storefront	
51	151	PROPOSED	
52	152	Storefront	
53	153	Storefront	
54	154	Storefront	
55	155	Storefront	
56	156	Storefront	
57	157	Storefront	
58	158	Storefront	
59	159	Storefront	
60	160	Storefront	
61	161	Storefront	
62	162	Storefront	
63	163	Storefront	
64	164	Storefront	
65	165	Storefront	
66	166	Storefront	
67	167	Storefront	
68	168	Storefront	
69	169	Storefront	
70	170	Storefront	
71	171	Storefront	
72	172	Storefront	
73	173	Storefront	
74	174	Storefront	
75	175	Storefront	
76	176	Storefront	
77	177	Storefront	
78	178	Storefront	

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	NO.	STATUS	TYPE
79	179	Storefront	
80	180	Storefront	
81	181	Storefront	
82	182	Storefront	
83	183	Storefront	
84	184	Storefront	
85	185	Storefront	
86	186	Storefront	
87	187	Storefront	
88	188	Storefront	
89	189	Storefront	
90	190	Storefront	
91	191	Storefront	
92	192	Storefront	
93	193	Storefront	
94	194	Storefront	
95	195	Storefront	
96	196	Storefront	
97	197	Storefront	
98	198	Storefront	
99	199	Storefront	
100	201	ALREADY REPLACED	G
101	202	ALREADY REPLACED	H
102	203	ALREADY REPLACED	G
103	204	PROPOSED	I
104	205	ALREADY REPLACED	G
105	206	ALREADY REPLACED	H
106	207	ALREADY REPLACED	G
107	208	ALREADY REPLACED	G
108	209	ALREADY REPLACED	H
109	210	ALREADY REPLACED	G
110	211	ALREADY REPLACED	G
111	212	ALREADY REPLACED	H
112	213	ALREADY REPLACED	G
113	214	PROPOSED	I
114	215	PROPOSED	G
115	216	PROPOSED	H
116	217	PROPOSED	G
117	218	PROPOSED	
118	219	PROPOSED	
119	220	ALREADY REPLACED	

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	NO.	STATUS	TYPE
120	221	ALREADY REPLACED	
121	222	ALREADY REPLACED	
122	223	PROPOSED	
123	224	PROPOSED	
124	225	PROPOSED	
125	226	PROPOSED	
126	227	PROPOSED	
127	228	PROPOSED	
128	229	PROPOSED	
129	230	PROPOSED	
130	231	PROPOSED	
131	232	PROPOSED	
132	233	PROPOSED	
133	234	PROPOSED	
134	235	PROPOSED	
135	236	REGLAZE	
136	237	REGLAZE	
137	238	REGLAZE	
138	239	REGLAZE	
139	240	REGLAZE	
140	241	REGLAZE	
141	242	REGLAZE	
142	243	REGLAZE	
143	244	REGLAZE	
144	245	REGLAZE	
145	246	REGLAZE	
146	247	REGLAZE	
147	248	REGLAZE	
148	249	REGLAZE	
149	250	REGLAZE	
150	251	REGLAZE	
151	252	REGLAZE	
152	253	REGLAZE	
153	254	REGLAZE	
154	255	REGLAZE	
155	256	REGLAZE	
156	257	REGLAZE	
157	258	REGLAZE	
158	259	REGLAZE	
159	260	REGLAZE	
160	261	REGLAZE	

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	NO.	STATUS	TYPE
161	262	REGLAZE	
162	263	REGLAZE	
163	264	REGLAZE	
164	265	REGLAZE	
165	266	REGLAZE	
166	267	REGLAZE	
167	268	REGLAZE	
168	269	REGLAZE	
169	270	REGLAZE	
170	271	REGLAZE	
171	272	REGLAZE	
172	273	REGLAZE	
173	274	REGLAZE	
174	275	REGLAZE	
175	276	REGLAZE	
176	277	REGLAZE	
177	278	REGLAZE	
178	279	REGLAZE	
179	280	REGLAZE	
180	281	REGLAZE	
181	282	REGLAZE	
182	283	REGLAZE	
183	284	REGLAZE	
184	285	REGLAZE	
185	286	REGLAZE	
186	287	REGLAZE	
187	288	REGLAZE	
188	289	REGLAZE	
189	290	REGLAZE	
190	291	REGLAZE	
191	292	REGLAZE	
192	293	REGLAZE	
193	294	REGLAZE	
194	295	REGLAZE	
195	296	DOOR	
196	297	PROPOSED	
197	298	PROPOSED	
198	299	PROPOSED	
199	201 A	PROPOSED	G
200	202 A	PROPOSED	H
201	203 A	PROPOSED	G

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	NO.	STATUS	TYPE
202	204 A	PROPOSED	
203	205 A	PROPOSED	
204	206 A	PROPOSED	
205	207 A	PROPOSED	
206	208 A	PROPOSED	
207	209 A	PROPOSED	
208	210 A	PROPOSED	
209	211 A	PROPOSED	
210	212 A	PROPOSED	
211	213 A	PROPOSED	
212	214 A	PROPOSED	
213	215 A	ALREADY REPLACED	
214	216 A	ALREADY REPLACED	
215	217 A	ALREADY REPLACED	
216	218 A	ALREADY REPLACED	
217	219 A	ALREADY REPLACED	
218	220 A	ALREADY REPLACED	
219	221 A	ALREADY REPLACED	
220	222 A	ALREADY REPLACED	
221	223 A	ALREADY REPLACED	
222	224 A	ALREADY REPLACED	
223	225 A	PROPOSED	
224	226 A	PROPOSED	I
225	227 A	PROPOSED	G
226	228 A	PROPOSED	H
227	229 A	PROPOSED	G
228	230 A	PROPOSED	G
229	231 A	PROPOSED	H
230	232 A	PROPOSED	G
231	233 A	PROPOSED	G
232	234 A	PROPOSED	H
233	235 A	PROPOSED	G
234	236 A	PROPOSED	I
235	237 A	ALREADY REPLACED	
236	238 A	ALREADY REPLACED	
237	239 A	ALREADY REPLACED	
238	240 A	ALREADY REPLACED	G
239	241 A	ALREADY REPLACED	H
240	242 A	ALREADY REPLACED	G
241	243 A	ALREADY REPLACED	I
242	244 A	ALREADY REPLACED	

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	NO.	STATUS	TYPE
243	245 A	ALREADY REPLACED	
244	246 A	ALREADY REPLACED	
245	247 A	ALREADY REPLACED	I
246	248 A	ALREADY REPLACED	J
247	249 A	ALREADY REPLACED	I
248	250 A	ALREADY REPLACED	J
249	251 A	ALREADY REPLACED	I
250	252 A	ALREADY REPLACED	
251	253 A	ALREADY REPLACED	D
252	254 A	ALREADY REPLACED	
253	255 A	ALREADY REPLACED	I
254	256 A	ALREADY REPLACED	G
255	257 A	ALREADY REPLACED	H
256	258 A	ALREADY REPLACED	G
257	259 A	PROPOSED	E
258	260 A	PROPOSED	H
259	261 A	PROPOSED	E
260	262 A	PROPOSED	E
261	263 A	PROPOSED	O
262	264 A	PROPOSED	E
263	265 A	PROPOSED	E
264	266 A	PROPOSED	
265	267 A	PROPOSED	E
266	268 A	PROPOSED	E
267	269 A	ALREADY REPLACED	
268	270 A	ALREADY REPLACED	
269	271 A	ALREADY REPLACED	
270	272 A	ALREADY REPLACED	
271	273 A	ALREADY REPLACED	
272	274 A	ALREADY REPLACED	
273	275 A	ALREADY REPLACED	
274	276 A	ALREADY REPLACED	
275	277 A	ALREADY REPLACED	
276	278 A	ALREADY REPLACED	
277	279 A	ALREADY REPLACED	
278	280 A	ALREADY REPLACED	
279	281 A	ALREADY REPLACED	
280	282 A	ALREADY REPLACED	
281	283 A	ALREADY REPLACED	
282	284 A	ALREADY REPLACED	
283	285 A	ALREADY REPLACED	

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	NO.	STATUS	TYPE
284	286 A	ALREADY REPLACED	
285	287 A	ALREADY REPLACED	
286	288 A	ALREADY REPLACED	
287	289 A	ALREADY REPLACED	
288	290 A	ALREADY REPLACED	
289	291 A	ALREADY REPLACED	
290	292 A	ALREADY REPLACED	
291	293 A	ALREADY REPLACED	
292	294 A	ALREADY REPLACED	
293	301	ALREADY REPLACED	
294	302	NOT USED	
295	303	PROPOSED	E
296	304	ALREADY REPLACED	
297	305	ALREADY REPLACED	
298	306	ALREADY REPLACED	
299	307	ALREADY REPLACED	
300	308	ALREADY REPLACED	
301	309	ALREADY REPLACED	
302	310	ALREADY REPLACED	
303	311	ALREADY REPLACED	
304	312	ALREADY REPLACED	
305	313	ALREADY REPLACED	
306	314	ALREADY REPLACED	
307	315	ALREADY REPLACED	
308	316	ALREADY REPLACED	
309	317	ALREADY REPLACED	
310	318	ALREADY REPLACED	
311	319	ALREADY REPLACED	
312	320	ALREADY REPLACED	
313	321	ALREADY REPLACED	
314	322	ALREADY REPLACED	
315	323	ALREADY REPLACED	
316	324	PROPOSED	Q
317	325	PROPOSED	Q
318	326	PROPOSED	E
319	327	ALREADY REPLACED	
320	328	ALREADY REPLACED	
321	329	ALREADY REPLACED	
322	330	ALREADY REPLACED	
323	331	ALREADY REPLACED	
324	332	ALREADY REPLACED	

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	NO.	STATUS	TYPE
325	333	ALREADY REPLACED	
326	334	ALREADY REPLACED	
327	335	ALREADY REPLACED	
328	336	ALREADY REPLACED	
329	337	ALREADY REPLACED	
330	338	ALREADY REPLACED	
331	339	ALREADY REPLACED	
332	340	PROPOSED	
333	341	PROPOSED	
334	342	PROPOSED	
335	343	PROPOSED	
336	344	PROPOSED	
337	345	PROPOSED	
338	346	PROPOSED	
339	347	PROPOSED	
340	348	PROPOSED	
341	349	PROPOSED	
342	350	PROPOSED	
343	351	PROPOSED	
344	352	PROPOSED	
345	353	PROPOSED	
346	354	PROPOSED	
347	355	PROPOSED	
348	356	PROPOSED	
349	357	PROPOSED	
350	358	PROPOSED	
351	359	PROPOSED	
352	360	PROPOSED	
353	361	PROPOSED	
354	362	PROPOSED	
355	363	PROPOSED	
356	364	PROPOSED	
357	365	PROPOSED	
358	366	PROPOSED	
359	367	PROPOSED	
360	368	PROPOSED	
361	369	PROPOSED	
362	370	PROPOSED	
363	371	PROPOSED	
364	372	PROPOSED	
365	373	PROPOSED	

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	NO.	STATUS	TYPE
366	374	PROPOSED	
367	375	PROPOSED	
368	376	PROPOSED	
369	377	PROPOSED	
370	378	PROPOSED	
371	379	PROPOSED	
372	380	PROPOSED	
373	381	PROPOSED	
374	382	PROPOSED	
375	383	PROPOSED	
376	384	PROPOSED	
377	385	PROPOSED	
378	386	PROPOSED	
379	387	PROPOSED	
380	388	PROPOSED	
381	389	PROPOSED	
382	390	PROPOSED	
383	391	PROPOSED	
384	392	PROPOSED	
385	393	PROPOSED	
386	394	ALREADY REPLACED	
387	395	ALREADY REPLACED	
388	396	ALREADY REPLACED	
389	397	ALREADY REPLACED	
390	398	ALREADY REPLACED	
391	399	ALREADY REPLACED	
392	301 A	ALREADY REPLACED	
393	302 A	ALREADY REPLACED	
394	303 A	ALREADY REPLACED	
395	304 A	ALREADY REPLACED	
396	305 A	PROPOSED	E
397	306 A	PROPOSED	Q
398	307 A	PROPOSED	Q
399	308 A	PROPOSED	K
400	309 A	PROPOSED	K
401	310 A	PROPOSED	K
402	311 A	PROPOSED	K
403	312 A	PROPOSED	K
404	313 A	PROPOSED	K
405	314 A	PROPOSED	K
406	315 A	PROPOSED	K

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	NO.	STATUS	TYPE
407	316 A	PROPOSED	K
408	317 A	PROPOSED	K
409	318 A	PROPOSED	K
410	319 A	PROPOSED	K
411	320 A	PROPOSED	K
412	321 A	PROPOSED	K
413	322 A	PROPOSED	K
414	323 A	PROPOSED	K
415	324 A	PROPOSED	K
416	325 A	PROPOSED	K
417	326 A	PROPOSED	Q
418	327 A	PROPOSED	Q
419	328 A	PROPOSED	E
420	329 A	PROPOSED	P
421	330 A	ALREADY REPLACED	
422	331 A	ALREADY REPLACED	
423	332 A	ALREADY REPLACED	
424	333 A	ALREADY REPLACED	
425	334 A	ALREADY REPLACED	
426	335 A	ALREADY REPLACED	
427	336 A	ALREADY REPLACED	
428	337 A	ALREADY REPLACED	
429	338 A	ALREADY REPLACED	
430	339 A	ALREADY REPLACED	
431	340 A	ALREADY REPLACED	
432	341 A	ALREADY REPLACED	
433	342 A	ALREADY REPLACED	
434	343 A	ALREADY REPLACED	
435	344 A	ALREADY REPLACED	
436	345 A	ALREADY REPLACED	
437	346 A	ALREADY REPLACED	
438	347 A	ALREADY REPLACED	
439	348 A	ALREADY REPLACED	
440	349 A	PROPOSED	
441	350 A	PROPOSED	
442	351 A	PROPOSED	
443	352 A	PROPOSED	
444	353 A	PROPOSED	
445	354 A	ALREADY REPLACED	
446	355 A	ALREADY REPLACED	
447	356 A	ALREADY REPLACED	

	NO.	STATUS	TYPE
448	357 A	ALREADY REPLACED	
449	358 A	ALREADY REPLACED	
450	359 A	ALREADY REPLACED	
451	360 A	ALREADY REPLACED	
452	361 A	ALREADY REPLACED	
453	362 A	ALREADY REPLACED	
454	363 A	ALREADY REPLACED	
455	364 A	ALREADY REPLACED	
456	365 A	ALREADY REPLACED	
457	366 A	ALREADY REPLACED	
458	367 A	ALREADY REPLACED	
459	368 A	ALREADY REPLACED	
460	369 A	ALREADY REPLACED	
461	370 A	ALREADY REPLACED	
462	371 A	ALREADY REPLACED	
463	372 A	ALREADY REPLACED	
464	373 A	ALREADY REPLACED	
465	374 A	ALREADY REPLACED	
466	375 A	ALREADY REPLACED	
467	376 A	ALREADY REPLACED	
468	377 A	ALREADY REPLACED	
469	378 A	ALREADY REPLACED	
470	379 A	ALREADY REPLACED	
471	380 A	ALREADY REPLACED	
472	381 A	ALREADY REPLACED	
473	382 A	ALREADY REPLACED	
474	383 A	ALREADY REPLACED	
475	384 A	ALREADY REPLACED	
476	385 A	ALREADY REPLACED	
477	386 A	ALREADY REPLACED	
478	387 A	ALREADY REPLACED	
479	388 A	ALREADY REPLACED	
480	389 A	ALREADY REPLACED	
481	390 A	ALREADY REPLACED	
482	391 A	ALREADY REPLACED	
483	392 A	ALREADY REPLACED	
484	393 A	ALREADY REPLACED	
485	394 A	ALREADY REPLACED	
486	395 A	ALREADY REPLACED	
487	396 A	ALREADY REPLACED	
488	397 A	ALREADY REPLACED	

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	NO.	STATUS	TYPE
489	398 A	ALREADY REPLACED	
490	399 A	ALREADY REPLACED	
491	301 B	ALREADY REPLACED	
492	302 B	PROPOSED	K
493	303 B	PROPOSED	K
494	304 B	PROPOSED	K
495	305 B	PROPOSED	K
496	306 B	PROPOSED	K
497	307 B	PROPOSED	K
498	308 B	PROPOSED	K
499	309 B	PROPOSED	K
500	310 B	PROPOSED	K
501	311 B	PROPOSED	K
502	312 B	PROPOSED	K
503	313 B	PROPOSED	K
504	314 B	PROPOSED	K
505	315 B	PROPOSED	K
506	316 B	PROPOSED	K
507	317 B	PROPOSED	K
508	318 B	PROPOSED	K
509	319 B	PROPOSED	
510	320 B	PROPOSED	
511	321 B	PROPOSED	
512	322 B	PROPOSED	
513	323 B	PROPOSED	
514	324 B	PROPOSED	
515	325 B	PROPOSED	
516	401	ALREADY REPLACED	
517	402	ALREADY REPLACED	
518	403	ALREADY REPLACED	
519	404	ALREADY REPLACED	
520	405	ALREADY REPLACED	
521	406	ALREADY REPLACED	
522	407	ALREADY REPLACED	
523	408	ALREADY REPLACED	
524	409	ALREADY REPLACED	
525	410	ALREADY REPLACED	
526	411	ALREADY REPLACED	
527	412	ALREADY REPLACED	
528	413	ALREADY REPLACED	
529	414	ALREADY REPLACED	

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	NO.	STATUS	TYPE
530	415	ALREADY REPLACED	
531	416	ALREADY REPLACED	
532	417	ALREADY REPLACED	
533	418	ALREADY REPLACED	
534	419	ALREADY REPLACED	
535	420	ALREADY REPLACED	
536	421	ALREADY REPLACED	
537	422	ALREADY REPLACED	
538	423	ALREADY REPLACED	
539	424	ALREADY REPLACED	
540	425	ALREADY REPLACED	
541	426	ALREADY REPLACED	
542	427	NOT USED	
543	428	PROPOSED	
544	429	PROPOSED	
545	430	PROPOSED	
546	431	PROPOSED	
547	432	PROPOSED	
548	433	PROPOSED	
549	434	PROPOSED	
550	435	PROPOSED	
551	436	PROPOSED	
552	437	PROPOSED	
553	438	PROPOSED	
554	439	PROPOSED	
555	440	PROPOSED	
556	441	PROPOSED	
557	442	PROPOSED	
558	443	PROPOSED	
559	444	PROPOSED	
560	445	PROPOSED	
561	446	PROPOSED	
562	447	PROPOSED	
563	448	PROPOSED	
564	449	PROPOSED	
565	450	PROPOSED	
566	451	PROPOSED	
567	452	PROPOSED	
568	453	PROPOSED	
569	454	PROPOSED	
570	455	PROPOSED	

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	NO.	STATUS	TYPE
571	456	PROPOSED	
572	457	PROPOSED	
573	458	PROPOSED	
574	459	PROPOSED	
575	460	PROPOSED	
576	461	PROPOSED	
577	462	PROPOSED	
578	463	PROPOSED	
579	464	PROPOSED	
580	465	PROPOSED	
581	466	PROPOSED	
582	467	PROPOSED	
583	468	PROPOSED	
584	469	ALREADY REPLACED	
585	470	ALREADY REPLACED	
586	471	ALREADY REPLACED	
587	472	ALREADY REPLACED	
588	473	PROPOSED	
589	474	PROPOSED	
590	475	PROPOSED	
591	476	PROPOSED	
592	477	PROPOSED	
593	478	PROPOSED	
594	479	PROPOSED	
595	480	ALREADY REPLACED	
596	481	ALREADY REPLACED	
597	482	ALREADY REPLACED	
598	483	ALREADY REPLACED	
599	484	ALREADY REPLACED	
600	485	ALREADY REPLACED	
601	486	ALREADY REPLACED	
602	487	PROPOSED	M
603	488	ALREADY REPLACED	
604	489	ALREADY REPLACED	
605	490	ALREADY REPLACED	
606	491	ALREADY REPLACED	
607	492	ALREADY REPLACED	
608	493	ALREADY REPLACED	
609	494	ALREADY REPLACED	
610	495	ALREADY REPLACED	
611	496	ALREADY REPLACED	

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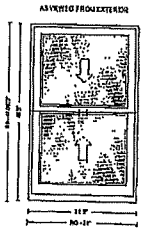
Revised Window Schedule
Received February 6, 2024 - Planning & Buildng Dept.

	NO.	STATUS	TYPE
612	497	ALREADY REPLACED	
613	498	ALREADY REPLACED	
614	499	ALREADY REPLACED	
615	401 A	ALREADY REPLACED	
616	402 A	ALREADY REPLACED	
617	403 A	ALREADY REPLACED	
618	404 A	ALREADY REPLACED	
619	405 A	ALREADY REPLACED	
620	406 A	RESTORED	
621	407 A	ALREADY REPLACED	
622	408 A	ALREADY REPLACED	
623	409 A	ALREADY REPLACED	
624	410 A	RESTORED	
625	411 A	RESTORED	
626	412 A	RESTORED	
627	413 A	RESTORED	
628	414 A	RESTORED	
629	415 A	ALREADY REPLACED	
630	416 A	ALREADY REPLACED	
631	417 A	ALREADY REPLACED	
632	418 A	RESTORED	
633	419 A	ALREADY REPLACED	
634	420 A	ALREADY REPLACED	
635	421 A	ALREADY REPLACED	
636	422 A	ALREADY REPLACED	
637	423 A	ALREADY REPLACED	
638	424 A	ALREADY REPLACED	
639	425 A	PROPOSED	E
640	426 A	PROPOSED	
641	427 A	PROPOSED	E
642	428 A	PROPOSED	E
643	429 A	PROPOSED	
644	430 A	PROPOSED	E
645	431 A	PROPOSED	
646	432 A	PROPOSED	E
647	433 A	ALREADY REPLACED	
648	434 A	ALREADY REPLACED	
649	435 A	ALREADY REPLACED	
650	436 A	ALREADY REPLACED	
651	437 A	ALREADY REPLACED	
652	438 A	ALREADY REPLACED	

Revised Window Schedule
Received February 6, 2024 - Planning & Buildng Dept.

	NO.	STATUS	TYPE
653	439 A	RESTORED	
654	440 A	RESTORED	
655	441 A	ALREADY REPLACED	
656	442 A	RESTORED	
657	443 A	ALREADY REPLACED	
658	444 A	RESTORED	
659	445 A	RESTORED	
660	501	ALREADY REPLACED	
661	502	ALREADY REPLACED	
662	503	ALREADY REPLACED	
663	504	ALREADY REPLACED	
664	505	ALREADY REPLACED	
665	506	ALREADY REPLACED	
666	507	ALREADY REPLACED	
667	508	ALREADY REPLACED	
668	509	ALREADY REPLACED	
669	510	ALREADY REPLACED	
670	511	ALREADY REPLACED	
671	512	ALREADY REPLACED	
672	513	ALREADY REPLACED	
673	514	ALREADY REPLACED	
674	515	ALREADY REPLACED	
675	516	PROPOSED	
676	517	ALREADY REPLACED	
677	518	PROPOSED	

010 4TH FLR WEST **EA** (8) **5.81**


Scaled to Fit

Rough Opening:
29" X 47 1/16"

Frame Size:
28 1/2" X 46 1/2"

Unit Dimension:
28 1/2" X 46 1/2"

*** Unit ***
UDH (Assy 1)

Ultra Rectangle Double Hung

*** Unit ***
Unit 1.1: #1117 Vintage, Extruded Sash, Sterling, Beveled Basic Jamb Profile

*** Glass ***
Unit 1.1: Solar Control Low-E Glass

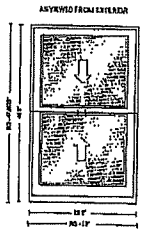
*** Hardware-Accessories ***
Unit 1.1: Clay (Rustic) Hardware, Signature Lock

*** Species-Finish-Color ***
Unit 1.1: 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Butterscotch Exterior, Double Coat Clear Interior Sash, Double Coat Clear Interior Frame, Wood Wrapped Jambliner, Beige Vertical Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, 6-5/16" Clips Installation Clips, No Sill Nosing, 4-9/16" Jambs

Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening.

011 4TH FLR NORTH/NEW **EA** (1) **5.81**


Scaled to Fit

Rough Opening:
29" X 47 1/16"

Frame Size:
28 1/2" X 46 1/2"

Unit Dimension:
28 1/2" X 46 1/2"

*** Unit ***
UDH (Assy 1)

Ultra Rectangle Double Hung

*** Unit ***
Unit 1.1: #1117 Vintage, Extruded Sash, Sterling, Beveled Basic Jamb Profile

*** Glass ***
Unit 1.1: Solar Control Low-E Glass

*** Hardware-Accessories ***
Unit 1.1: Clay (Rustic) Hardware, Signature Lock

*** Species-Finish-Color ***
Unit 1.1: 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Butterscotch Exterior, Double Coat Clear Interior Sash, Double Coat Clear Interior Frame, Wood Wrapped Jambliner, Beige Vertical Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, 6-5/16" Clips Installation Clips, No Sill Nosing, 4-9/16" Jambs

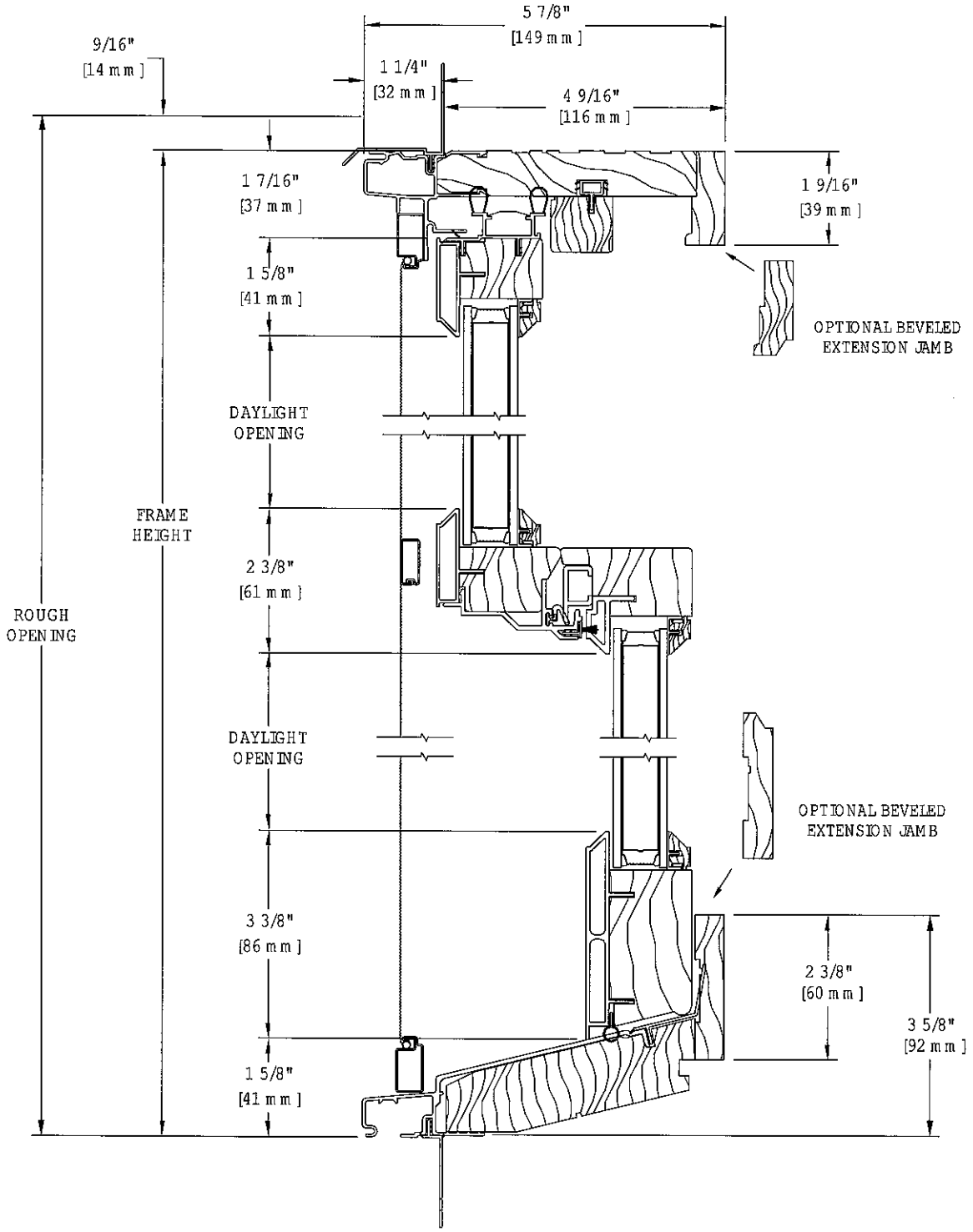
Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening.

Received 01/16/2024
Planning and Building Department

KOLBE WINDOWS & DOORS

ULTRA SERIES
STERLING DOUBLE/SINGLE HUNG - OPERATING - HIGH PERFORMANCE
4-9/16" JAMB - FULL SCREEN
DOUBLE PANE GLASS
VERTICAL CROSS SECTION

10/06/20



80EA66

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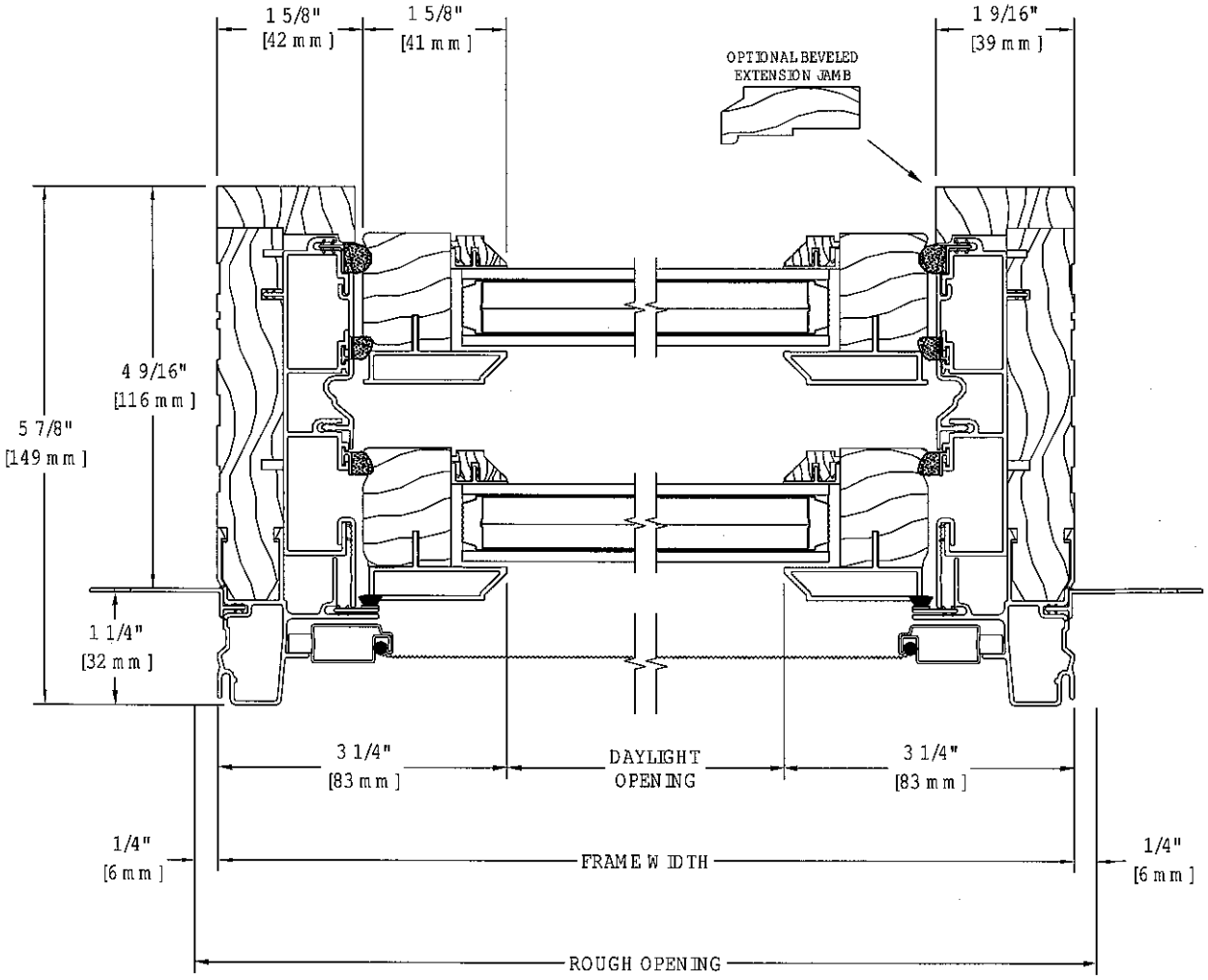
ADV.3

Received 01/16/2024
Planning and Building Department

09/09/20

KOLBE WINDOWS & DOORS

ULTRA SERIES
STERLING DOUBLE/SINGLE HUNG - OPERATING - STANDARD/HIGH PERFORMANCE
4-9/16" JAMB - FULL SCREEN
DOUBLE PANE GLASS
HORIZONTAL CROSS SECTION



Received February 2, 2024
Planning & Building Department

KOLBE
WINDOWS & DOORS

Ultra Series



Received February 2, 2024
Planning & Building Department



The Ultra Series

Designed for versatility, durability & performance – with an array of options.

Kolbe's Ultra Series windows and doors can mimic the traditional style of wood windows and doors with a warm wood interior and intricate exterior trim details, or it can accommodate modern design needs. Choose from an extensive palette of exterior colors, interior wood species, finishes, divided lite profiles, and more.

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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© Dean J. Birinyi

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Received February 2, 2024
Planning & Building Department

Style & Design Options

Kolbe offers distinctive style and design options, to make your spaces unique. For the ultimate in personalization, choose from our numerous options, including hardware, glass, divided lites, screens, sills, exterior trim, and more – plus custom solutions to help bring your unique vision to life.

Hardware

Kolbe offers numerous hardware styles and finishes to complete your project. Complement your décor or add the finishing touch to a new entrance door. Plus, the added functionality of multi-point locks and automation options on select windows and doors adds convenience and security to your living experience.



Glass

There is so much more to glass than visibility. It can add to the aesthetic, enhance indoor comfort and acoustics, or provide privacy, security, and impact resistance. From smart coatings to smart glass, Kolbe's numerous glass options provide optimum energy efficiency, beauty and performance – to enhance your design as well as your lifestyle.



Divided Lites

Add architectural detail to windows and doors with performance divided lites. Choose anything from a traditional, Colonial style pattern to a custom design that accentuates the character and appearance of your home.

Received February 2, 2024
Planning & Building Department

Finish Options

Interior Wood Species

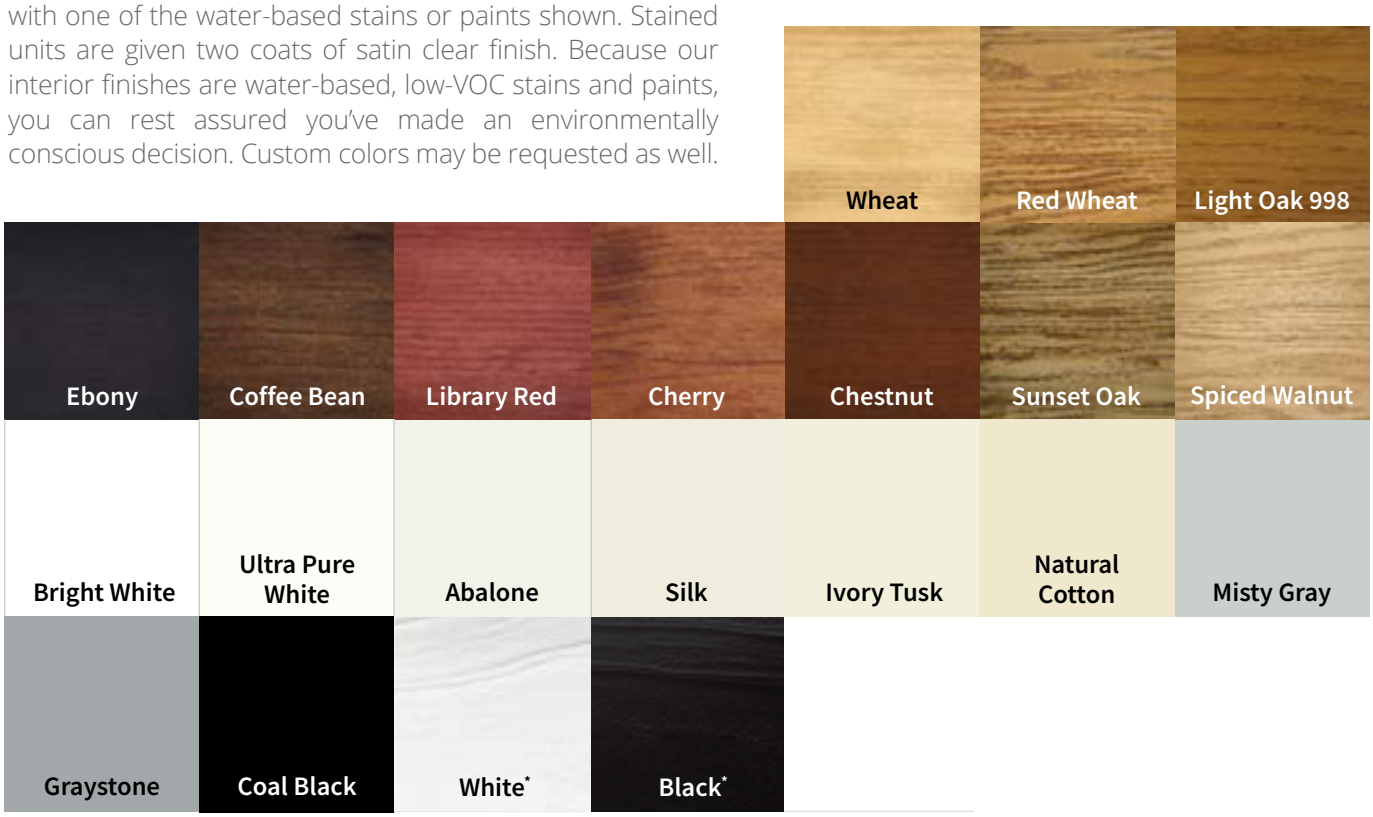
In addition to the standard pine, Ultra Series windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC®-C019541).

Ask about the availability of additional 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 clear finish. 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.

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.

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.

Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer. Stain colors are shown on pine. A double coat clear finish is also offered. 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.

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Exterior Colors

Kolbe's Ultra Series products are finished with a 70% PVDF fluoropolymer coating, an ideal choice for durability and resistance to chemicals, abrasion, corrosion, and weathering. In addition to the standard palette, custom colors can be specified, as well as Anodized aluminum and Mica* fluoropolymer finishes.



* 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 from a frame part. This is/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.

Received February 2, 2024
Planning & Building Department

Sterling Double Hungs

Sterling double hungs are made to blend seamlessly with the grandest décor. A patented interior wood cover conceals the jambliner, giving the windows a rich, all-wood appearance. The award-winning XL Sterling double hung expands the architecturally-correct design and high performance of a Sterling double hung. Quality components combined with thoughtful product design allow the XL Sterling double hung to be the perfect fit for any oversized commercial or residential opening. *Patents: 7,296,381 | 7,448,164 | 8,196,355 | 8,429,856*





Standard Features – Sterling Double Hung

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16" *(basic box depth is 4-9/16")*
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16"; slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating *(meets performance requirements of AAMA 2605)*
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Wood interior head parting stop
- Clay-colored heavy duty Signature sash lock
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Concealed balance system
- Patented wood wrapped jambliner closure on the interior *(unless interior is prefinished white or primed, then jambliner will be white)* and extruded aluminum jambliner closure on the exterior hides the balance system
- Nailing fins with head drip caps*

Standard Features – XL Sterling Double Hung *(includes sterling double hung standard features, with the exception of the following substitutions):*

- Overall jamb depth is 5" *(basic box depth is 5"*
- Class 5 balances capable of carrying heavier loads

Options – Sterling Double Hung/XL Sterling Double Hung *(custom options are also available)*

- Class 5 balances** available for commercial specifications or larger units
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Segment head, cottage style segment head, half-circle top, and cottage style half-circle top units†
- Sash limiters for safety
- Galvanized steel installation clips
- Full or half aluminum insect screen with aluminum, BetterVue® or UltraVue® fiberglass mesh; retractable insect screen kit with beveled or square cover
- Factory-installed Window Opening Control Device (WOCD)
- High performance or impact performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
* Standard only on units without brickmould.
** Not available on XL Sterling double hung.
† Units may not carry certification. See Kolbe dealer for details.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

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Radius Windows

Kolbe makes radius windows in stand-alone full circles, half-circles, quarter-circles, ellipticals, ovals and custom shapes. Half-circle or elliptical windows can be stacked over other Kolbe windows and doors to create larger window walls. We build our radius windows to order so that their profiles match those of the windows and doors they complement.





Standard Features

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16"
- 3" straight legs on half-circles
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating *(meets performance requirements of AAMA 2605)*
- Energy efficient, insulating Solar Low-E glass
- Glazing is sash set to the interior with beveled wood glazing beads
- Standard radius shapes include quarter-circles, half-circles, full-circles, ovals and ellipticals
- Nailing fins*

Options *(custom options are also available)*

- Glazing may be direct set
- Extended legs or no legs on half-circles
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- Extruded aluminum nailing fin with drip cap on the radius portion of the frame *(shipped for field application)*
- High performance or impact performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTES: All measurements are nominal.
* Standard only on units without brickmould.

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Planning & Building Department

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.


© Kat Alves Photography

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.

Architect Library

Kolbe's Architect Library is the main resource for specifying Ultra Series windows and doors. Search detailed product information and technical data, 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

Explore **Professional Tools**

Virtual Showrooms

Experience Kolbe's full capabilities through two interactive showrooms filled with product displays and custom solutions.

Showroom Tour

Browse through 26 displays to see Kolbe's innovative products and options in unique configurations.

Exhibit Tour

Explore Kolbe's brand new booth from IBS 2023, filled with trendy solutions for modern living.





Navigate the **Virtual Showrooms**

Inspiration Gallery

Browse through photos, videos, project profiles and custom solutions.



Browse the **Inspiration Gallery**

Application pg 43

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

Click Here to Open Cyclomedia Viewer in a New Tab



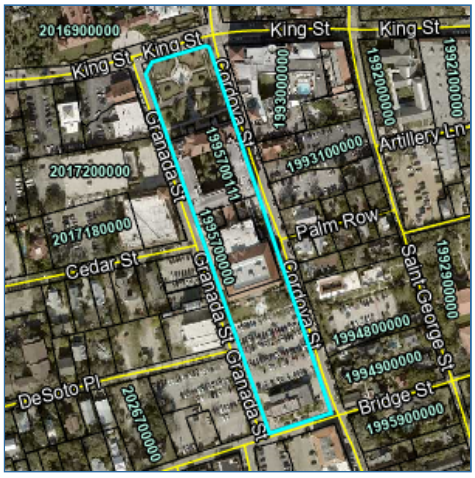
Owner Information

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



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

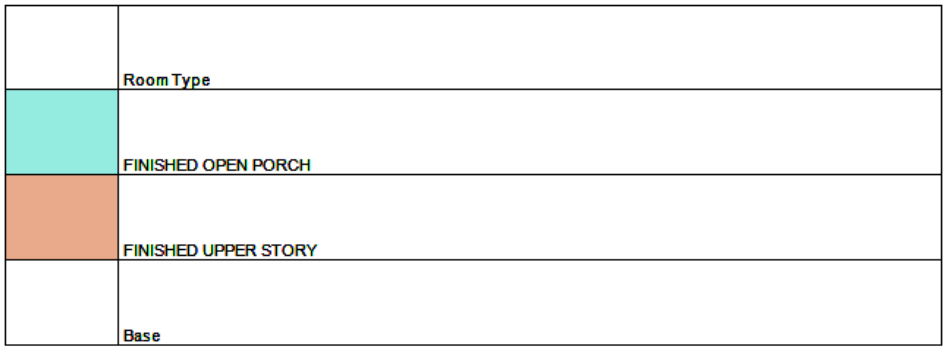
Description	Square Footage
BASE AREA	4738
FINISHED CANOPY	378
FINISHED STORAGE/UTILITY	320
FINISHED UPPER STORY	2117
FINISHED STORAGE/UTILITY	304
FINISHED CANOPY	236
Total SqFt	8093

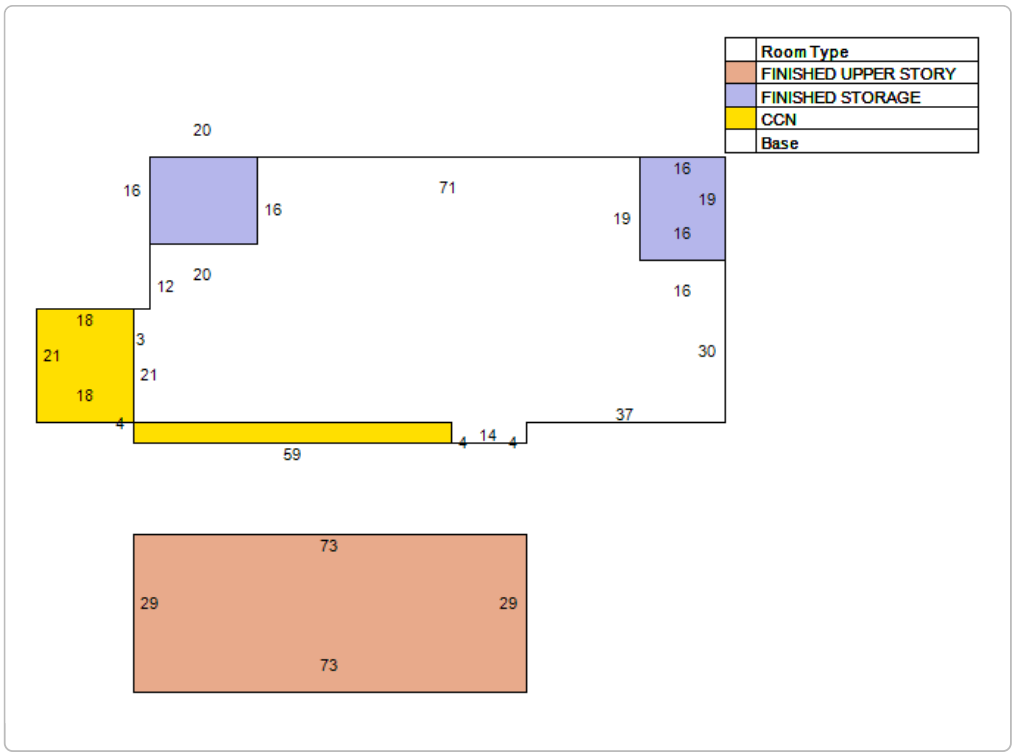
Building 2
Building Value $10,124,015
Year Built 1888
Actual Area 152246
Conditioned Area 131822
Use Government Buildings
Style 04
Exterior Wall Concrete Block

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





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.

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 February 15, 2024 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. *(Continued from December 21, 2023)*

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:	8(b)	Previous Action(s):	COA 97-0941

STAFF SUMMARY AND ANALYSIS:

1. This Certificate of Appropriateness application was heard at the December 15, 2023 Historic Architectural Review Board (HARB) meeting and continued to the February 2024 meeting in order to give the applicant time to do more research to determine if the past metal roofs on the house were painted historically, find any additional information on the historic materials, as well as to provide more justification for changing to the proposed copper material. Please see the Context section on the following page for more background information on the existing roof and the initial research findings.
2. The proposed project scope is to follow the recommendations of an April 2023 architect's roof report with plans, included in the application packet, which calls for the following work: replacement of all metal roofing, 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.
3. While the architect's report recommended a copper or aluminum roof panel system with hand rolled/crimped seams, hip, and ridge, to be painted to match the existing, testimony given by the applicant representatives at the December HARB meeting indicated that the aluminum material would not be a good option for achieving the desired seams.
4. Much discussion was had by the HARB whether the roof should be painted following the question of if it had been painted historically and the possible ongoing maintenance issues that may result with painted copper. After more research, the applicant is proposing the specified painted copper roof not only for its longevity, but because it can replicate the historic details of the Terne coated roof* and Terne Metal is no longer manufactured in the U.S. (See #8)
5. This roof replacement project is being partially funded by the State and reviewed as a grant. Plans for a painted metal roof were found to be appropriate in accordance with the Secretary of the Inferior's Standards of Design for Rehabilitation. As stated in a February 1 email from Dr. Kyra Lucas of the Florida Bureau of Historic Preservation (see application packet), either copper or the existing steel material would be acceptable, but copper would protect the longevity of the historic building better than a steel roof.
6. New documentation gathered points to a painted metal roof covering the building historically, which is included either at the front of the attachments of this report or the application packet. At the December meeting, evidence was provided by HARB member, Paul Weaver, that a terneplate (terne coated metal)* roofing was likely used when the roof was replaced during the 1968 restoration. Although in black and white, a photograph taken of the building after the c. 1968 restoration of the house, shows that a color finish was used on the metal panels. A much earlier photograph taken before the 1887 fire, shows what appears to be a finished metal roof with a pattern of alternating colors, was also provided to the City by Paul Weaver, and found in local archives' files on the building. Margo Pope, long-time member of the Women's Exchange organization that oversees the Pena-Peck House museum, emailed to staff recollections from a member of the 1998-99 rehabilitation grant committee who "confirmed the roof was tin and had replaced a tin roof previously (1968), and one of the roofs was painted red." (Terneplate was commonly called tin roofing) (See p. 4)
7. Related to the existing roof that was undertaken during the building's 1998 rehabilitation as a grant project administered through the State (no records were kept by the State or City): The most recent (2023) architect's report states that the existing roof is galvanized steel, but Architect Ken Smith provided more detailed information verbally and by email to staff, along with the project specifications/meeting notes, that included the roof replacement (see application packet). Specs called for "28 gauge, Terne Metal, prime copper-bearing steel, coated both sides with Terne alloy (82% lead, 20% tin) as manufactured by Follansbee Steel," and included the spacing and height of the seams. This supplements the 1998 permit application related plans and 1997 HARB application summary in the attachment section of this report.
8. HARB minutes from December 18, 1997 state that the replacement roof would be painted a dark red to match the existing (from 1968). A Terne coat primer and top coat manufactured by Follansbee Steel was also specified for the

Staff Report pg 2

STAFF SUMMARY AND ANALYSIS (continued):

color finish to be applied after installation as soon as the stated conditions allowed. A 2012 purchase order from the City was found for repainting the building's roof.

8. Mr. Smith confirmed that a Terne metal roof was selected in 1998 because of its longer life expectancy. In a recent email and phone conversation with staff, based on what he knows now, he recommended a copper roof that is painted with hand crimped and rolled standing seams. Research by staff and the applicant team shows that the only recently remaining Terne coated metal manufacturer in the U.S. was Follansbee Steel, who closed in 2012, after growing national concerns of lead exposure/contamination. This was also verified by Architect Ken Smith. See more on Terne coated metal in the attachments.

CONTEXT INFORMATION FROM DECEMBER 2023 STAFF REPORT:

9. Located on St. George Street, on the southeast corner with Treasury Street, the residential building which was built as the Spanish Treasurer's House, is now known as the Pena-Peck House, a historic house museum. Within the Town Plan National Historic Landmark area, the house is a contributing structure to the St. Augustine National Register Historic District. A summary of the history follows on page 4.
10. 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.
11. 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 (likely tin for this area). On a few of the elevation drawings created by a Historic American Buildings Survey (HABS) #FLA-119, dated 1936-1937, "Tin Roof Standing Seams" is notated over the area of the roof, with "Tin Roof" noted on the Second Floor Balcony South Wall elevation.**
12. 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.
13. While the AGHP specifies that metal roofs be unpainted, evidence also shows that this building's tin or Terneplate roof was painted red.
14. The primary roof is a low-pitch cross-gable, with a section oriented north-south along St. George Street intersecting and the other section is 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. New evidence states this is a Terne Metal roof.
15. 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.
16. While the roof report recommends either copper or aluminum roofing panels 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 without the painted finish was shown at the December 2023 HARB meeting.
17. According to the roof report and the applicant's confirmation in December, the windows labeled as "2 and 3" will need to be temporarily removed as they are above the roof that needs the pitch built up by about 3" in this area. The applicant also verified the two window openings must become shorter for this work. The windows should be retained and modified in an appropriate, inconspicuous manner and returned to their respective window openings. Since the bottoms of the

Staff Report pg 3

SUMMARY SCOPE OF WORK:

Replacement of all steel 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.

As specified, roof is to be coated to match the existing color.

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.

Oral History on roof: (see also page 2, #6) Additional recollections forwarded by Margo Pope, long-time member of the Women's Exchange, were from Marjorie Rahner, a member of the 1998-99 rehabilitation grant committee. She speculated that the house did not burn when the Florida House caught fire on April 2, 1914 a block north. Six hotels, the courthouse, and other buildings were also destroyed in that fire. Margo remembers that an old *St. Augustine Record* article noted the Dr. Peck House (then the Anna Burt homestead) was scorched but did not burn. A previous historian for the Exchange before Margo's time, Pat Fisher, had said it was because the house had a metal roof.

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:

(NEW INFO IS AT THE FRONT)

1. HARB minutes, December 17, 1997 on Pena Peck Rehabiliation, including new roof
2. Email with recollection of past Pena Peck roof materials and color
3. Terne Metal roofs information
4. Tin roofs information
5. Photographs from Pena Peck File (including c. 1936 HABS photos): UF SMATHERS LIBRARY, Governor's House

(INFORMATION FROM DECEMBER 2023 STAFF REPORT)

6. Staff Photographs
7. Florida Master Site File
8. Documents from HARB approved Certificate of Appropriateness (COA) 97-0941 in 1997 for metal roof to cover a flat.
9. Sanborn Maps
10. 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
11. 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

CITY OF ST. AUGUSTINE, FLORIDA

Regular Historic Architectural Review Board Meeting
December 18, 1997

The Historic Architectural Review Board met in formal session at 3:00 p.m., Thursday, December 18, 1997 in the City Commission Room at City Hall. The meeting was called to order by Chairman Howard Davis, and the following were present.

1. ROLL CALL

Howard Davis, Chairman, Presiding
Carla Wright
Henry Whetstone
Roxanne Horvath
Nancy Sikes-Kline (arrived 3:05 p.m.)

James Wilson, Esq., City Attorney
Michael Griffin, CBO, Planning and Building Manager
Sophie Canelos, Citizen Boards Secretary

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2. APPROVAL OF MINUTES

Chairman Davis asked if there were any additions or corrections to the minutes of the November 20, 1997 regular meeting.

Ms. Horvath stated that on Page 4 the word "plank" should be added to describe the vertical doors.

MOTION

Ms. Horvath MOVED to approve the minutes as amended. Ms. Wright SECONDED.

MOTION CARRIED BY UNANIMOUS VOICE VOTE.

(Ms. Sikes-Kline arrived at the meeting.)

2(a) DISCLOSURE OF EX-PARTE COMMUNICATIONS

Ms. Sikes-Kline disclosed that she was contacted by Neil Avery, the applicant of Item 4(a), regarding his application.

There were no other ex-parte communications reported.

3. CERTIFICATE OF APPROPRIATENESS

Item 3(a) 97-0885
259 St. George Street

Nancy Knox (representing Cathedral Parish School), while referring to the color photos received by the Board, explained that the school wanted to add three pieces of equipment to its existing playground.

Chairman Davis asked what would happen to the dumpster, ramp and railing that came off the end. Ms. Horvath responded that a landing would be put at the bottom of the new stair and the ramp would be extended. She indicated where the dumpster would be relocated.

Chairman Davis questioned the little cantilever section located at the new door. He commented that it would be difficult to get to. Ms. Horvath agreed and stated that it would be possible to put a post or wingwall there.

MOTION

Ms. Wright MOVED to approve the application with the line of the design continuing along the bottom with a wingwall. Chairman Davis SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

Item 3(c) 97-0941
143 St. George Street

Kenneth Smith (Architect representing City of St. Augustine and the Women's Exchange) explained the proposed renovations and repairs to the Pena-Peck House. He gave a brief history of the structure and displayed several drawings showing the various elevations. He stated that the roof of the 1969 addition leaked and they wanted to replace the deteriorated flat roof with a new pitched roof to match the main building. A shutter, as described, would be removed, since there was no longer an electric meter. The air compressors would be relocated to the ground and shielded by a small wooden fence.

Mr. Smith stated they wanted to replace the original wheel rail along the street facade that was shown (by 1930 photos) to have been in place.

Mr. Smith added that the shutters would also be replaced but questioned whether HARB approval was necessary.

Chairman Davis announced that the public hearing was open, but there was no response.

Mr. Whetstone asked about the metal roof seam. Mr. Smith described the roof material and stated that it would be painted dark red to match with a standard seam generally 1-1/2 inches.

MOTION

Ms. Wright MOVED to approve the application as submitted. Ms. Sikes-Kline SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

Chairman Davis noted that a Certificate of Appropriateness was not necessary for the replacement of the shutters.

4. CERTIFICATE OF DEMOLITION

Item 4(a) 97-0921
345 Charlotte Street

Neil Avery, 15 Montrano Avenue, stated that the structure was extremely deteriorated and he wanted to tear it down to build a new structure similar to the style of 144 Marine Street.

From: Margo Pope
To: Julie Courtney

Date: Thursday, February 8, 2024 3:32:22 PM

> **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.

RE: 1998 restoration of Pena-
Peck House.
Julie, I found a reference to the cost of the 1968 restoration of PPH in the old minutes. The estimate was $50,000 for that first restoration; but it ran about $150,000.

As for 1998, Marjorie Rahner, was on the 1998-99 restoration grant committee and attended the contractor meetings I mentioned along with Frank Kenton, representing the City I told you about, and myself, confirmed the roof was tin and had replaced a tin roof previously (1968).
She said one of the roofs was painted red. I remember the red roof.
She turned her records over to the Pena-Peck House years ago. Did you hear from Marsha?
Thank you again. Margo

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in: Companies founded in 1812, Companies of Pennsylvania, Companies of Pittsburgh, PA., and 3 more

- Companies of West Virginia
- Companies of Follansbee, WV.
- Cornice Brace Benders

Follansbee Brothers Company

The **Follansbee Brothers Company** was founded in 1812 by James Park, Jr. in Pittsburgh, Pennsylvania. Its industry was steel and its headquarters were in Pittsburgh, Pennsylvania (1812-1954) and Follansbee, West Virginia (1954-2012). In 1954, Follansbee Steel was purchased by Frederick W. Richmond who subsequently sold its assets to multiple interests including the Louis Berkman Company which operated the Follansbee plant until its closure in 2012.

Follansbee Brothers Company

Follansbee®
The best roof money can buy.™

Industry	Steel
Founded	1812
Founder(s)	James Park, Jr.
Headquarters	• Pittsburgh, PA. (1812-1954) • Follansbee, WV. (1954-2012)
Owner(s)	Louise Berkman Company (1954-2012)
Defunct	March 2012



Contents

1. PLANTS
2. COMPANY NAMES
3. PRODUCTS

VIDEO

MyCompanies Wiki EXPLORE WIKI CONTENT RANDOM COMPANY

Select Language

Fixing Our Old House

(https://www.oldhousefix.com/)



Terne Metal Roofs

More Information

Wikipedia (https://en.wikipedia.org/wiki/Terne)

Roofing for Historic Buildings (https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm#historic), National Park Service, Preservation Briefs (https://www.nps.gov/tps/how-to-preserve/briefs.htm). 4 Roofing.

In the 1860's, the options for metal roofs were copper, lead, tin-coated iron, and terne-coated steel. Tin-coated malleable iron was disappearing at the time. Copper and terne rolled roofs were very popular during that vintage--terne more so because it was less expensive.

Terne is an alloy of lead and tin that provides excellent corrosion protection for steel. It was recently taken off the market due to the politics of lead, although no specific health threat was ever established. Terne roofs can last a very long time. A lot of terne roofs are a good 100 years old. To say a terne roof would last 170 years might be optimistic, but it's not out of the question if the roof has been well maintained over the years--especially if it's located in a benign climate like that in some of the drier western states.

Translate »

History of Metal Roofs in America

From John Leeke's Historic HomeWorks (http://historichomeworks.com)

Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (17271744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Last Tin Roof

All over the historic areas of Northern Virginia roofs of houses, state buildings and even barns have been protected by what we've come to know as the tin roof.

In 2012, Follansbee Steel (History video (https://www.youtube.com/watch?v=-a3JvePs5Z0)) stopped producing what we have come to know as terne metal or tin roofing; the company was founded in the early 1800's and had changed hands a number of times since then. Terne is a mild steel with a coating of zinc and tin alloy to protect the steel from rust. Once the material is formed and installed it gets painted; as long as the paint is kept up once every ten-fifteen years you are left with a roof that can last a century. Lyons Contracting (http://www.lyonscontracting.com)

Galvanizing with zinc to protect the base metal from rust was developed in France in 1837. By the 1850s the material was used on post offices and customhouses, as well as on train sheds and factories. In 1857 one of the first metal roofs in the South was installed on the U.S. Mint in New Orleans. The Mint was thereby " fireproofed" with a 20gauge galvanized, corrugated iron roof on iron trusses.

Translate »

Tinplate iron, commonly called "tin roofing," was used extensively in Canada in the 18th century, but it was not as common in the United States until later. Thomas Jefferson was an early advocate of tin roofing, and he installed a standingseam tin roof on "Monticello" (ca. 17701802). The Arch Street Meetinghouse (1804) in Philadelphia had tin shingles laid in a herringbone pattern on a "piazza" roof.

However, once rolling mills were established in this country, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept wellpainted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

Terne plate differed from tin plate in that the iron was dipped in an alloy of lead and tin, giving it a duller finish. Historic, as well as modern, documentation often confuses the two, so much that it is difficult to determine how often actual "terne" was used.

Zinc came into use in the 1820s, at the same time tin plate was becoming popular. Although a less expensive substitute for lead, its advantages were controversial, and it was never widely used in this country.

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Historic Buildings

Resources for Repair, Restoration and Preservation

Tin Roofs
by Bill Kibbel

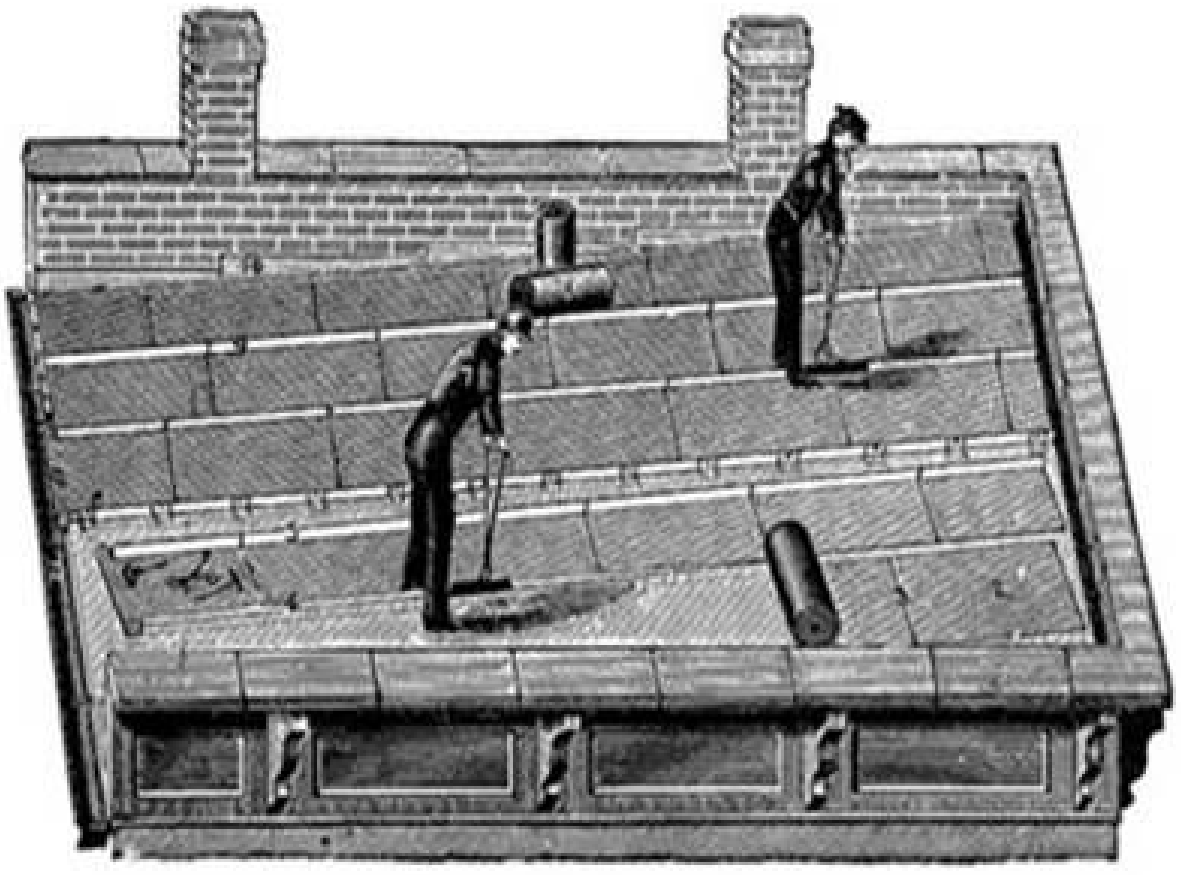
Tin is only one type of metal roofing system. Sheet metal, lead, copper, zinc, tin plate, terne plate, and galvanized iron have all been used as roofing materials.

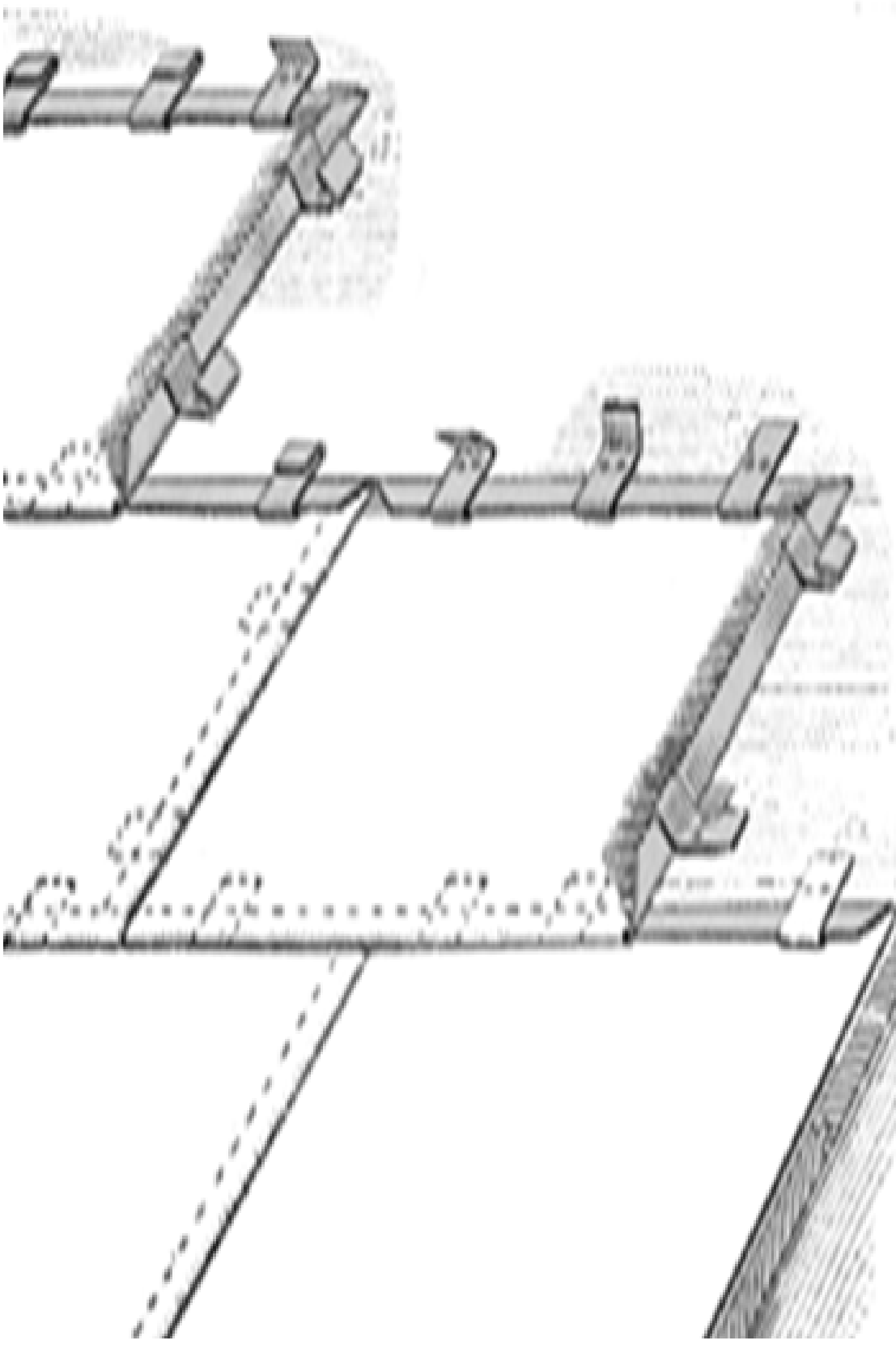


The original metal roofing material produced in this US was sheet iron, first used at the end of the 18th century. Rolling mills produced large sheets that required fewer seams than later plated materials. Iron must be painted to prevent rust.

Lead sheet, more often used for flashings and lining wood gutters, was only briefly used for roof coverings. While lead doesn't rust, it never gained widespread use for two reasons. Expansion and contraction caused small tears in the lead, and when warm, the soft metal would creep down steeply pitched roofs.

Tin used in roofing is actually tin plated iron. It was one of the most common metal roofing materials used throughout the 19th century. Terne, an alloy of lead and tin, was also used as a plating material. Tin plate is bright and shiny when first installed, while terne has a duller appearance. Any iron-based roofing material needs to be painted to guard against corrosion. The protective plating eventually wears away or is damaged, leaving the iron beneath vulnerable to rust.





If your roof has been maintained regularly, it still needs to be protected from corrosion. Traditional linseed oil paint was the only available product to protect the metal until the latter part of the 20th century. The linseed oil was tinted by grinding in earth pigments, with iron oxide (red) being the most common.



These old metal roof systems can last for a century or much more, if they have been propoerly maintained. Peeling paint and small areas of minor surface rust can be easily addressed without expensive products or specialisty contractors. More extensive problems with metal roofs often can be repaired to avoid complete replacement.

The biggest challenge may be finding a roofer with the equipment, skills and knowledge to correctly repair and maintain these historic roofs. I often see roofing cement slopped into valleys, onto chimney flashings and plumbing vent penetrations on metal roofs. This roofing goop is an unsightly and temporary fix for a problem that should be repaired properly and permanently.





Sheets of metal are joined by standing or soldered seams so leaks aren't very common unless something caused damage. It's also unusual for leaks to originate on the surface of the metal.
Leaks and temporary patching are more common at transition points, such as valleys,
roof-to-wall joints, changes in slope and penetrations, like plumbing vents and chimneys.

Traditional linseed oil paint was most often used to protect most metal roof systems until about the mid 20th century. The oil was tinted by grinding in earth pigments, with iron oxide (red) being the most common. It's very scarce today and the brand I've always used is no longer produced (VOC concerns).

More recently, other not-so-appealing coating systems have been more popular. These are mostly asphalt based, some having added fibers for strength and some have aluminum added. These black and silver coatings may work, but aren't the most appropriate look when applied to roofs on historically significant buildings.



Another option is to apply an acrylic coating system that is specifically manufactured for restoring and maintaining historic metal rooofs. For preserving a roof in good to fair condition, typically two coats are applied. When the coats cure, the system becomes a flexible, seamless membrane. The coatings are available in the common colors of the old oil paints. A refresher coat might be needed every decade after.

At flashings, tar patches and spots of more severe corrosion, a reinforcing polyester fabric can be embedded into the coating when wet , then topped with additional coats. For roofs in poor condition or coated with tar, a full polyester reinforced system can be applied.

When this coating is applied properly, the historic metal roof is restored and preserved with virtually the same appearance as those treated with the old linseed oil and pigment paint.

Visit: preservationproducts.com/roofing-systems (author not affiliated or compensated)

Bill Kibbel, an expert in historic building materials and methods, is a consultant and an inspector of historic homes & commercial buildings at Heritage Building Inspections.

Home Page

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From: Julie Courtney
To: Julie Courtney
Subject: Tin roof - painted research
Date: Friday, December 22, 2023 8:15:23 AM

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https://www.islandmetals.com/history-of-metal-roofing.html#:~:text=Tin%20roofs%20were%20kept%20wellpainted,giving%20it%20a%20duller%20finish.

Tin roofs were kept wellpainted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

Terne plate differed from tin plate in that the iron was dipped in an alloy of lead and tin, giving it a duller finish. Historic, as well as modern, documentation often confuses the two, so much that it is difficult to determine how often actual "terne" was used.

Zinc came into use in the 1820s, at the same time tin plate was becoming popular. Although a less expensive substitute for lead, its advantages were controversial, and it was never widely used in this country.
Source:http://www.historichomeworks.com/hhw/pbr...

https://www.decra.com/blog/what-is-a-tin-roof#:~:text=The%20term%20tin%20roof%20can,tin%20and%20lead%2C%20including%20aluminum.
The term *tin roof* can conjure up visions of old sheds, factory roofs or grandpa's ancient barn. Tin roofs are made of any soft metal that is coated in tin and lead, including aluminum.

While tin is no longer a commonly used roofing material, the term *tin roof* is still used to describe metal roofing, steel roofing and galvanized steel roofing.

Tin roofs were, and still are, a very cost-effective, low-maintenance solution as long as protection from the elements and durability take priority over appearance. Before the rise of asphalt shingles early in the 20th Century, tin roofs were quite popular in both residential and commercial applications.

Here's a brief rundown of the history of tin roofing, why it surged then fell in popularity, and the difference between tin roofing and metal roofing.

Roofing through the Ages: History of Tin Roofs

Before the rise of asphalt shingles in the early 1900s, tin roofs were one of the most popular roofing materials. In fact, Thomas Jefferson was one of the first to use innovative tin plate roofing on his Monticello home.

Since tin was imported and expensive, tin roofs weren't adopted by the masses until after the Civil War. Once rolling mills were established in the U.S. and the durable, low-maintenance tin-plate shingle was introduced, tin roofing soared in popularity for the latter half of the 1800's.

When cheaper and easier-to-install asphalt roofing was introduced in 1901, tin roofs began to fall out of favor. The introduction of modern metal roofing products, such as stone-coated steel in 1957, also caused the popularity of tin roofs to plummet.

While metal roofing products have evolved substantially since the tin-plate shingle of the

1800s, the terms *tin roofing* and *metal roofing* are used interchangeably to this day.

Are Tin Roofing and Metal Roofing the Same Thing?

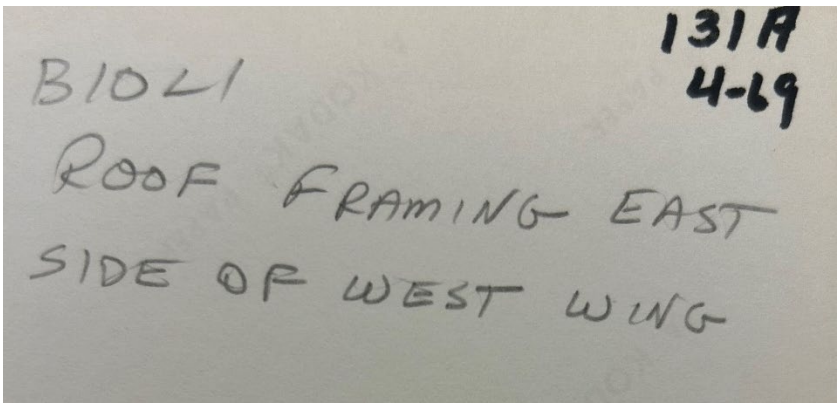
A tin roof is a type of metal roof, but the terms aren't interchangeable and mean different things. Metal roofing can be made from a variety of different metals, including copper, aluminum, steel **and tin**.

Metal roofing is the second most popular roofing material in the U.S., thanks to its durability and longevity.

https://historicbldgs.com/tin-roofs.html

PHOTOGRAPH FROM PENA PECK FILE: UF SMATHERS LIBRARY, Governor's House





(1968 Restoration: Full replacement of many materials, including roof and roof framing)


CAFE

THE OLD SPANISH TREASURY
ST. AUGUSTINE, FLA.

SOUTHWEST ELEVATION.

57983 —

PHOTO: J. ERWIN PAGE

Reproduced from the collections of the Library of Congress

DEC. 18, 1936

17-3B

WOMAN'S EXCHANGE
GIFT SHOP
143
TOURS
WOMAN'S EXCHANGE
GIFT SHOP





573C

"Dr. Peck's House + Palm Trees"
1888
by Shapleigh
from F. A. Sharf collection

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

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STAFF PHOTOGRAPHS

West / St. George Street Elevation | **43 St. George Street**



West / St. George Street Elevation



Historic Marker Along St. George Street

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143 St. George Street



Looking down St. George Street at South and West Elevations

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Looking down St. George Street at South Elevation

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South Elevation



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143 St. George Street



Northwest Elevations: at corner of Treasury and St. George Streets

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East Elevation



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143 St. George Street



View from Treasury Street facing east



View from St. George Street facing south

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143 St. George Street



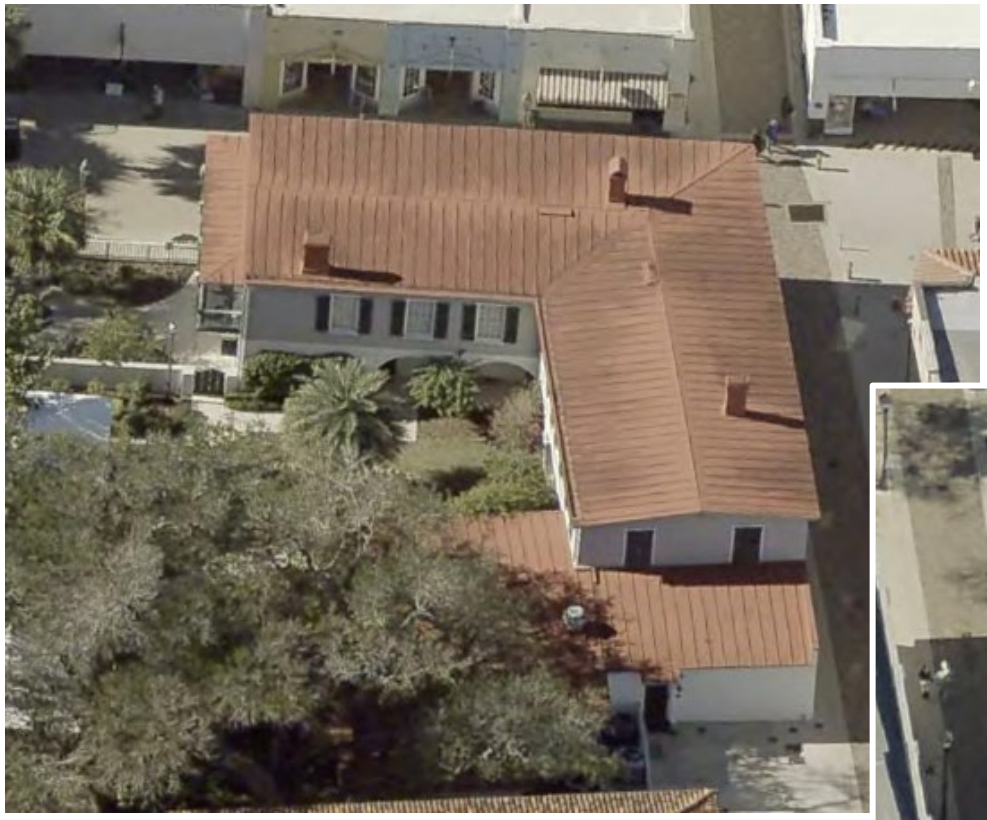
View from St. George Street facing south

Plaque on wall

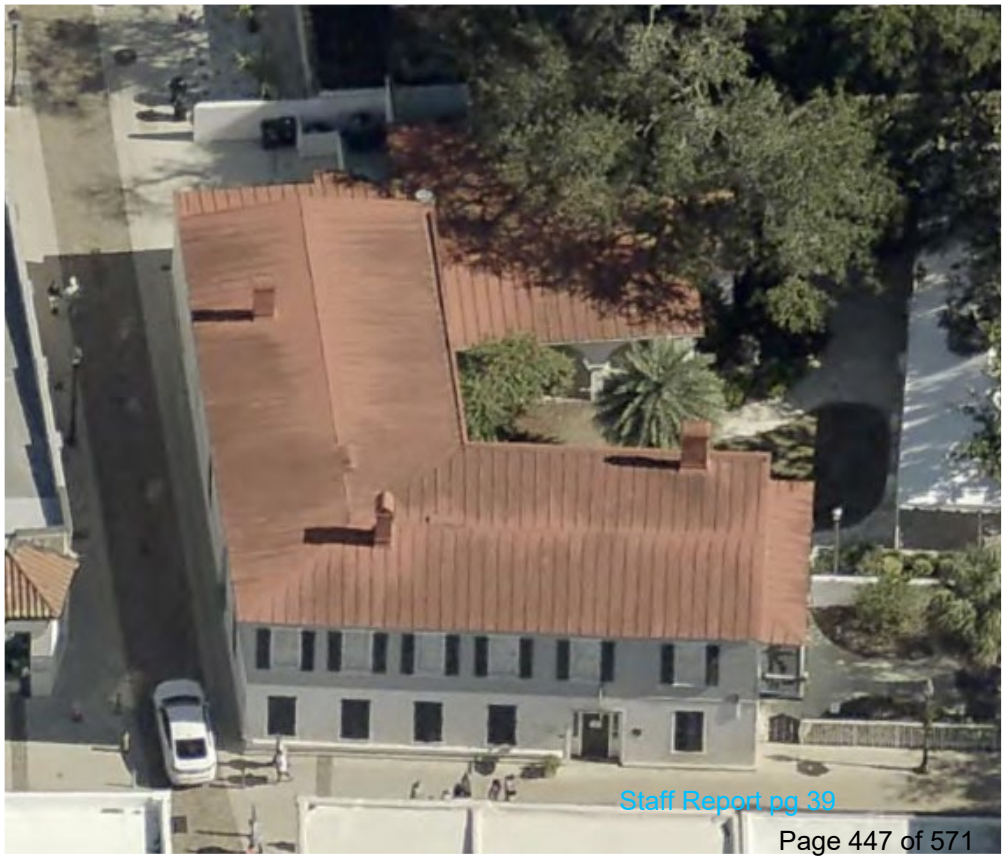


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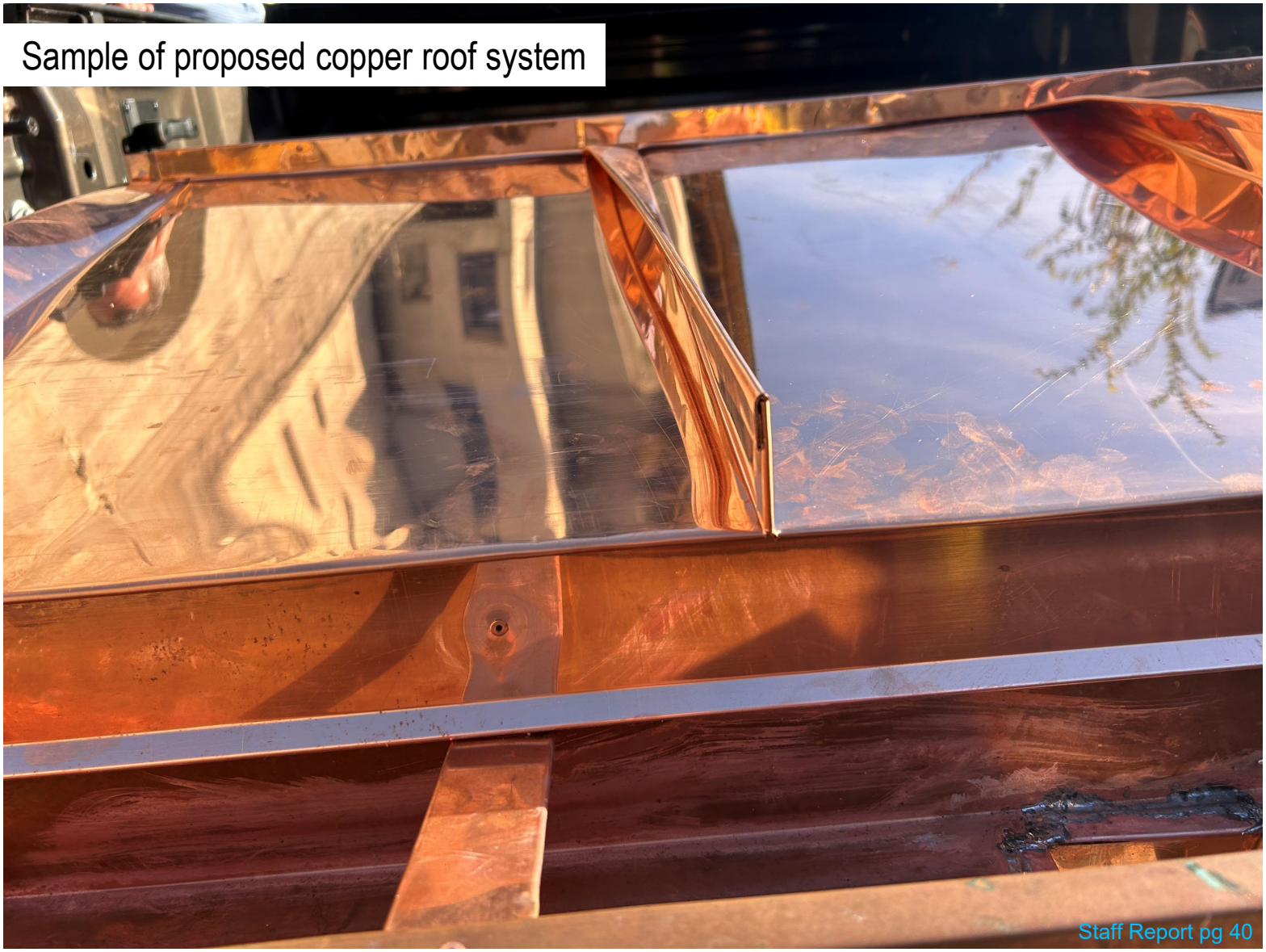
STAFF PHOTOGRAPHS
143 St. George Street



Aerial Shots from Property Appraiser's Website



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143 St. George Street



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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)

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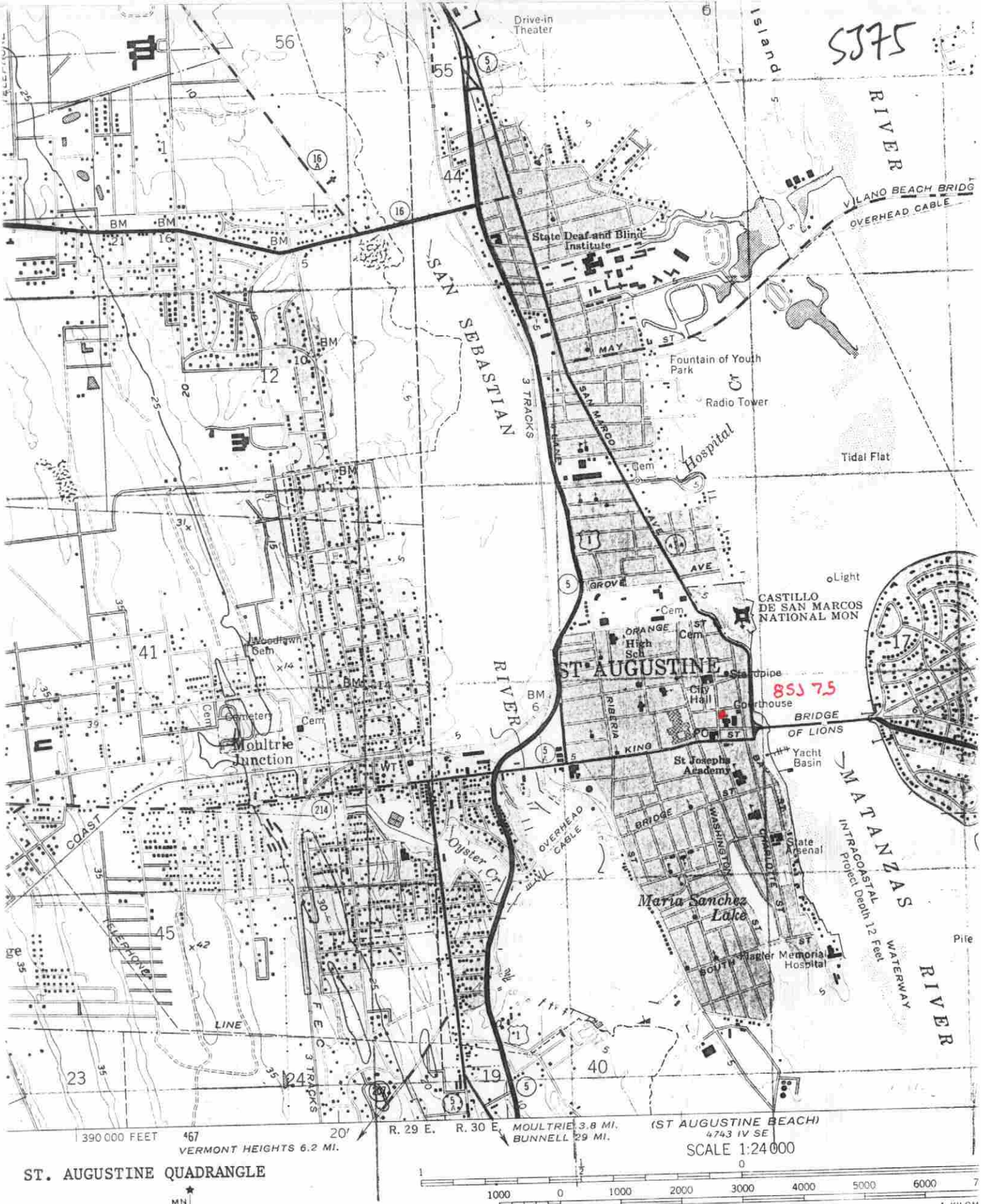
DATE LISTED ON NR: _____
KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
SHPO EVALUATION OF ELIGIBILITY(DATE): -YES _____ -NO _____
LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____
OFFICE _____

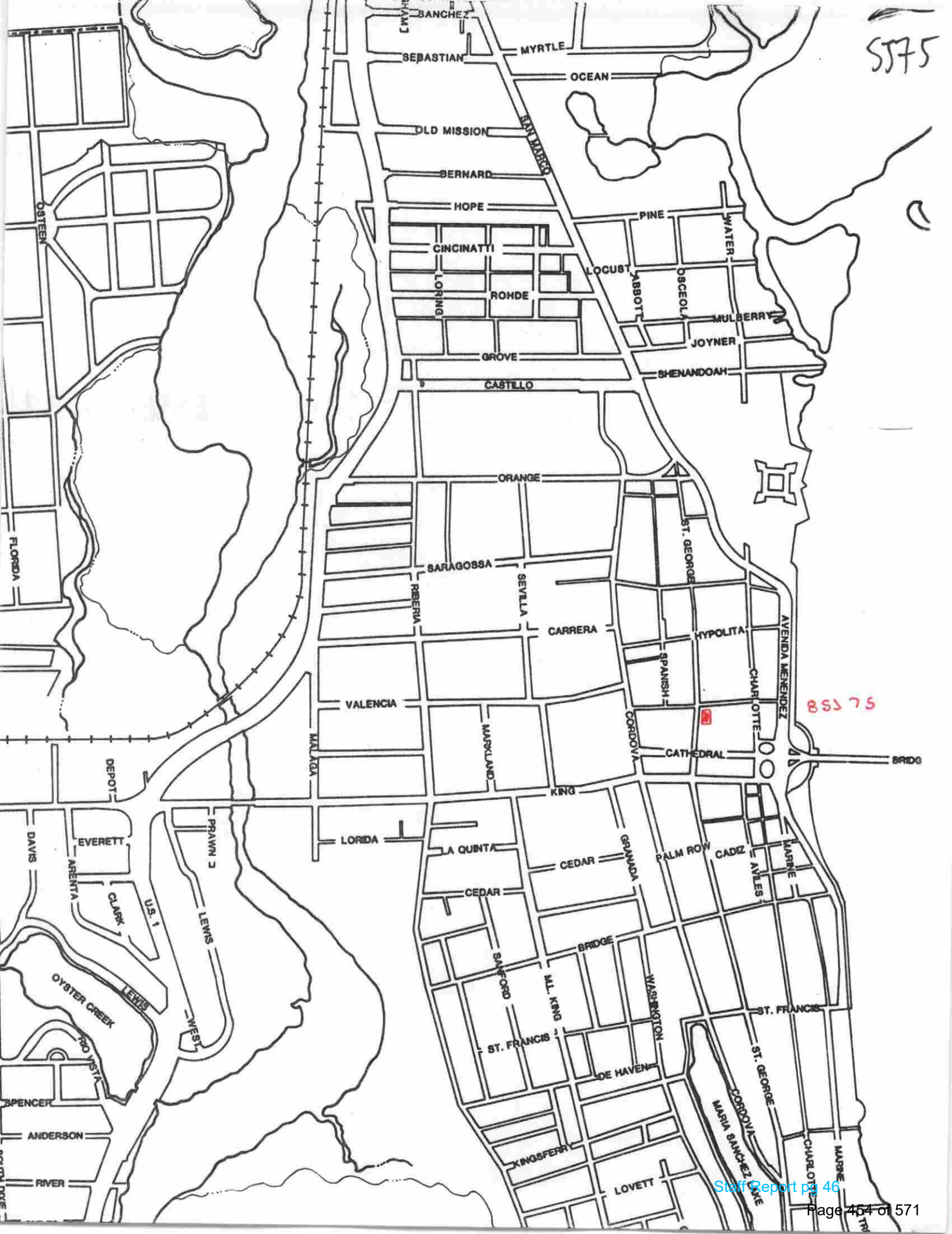
* * * DHR USE ONLY * * * * * * * * * * * * * * * * * DHR USE ONLY * * *

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
Island
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
GROVE AVE
Light
CASTILLO DE SAN MARCOS NATIONAL MON
ORANGE High Sch
ST AUGUSTINE
Standpipe
City Hall
Courthouse
8SJ 7.5
BRIDGE OF LIONS
RIBERIA
KING ST
Yacht Basin
St Joseph Academy
MATANZAS RIVER
INTRACOASTAL WATERWAY
Project Depth 12 Feet
Woodlawn Cem
Moultrie Junction
COAST LINE
OVERHEAD CABLE
Oyster Cr
Maria Sanchez Lake
State Arsenal
Flagler Memorial Hospital
SOUTH ST
BRIDGE ST
WASHINGTON ST
CHARLOTTE ST
Pile
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.
VERMONT HEIGHTS 6.2 MI.
(ST AUGUSTINE BEACH)
4743 IV SE
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
OSTEEN
ORANGE
FLORIDA
SARAGOSSA
SEVILLA
RIBERA
CARRERA
ST. GEORGE
HYPOLITA
AVENIDA MENENDEZ
SPANISH
CHARLOTTE
VALENCIA
MARYLAND
CORDOVA
CATHEDRAL
BRIDG
MALAGA
DEPOT
KING
DAVIS
EVERETT
PRAWN
LORIDA
LA QUINTA
CEDAR
GRANADA
PALM ROW
CADIZ
AVILES
MARINE
ARENTA
CLARK
U.S. 1
LEWIS
CEDAR
BRIDGE
SANFORD
M.L. KING
WASHINGTON
ST. FRANCIS
OYSTER CREEK
LEWIS
WEST
RIO VISTA
DE HAVEN
ST. GEORGE
CORDOVA
MARIA SANCHEZ LAKE
SPENCER
ANDERSON
KINGSFERRY
CHARLOTTE
MARINE
RIVER
LOVETT
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.

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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.

Staff Report pg 53

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
143		St. George	Street	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name ST. AUGUSTINE — USGS Date 1956 — Plat or Other Map _____
City / Town (within 3 miles) St. Augustine — In City Limits? ☒yes ☐no ☐unknown — County St. Johns
Township 7S — Range 30E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 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 _____

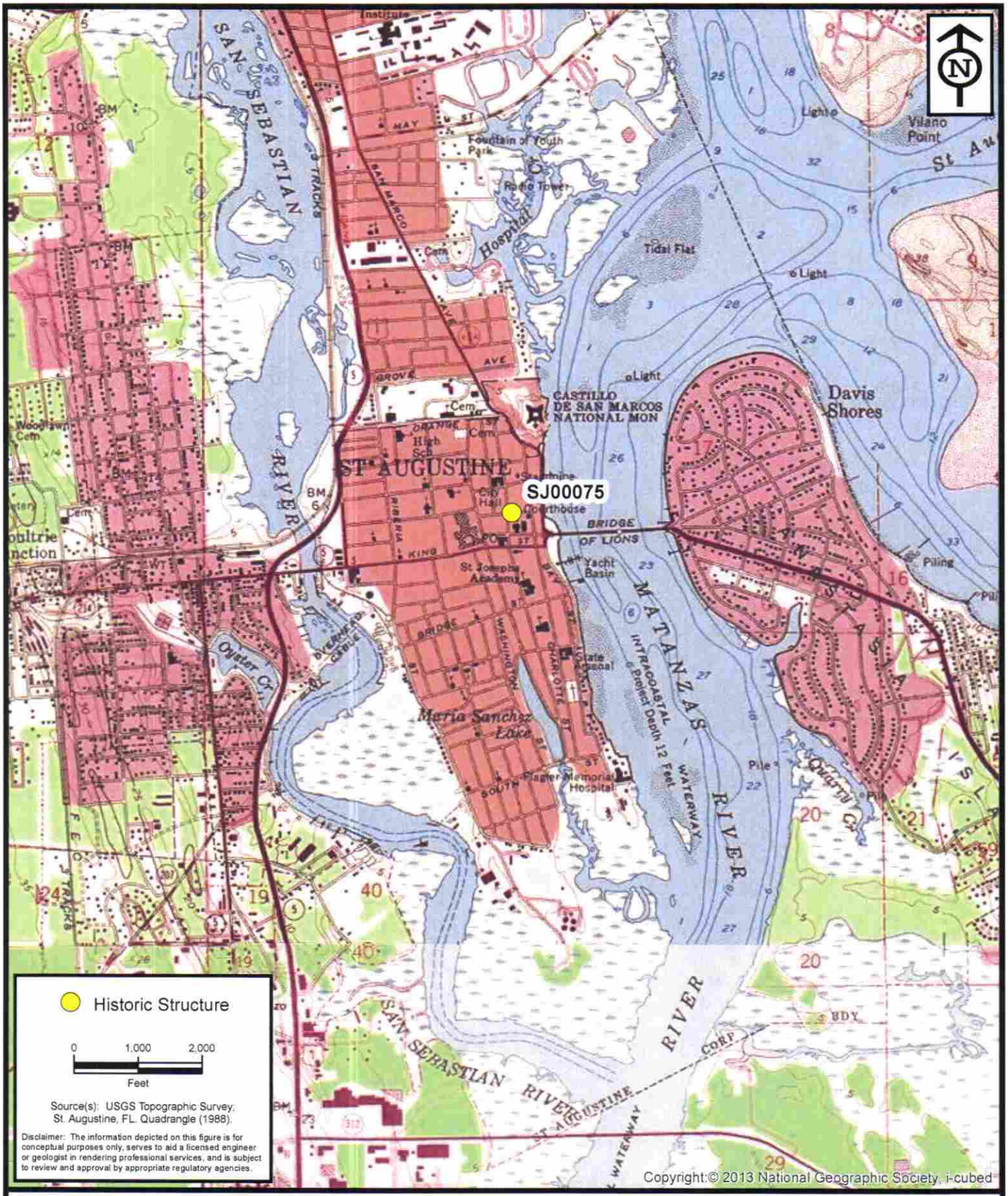
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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

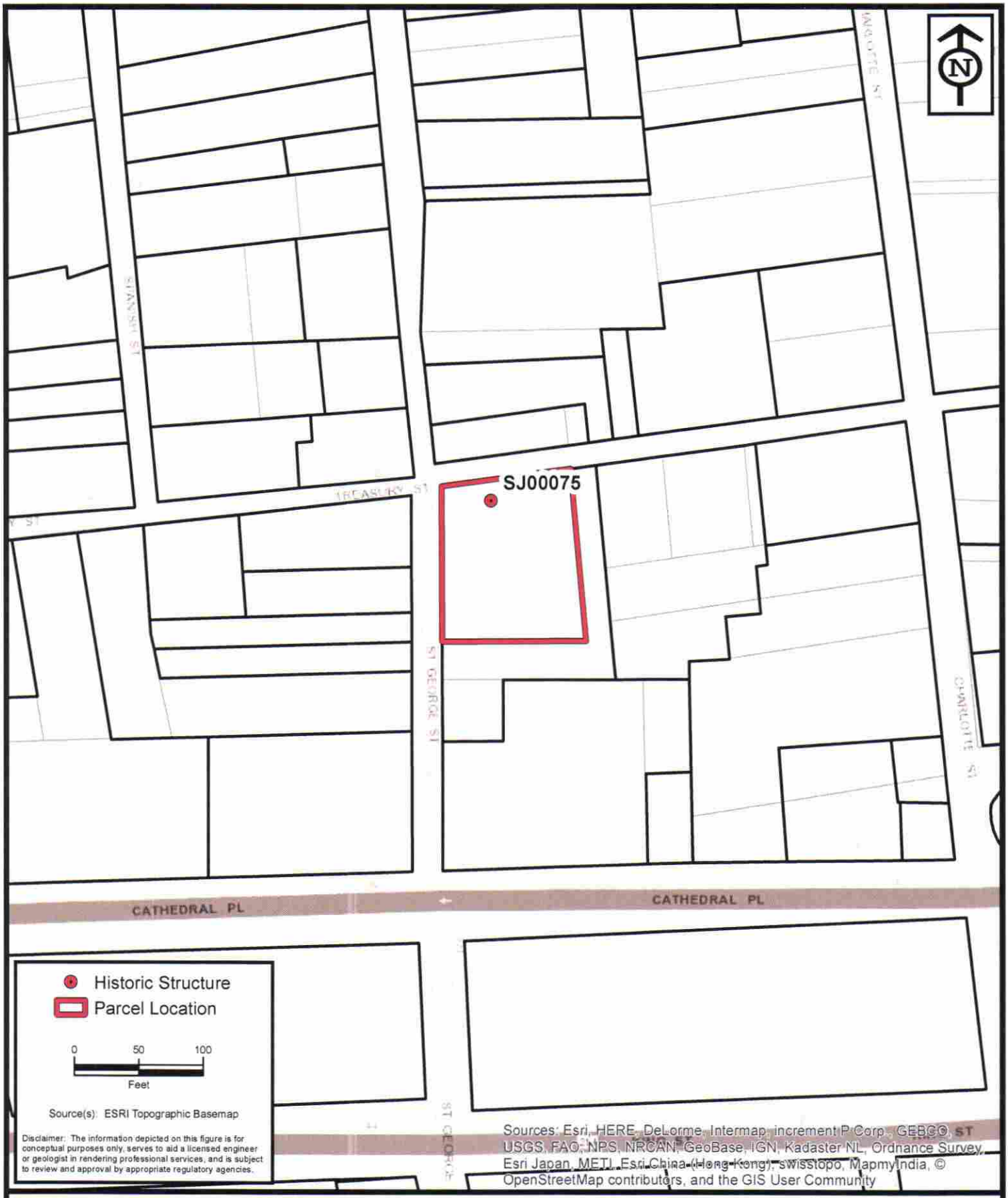
Project Location - SJ00075

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

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☐ 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: 143 St George Street
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

		From (year):	To (year):
Original Use	Private Residence (House/Cottage/Ca	1750	c1931
Current Use	Museum/Gallery/Planetarium	1932	2021
Other Use			

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)	

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

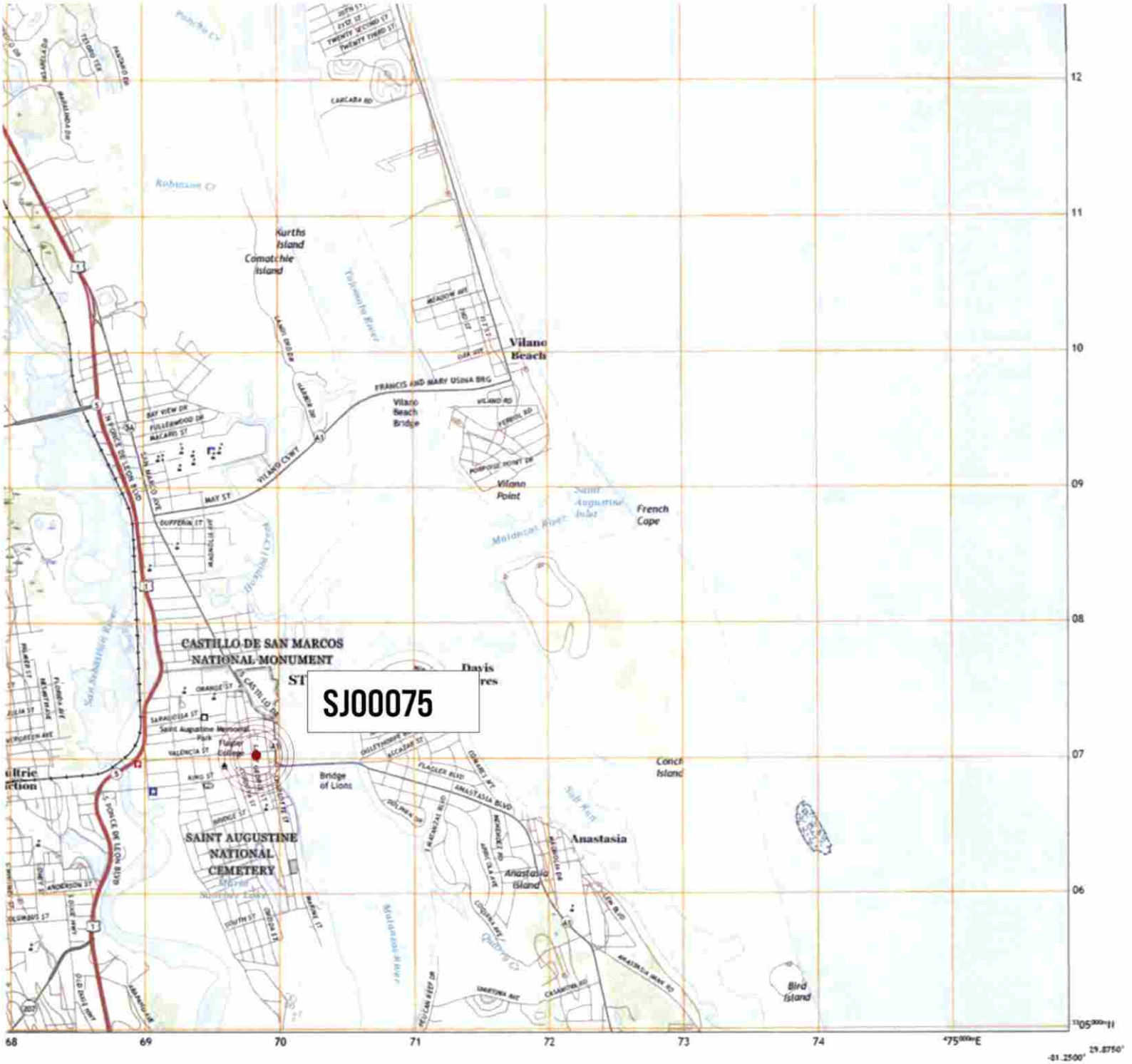
2) Document type All materials at one location Maintaining organization Florida Division of Historical Resources
Document description FMSF files File or accession #'s

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.



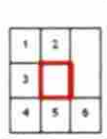
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METERS 1000 0 1000 2000
MILES 1 0 0.5 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.18





ADJOINING QUADRANGLES

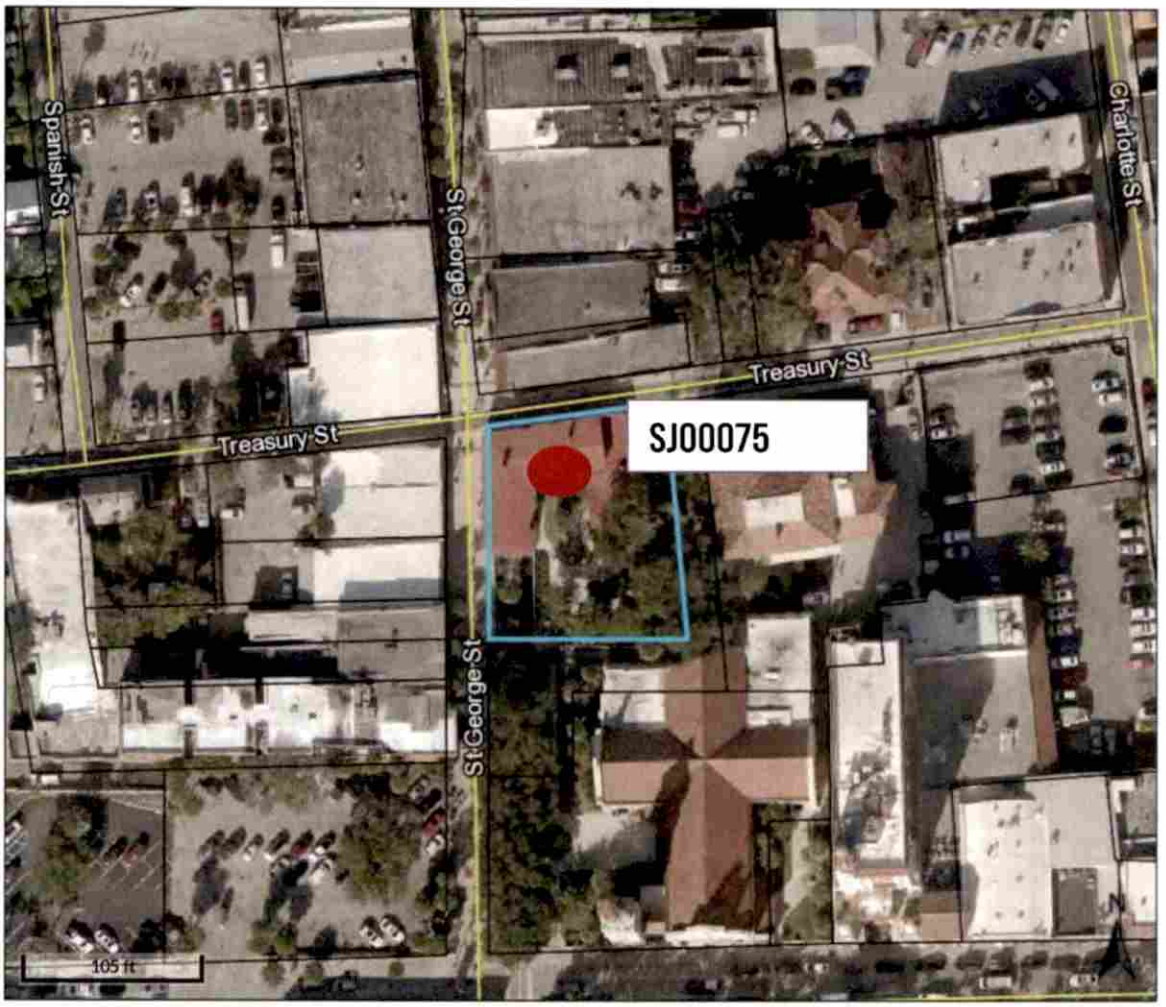
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 17R

SAINT AUGUSTINE, FL
2018

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 66


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
featuring
The Woman's Exchange
Historic
Peña-Peck House
Circa 1750
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.

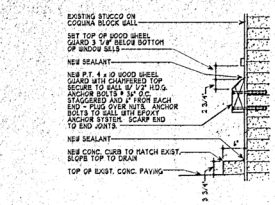
3. Closure of a wall opening at the east building wall facing the service parking area.

   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.

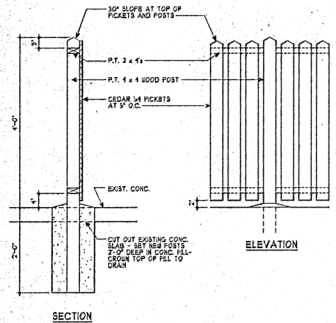
4. Replace deteriorated exterior wood shutters as per HABS drawings.

5. Installation of wood wheel guards at St. George and Treasury Street elevations as per HABS drawings and 1930's photographs.

END



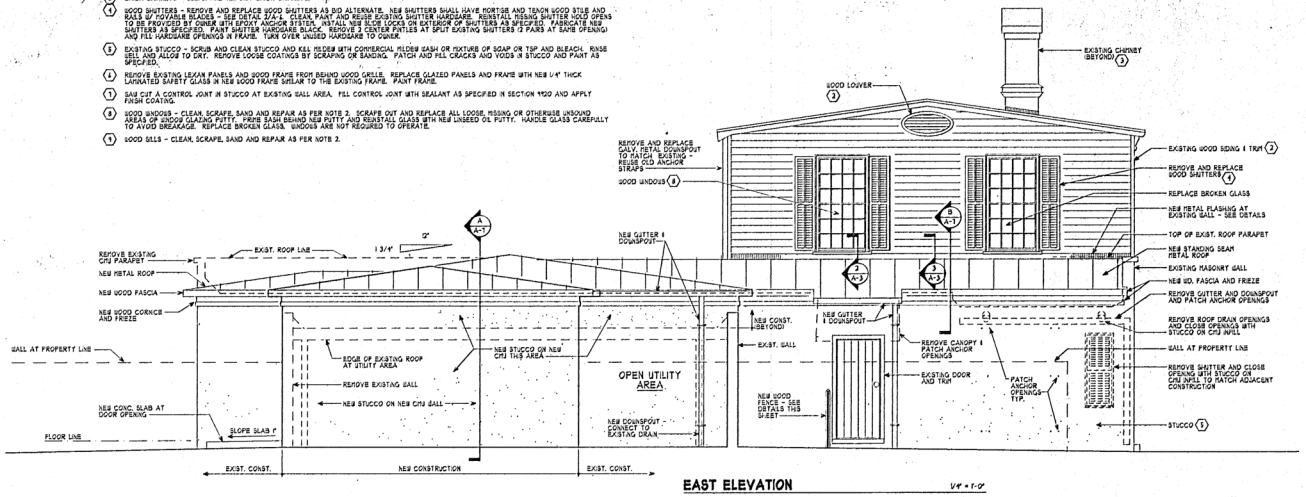
2/A-4 **DETAIL AT NEW WOOD WHEEL GUARD AND CURB** 3/4" = 1'-0"



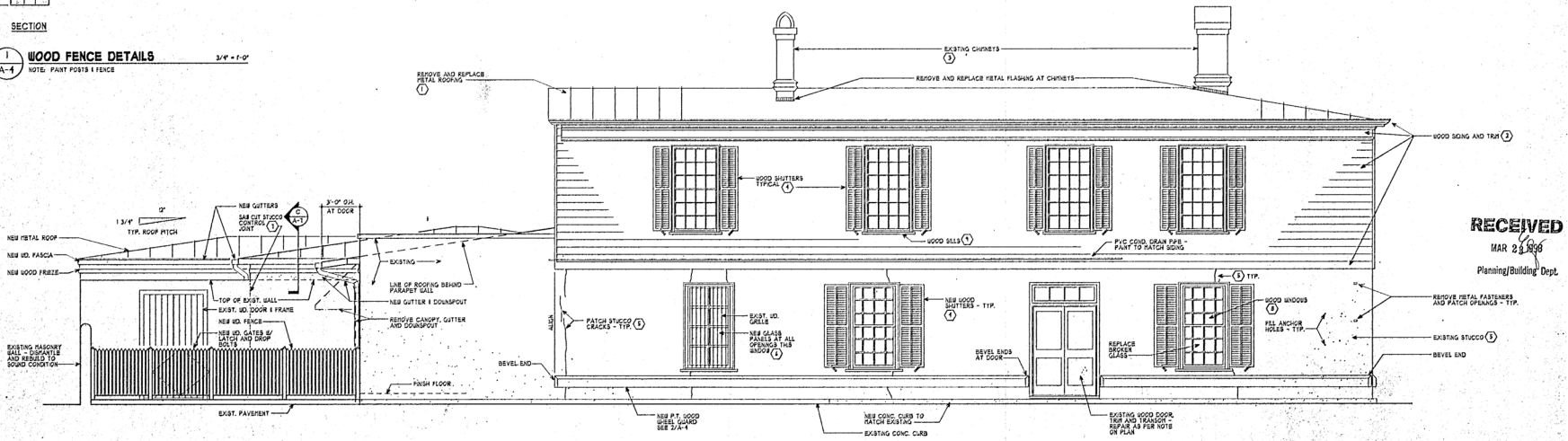
1/A-4 **WOOD FENCE DETAILS** 3/4" = 1'-0"
NOTE: PAINT POSTS & FENCE

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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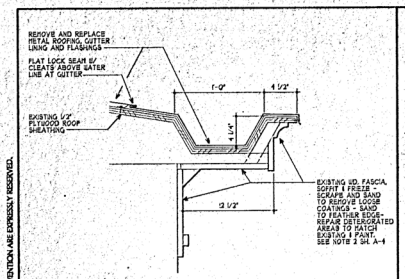
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8301 CYPRESS PLAZA DRIVE SUITE 203 JACKSONVILLE, FLORIDA 32256 (904) 281-0032

PENA - PECK HOUSE REHABILITATION
FOR THE CITY OF ST. AUGUSTINE, FL.
143 ST. GEORGE STREET

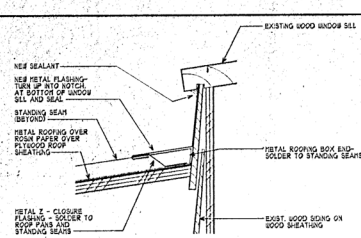
EXTERIOR ELEVATIONS

DATE JANUARY 12, 1998
DRAWN BY JC & DRH
CHECKED BY KRS
JOB NO. #9709
REVISIONS
FILENAME 709CDELE.DGS
SHEET NO. A-4

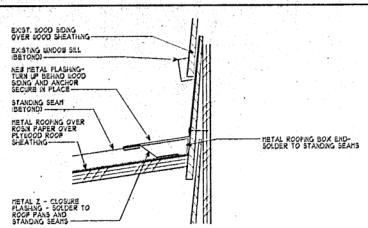
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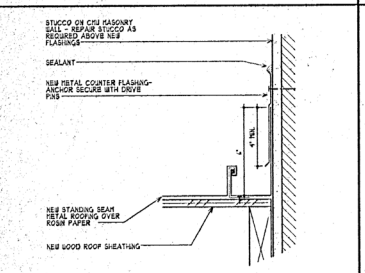
1 A-3 **BUILT-IN GUTTER DETAIL** 1 1/2" = 1'-0"



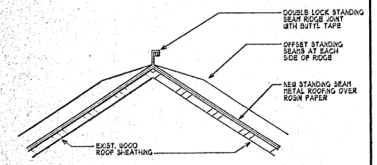
2 A-3 **ROOFING DETAIL AT WINDOW SILL** 3" = 1'-0"



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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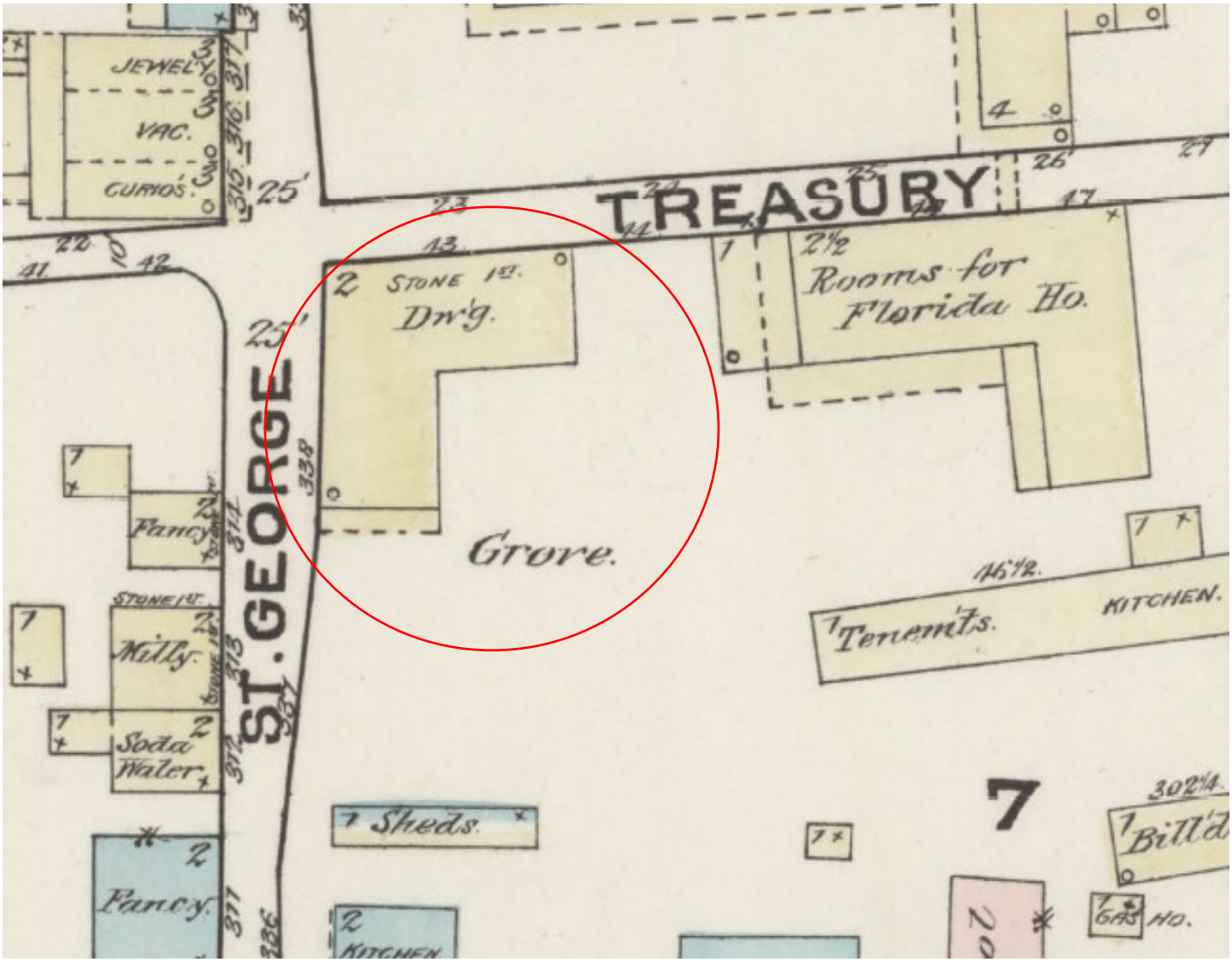
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PENA - PECK HOUSE REHABILITATION
FOR THE CITY OF ST. AUGUSTINE, FL.
143 ST. GEORGE STREET

ROOF PLAN

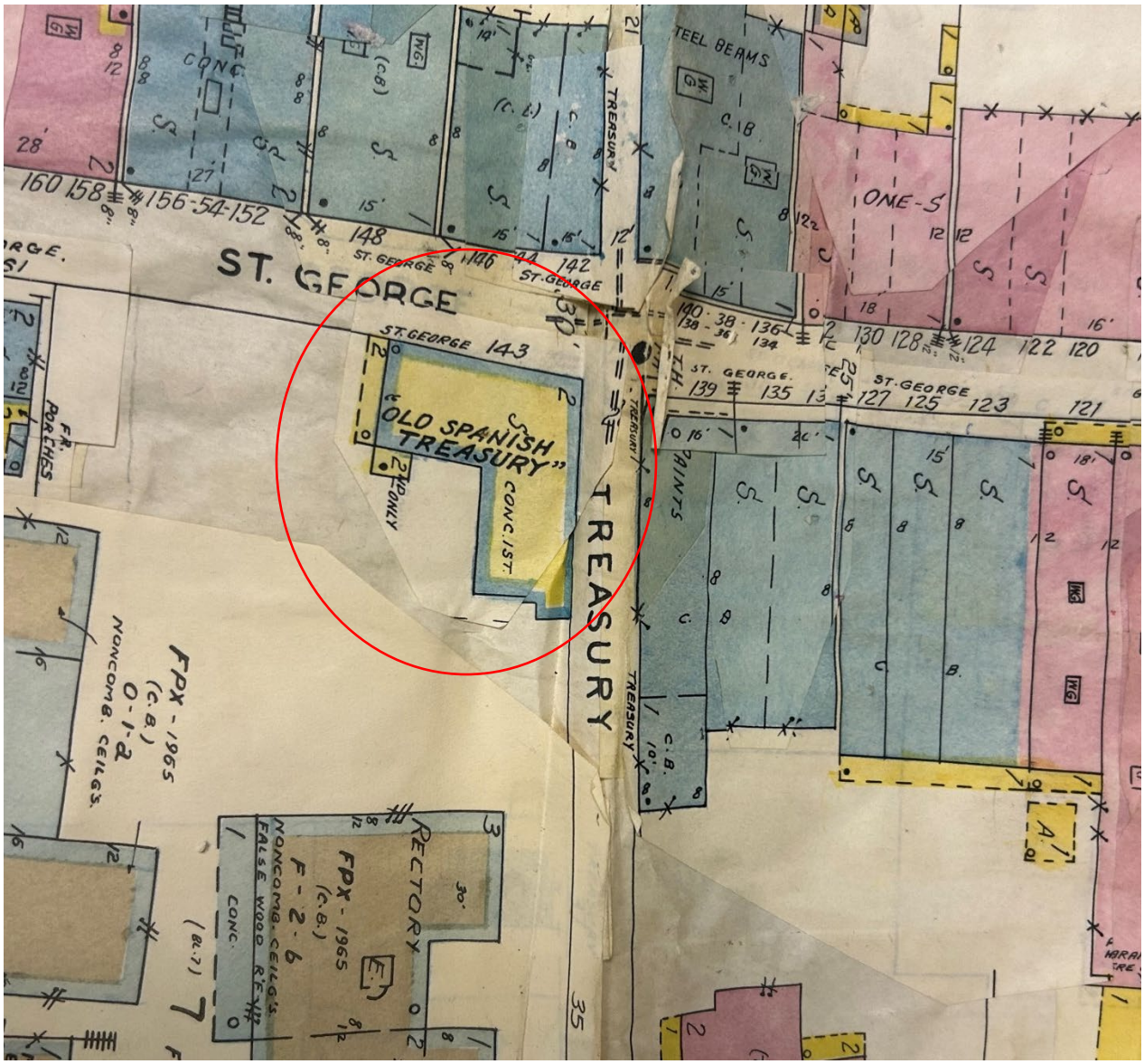
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DRAWN BY: DRH
CHECKED BY: KRS
J.O.B. NO.: #9709
REVISIONS:
FILENAME: 709CDRFP.DGS
SHEET NO.: A-3

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

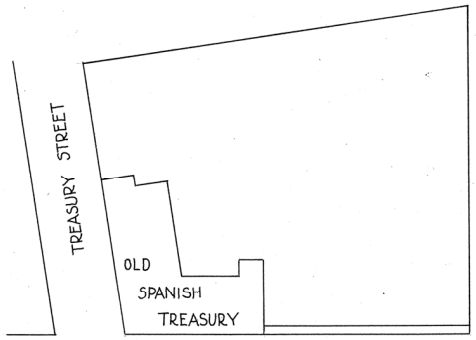


(The non-filled circle symbol on footprint represents tin or slate roofing material was existing on that building; the filled circle represents on the small projection represents composite roofing material)

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.

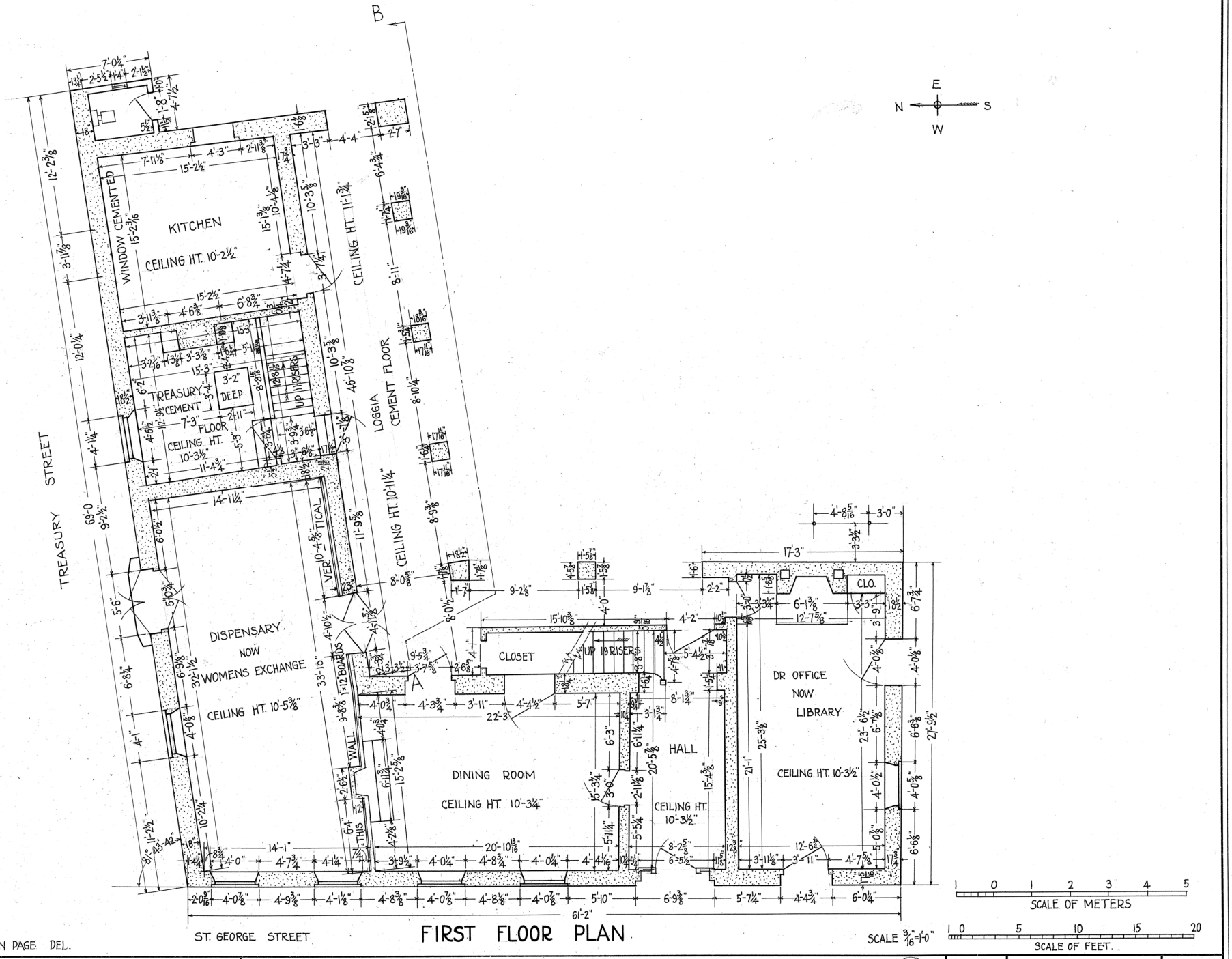
DRAWINGS APPROVED: Leonard W. Cline, DISTRICT OFFICER.
DRAWINGS APPROVED: , CHIEF ARCHITECT.
ACCEPTED FOR LIBRARY OF CONGRESS:

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 NO. 1 TO 14

INDEX NO. FLA. 55-SAUG 17-

Staff Report pg 80



FIRST FLOOR PLAN

J.ERWIN PAGE DEL.

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

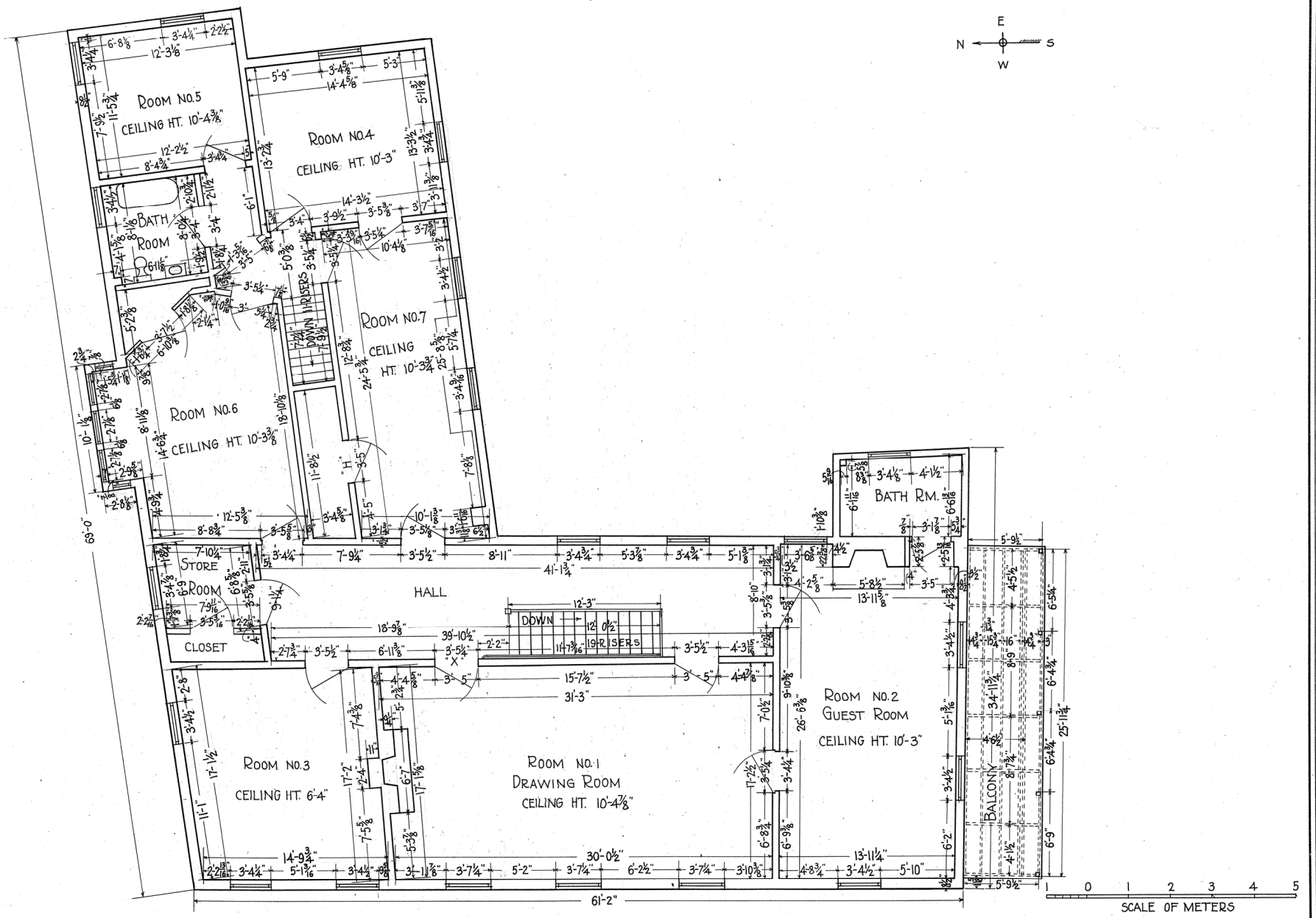
NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

SURVEY NO. FLA-119

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 14 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER
FLA 55-SAUG 17-

Staff Report pg 81



SECOND FLOOR PLAN

J.E.RWIN PAGE DEL.

SCALE 3/16"=1'-0"

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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

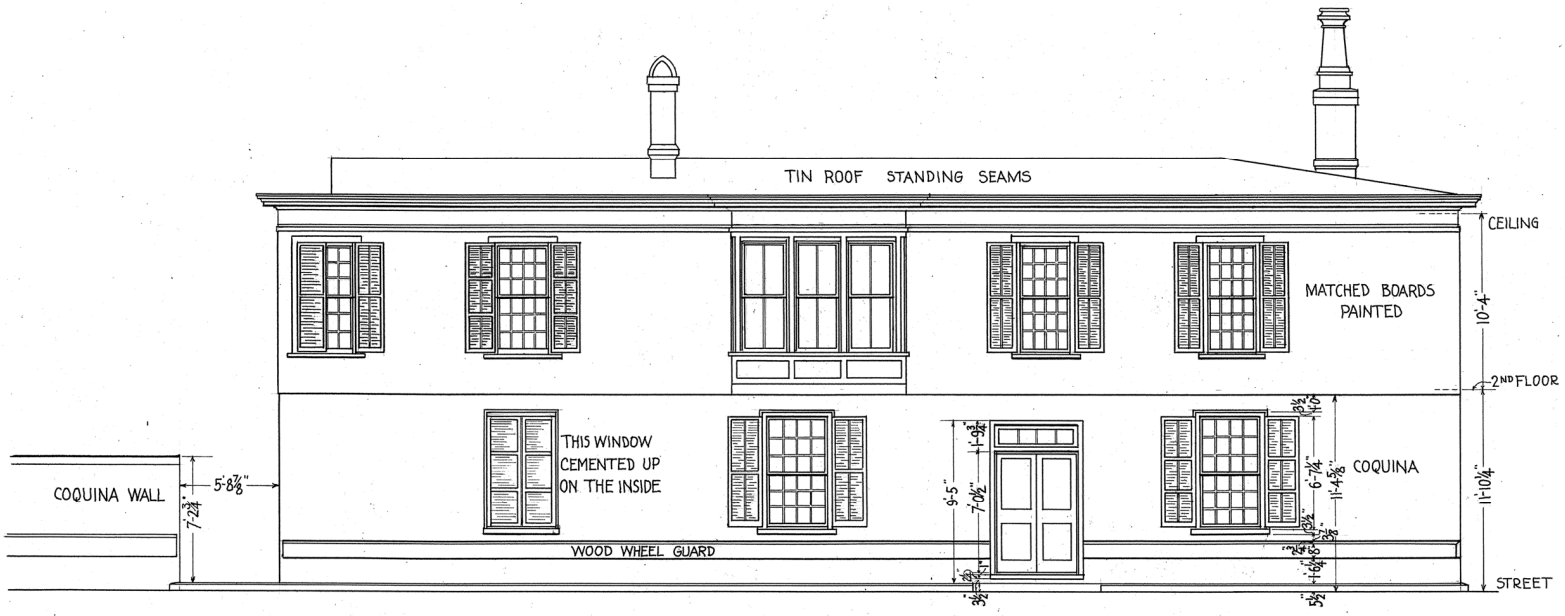
NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST JOHNS COUNTY-ST AUGUSTINE

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 82



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

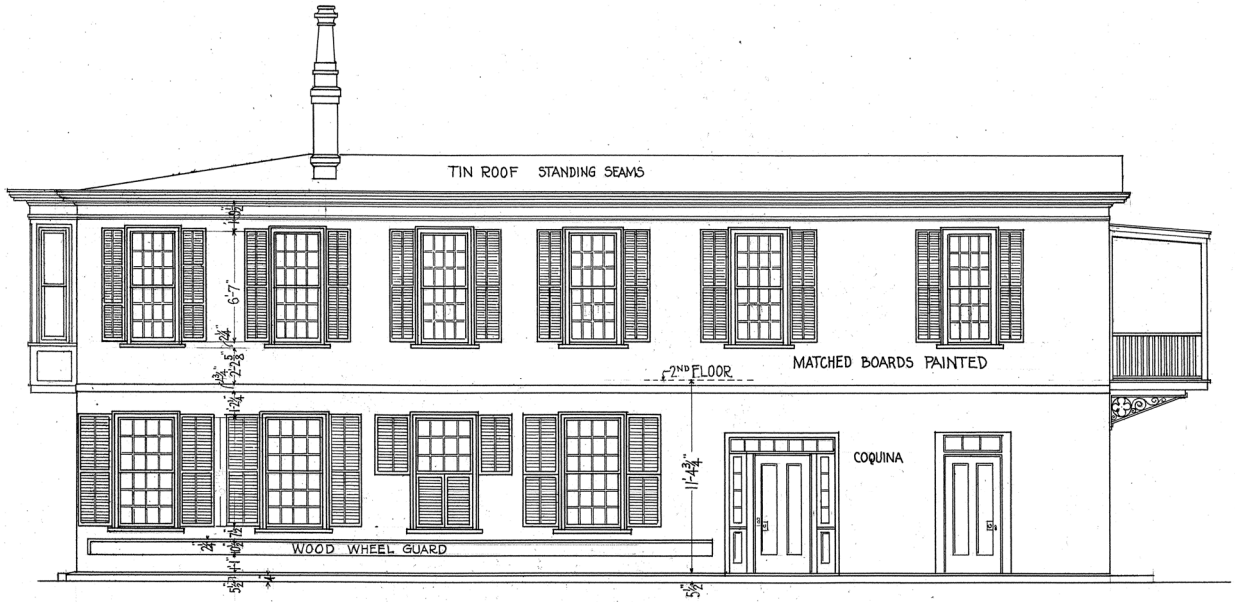
NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

SURVEY NO. FLA-119

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 14 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER
FLA 55-SAUG, 17-

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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.

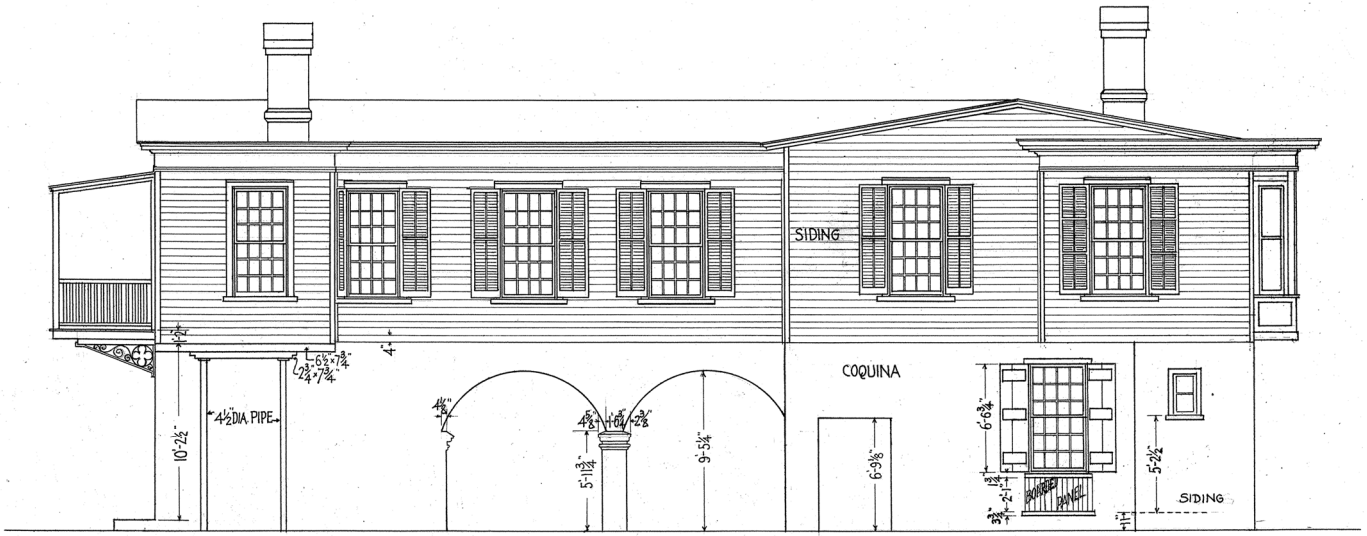
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OFFICIAL PROJECT NO 265-6907
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

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

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

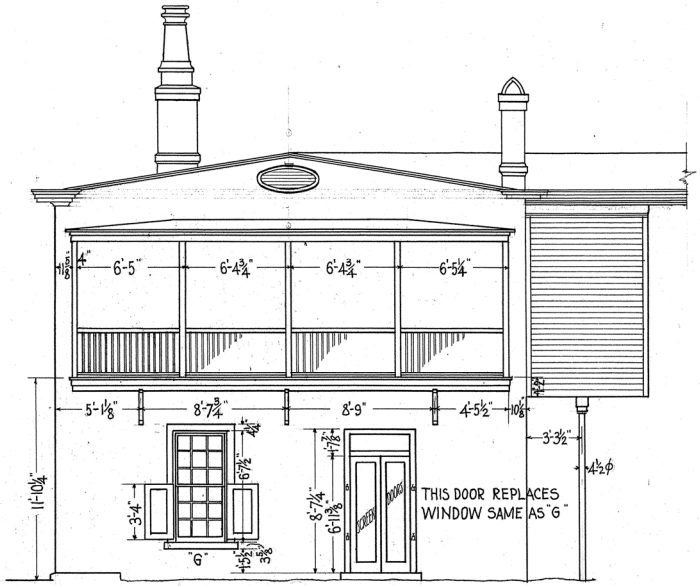
NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

SURVEY NO. FLA-119

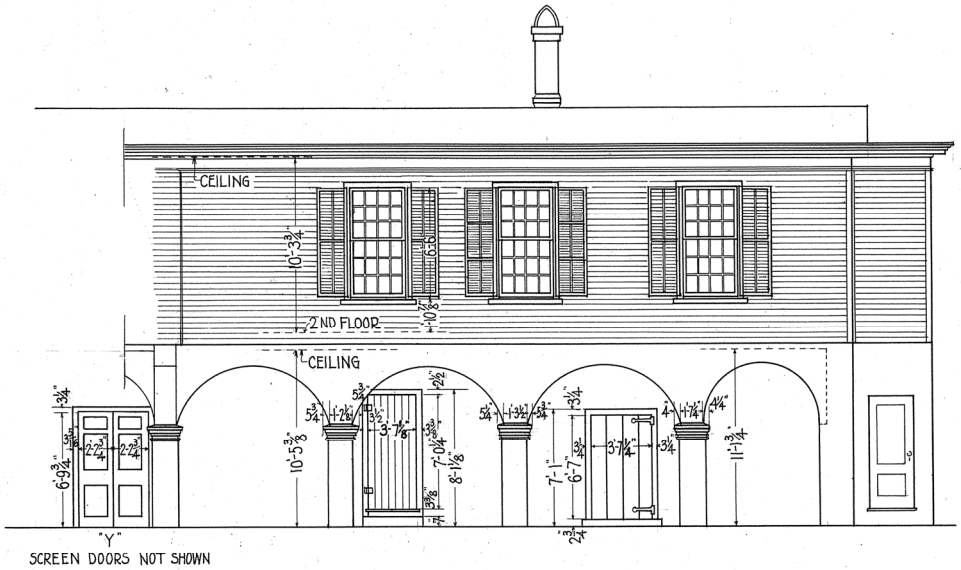
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 14 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER FLA 55-SAUG, 17-

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SOUTH ELEVATION



SCREEN DOORS NOT SHOWN

DIRECT ELEVATION LINE A-B (FLOOR PLAN)

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

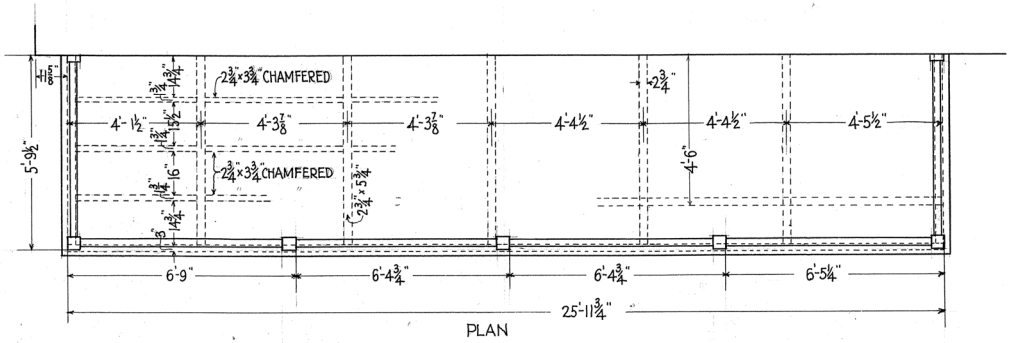
OLD SPANISH TREASURY

FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

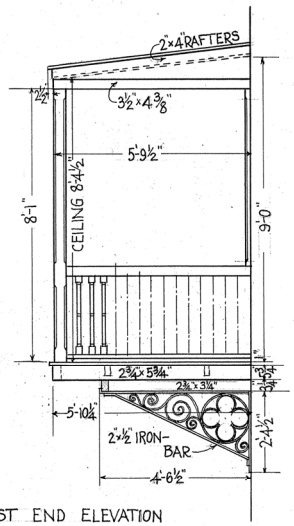
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HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 14 SHEETS

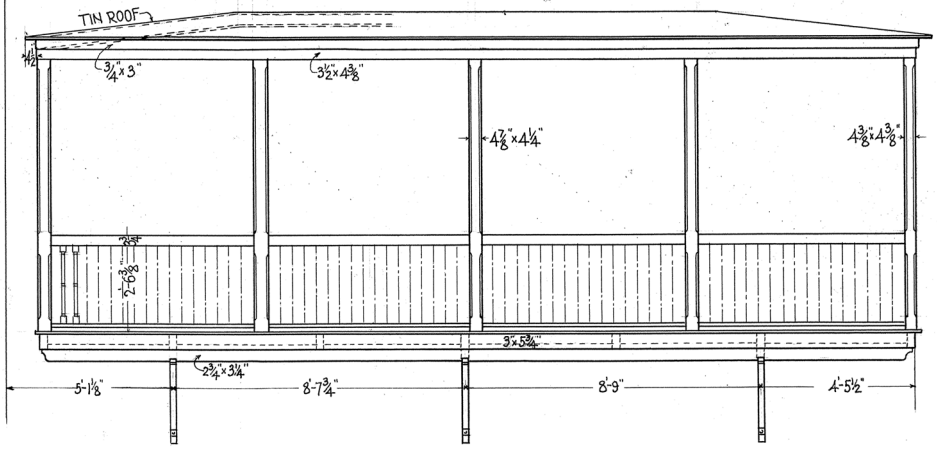
LIBRARY OF CONGRESS INDEX NUMBER FLA 55-SAUG, 17-



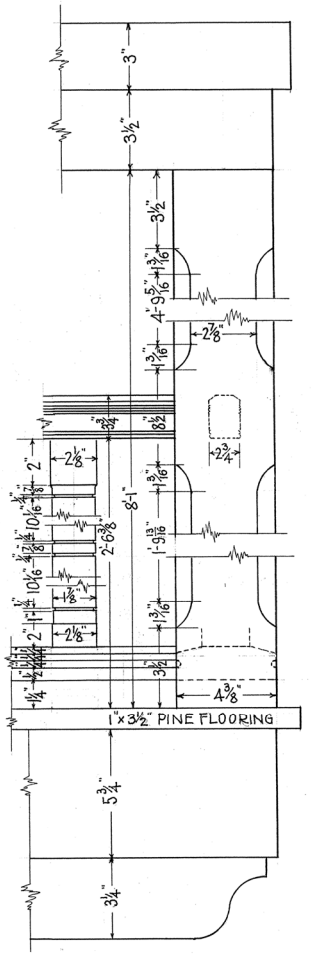
PLAN



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

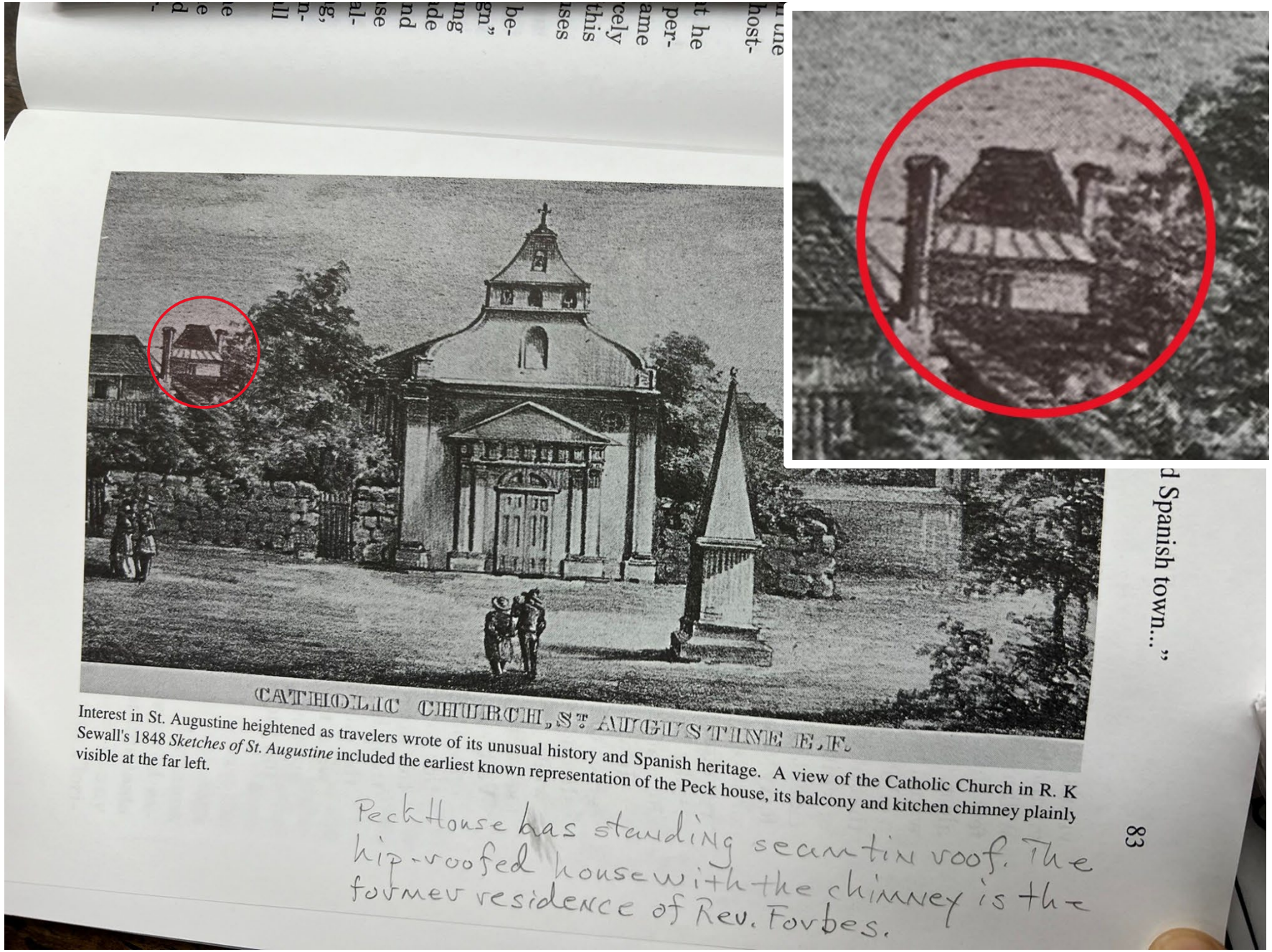
NAME OF STRUCTURE
OLD SPANISH TREASURY
FLORIDA-ST. JOHNS COUNTY-ST. AUGUSTINE

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.

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



FOR FEBRUARY 15, 2024
HARB MEETING

HP2023-0086
143 ST. GEORGE STREET

NEW INFORMATION SUBMITTED BY APPLICANT

From: Paul Weaver
To: Candice Seymour; Julie Courtney
Subject: Re: Roofing Material for Pena=Peck
Date: Tuesday, January 2, 2024 5:58:46 PM
Attachments: PENAPECKTERNEPLATE.pdf

> **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/Candice:

Happy New Year. I found the historic photo of the roof at Pena-Peck which pre-dates the fire of 1887. I've attached it to the slides I previously sent about terneplate and added the photograph of the restoration undertaken between 1968-1970.

Feel free to share this with the city administration.

Paul

On Thursday, December 21, 2023 at 12:12:47 PM EST, Julie Courtney <jcourtney@citystaug.com> wrote:

Thanks so much for that, Paul. I will make sure we reference that in the meeting.

See you soon-

Julie

From: Paul Weaver <hpa007@aol.com>
Sent: Thursday, December 21, 2023 12:10 PM
To: Candice Seymour <cseymour@citystaug.com>
Cc: Julie Courtney <jcourtney@citystaug.com>
Subject: Re: Roofing Material for Pena=Peck

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Candice/Julie:

Sorry to get this to you late, but I found this in the Pena-Peck UF file. I think it is in

the context of the 1968-1970 restoration undertaken by the Flagler Foundation and the St. Augustine Restoration commission.

I will have a hard copy also in case you don't get this in time.

Paul

Received January 5, 2024
Planning & Building Department

TERNEPLATE (METAL ROOFING)

Physical and Chemical Properties

Terneplate is dull gray in color, lightweight and strong. It originally consisted of sheets or strips of iron in two grades, coke iron and charcoal iron, coated with a lead-tin alloy. Later steel was used. Today terneplate is usually a 28 or 30 gauge steel alloy (low carbon steel with or without 0.2% copper) with a hot-dipped coating of an alloy of lead and 10% to 25% tin. In

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Zoomable Image 1 of 3 All Images

base weight expressed in pounds per base box. In other words, the weight of a coating refers to the total weight of terne metal distributed on both sides of 112 sheets, 14" X 20" in size (or an area equal of 217.78 sq. ft.). Sometimes the weight is given per double base box (112 sheets 20" X 28" in size).

Expansion Rate. Terneplate has a slight expansion rate of only 0.825" per 100 ft. per 100°F. change in temperature. This low rate of expansion means that runs of 30'-0" can be made without expansion joints.

Chemical Reactivity. Terneplate reacts with acids and aluminum. In fact, its reactivity with contacting materials parallels the chemical reactivity of lead and tin. Lead and tin act as cathodes to iron and may accelerate corrosion at pinholes if they exist. Heavy-coated sheet has no pinholes but should be painted. Terneplate is usually given a shop coat of paint on both sides, but painting after installation is also necessary.

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Short terne. This type comes in sheets and 50-ft. rolls. It has a coating of 20 to 40 lbs. per 112 sheets of 20" X 28" (10 to 20 lbs. per single base box unit) on 28 to 30 gauge copper-bearing steel alloys. The coating consists usually of 85% lead and 15% tin. This grade is generally used for roofing, flashing, gutters and leaders (see Table T5).

Table T5 Standard Sizes of 28 and 30 Gauge Short Terneplate

Width	Sheet	Roll
14	1'-8" and 8'-0"	50
20	2'-4" and 8'-0"	50
24	8'-0"	50
28	8'-0" and 10'-0"	50

Long terne. This is a sheet mill product which comes in rolls up to 90' in length and in cut lengths in large sizes up to 4'-0" X 10'-0". It has a coating of 8 to 40 lbs. per 112 sheets of 14" X 20" on 30 to 14 gauge (maximum) metal. The coating consists of 87½ to 80% lead and 12½ to 20% tin. Long terne is used for gasoline tanks, automobile body parts, doors and frames, and other fireproof construction as well as for roofing. For doors and frames and fireproof construction, the gauge and weight of coating are set by the National Board of Fire Underwriters.

Received January 5, 2024
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TERNEPLATE (METAL ROOFING)

History and Manufacture

Terneplate originated in Wales about 1700, although at that date it was known as tin roofing. Its use in the United States

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Zoomable Image 3 of 3 All Images

galvanizing process. The metal to be coated is pickled, passed first through a weak solution of hydrochloric (or sulfuric) acid and then through a heated solution of zinc chloride (or zinc chloride plus hydrochloric acid), which acts as a flux for better adhesion of the coating. From here the metal is passed into a molten lead-tin alloy which is kept at about 700°F. to 725°F. and covered with palm oil to prevent oxidation. As the metal sheet emerges, it passes between rollers which remove excess metal and oil and give a smooth coating. The sheet is then cleaned with flannel disk rolls and brushes, using sawdust, bran or similar absorbent to eliminate the oil.

Materials for Architecture; Caleb Hornbostel; Reinhold Book Corporation, New York

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Planning & Building Department

PENA-PECK PRIOR TO 1887
SEE CATHEDRAL IN BACKGROUND
PRIOR TO 1887 FIRE AND CONSTRUCTION
OF JAMES RENWICK CAMPONILE



PENA-PECK DURING 1968-1970 RESTORATION

Received January 5, 2024
Planning & Building Department



Application pg. 8

From: Lucas, Kyra
To: Barbara Moore
Cc: Corey Sakryd; Julie Courtney; Burgis, Harley E.
Subject: RE: 24.h.sc.900.121 Historic St. Augustine Buildings Rehabilitation v
Date: Thursday, February 1, 2024 9:43:29 AM
Attachments: image002.png
image003.png
image004.png

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

Good Morning Ms. Moore,

Regarding the reroofing plans for the Pena-Peck House, the Architectural Preservation Services section of the office of the Florida Bureau of Historic Preservation finds that the plans to use a pre-painted metal roof are appropriate and in accordance with the Secretary of Interior's Standards of Design for Rehabilitation. Either a copper roof or a steal roof would be acceptable, however, a copper roof has a longer lasting life span than a steel roof system and would better protect the longevity of the historic building better than a steel roof. Noting that copper roofs are expensive, the Secretary of Interior Standards acknowledge that some rehabilitation measures can be cost prohibitive.

Please note this review does not extend to future work, work yet detailed in any preliminary documents, or changes to the plans or documents provided. Any future renovations or constructions plans must be submitted to the Florida SHPO office for approval at least as long as the site referenced above is under a grant related covenant.

Dr. Kyra Lucas
Supervisor | Survey, Registration, and Technical Services | Bureau of Historic Preservation | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | Office 850.245.6339 | Cell 850.766.1352 | Kyra.Lucas@DOS.MyFlorida.com | FLheritage.com

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From: Barbara Moore <BMoore@citystaug.com>
Sent: Thursday, February 1, 2024 6:57 AM
To: Lucas, Kyra <Kyra.Lucas@dos.myflorida.com>
Cc: Corey Sakryd <CSakryd@citystaug.com>; Julie Courtney <jcourtney@citystaug.com>; Burgis, Harley E. <Harley.Burgis@dos.myflorida.com>
Subject: RE: 24.h.sc.900.121 Historic St. Augustine Buildings Rehabilitation v

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Kyra,

I hope this finds you well. I wanted to reach out to you regarding one of the projects under our DOS grant, 24.h.sc.900.121 Historic St. Augustine Buildings Rehabilitation v. Specifically, the Pena Peck

House roof replacement project.

When you were here and we visited the site, we discussed the desire to replace the current painted steel roof with a copper roof. Our Historical Architectural Review Board approved the replacement with steel as is on the structure now. They also determined the new roof would need to be painted to match the current red color. Our application was continued until February 15th when I will once again present our desire to replace with a painted copper roof.

Is it possible to get a document for the DOS stating that a painted copper roof would be acceptable under the grant? This might help us resolve the issue and move forward with the project. Please let me know if you have any questions or concerns.

Have a great day!

Regards,

Barb Moore
General Services Group Manager
General Services Department
E: bmoore@citystaug.com | Office: 904.209-4315 | W: www.CityStAug.com

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

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From: Kenneth Smith
To: Julie Courtney
Subject: RE: Pena Peck House Roof
Date: Wednesday, February 7, 2024 9:45:11 AM
Attachments: image002.png
image003.png
image004.png

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

Hi Julie, it looks like you were working late on this.
My memory is that the Peck House in 1997 had a painted folded seam metal roof with when we reroofed it. I do not remember if I was able to document the historic roof or not, but the roof slope was so low at 1 ¾ in 12 slope and is too shallow of a slope for anything but a metal roof. The Peck House Women's Exchange have extensive files and historic photographs of the house and should be able to document the roofing before we replaced it in 1998. Check with Margo Pope or Marsha Chance of the Women's Exchange for access to their records and files. The 1998 roof was a painted Terne Metal roof that I believe was similar to the existing painted roof color.
I looked for my old Peck House photos taken before we started our work but had pulled them when we replaced some of the windows and cannot locate them this morning. I will let you know when I find them.

I do not think that an aluminum roof can have flat folded seams and suggest a copper roof be installed with and painted.

Call me at 904-234-7200 if you have other questions.

Ken

Kenneth Smith, FAIA
Kenneth Smith Architects, Inc.
110 Cypress Landing
Saint Johns, FL 32259
904-234-7200 cell

From: Julie Courtney <jcourtney@citystaug.com>
Sent: Tuesday, February 6, 2024 7:36 PM
To: Kenneth Smith <ksmith@ksarch.org>
Subject: Pena Peck House Roof

Hello Ken,
Hope this finds you doing well. I hate to bother you, but am hoping you may recall some details on the Pena Peck House roof project that you worked on (at least did the plans for) in 1998. I have found some bits and pieces, including a few pages related to the HARB approval in December 1997 (attached) and some plans from your firm dated January 12. 1998 that were submitted to the Building Department, presumably for a permit. I confirmed with DHS that this was a grant project,

but neither the State nor the City has kept records on it. The City is going to HARB again (it was heard and continued in December 2023) with an application for a replacement roof. Sarah Ryan Architect wrote a report for the roofing replacement and suggested copper or aluminum. Childers roofing said Aluminum will not be able to be used since it can not be rolled. The City is hoping to use copper, but that will be difficult to paint and then will be a maintenance issue. Paul Weaver, HARB member, found a document in a file that summarizes Tintern and maintains that the painted finish must have been a result of research done for the 1968 restoration. I am trying to determine if you have any documentation on the roof that existed when you did the plans for the new roof in 1998. Was that 1968 roof that was being replaced a painted terne metal material? Do you recall which metal (older Sanborn maps said the roof was tin)? And was the 1998 roof a terne coated steel roof that was also painted?

On the attached 1998 Elevations North and East, at the top of the sheet under the Exterior Repair Notes:

1. Metal Roofing and Flashing – remove and replace standing seam terne metal roofing, roof flahsings…New installation shall be as specified. Match existing installation details where not detailed or specified otherwise…..

Do you have the specs still from that 1998 roof project? I'm curious about the details (did you base it on the 1968 roof, but change the metal to steel?) and the painted finish.

Is terne coated metal always painted- even the newer terne coated stainless steel roofing that are made in Europe?

If you have time to weigh in on this, I would be grateful.
Thank you,

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

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

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From: Kenneth Smith
To: Julie Courtney
Subject: Pena Peck House Roof
Date: Wednesday, February 7, 2024 9:56:31 AM
Attachments: image002.png
image003.png
image004.png

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Kenneth Smith, FAIA
Kenneth Smith Architects, Inc.
110 Cypress Landing
Saint Johns, FL 32259
904-234-7200 cell

One last thought, I did not or was not able to document the existing metal roof material when we started our work in 1997. As I remember it was a painted flat folded seam metal roofing. I used the terne metal because I thought it would have a longer life expectancy.

Ken

Kenneth Smith, FAIA
Kenneth Smith Architects, Inc.
110 Cypress Landing
Saint Johns, FL 32259
904-234-7200 cell

From: Kenneth Smith
Sent: Wednesday, February 7, 2024 9:48 AM
To: Julie Courtney <jcourtney@citystaug.com>
Subject: RE: Pena Peck House Roof

I meant to enclose the attached memo. See item 2 on the memo.
Ken

Kenneth Smith, FAIA
Kenneth Smith Architects, Inc.
110 Cypress Landing
Saint Johns, FL 32259
904-234-7200 cell

From: Kenneth Smith
Sent: Wednesday, February 7, 2024 9:45 AM

Received February 8, 2024
Planning & Building Department

KENNETH SMITH ARCHITECTS INC.

PENA PECK HOUSE REHABILITATION
MEETING NOTES
November 7, 1997

Recorded By: Kenneth R. Smith, AIA K. Smith

Attendees: Bill Harriss, Marjorie Rahner, Joanne Connell, and Ken Smith

Distribution: Bill Harriss and Marjorie Rahner

We met to review the work for the project with items of discussion as follows:

1. We are uncertain of the exact location of the east property line; i.e. is the property line on the east or west side of the wall of the stucco on concrete block screen wall? It is believed that the wall is totally on the Pena Peck property. Marjorie agreed to try to verify with the Church next door to see if they have a property survey. We found what appears to be an iron in the sidewalk at Treasury Street which is on the east side of the wall, and thus, if this is a property line concern, the wall would be on the Pena Peck property.

2. The intent of the project is to reroof the entire rear flat roofed area with a new pitched metal roof. No gutter is desired at the new roof area except where needed for walkways or other features located below the edge of the roof. I advised that the roofing would be designed with a 2 in 12 pitch similar to the existing metal roof on the main part of the building, and terne metal roofing matching the historic roofing. The terne roofing will require painting and maintenance, but should have a long life if well maintained.

3. A new room will be built in the existing enclosed storage yard on the east side of the property similar to what was designed earlier by Bob Boerma. The wall at the remaining small courtyard behind the electric transformer will be left low as existing.

4. Bill Harriss will have the City Park Department clean and remove the vegetation from the walled storage area and along the south side of the courtyard part of the building. He will also relocate the sprinkler system in the existing walled storage area out of what will become the future storage room. Harriss will have trees in this area trimmed back as appropriate.

5. Marjorie provided a proposal from Village Key and Alarm dated October 20 in the amount of $2,955 for rewiring parts of the security and fire alarm systems at the Second Floor of the Peck House. It was agreed that this work would be included in the construction work as an allowance item. It is anticipated that the new security devices will be installed on the ceilings and there will be no exposed wires as a result of the security system. The existing system is a residential-type system and this new system will be a commercial system.

8301 CYPRESS PLAZA DRIVE • SUITE 203 • JACKSONVILLE, FLORIDA 32256 • 904-281-0002 • FAX 904-281-0990 • LIC. AAC001107

Received February 8, 2024
Planning & Building Department

PART 1 GENERAL

1.01 RELATED DOCUMENTS:

The general provisions of the Contract, including General and Supplementary Conditions and General Requirements, apply to the work specified in this section.

1.02 DESCRIPTION OF WORK:

A. Provide all labor, materials, equipment and related services necessary to complete and finish the metal roofing, penetration flashing, and associated trim as indicated and/or specified.

B. Remove the existing metal roofing and associated flashings.

C. Provide a complete weather-tight, painted, standing seam metal roofing system.

1.03 REFERENCE STANDARDS (Current edition of each applies):

A. National Roofing Contractors Association - NRCA:

"The NRCA Construction Details".

B. Sheet Metal and Air Conditioning Contractors National Association - SMACNA:

"Architectural Sheet Metal Manual"

1.04 SUBMITTALS:

A. Product Data, Metal Roofing: Submit metal manufacturer's and fabricator's specifications, installation instructions and general recommendations for roofing applications. Include certification or other data substantiating that materials comply with requirements. Submit manufacturer's standard color chart for color selection.

B. Samples, Metal Roofing: Submit 2'-0" long sample panel indicating the metal, gauge, color, texture and finish and sample seam construction.

C. Shop Drawings: Submit 6 copies of shop drawings drawn at a scale large enough to clearly show all layers. Include dimensions of fabricated work, dimensions, type, size and spacing of fasteners, material thickness and finishes, plan layout with erection sequence and coordination required with other trades. Show manner of forming, joining and securing metal roofing, and pattern of seams. Show expansion joint details and waterproof connections to adjoining work and at obstructions and penetrations.

D. Test Reports: Submit copies of test reports indicating compliance for system to be installed with performance criteria specified in paragraph 2.02C.

Received February 8, 2024
Planning & Building Department

1.05 QUALITY ASSURANCE:

A. Installer: A firm with a minimum of 3 years of prior successful experience with installation of metal roofing of type and scope equivalent to work of this section.

B. SMACNA Details: Except as otherwise shown or specified, forming and installation shall comply with applicable recommendations and details of "Architectural Sheet Metal Manual" by SMACNA. Conform to dimensions and profiles shown.

C. Before fabrication, the Contractor shall take field measurements of the structure and substrates as required to ensure that panel lengths and flashings are constructed to conform to existing conditions. Do not commence fabrication until field conditions have been verified.

1.06 WARRANTY:

A. Prior to completion of the project submit the following warranties:

1. Provide roofing material manufacturer's standard twenty (20) year material warranty.

2. Installer shall provide a written warranty for two (2) years from the date of final completion and acceptance, guaranteeing materials and workmanship for water-tightness, weather-tightness, and against all leaks. During the initial two (2) year period, the installer shall maintain the roof system weather-tight and water-tight without any additional cost to the building owner.

1.07 DELIVERY, STORAGE AND HANDLING:

A. Protection shall be provided during fabrication, shipment, storage and erection. During shipment, finished surfaces shall be protected from abrasion.

B. Job site storage shall be in a clean, dry area out of direct contact with the ground, under waterproof cover, protected from abuse by traffic and from contamination by corrosive or staining materials.

C. Stored materials and unfinished work shall be secured against wind damage.

D. Avoid overloading roof with stored materials.

E. Installed panels shall be protected from abuse by other trades.

PART 2 PRODUCTS

2.01 ACCEPTABLE MANUFACTURER'S:

A. Roofing System: Provide Follansbee "Terne Metal" Architectural Grade, 1-inch double lock standing seam roof system or Architect's approved equal system.

Received February 8, 2024
Planning & Building Department

2.02 ROOFING MATERIALS:

A. Roofing Panels and All Exposed Trim and Flashings: 28 gauge, Terne Metal, prime copper-bearing steel, coated both sides with Terne alloy (80% lead, 20% tin) as manufactured by Follansbee Steel.

B. Flashings: Material, thickness and finish shall match roof panels.

2.03 ACCESSORY ITEMS:

A. Cleat strips shall match roof panels and shall be preformed and punched by the roof panel manufacturer. Clips shall be designed to allow for expansion and contraction of the roof relative to the structure throughout the temperature range specified in Section 2.06C.

B. Nails holding anchor clips to the structure shall be 7/8" min. flat head, ring shank, hot dipped galvanized roofing nails.

C. Sealant used with the roofing shall be applied between surfaces during assembly with a minimum amount exposed on the completed installation.

1. Concealed, sealant may be a non-curing, non-skinning butyl, polyisobutylene or polybutane tape of sufficient thickness to make full contact with both surfaces.

2. Exposed sealant shall be a curing type with excellent weather and sunlight resistance as specified in Section 7900, Paragraph 2.02 A or as approved by the Architect. Color shall be as selected by Architect. Apply in accord with the sealant manufacturer's recommendations.

3. Provide 1/8-inch x 1/4-inch butyl rubber self-adhering tape sealant conforming to FS TT-S-0001657 as recommended by panel manufacturer for installation between panels in standing seam joints.

D. Roofing Felts: Fed. Spec. HH-R-595B, Type 15 asphalt rag felt, 15 lbs. per sq. min. asphalt saturated organic felts, 3'-0" wide, unperforated. **Use for temporary dry-in only. Remove prior to installation of new roofing.**

E. Paper Slip Sheet: Min. 5 lb. rosin-sized building paper.

F. Solder: Must contain a minimum of 50% tin. Use only rosin flux.

2.04 PANEL FABRICATION:

A. Panels: Panels shall be uniformly dimensioned, brake or roll-formed to exact lengths to avoid trimming. The panel system shall be anchored as recommended by the manufacturer. All fasteners shall be concealed. Panels shall be continuous form ridge to eave with no end laps or cross seams. There shall be no face penetration of panels, except as approved by the Architect for securement of panels to facilitate directional expansion/contraction.

Received February 8, 2024
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B. Seams shall be spaced at 21" on center and shall be 1" high double locked. Install butyl rubber tape sealant between adjacent panels and fold into seams.

C. Flashings and Trim: All exposed standard or special flashings/trim and such other brakeformed shapes like ridge caps, valleys, eave flashings, ventilators, etc. shall be shop or field-formed in the same gauge and finish to match roofing panels.

D. Accessories such as clips, closures, fasteners, etc. shall be as manufactured by or recommended by the manufacturer.

2.05 FINISH:

A. Finish installed metal roofing and flashing with "Terne Coat I" primer and "Terne Coat II" top coat as manufactured by Follansbee Steel. A mill applied shop coat will not be considered as one of the two required coats.

B. Underside of roof panels and flashing shall receive a coat of "Terne I" before application.

C. Immediately after installation or as soon as proper painting conditions permit, all finished surfaces shall be field painted by brush application.

D. Surfaces must be clean and dry prior to painting.

E. Apply "Terne Coat I" and "Terne Coat II" each at a rate of approximately 400 S.F. per gal.

F. Paint the roof when it is warm and dry starting about 10 A.M. and stopping by 4 P.M. Roof surface and air temperature must be above 50 degrees F. for painting. Do not paint over condensation. Clean and dry roof prior to painting.

G. Primer and finish coats shall not be modified or thinned and shall be **brush** applied. Alloy prime coat to be completely dry prior to application of top coat.

2.06 SYSTEM PERFORMANCE REQUIREMENTS:

Roof panel and flashing attachments shall be designed to accommodate the thermal expansion and contraction of the exterior material through a 200 degree F temperature change.

PART 3 EXECUTION

3.01 EXISTING ROOFING:

Remove existing metal roofing and underlayment to wood decking. Notify the General Contractor and Architect of any deteriorated sheathing or other conditions detrimental to new roofing. Do not install new roofing until detrimental conditions have been corrected.

Received February 8, 2024
Planning & Building Department

3.02 PREPARATION:

Before installation this contractor shall verify that the structure is ready to receive his work. He shall check field dimensions and alignment of structural members to assure that the roof panels and flashing will be straight and true. The Architect shall be notified on unresolved conditions which may adversely affect the performance or appearance of the installed roof, and work on that location will not proceed until approved by the Architect.

3.03 INSTALLATION:

A. Manufacturer's Recommendations: Except as otherwise shown or specified, comply with recommendations and instructions of manufacturer of sheet metal being fabricated and installed.

B. Roofers shall wear rubber soled shoes. Limit activity on roof to only personnel required for reroofing.

C. Separate dissimilar metals from each other by painting each metal surface in area of contact with a bituminous coating, or by applying adhesive polyethylene underlayment to each metal surface, or by other permanent separation as recommended by manufacturers of dissimilar metals.

D. Keep roof dried-in with roofing felt. Prior to installation of metal roofing, **remove temporary roofing felts** and install rosin paper over entire area to receive roofing.

E. Prime the underside of roofing panels and allow to dry prior to installation.

F. All work shall be installed in accord with approved shop details under direct supervision of an experienced sheet metal craftsman. Attachments and joints shall allow for expansion and contraction from temperature changes without distortion or elongation of fastener holes. Flashing shall be installed in strict accord with the recommended practice in the AA, NRCA and SMACNA architectural sheet metal manuals, without fasteners in the end laps.

G. Match existing installation details, except where more stringent requirements are detailed on drawings or specified herein.

H. Install butyl rubber tape in standing seam double lock joints as per Attachment 'A' at end of this section.

I. Completed work shall be plumb and true, free of scrapes and dents. Excess sealant shall be removed. Any panels which are badly damaged and in the judgment of the Architect cannot be repaired shall be removed and replaced.

J. Form and fabricate sheets, seams, strips, cleats, valleys, ridges, edge treatments, integral flashings and other components of metal roofing to profiles, patterns and drainage arrangements as required for permanently leakproof construction. Provide for thermal expansion and contraction of the work. Seal joints as shown, and as required for leakproof construction. Shop-fabricate materials to greatest extent possible.

Received February 8, 2024
Planning & Building Department

K. Fabricate and install work with lines and corners of exposed units true and accurate. Form exposed faces flat and free of buckles, excessive waves and avoidable tool marks considering temper and reflectivity of metal. Provide uniform, neat seams with minimum exposure of sealant. Except as otherwise shown, fold back sheet metal to form a hem on concealed side of exposed edges.

L. Conceal fasteners and expansion provisions where possible in exposed work, and locate so as to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.

M. The standing seams shall be equally spaced and shall align at corners, hips, and valleys.

N. Install 2" x 3" long metal cleats at 12" o.c. double nailed with 7/8" ring shank H.D.G. nails.

O. Install roofing to comply with SMACNA Architectural Sheet Metal Manual, NRCA Roofing and Waterproofing Manual and Handbook of Roofing Knowledge, and manufacturer's recommendations.

P. End lap all flashing and trim a minimum of 3".

Q. Solder joints where required for watertight condition. Do not use abrasives to prepare metal surfaces for soldering. Use soldering irons only (min. 3 lb. each) for soldering work.

R. Provide and install weather proof low profile roof ventilators where indicated constructed from Terne metal. Provide hot-dipped galvanized screening inside vent opening. Flash and install as per roofing system manufacturer's recommendations.

3.04 CLEANING AND PROTECTION:

A. Clean exposed metal surfaces of substances which would interfere with weathering. Touch up paint finish.

B. Protection of Metal Roofing: Installer shall advise Contractor of required provisions for surveillance and protection of completed metal roofing work during remainder of construction period.

END OF SECTION 7610

ATTACHMENT

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For roof slopes less than 3" per ft.: Fabrication of pans shall be the same as for roof slopes 3" to 6" per ft. Butyl rubber sealing tape ⅛" x ¼", conforming to Federal Specification TT-S-001657 or a bead of rubber or synthetic base gungrade sealant, as elsewhere specified, shall be applied to the upper horizontal flange on the 1½" leg of the preformed pan. Standing seams are then formed in the usual manner. Sealant shall be applied in the lock formed by the soldered locking strip at the transverse seam. The completed transverse seam shall be dressed down to a thickness not less than ⅛" with a continuous bead of sealant visible the full width of the pan. The lap of the vertical portion or upstanding legs of the pan shall also be set in sealant.

Received February 8, 2024
Planning & Building Department

STANDING SEAM ROOFING (C

Special conditions

When desirable to use a standing seam on roof slopes less than 3" per ft., a high grade butyl sealing tape or, alternately, a bead of comparable sealant can be applied to the top flange of the shorter leg (Figure 1). The standing seam is then closed and finished in the usual manner (Figure 2).

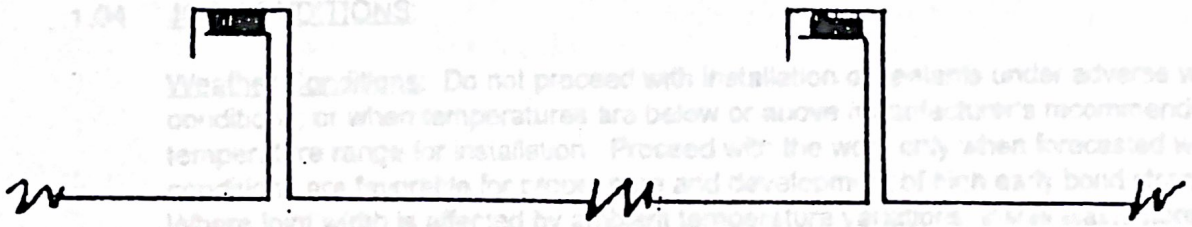


Figure 1

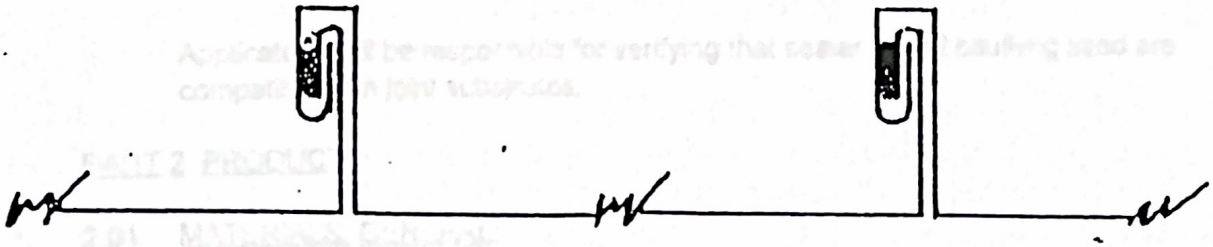


Figure 2

PURCHASE ORDER CURRENT LIST

Purchase Order Type: Normal Fiscal Yr/Per 2012/06 PO# 20120987
Batch jt PO Date 03/12/2012
Requisition 0000000
Department Code 51989 Facilities Management
Allocation Code 00000000
Buyer ID 1596jtre Barbara Moore
Needed By Date
General Commodity
Vendor 006619 Taylor Signature Painting & Waterproofing LLC
42 Palmer St
St Augustine, FL 32084

Ship To Address FMG Facilities Management Group
50 Bridge St.
St. Augustine, FL 32084

Ship To Reference Charles Hill
Shipping Method
Bill To Address ERROR - 100
PO Description Labor and Materials to prime a
Special Handling None Status Closed Distribution 1

Total PO Amount $5,200.00
Liquidated $5,200.00
Open Encumbrance $ 0.00

General Notes

Reference Invoice #625 Dated 02/28/12

Line Item Details

Line 001 Commodity

Req Qty 1.00 UOM EACH Unit Price 5,200.00000
%Disc 0.00 Credit 0.00 Freight 0.00 Sales Tax 0.00

Line Item Total $5,200.00
Qty Received 1.00 Liquidated $5,200.00
Qty Canceled 0.00 Canceled $ 0.00
Line Item Open Encumbrance $ 0.00

Description
Labor and Materials to prime and paint roof @ The Peck House

Department 51989 1099 Box Capital AssetN Needed By
Quote Bid
Work Order: Task:
Ship To Address FMG Facilities Management Group
50 Bridge St.
St. Augustine, FL 32084
Ship To Reference Charles Hill

Allocation Details

December 21, 2023

City of St Augustine
75 King St
St Augustine, FL 32084

Re: Certificate of Appropriateness - 143 Saint George Street - HP2023-0086

Dear City of St Augustine,

On December 21, 2023, the Historic Architectural Review Board (HARB) met and discussed your application 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.

Specifically, based upon evidence presented, the HARB **CONTINUED your application to the February 15, 2024 meeting** as described in the attached copy of the executed Order.

All additional materials for the continued item must be submitted to the Planning and Building Department 10 days before the meeting, to be received by February 5, 2024.

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

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

cc: David Birchim, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.:	HP2023-0086
Applicant:	City of St Augustine
Owner:	City of St Augustine
Address:	143 St. George Street
Parcel Number:	1970900000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, 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.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, DECEMBER 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 Thursday, December 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 HP-2
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to 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.

Subject to the following conditions:

- February 15, 2024
-
-
-
-
-
-

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

Case No. HP2023-0086 **REQUEST** **APPROVED / DENIED / CONTINUED**

Sign Name

Catharine 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 [X] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 21st day of December, A.D., 2023.

MICHELE FUDO
Commission # HH 448184
Expires September 26, 2027

Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Received 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. HP2023-0086

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.

Received 11/07/2023
Planning and Building Department

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

Received 11/07/2023
Planning and Building Department

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

Received 11/07/2023
Planning and Building Department

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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Planning and Building Department

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

Received 11/07/2023
Planning and Building Department

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.

Received 11/07/2023
Planning and Building Department

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.

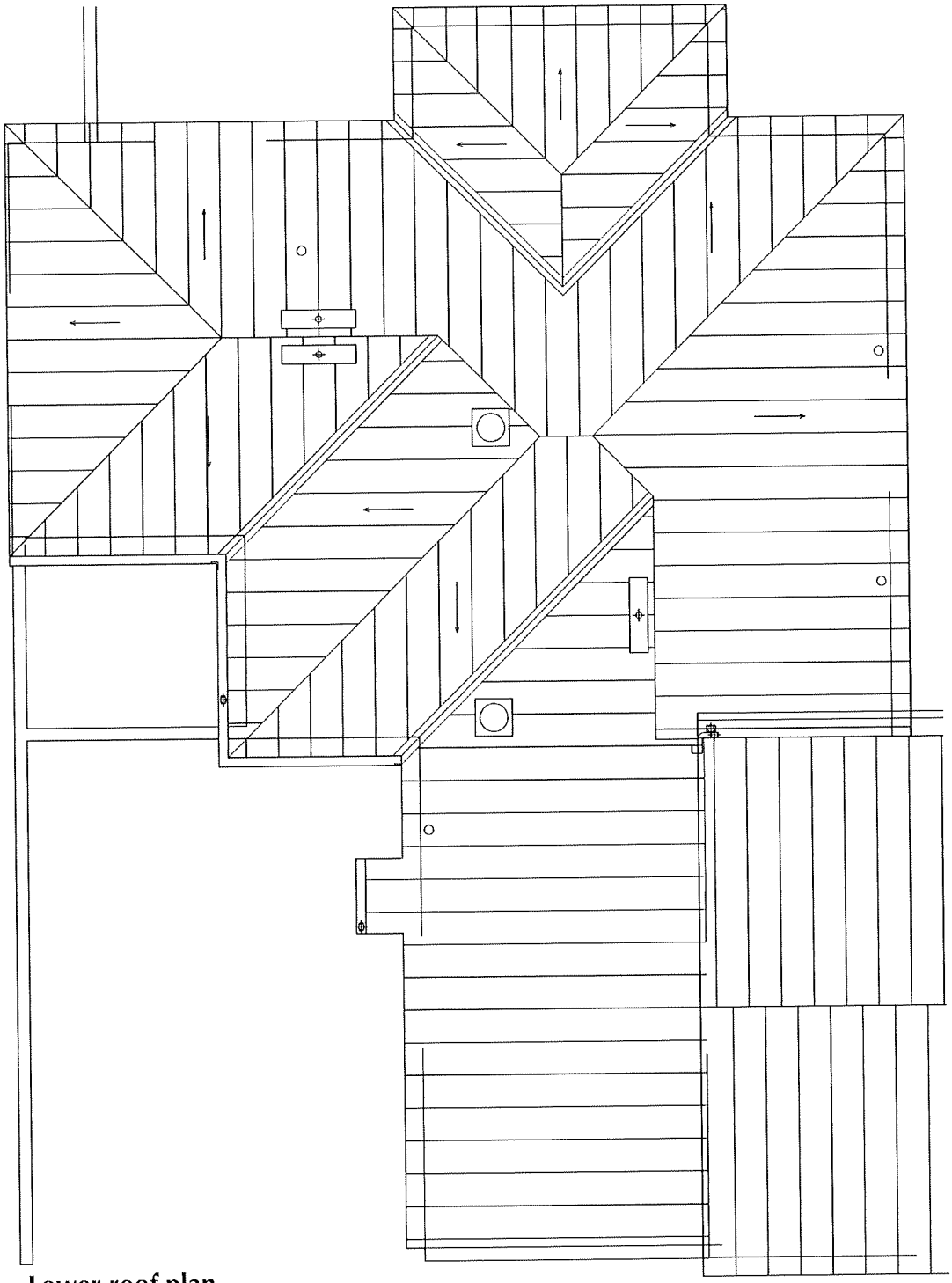
15. **CONVEYING SYSTEMS**: NONE.
16. **MECHANICAL**: NONE.

17. **PLUMBING**: NONE.

18. **ELECTRICAL**: NONE.

END OF SPECIFICATION.

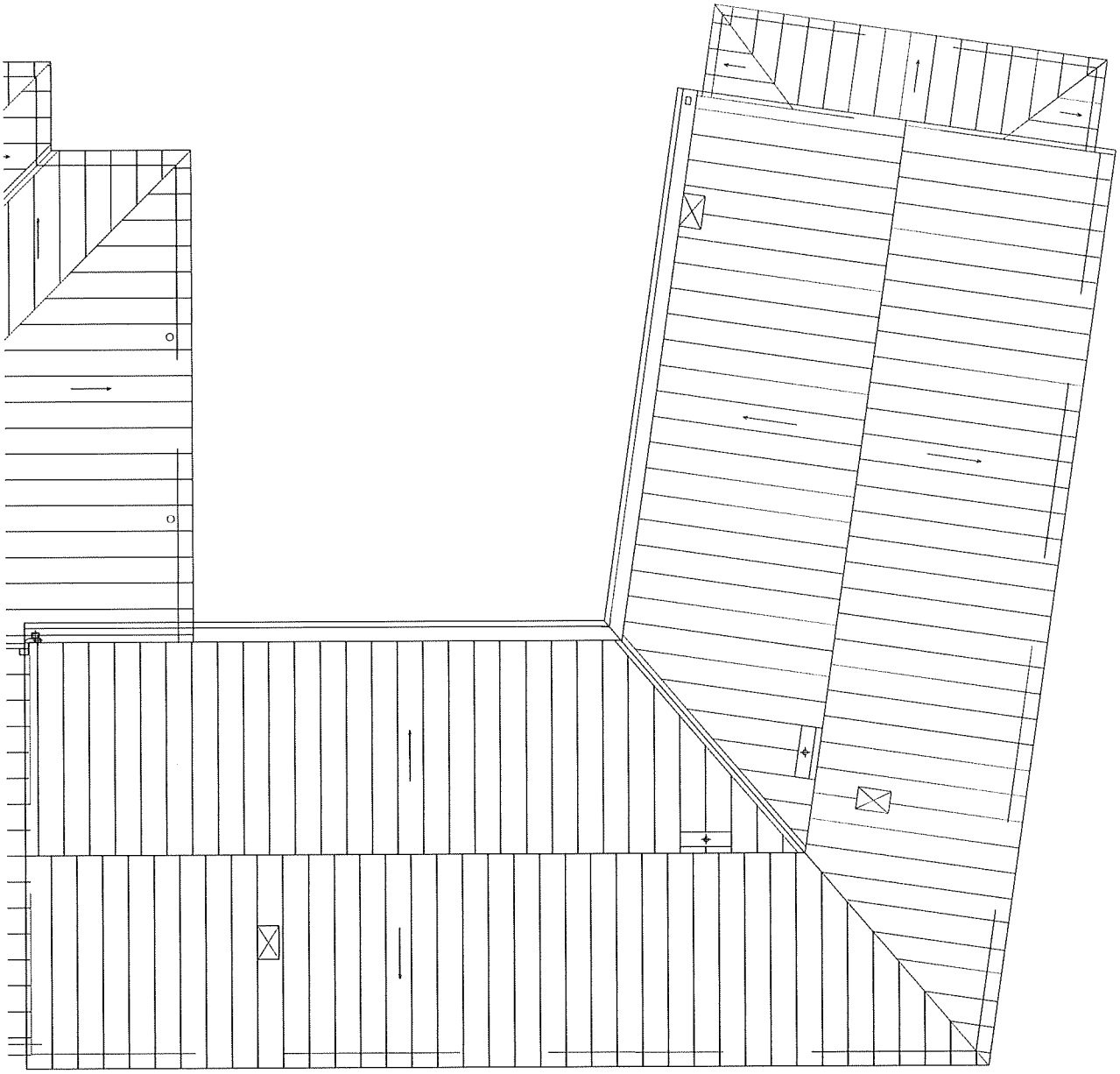
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Lower roof plan

SARAH RYAN
ARCHITECT

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Upper roof plan

SARAH RYAN
ARCHITECT

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Condition Assessment Photos

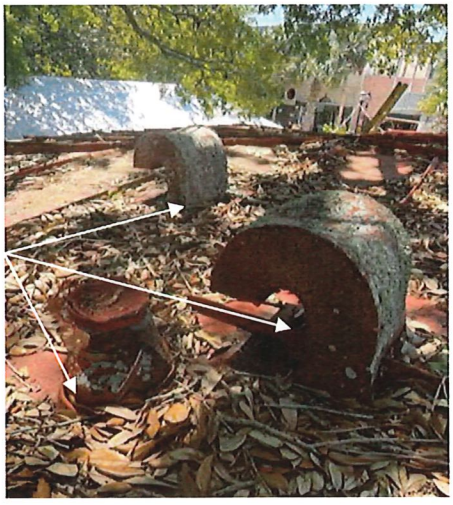
1.



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

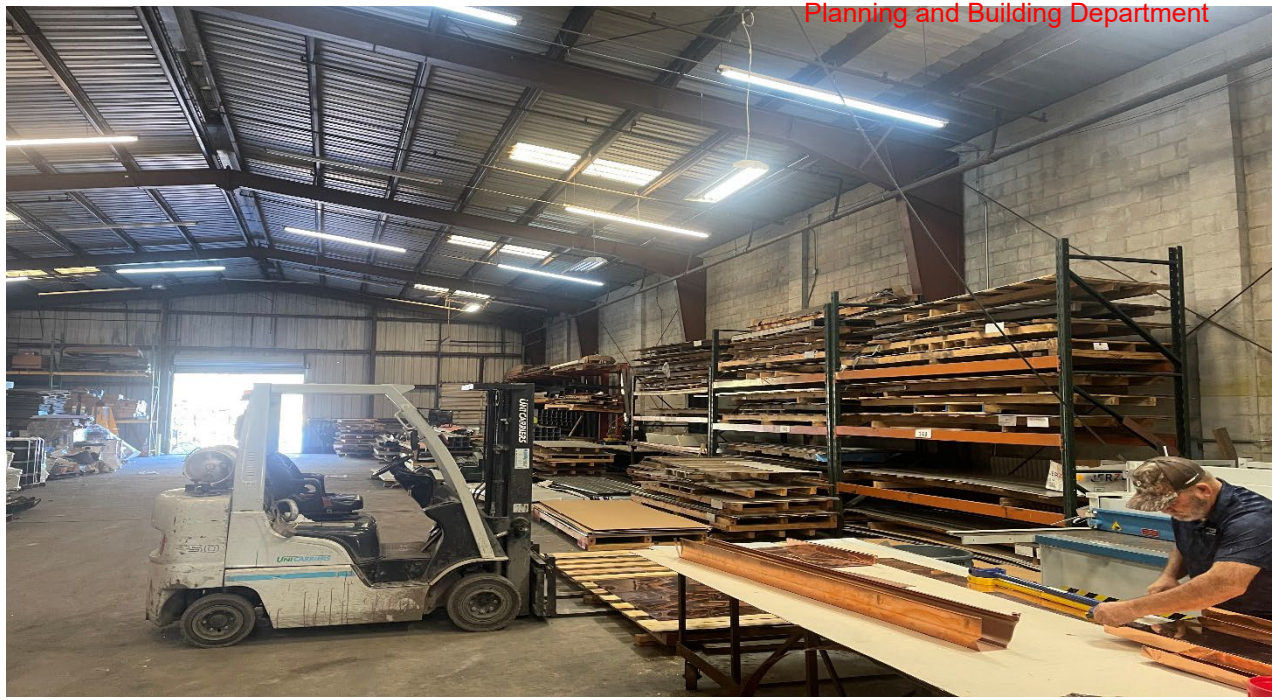
Tecta America is the Nation's Premier Roofing Company

WE ARE ROOFING REDEFINED

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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.

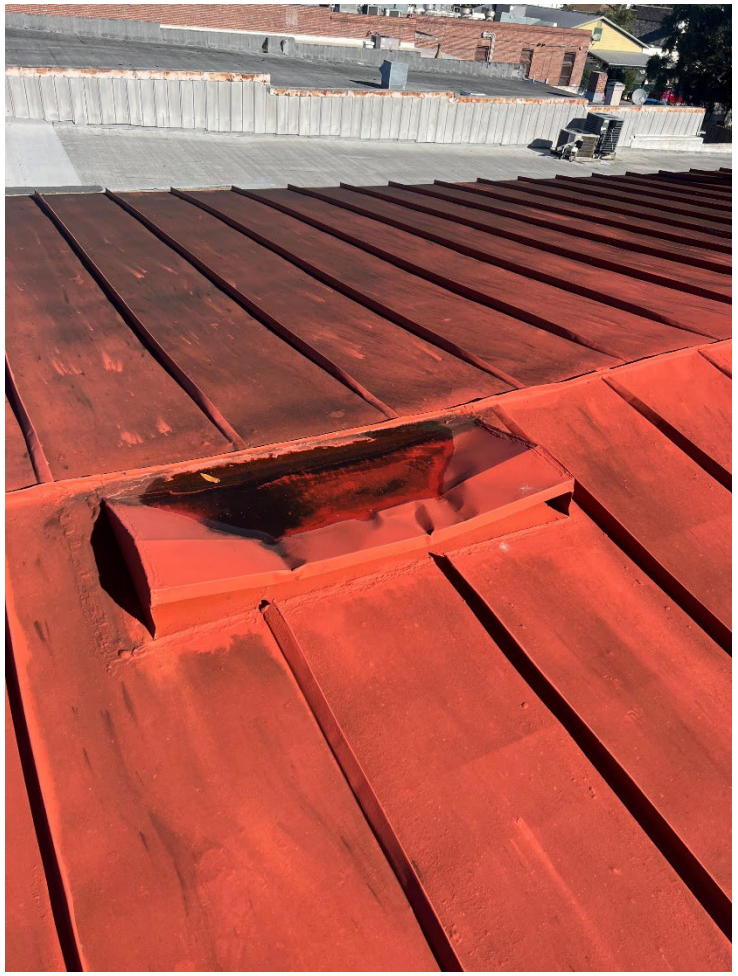


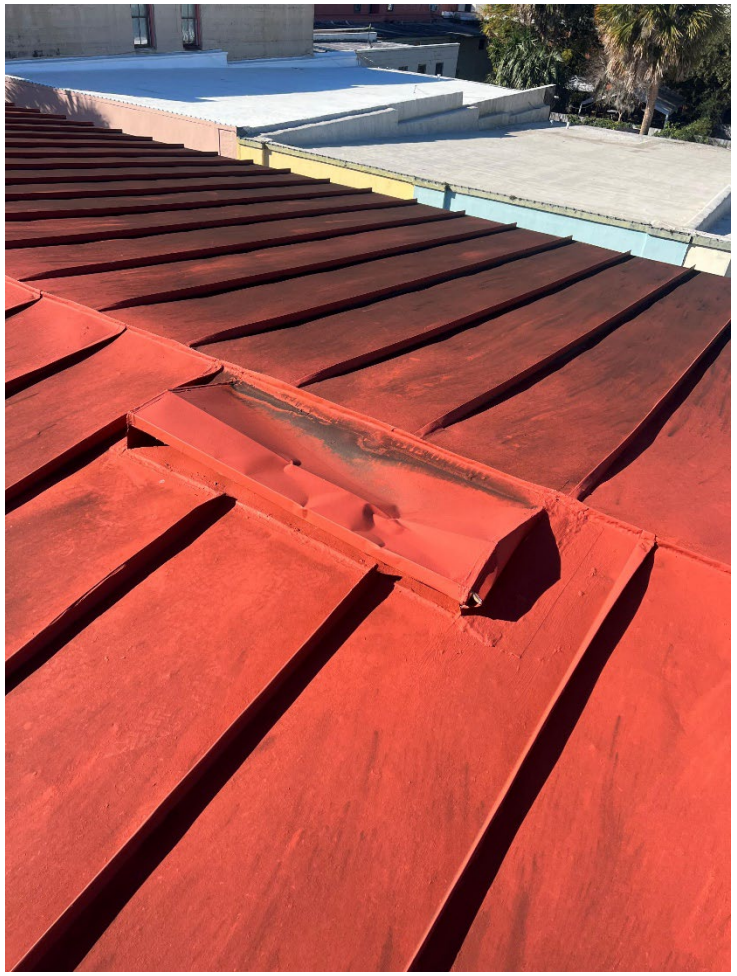
Current location of water intrusion causing bad decking due to bad valley detail

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New copper ridge vents will be fabricated and soldered in place



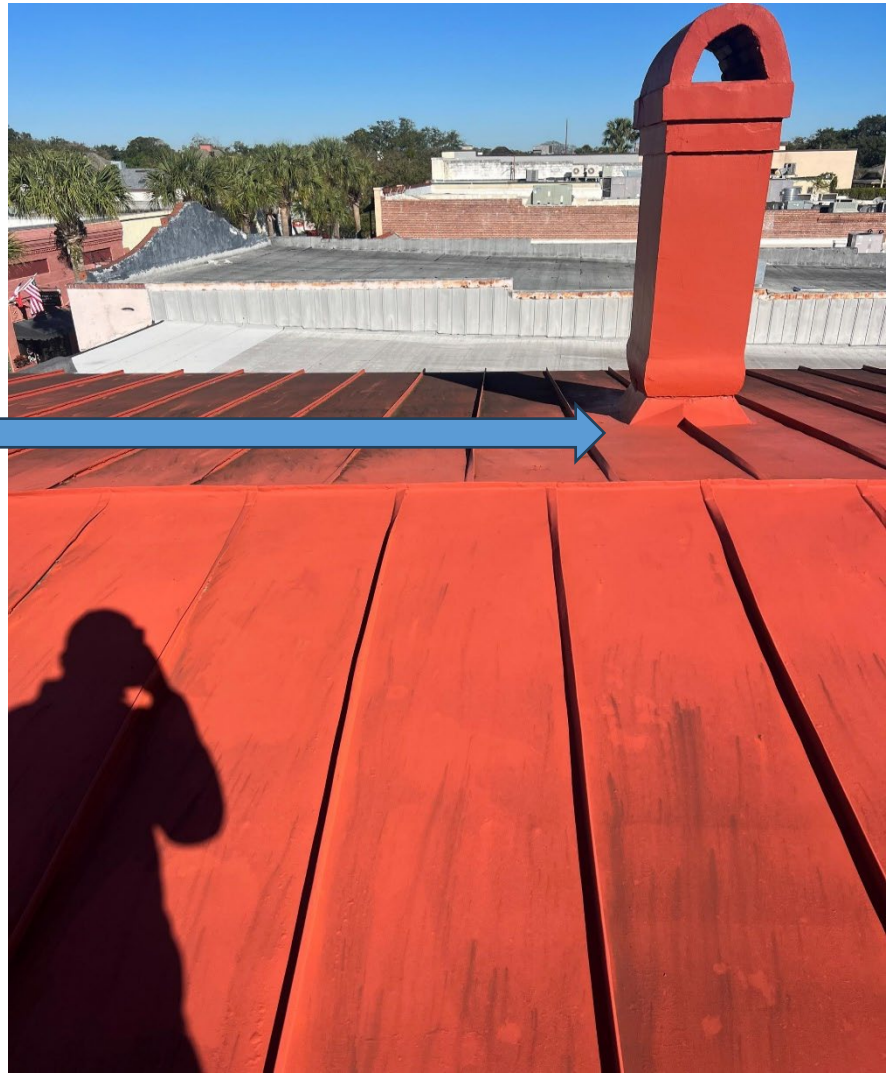




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New copper curbs will be fabricated and soldered in place around chimney stacks with proper counterflashing terminated into masonry



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

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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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Edition Date: 05/22 • Doc# Polystick MTS PLUS

POLYGLASS® MAPEI GROUP

www.polyglass.us

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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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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.

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:

Lorraine A Jones
Print Name: Lorraine A Jones

Lynda I Kirker
Print Name: Lynda I Kirker

FLAGLER HOSPITAL, INC.

By: FACHE
Its PRESIDENT

STATE OF FLORIDA
COUNTY OF ST. JOHNS

COPY

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.

Lorraine A Jones
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

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

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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

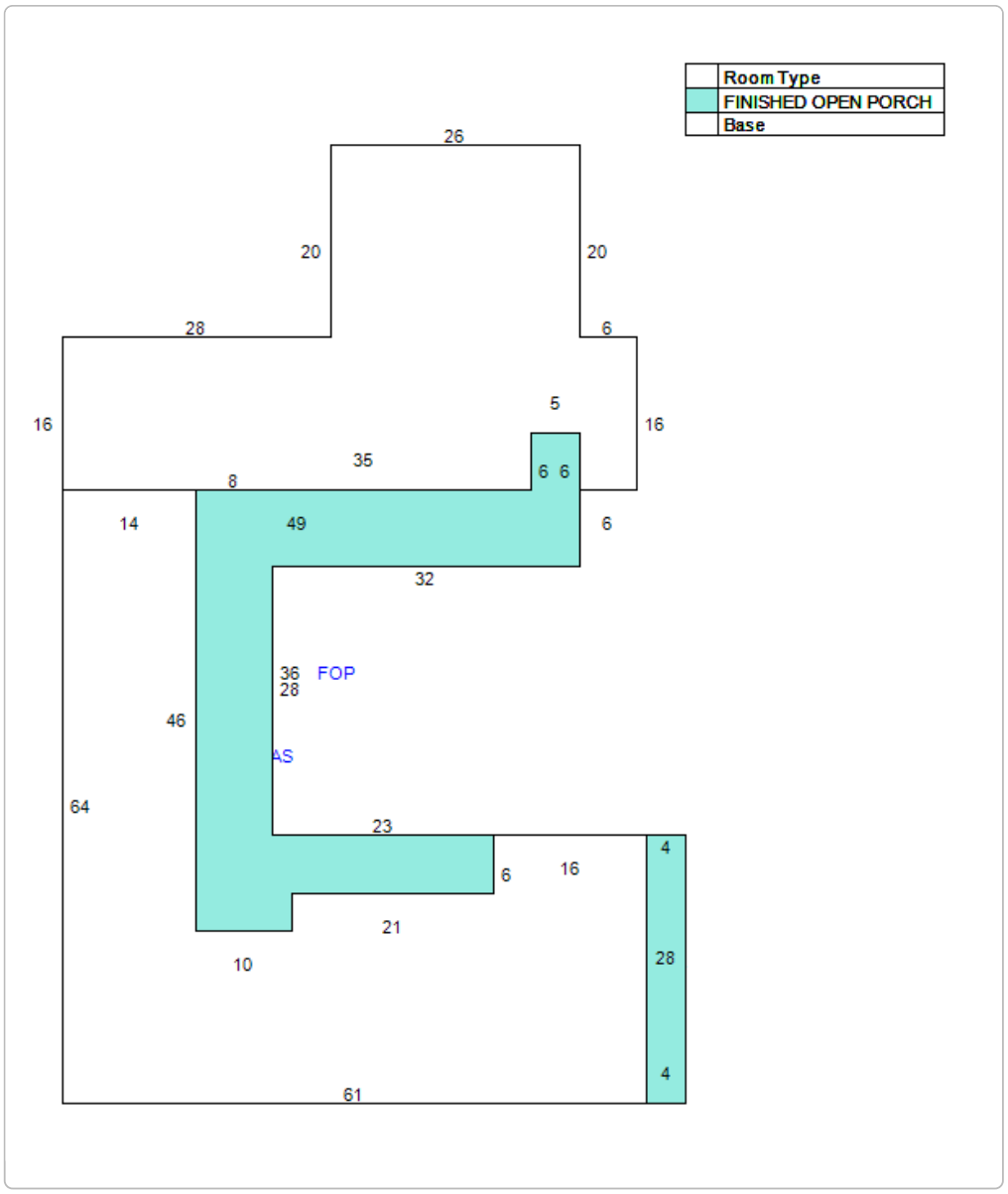
Building Information

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.

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Contact Us

Developed by Schneider GEOSPATIAL

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: February 15, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of January 2024, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

REPAIR, MAINTENANCE AND NEW CONSTRUCTION

11 Aviles Street, Apt 2B (Update Interior 2 Bedroom Unit – Update Kitchen & Bathroom - Replacing Existing Cabinets with New Ones, New Tile, Add New 38" Fixtures, New Plugs, New Lights, Update Electrical, Plumbing, & HVAC)

70 Cuna Street (Mini Split change out like for like – new unit to remain in same spot as old unit)

1 Saint George Street (HVAC Replacement)

18 Saint George Street (Fire alarm system installation with cellular monitoring)

252 Saint George Street (Installing 8 intellijacks, 32 LNFT Supplemental Beam and 55 LNFT Floor Joist Sister for crawlspace structural repair/stabilization)

268 Saint George Street (52 SQ roof replacement FL 10674-R18 Shingle to Shingle)

272 Saint George Street (Swimming Pool)

SIGNS

NONE

DEMOLITION

NONE

Meredith Randolph

Meredith Randolph, Planning and Building Clerk