

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, APRIL 18, 2024 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Certificate of Appropriateness
 - a) HP2024-0015 John Valdes & Associates, Inc. - Applicant
Robert M. Barnes - Owner
101 Marine Street
To construct an exterior addition for an elevator on the south elevation with an associated walkway.
7. Certificate of Appropriateness – City owned property
 - a) HP2024-0004 Sarah Ryan Architect - Applicant
Continued from February 15, City of St. Augustine - Owner
2024 75 King Street
To replace existing non-historic windows with windows similar to replacements previously installed elsewhere on the building.
8. Planning and Building Staff Communications
 - a) Staff Approved Permits Report
9. Other Business
 - a) Permitting process and portal presentation - Richard Schauland, City of St. Augustine Building Official
10. Next Scheduled Meeting Date(s):
 - a) May 16, 2024 - Regular Meeting
11. Adjournment

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

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

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



**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 18, 2024 Meeting**



Application HP2024-0015

Address: 101 Marine Street

Applicant: John Valdes & Associates Inc.

Property Owner: Robert M. Barnes

Project description: To construct an exterior addition for an elevator on the south elevation with an associated walkway.

Architectural Style:	Frame Vernacular	Florida Master Site File:	SJ01284
National Register:	N/A	Construction date:	c. 1904-1905
Archaeology Zone:	IC	Zoning District:	HP-1
Parcel number:	2009000000		
			COD F2014-0106 OOA F2014-0107 COA F2017-0130
Agenda Item:	6(a)	Previous Action(s):	COA HP2023-0046

STAFF SUMMARY AND ANALYSIS:

1. This property is located on the east side of Marine Street between St. Francis and San Salvador Streets in the Historic Preservation-One (HP-1) zoning district.
2. Previous HARB-approved work at this property includes demolition of a garage and construction of a two-story guest house which is visible at the back of the existing driveway, as well as construction of a pergola over the existing driveway which has not yet been completed.
3. The applicant is proposing to construct an exterior addition on the south elevation for an elevator with a brick paver walkway for access.
4. The Architectural Guidelines for Historic Preservation (AGHP) recommends that additions be located at the rear or on an inconspicuous side of the building and be constructed so that character-defining features are not obscured, damaged, or destroyed. The design of the addition should be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.
5. The proposed 32 sq ft addition will be located at the rear half of the south elevation. A first and second story window will be removed to accommodate the elevator. The property owner intends to retain these windows for future repair of other windows on the house. The proposed six panel fiberglass exterior door is not a pre-approved material such as wood; however, its impact may be mitigated by the limited visibility of the door from the street. The existing metal roof will be continued to cover the addition, and the exterior cladding is proposed to match the existing shingle siding on building. The applicant may consider slight alterations to the design to differentiate the addition more clearly from the existing building such as utilizing a shed roof rather than continuing the existing or changing the exterior cladding type or pattern. Existing trees and landscaping, if left untouched, will screen at least the lower portion of the addition from the street.
6. Provided drawings inaccurately show two second-story windows west (left) of the proposed addition. Only the window furthest west is extant. Removal of an additional window on the second story will alter the fenestration pattern further and create a larger void wall space lacking fenestration completely. From the street, the addition is likely to block the view of the second-story window immediately east, thus creating the effect of a large blank wall space. Architectural features such as corner boards on the addition may help to break up this space. The applicant may consider repurposing one of the windows being removed for the addition within the addition design to mitigate the loss of fenestration.
7. The proposed clay brick paver is an appropriate walkway material. The applicant should verify the proposed brick pattern. The new walkway will be installed amongst existing established landscaping and behind a picket fence, both of which effectively screen much of the walkway from the street.
8. It does not appear that any additional plant materials are proposed with this application.
9. This property is in Archaeology Zone IC and any ground disturbing activities, such as the foundation for the new addition, will require archaeological review.

STAFF RECOMMENDATION:

Based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **101 Marine Street** if the HARB finds that the proposed addition as presented or modified at the Board's direction and related site changes meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs.

Candice Seymour

Candice Seymour, Historic Preservation Planner

SUMMARY SCOPE OF WORK:

1. Construct a new two-story addition on the south elevation to house an elevator.
 - a. 5' 8" x 5' 8", lower than eave of existing roof.
 - b. Shingle siding to match existing
 - c. Metal roof to match existing
 - d. Six-panel Fiberglass door
 - e. Existing windows to be retained for future reuse.
2. New Walkway to elevator:
 - a. 4" x 8" clay brick paver (pattern should be confirmed)

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**

Additions

Do...

- Place functions and services required for a new use in non-character defining interior spaces rather than constructing a new addition.
- Keep new additions to historic buildings and adjacent new construction to a minimum.
- Protect architectural details and features that contribute to the character of the building during construction.
- Construct the new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- Locate an attached exterior addition at the rear or on an inconspicuous side of an historic building, and limit its size and scale in relationship to the historic building.
- Design additional stories, when required for a new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Design for new work should always be clearly differentiated from the historic building and should be compatible in terms of mass, materials, relationship of solids to voids, and color.

Don't...

- Expand the size of an historic building by constructing a new addition when the requirements of the new use could be met by altering non-character-defining interior spaces.
- Attach a new addition so that the character-defining features of the historic building are obscured, damaged or destroyed.
- Design a new addition so that its size and scale are out of proportion to the historic building, thus diminishing its historic character.
- Duplicate the exact form, material, styling and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
- Imitate a historic style or period of architecture in new additions, especially those used for contemporary uses.
- Design and construct new additions that result in the diminution or loss of the historic character of the building including its design, materials, workmanship, location or setting.
- Use the same wall plane, roof line, cornice height, materials, siding lap or window type to make the new addition appear to be part of the historic building.
- Add height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.
- Design new additions such as multi-story greenhouse additions that obscure, damage or destroy character-defining features of the historic building.

Post-1821

Additions to post-1821 buildings should reference design motifs from the historic building.

Doors and Entrances

Do...

- 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.
- 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.
- Install secondary service entrances that are incompatible in size and scale with the historic building, or which obscure, damage or destroy character-defining features.

Post-1821

Doors are generally wood. Ornamentation and detailing should be based on historic precedent and be in keeping with the character of the building and entrance design. Modern stock metal doors, metal frame screen doors and sliding glass doors are generally inappropriate.

Parking, Landscaping and Site Features

Do...

- 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.

Don't...

- Remove or radically change site features which are important in defining the overall historic character of the property so that the character is diminished.
- Introduce heavy machinery into areas where it may disturb or damage important landscape features or archaeological resources.
- Fail to survey the building site prior to the beginning of rehabilitation work which may result in damage to or destruction of important landscape features or archaeological resources.
- Construct a new site feature that is incompatible with the district or building because of its size, scale or materials.

- Install street lighting, benches, new plant materials, fencing, walkways, and paving material such as asphalt and pebble that are out of scale or are inappropriate to the historic district.
- 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.
- 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.
- Introduce new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Post-1821

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.

Appropriate paving materials are poured coquina concrete, tabby, loose coquina, crushed shells, river gravel, and brick or stone on sand. Asphalt and plain concrete are not appropriate.

COA HP2024-0015

101 Marine Street

April 18, 2024

LIST OF ATTACHMENTS:

1. Staff Photographs
2. Florida Master Site File

STAFF PHOTOGRAPHS

101 Marine Street



Front (west) Elevation

STAFF PHOTOGRAPHS

101 Marine Street



STAFF PHOTOGRAPHS

101 Marine Street



Project location

Staff Report pg. 10

STAFF PHOTOGRAPHS

101 Marine Street



Project location (View from Street)



STAFF PHOTOGRAPHS

101 Marine Street



Context Photographs

STAFF PHOTOGRAPHS

101 Marine Street



Context Photographs

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551284 1009==
 Site Name: Alfred W. Sanchez House 830== Survey Date: 7808 820==
 Address: 101 Marine Street, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 41 2 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Brunson, Mrs. Verda C. ;
 Address: 101 Marine Street
St. Augustine, Fla. 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: HP1
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 470135 3306040 890== Location: T07S R30E N20 812==
 (zone) (easting) (northing) (T) (R) (S)
 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:	Threats to Site:
() <u>Excellent</u> 863==	() <u>Zoning</u> 878==
(x) <u>Good</u> 863==	() <u>Development</u> 878==
() <u>Fair</u> 863==	() <u>Deterioration</u> 878==
() <u>Deteriorated</u> 863==	() <u>Borrowing</u> 878==
	() <u>Transportation</u> 878==
	() <u>Fill</u> 878==
Integrity of Site:	() <u>Dredge</u> 878==
(x) <u>Altered</u> 858==	() <u>Other</u> 878==
() <u>Unaltered</u> 858==	
(x) <u>Original Site</u> 858==	
() <u>Restored - Date:</u> 858==	
() <u>Moved - Date:</u> 858==	

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
 Date: +1905 844== Period: 20th Cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: Copo, Phillip St. Augustine, FL 874==
 Style: Frame vernacular 964==
 Plan Type: L-shape 966==
 Exterior Fabrics: Wood, shingles, butt _____ 854==
 Structural Systems: Wood frame _____ 856==
 Features of Structure: (942)
 Window Type: DHS, 2/2 942==
 Foundation: Brick piers 942==
 Roof Type: Gable, intersecting 942==
 Secondary Roof Structures: Porches 942==
 Porches & Balconies: 2 story open irregular porch on front _____ 942==
 Chimney Location: Center, ridge 942==
 Materials: (882)
 Chimney: Brick 882==
 Roof Surfacing: Composition shingles (diamond) 882==
 Ornament Exterior: Turned spindle posts and railings, spindle porch
 frieze, jigsawn brackets 882==
 Quantitative Data: (950-954)
 Chimneys: 2 952== Dormers: _____ 954== Stories: 2 950==
 Other: _____ 956==
 Surroundings: Residential/institutional 864==
 Relationship to Surroundings: Faces National Cemetery on west,
 Matanzas River on east _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints _____



IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Hotels, Banking, Women,
Engineering, Railroads, Transportation, Maritime, Real Estate 920==

Statement of Significance: (911==)

ARCHITECTURE

The house at 101 Marine Street was one of two L-shaped Victorian frame dwellings constructed between 1904 and 1905 by Phillip Capo. These two houses sit side by side and occupy a commanding position on Marine Street with large two-story open porches facing the U. S. National Cemetery on waterfront lots along the Matanzas River. The original wood siding on the house at 101 Marine Street was replaced by wood shingles in the 1920's. It has turned spindle porch posts, balustrade, and porch frieze, and jigsaw brackets. Both this house and the duplicate next door at 103 Marine Street afford an excellent view of Anastasia Island from the rear.

The area south of St. Francis Street between the Matanzas River and Maria Sanchez Lake has a large military complex on the north and a large health-care complex on the south, but is otherwise residential in nature. Construction dates in the area run from colonial through modern times. Development in the area proceeded generally from north to south and from east to west. The section along the east side of Maria Sanchez Lake was built on filled, previously marshy land. In addition to the colonial Llambias House and St. Francis Barracks, there are a few Victorian houses, representing early development in this area. But the bulk of the buildings are 20th century and show the influence of Bungalow, Mediterranean Revival and Colonial Revival styles popular in earlier decades. Tree-lined streets, walking distance from downtown, make this one of the city's pleasant and distinctive residential neighborhoods. Of particular note are a series of wood-shingle residences with palmetto porch posts on south St. George Street that were the work of architect Fred A. Henderich, whose family helped to develop the neighborhood. Also noteworthy is the fact that buildings in this area generally back up to Maria Sanchez Lake rather than face it, as the houses on the west side of the Lake do. The same thing is true along the Matanzas River, so maximum advantage is not taken of the waterfront property in this area. The area from St. Francis Street to San Salvador Street forms the southern section within the National Landmark District, listed on the National Register of Historic Places.

HISTORY

The presence of the church and the military dominates the historical development of the walled colonial city between St. Francis and San Salvador (over)

V. BIBLIOGRAPHY

1. Juan Jose Elixio de la Puente, "Plano . . . de San Agustin," January 22, 1764; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 14-40.
2. Mariano de la Rocque, "Plano particular de la Ciudad de San Agustin de la Florida," April 25, 1788; Charles Loch Mowat, "St. Francis Barracks, St. Augustine," Florida Historical Quarterly, XXI (January, 1943); Rufus King Sewall, Sketches of St. Augustine (Gainesville, 1976), p. 16.
3. 1885 and 1894 Birds-Eye Views; Sanborn Fire Insurance Maps, 1893-1930.

Streets. The northern section has been occupied since the Spanish constructed the church and convent of St. Francis in the late 16th century. The religious structures were destroyed by the South Carolinians in the 1702 attack on the city, but they were rebuilt out of coquina by mid-century. A number of private residences were erected along St. Francis and Charlotte Streets, but this area was one of the poorer neighborhoods in the colonial community. The Rosario defense line, built in the early 18th century, enclosed this tract on the west and south and terminated at its easternmost stone bastion, Fort St. Francis.(1) The British significantly altered this section by converting the convent into military barracks, erecting a new frame barracks to the south, and demolishing most of the modest Spanish residences. With the exception of the extant colonial buildings along both sides of St. Francis Street (including the Llambias House) and the colonial barracks complex which became a permanent U. S. Military Reservation in 1832, this section remained undeveloped until the late 19th and early 20th centuries. The British and Spanish used the vacant land west of Charlotte Street as garden plots for the garrison, and the property south of the barracks was used as a military cemetery in the Territorial period, with the victims of the Dade Massacre being interred there. This burial ground became a National Cemetery in the 1880's.(2) After the Civil War, houses were built on Federal property for military personnel, and a Black residential neighborhood, one of several outside Lincolnville, developed along Charlotte Street. Several large private residences were constructed on St. Francis Street, notably the Stickney House at 282 St. George Street which for a brief time around World War I served as Flagler Hospital. St. George Street south of St. Francis Street was not cut through until the early 1890's, but the neighborhood did not fully develop until the first three decades of the 20th century. A few private residences were also built on Marine Street early in the century. Since 1907, the State of Florida has operated the old St. Francis Barracks complex as the State's Military Headquarters.(3)

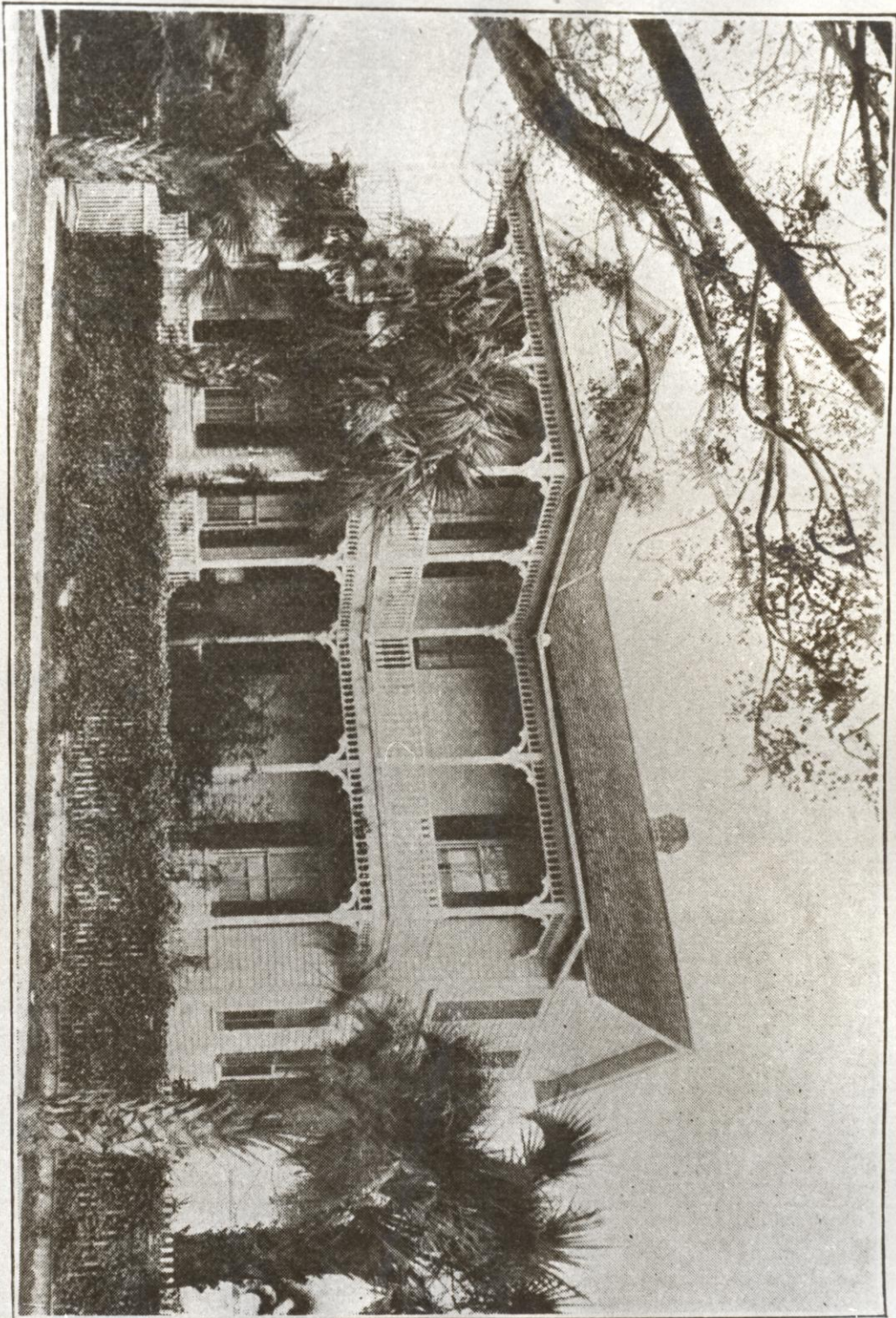
The house at 101 Marine Street, known as Alfred W. Sanchez House and its duplicate next door at 103 Marine, were constructed for the children of William J. Sanchez by Phillip Capo in the early 1900's. According to an article in the Evening Record in 1904:

"Mr. William Sanchez will build two neat cottages on the sites of the old shacks which were recently torn down on Marine Street. Mr. Phillip Capo has the contract for the carpenter work, and Melcher and Capo will do the mason work. The dwellings will contain eight rooms each, including bath and kitchen."(4)

William J. Sanchez, whose father Venancio Sanchez served as mayor after the Civil War and was the Spanish Consul in St. Augustine in the 1880's, operated a grocery and dry goods business with his father for many years; first on Hospital Street and later at 31-33 King Street. He was also the

proprietor of the Plaza Hotel at 29 King Street. In a second career Sanchez became the vice president of People's Bank for Savings while continuing to run the Hotel. W. J. Sanchez Subdivision in North City is named for him.(5) While he resided with his wife at the Plaza Hotel, he had Phillip Capo build the houses at 101 and 103 Marine Street for his children. His daughter Carlota Sanchez Goode and her husband, Obe P. Goode, clerk of the Circuit Court and auditor for St. Johns County, lived at 103 Marine. The house at 101 Marine was the residence of his son Alfred W. Sanchez, a clerk in the auditor's office at the Florida East Coast Railway Company. In 1924 the house was occupied by Mrs. Margaret F. Perkins, widow of Seth Perkins, the manager of the Florida Coast Line Canal and Transportation Company and the man responsible for building the bridge over the San Sebastian River at King Street. Ten years later in 1934, Sidney M. Moore purchased the house and used a portion of it as his business offices for the Mutual Life and Insurance Company of New York. In 1940 Moore shared the house with Peter P. Lahens, also an insurance agent for Mutual Life. By 1947 Benjamin O. Brunson and his wife Verda C. lived in the house and used the downstairs as the Battle House Restaurant, which they continued to operate until the mid 1960's. In 1976 Mrs. Brunson, now a widow, was employed as the manager of the Old Grist Mill Gift Shop at 19 St. George Street, although she continued to live at 101 Marine Street.(6)

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4. St. Augustine Evening Record, July 28, 1904, p. 2.
 5. Wanton S. Webb, ed., Webb's Historical, Industrial and Biographical Florida (New York, 1886), p. 33; St. Augustine City Directory, 1899, 1904, 1907,08, 1911-12, 1914-15, 1920-21, 1924-25, 1927-28.
 6. Interview by Roberta H. Monteith with William Goode, March 7, 1980; City Directory, 1904, 1911-12, 1924-25, 1927-28, 1930, 1934, 1937, 1940, 1947, 1949, 1962, 1966, 1976; Historic Properties Inventory Research File.



HOME OF MR. AND MRS. ALFRED SANCHEZ, ON SOUTH
MARINE STREET

SITE DATA SHEET

CARTOGRAPHIC, ARCHITECTURAL, PHOTOGRAPHIC, OR OTHER DATA

Address 101 MYERS ST.

Block & Lot BL 41 Lot 2

CARTOGRAPHIC

Prior to existing structure { +1885 1 story frame priv. res. constructed ~ +1910.

ARCHITECTURAL

PHOTOGRAPHIC

OTHER

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site # SJ001284
 Field Date 5-12-2016
 Form Date 5-12-2016
 Recorder # _____

Site Name(s) (address if none) ALFRED W SANCHEZ 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 101 Direction _____ Street Name Marine Street Type Street Suffix Direction _____
 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 20 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 2009000000 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: 1905 ☒ 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 _____
 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. Wood shingles 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. intersecting
 Roof Material(s) 1. Sheet metal: 5V crimp 2. _____ 3. (diamond)
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) single wood DHS, 2/2

Distinguishing Architectural Features (exterior or interior ornaments) Turned posts and spindle railing, spindle porch frieze, jigsaw brackets

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____ 3. _____
 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 paneled door with single pane square light and divided transom-- tucked in corner of L
 Porch Descriptions (types, locations, roof types, etc.) 2-story open L-shaped porch on front with heavy detailing

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

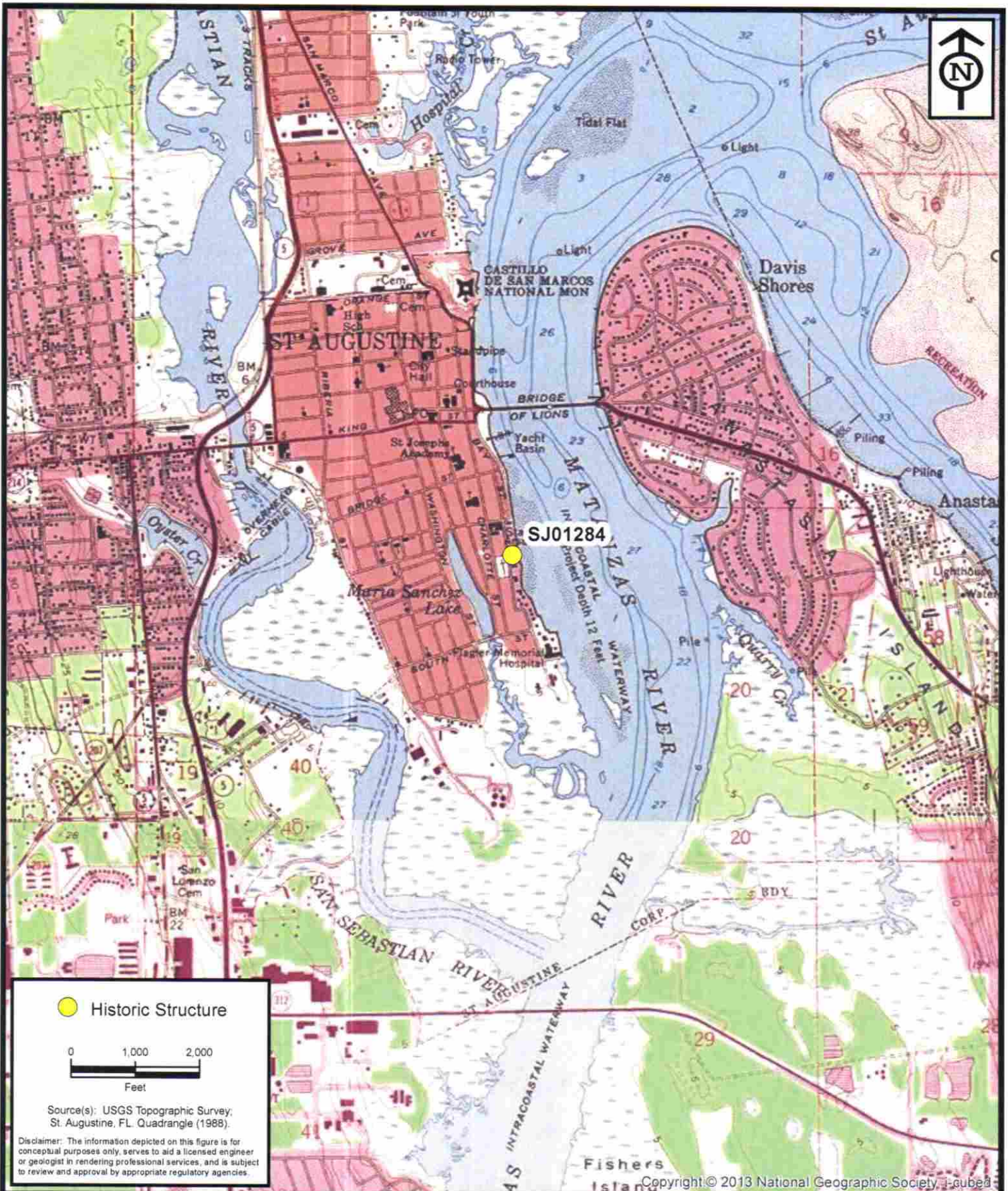
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
 - ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
 - ③ 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.**

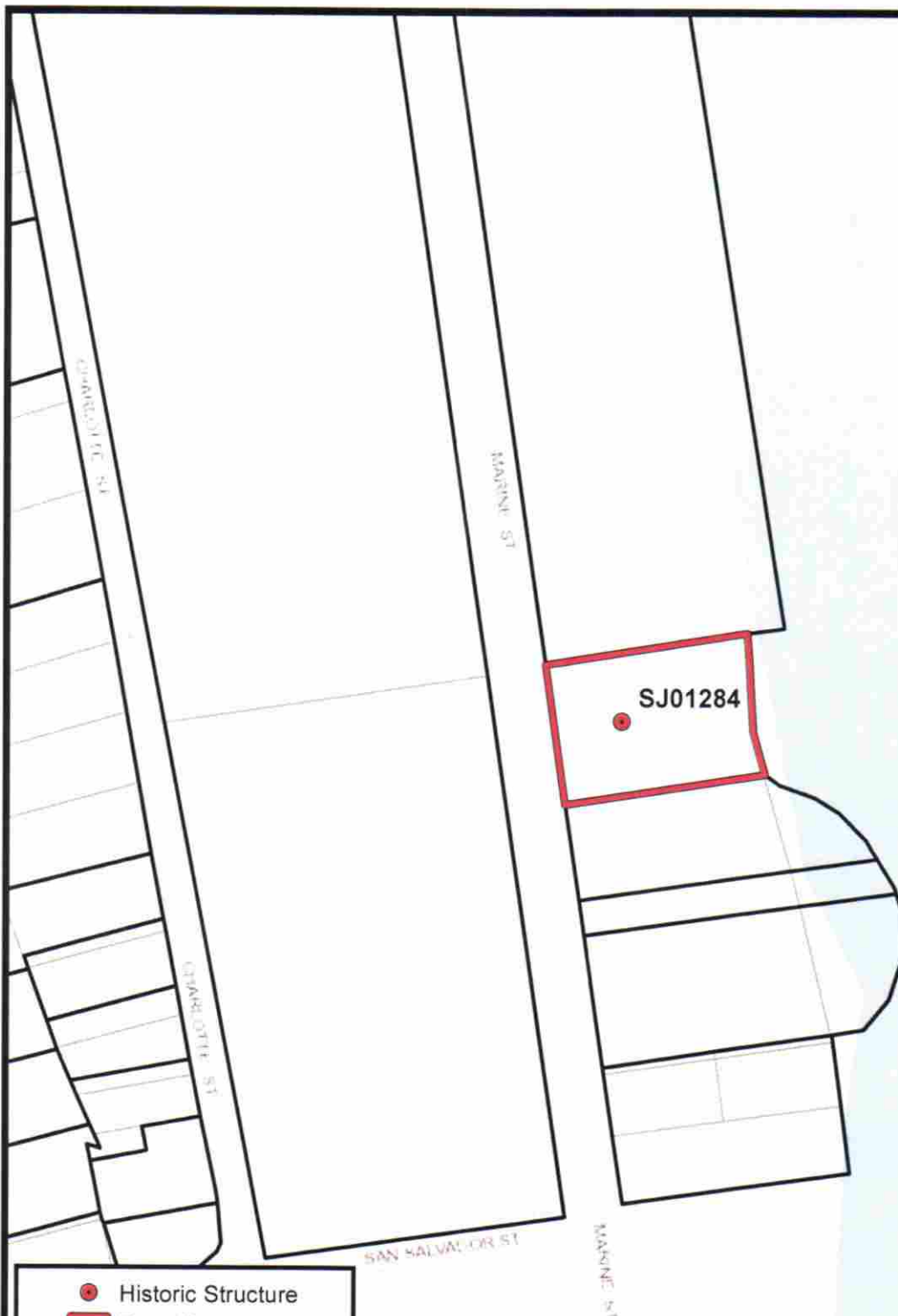
7220 Financial Way, Suite 100
Jacksonville, Florida 32256
(904) 470-2200
(904) 470-2112 Fax

www.environmentalservicesinc.com

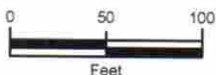
Project Location - SJ01284
City of St. Augustine
Historic Structure Survey
St. Johns County, Florida

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

Staff Report pg. 23



- Historic Structure
- ▭ Parcel Location



Source(s): ESRI Topographic Basemap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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Date:	May 2016
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Checked By:	JRN
Approved By:	PD
Figure:	2

Staff Report pg. 24



Staff Report pg. 25



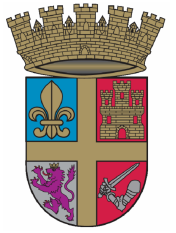


Staff Report pg. 27

Page 29 of 189



CITY OF ST. AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD APPLICATION



Certificate of Appropriateness

Case Number: HP2024-0015

Meeting Date: Thursday, April 18, 2024

1. NAME OF APPLICANT: John Valdes & Associates, Inc.
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: lucy@johnvaldes.com
2. NAME OF PROPERTY OWNER: Robert M. Barnes
Business (if applicable):
Address: 101 Marine Street
City: Saint Augustine State: FL Zip Code: 32084
Daytime Telephone: 904-225-5262 E-Mail Address: bobbarneslawyer@aol.com
3. PROJECT LOCATION: 101 Marine St, Saint Augustine, Florida, 32084
4. LEGAL DESCRIPTION: CITY OF ST AUG LOT 2 BLK 41 OR5607/463
5. SCOPE OF WORK: To construct an exterior addition for an elevator on the south elevation with an associated walkway

Information attached by applicant includes:

- Architectural Plans
- Existing Photograph
- Application Agreement
- Architectural Plans Updated
- Product Specifications



Certificate of Appropriateness Sufficiency Checklist

Case Number HP2024-0015
101 Marine St, Saint Augustine, Florida, 32084

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	Plans indicate new portion of roof to match existing. Basic roof specs from a manufacturer will ensure that is the case and will be required for the future building permit (along with the FL product approval #) if the application is approved.
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	Proposed new siding is proposed to match existing. Specifications, photographs, and/or samples will provide evidence to that end and will be required for the future building permit if the application is approved.
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	Specifications for the new exterior door should be provided.
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	
PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	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)	Need	Site plan provided does not include new walkway dimensions or material.
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	
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Other Details Necessary for Review

Plans include removal of two windows on the south elevation. Please indicate whether these will be salvaged or used elsewhere.

HARB APPLICATION AGREEMENT

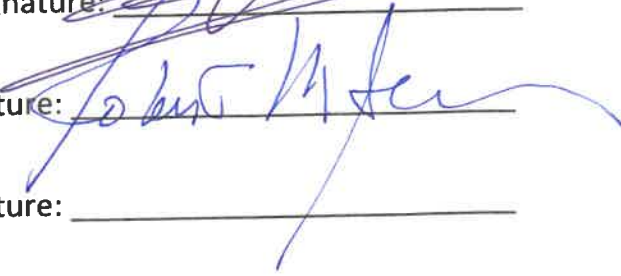
In filling out this application:

- 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: 101 Marine Street

Applicant's Name: John Valdes Applicant's Signature: 

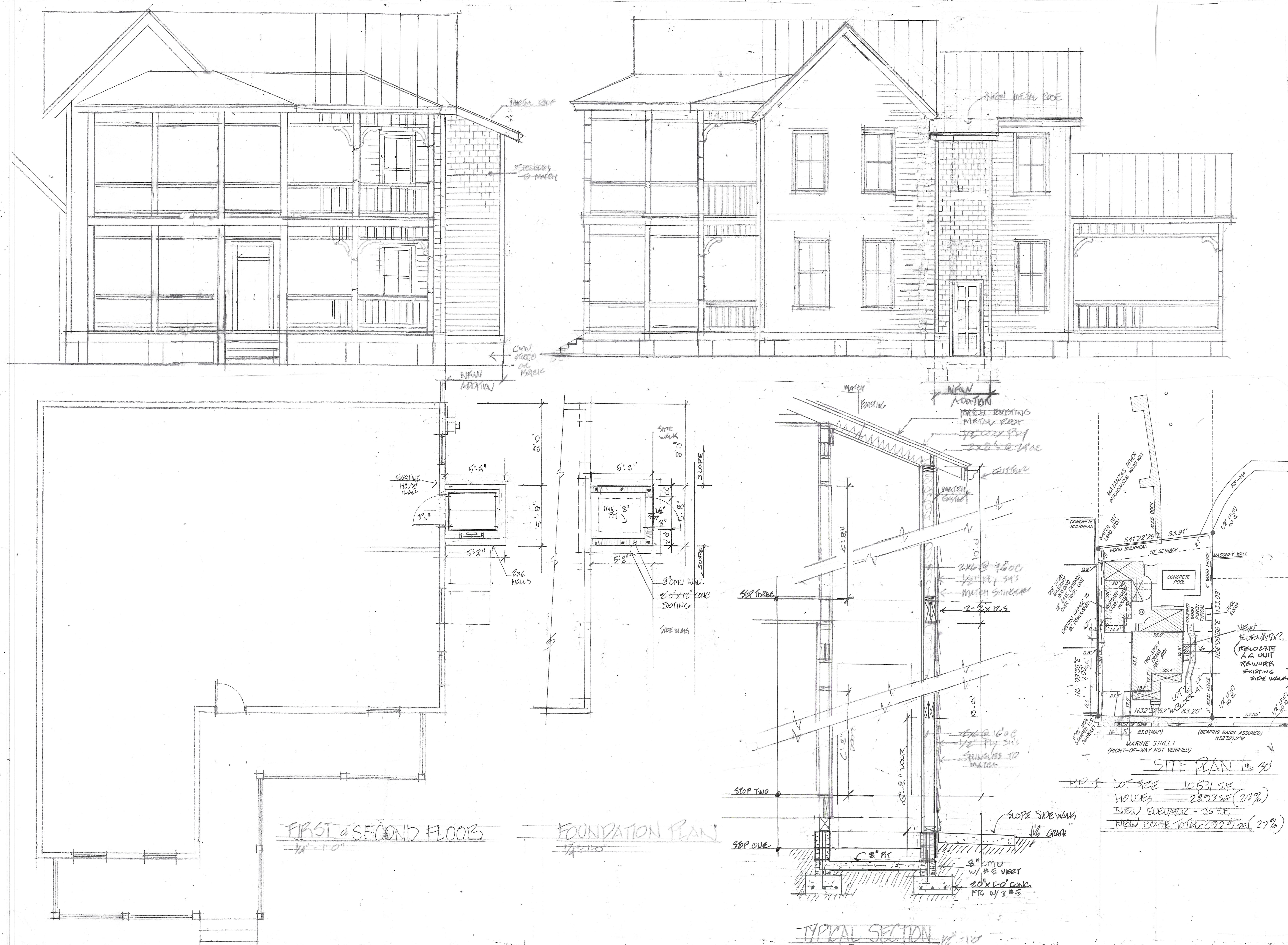
Owner's Name: Robert Barnes Owner's Signature: 

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.





101 MARINE ST
ST AUG. FLA
WEST ELEVATION

#1

JOHN VALDES & ASSOC, INC
1395 U.S. 1 South, Suite A-1
St. Augustine, Florida 32084



SOUTH ELEVATION
ON SOUTHEAST CORNER
OF HOME

#2



3



#4

ADDITION
LOCATION

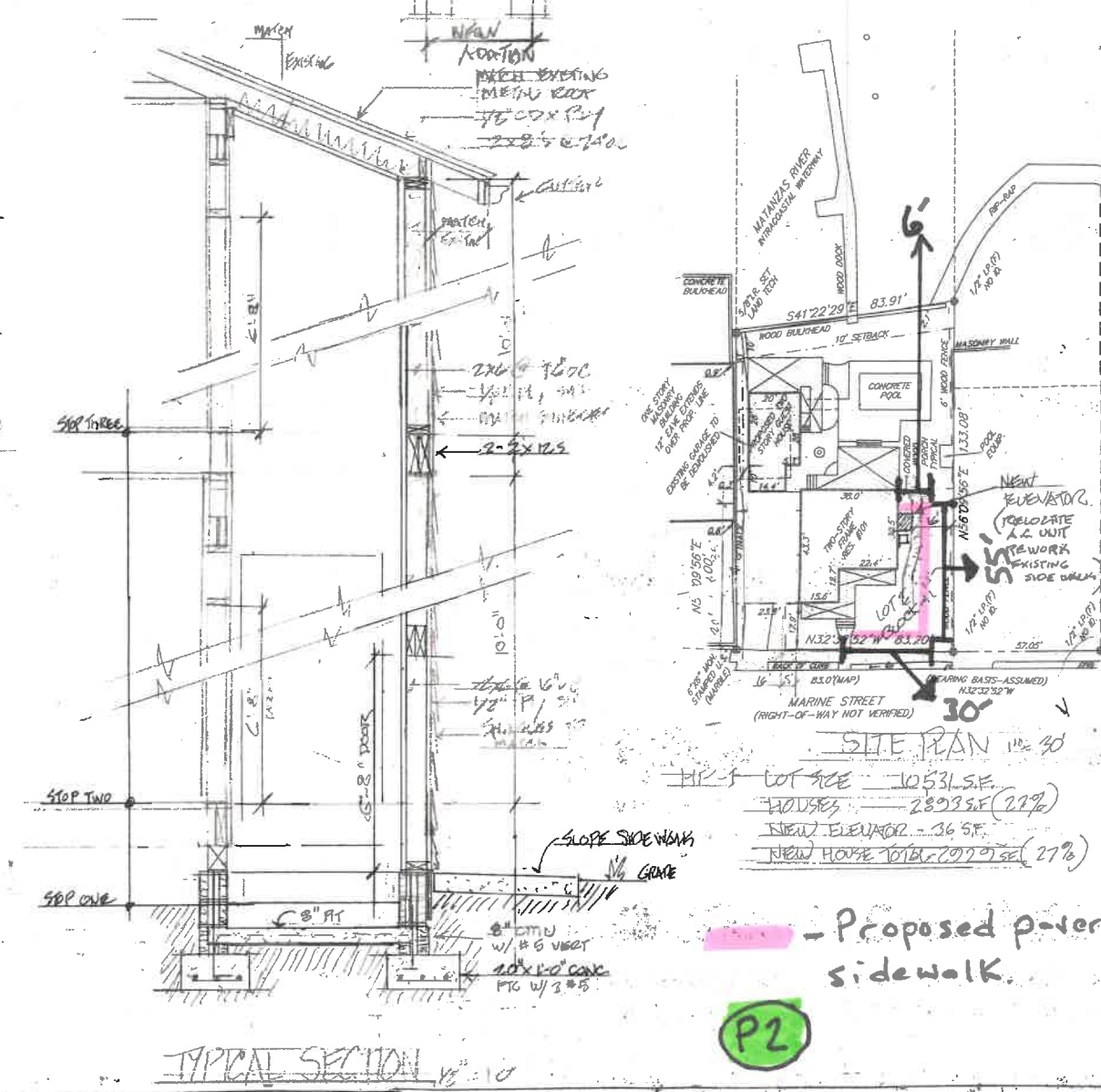
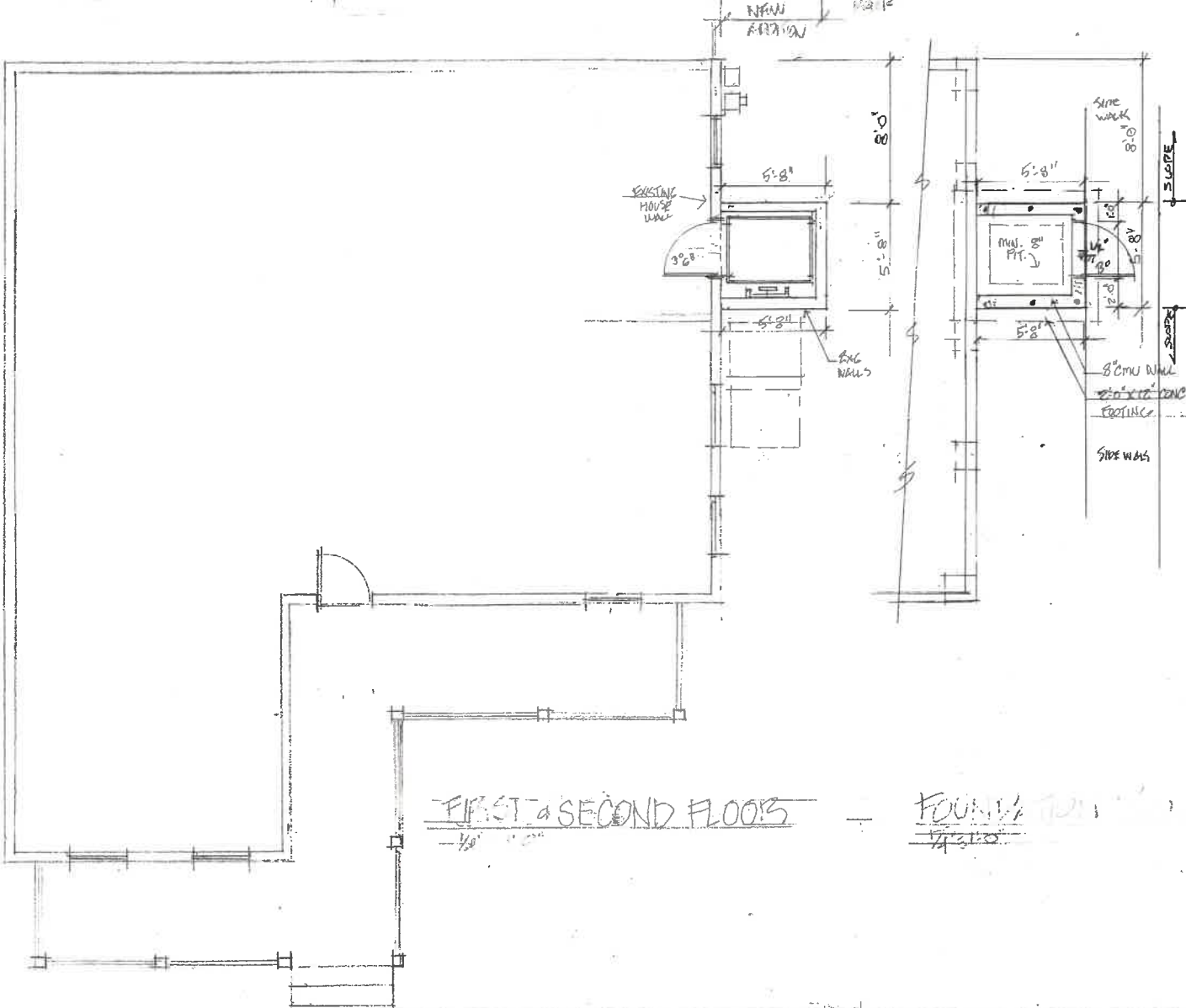
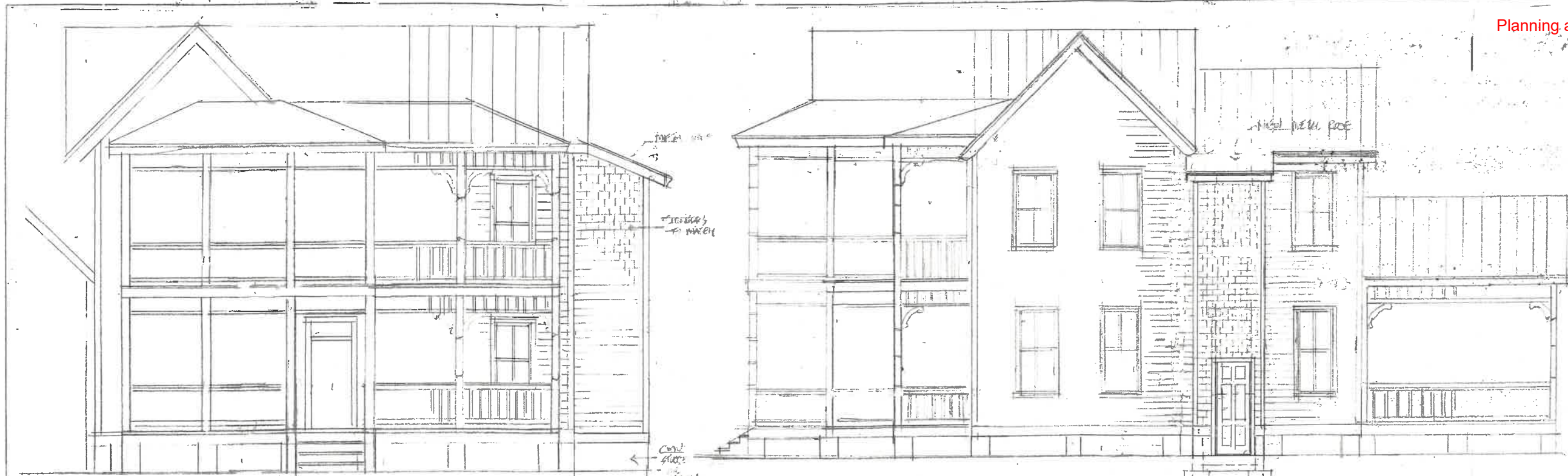




ADDITION
LOCATION

REAR of HOME

6



LES THOMAS
ARCHITECT

32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9511

NEW ELEVATOR
101 MARINE ST
ST. AUGUSTINE, FL

Date: 7-22-24
Scale: AS NOTED
Drawn: J
File:

SHEET
A

Proposed power sidewalk.

P2

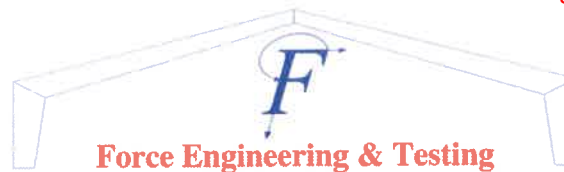


Case Number HP2024-0015
101 Marine St, Saint Augustine, Florida, 32084

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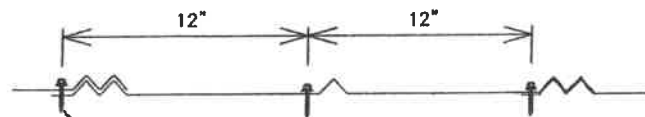


Force Engineering & Testing

19530 Ramblewood Drive
Humble, Texas 77338
Phone: (281) 540-6603 FAX: (281) 540-9966
Website: www.forceengineeringtesting.com

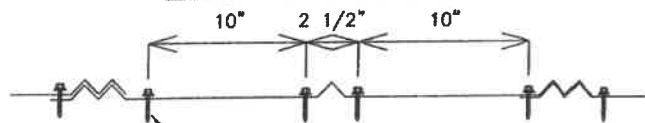
MIN. 26 GA. 5V CRIMP PANEL OVER 15/32" PLYWOOD

TYPE 1 FASTENER PATTERN AT 16" O.C.

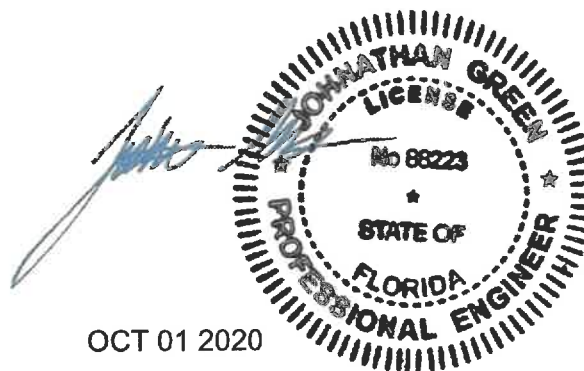


(1) #9 x 1 1/2 WOODGRIP w/ WASHER
AT 12'-12" FASTENER PATTERN AT 16' O.C.

TYPE 2 FASTENER PATTERN AT 16" O.C.



(1) #9 x 1 1/2 WOODGRIP w/ WASHER
AT 10'-2 1/2'-10' FASTENER PATTERN AT 16' O.C.



THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY JOHNATHAN
GREEN ON THE DATE
ADJACENT TO THE SEAL.

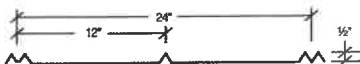
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

5V CRIMP

EXPOSED FASTENING SYSTEM



The 5V Crimp roof panel offers an ideal old-time, residential appearance. 5V Crimp is also an aesthetically-pleasing solution for light commercial applications. The 5V Crimp panels require a solid roof deck with a waterproof membrane.



Product Specifications

Applications: Roof
Coverage Widths: 24"
Rib Spacing: 12" on center
Rib Height: 1/2"
Minimum Slope: 3:12

Panel Attachment: Exposed Fastening System
Gauges: 29 (standard); 26 (optional)
Finishes: Smooth (standard)
Coatings: Galvalume Plus®, Signature® 200

5V CRIMP



EXPOSED FASTENING SYSTEM

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
ENVIRONMENTAL	Impact Resistance	UL 2218	Determines Impact Resistance of prepared Roof Covering Materials	Class 4 Rating
	Air Leakage	ASTM E283	Determines the air leakage rates of exterior windows, curtain walls, and doors under specified air pressure differences across the specimen	0.0067 cfm/ft ² at 1.57 psf static pressure
	Water Penetration	ASTM E331	Determines the resistance of exterior windows, curtain walls, skylights, and doors to water penetration when water is applied under uniform static air pressure difference	No uncontrolled water penetration through the panel joints at a static pressure of 6.24 psf
FIRE RESISTANCE	Room Fire Performance	UL 790	Standard for Standard Test Methods for Fire Tests of Roof Coverings	See Class A Fire Rating Data Sheet
	Room Fire Performance	UL 263	Standard for Fire Tests of Building Construction and Materials. Requires installation over a non-combustible substrate to qualify for Class A rating. Installation over a combustible substrate qualifies for Class C rating.	For use in Design Nos. P225, P227, P230, P237, P265, P268, P508, P510, P512, P701, P711, P720, P722, P726, P731, P734, P801, P815, P819.
STRUCTURAL	Uplift Resistance	AISI S100	Provides a standard procedure to evaluate or confirm structural performance under uniform static air pressure difference	See Section Properties and Allowable Load Table Section
	Gravity Loads	AISI S100	North American Specification for the Design of Cold-Formed Steel Structural Members	See Section Properties and Allowable Load Table Section
ROOF LISTINGS	Roof Performance - Underwriters Laboratories	UL 580	Determines the uplift resistance of roof assemblies consisting of the roof and roof coverings materials	Class 90 Rating - Construction Number 453.
	Roof Performance - Florida Approval	TAS-125 UL 580 UL 1897 U790	Florida product approval is the approval of products and systems, which comprise the building envelope and structural frame, for compliance with the structural requirements of the Florida Building Code.	See FL# 42379.3, 42379.4, 42382.9
	Roof Performance - Texas Department of Insurance	UL 580 UL 1897	TWIA provides windstorm and hail insurance in areas exposed to hurricanes and currently provides windstorm and hail coverage in the following 14 "first tier" Texas coastal counties: Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kenedy, Kleberg, Matagorda, Nueces, Refugio, San Patricio and Willacy.	See RC-23

For a complete line of trim and accessories, as well as available colors, please visit our website at ABCMetalRoofing.com.

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, American Building Components reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at abcmetalroofing.com. Application details are for illustration purposes only and may not be appropriate for all environmental conditions, building designs or panel profiles. Projects should be designed to conform to applicable building codes, regulations and accepted industry practices. If there is a conflict between this manual and project erection drawings, the erection drawings will take precedence.

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Case Number HP2024-0015
101 Marine St, Saint Augustine, Florida, 32084

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Other Details Necessary for Review

Plans include removal of two windows on the south elevation. Please indicate whether these will be salvaged or used elsewhere.

CERTIGRADE®

Red Cedar Shingles



This type of smooth sawn architecturally uniform cedar shingle is preferred for its natural and tailored appearance and is used on traditional and modern residential and non-residential structures. For use on roofs and sidewalls.

Cedar
Shake
& Shingle
Bureau



R.M. Kliment & Frances Halsband Architects



William E. Poole Designs

Beautiful - Durable - Insulative - Wind Resistant - Thermal Shock Resistant - Impact Resistant - Light Weight

[Application pg 17](#)

CERTIGRADE®

Red Cedar Shingles

NUMBER 1 GRADE, BLUE LABEL®

Description—Lengths 16-inch (Fivex), 18-inch (Perfection), 24-inch (Royal); width 4" minimum, 14" maximum on 24-inch and 3" on 16-inch and 18-inch; thickness of 16-inch is 5/2" (5 butts together measures 2" thick), 18-inch is 5/2 1/4" thick, 24-inch is 4/2" thick. Clear heartwood; 100% edge grain; no defects.

Recommended Use—For walls and roofs on 3:12 pitch and steeper where a premium quality product is desired.

NUMBER 2 GRADE, RED LABEL

Description—Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is a 4/2"; width 4" minimum, 14" maximum. Face must be 10", 11" and 16" clear or better on 16-inch, 18-inch and 24-inch shingles, respectively. Limited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use—For walls and roofs on 3:12 pitch and steeper where a good quality product is desired.

NUMBER 3 GRADE, BLACK LABEL

Description—Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is a 4/2"; width 3" minimum, 14" maximum on 18-inch and 24-inch, 2 1/2" minimum on 16-inch. Face must be 6" clear on 16-inch and 18-inch, 10" clear on 24-inch. Unlimited sapwood and flat grain allowed. Limited knots and defects above clear portion.

Recommended Use—For walls and roofs on 3:12 pitch and steeper where an economy product is acceptable.

UNDERCOURSING GRADE

Description—Lengths 16-inch, 18-inch, thickness 5/2", and 5/2 1/4", respectively; width 2 1/2" minimum, 17" maximum. Unlimited defects, flat grain and sapwood.

Recommended Use—A utility grade for undercoursing of double coursed sidewalls only. Not a roofing material and not to be used as a starter course for roofs.

SPECIAL UNDERCOURSING

Same grade requirements as undercoursing grade, except each bundle also contains the machine production of No. 3 grade shingles.

Roof Exposure Table

PITCH	Maximum exposure recommended for roofs								
	Length								
	No.1 Blue Label			No. 2 Red Label			No. 3 Black Label		
	16"	18"	24"	16"	18"	24"	16"	18"	24"
3/12 to 4/12	3 3/4"	4 1/4"	5 1/4"	3 1/2"	4"	5 1/2"	3"	3 1/2"	5"
4/12 and steeper	5"	5 1/2"	7 1/2"	4"	4 1/2"	6 1/2"	3 1/2"	4"	5 1/2"

Wall Exposure Table (Number One Grade)

Max. Weather Exposure		
Shingle Length	Single Course	Double Course
16"	7"	12" #
18"	8"	14" ##
24"	10 1/2"	16"

#Maximum exposure for #2 grade is 9".

##Maximum exposure for #2 grade is 10".

- Class B & C fire rating may be obtained by specifying Certi-Guard permanent fire retardant Certigrade shingles.
- Certi-Last CCA treated shingles are available for added longevity. Contact the treatment company for treatment warranty information, accessory product requirements (including recommended fastener types) and application details for treated cedar material.
- Products are manufactured by members of the Cedar Shake & Shingle Bureau are graded in accordance with UBC Standard No. 15-4 and/or CSA 0118.1.
- This is only a product description sheet necessary for selection of materials and grades. For a new roof construction manual and/or wall manual please contact:



US Address
P.O. Box 1178
Sumas, WA 98295 - 1178

Tel: (604) 820-7700
Fax: (604) 820-0266
www.cedarbureau.org

Canadian Address
#2 - 7101 Home Street
Mission, B.C. V2V 7A2

Application pg. 18

© 05/06 Printed in Canada



Existing Cedar shingles.

Proposed 18" Perfection
Cedar shingles.





Case Number HP2024-0015
101 Marine St, Saint Augustine, Florida, 32084

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Equivalence of Product Standards
Certified By

Florida Licensed Professional Engineer or Architect
[FL13459_R6_Equiv_of_Standards\(b\).pdf](#)

Sections from the Code

Product Approval Method

Method 1 Option D

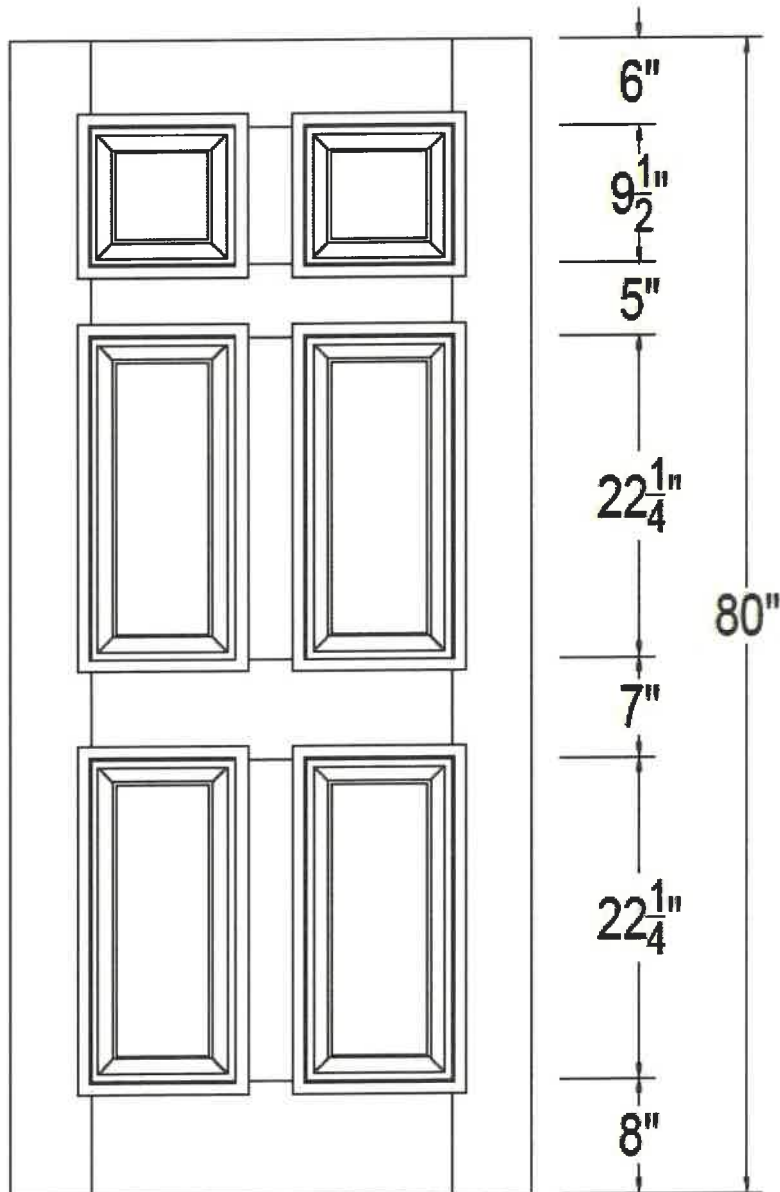
Date Submitted 07/12/2020
Date Validated 07/28/2020
Date Pending FBC Approval 07/29/2020
Date Approved 10/13/2020
Date Revised 07/18/2023

Summary of Products

FL #	Model, Number or Name	Description
13459.1	a. Therma-Tru Benchmark Doors	Nominal 6'8 "Impact" Opaque Wood Edge "Smooth Surface" or Wood Grain" Fiberglass Single Door (Inswing/Outswing; X configuration)
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: See INST 13459.1 for Design Pressure Ratings, any additional use limitations, installation instructions and product particulars.		Installation Instructions FL13459_R6_II (b) Inst 13459.1.pdf Verified By: Lyndon F. Schmidt, P.E. 43409 Created by Independent Third Party: Yes Evaluation Reports FL13459_R6_AE (b) Eval 13459.1.pdf FL13459_R6_AE (b) TT - Plastics.pdf Created by Independent Third Party: Yes
13459.2	b. Therma-Tru Benchmark Doors	Nominal 6'8 "Impact" Opaque Wood Edge "Smooth Surface" or Wood Grain" Fiberglass Single Door with Sidelite(s) (Inswing/Outswing; XO, OX or OXO configurations)
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: See INST 13459.2 for Design Pressure Ratings, any additional use limitations, installation instructions and product particulars.		Installation Instructions FL13459_R6_II (b) Inst 13459.2.pdf Verified By: Lyndon F. Schmidt, P.E. 43409 Created by Independent Third Party: Yes Evaluation Reports FL13459_R6_AE (b) Eval 13459.2.pdf FL13459_R6_AE (b) TT - Plastics.pdf Created by Independent Third Party: Yes
13459.3	c. Therma-Tru Benchmark Doors	Nominal 8'0 "Impact" Opaque Wood Edge "Smooth Surface" or Wood Grain" Fiberglass Single Door (Inswing/Outswing; X configuration)
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: See INST 13459.3 for Design Pressure Ratings, any additional use limitations, installation instructions and product particulars.		Installation Instructions FL13459_R6_II (b) Inst 13459.3.pdf Verified By: Lyndon F. Schmidt, P.E. 43409 Created by Independent Third Party: Yes Evaluation Reports FL13459_R6_AE (b) Eval 13459.3.pdf FL13459_R6_AE (b) TT - Plastics.pdf Created by Independent Third Party: Yes
13459.4	d. Therma-Tru Benchmark Doors	Nominal 8'0 "Impact" Opaque Wood Edge "Smooth Surface" or Wood Grain" Fiberglass Single Door with Sidelite(s) (Inswing/Outswing; XO, OX or OXO configurations)
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: See INST 13459.4 for Design Pressure Ratings, any additional use limitations, installation instructions and product particulars.		Installation Instructions FL13459_R6_II (b) Inst 13459.4.pdf Verified By: Lyndon F. Schmidt, P.E. 43409 Created by Independent Third Party: Yes Evaluation Reports FL13459_R6_AE (b) Eval 13459.4.pdf FL13459_R6_AE (b) TT - Plastics.pdf Created by Independent Third Party: Yes
13459.5	e. Therma-Tru Benchmark Doors	Nominal 6'8 "Impact" Glazed Wood Edge "Smooth Surface" or Wood Grain" Fiberglass Single Door (Inswing/Outswing; X configuration)



Other Accessories



Planning and Building Department

Certificate of Appropriateness

Sufficiency Checklist



CITY OF
ST. AUGUSTINE
EST. 1565

Case Number HP2024-0015

101 Marine St, Saint Augustine, Florida, 32084

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
ROOFS AND ROOFING - Brochure or sample of proposed roof surface	Brochure or sample of proposed roof surface including applicable colors, patterns, material, texture	Need	Plans indicate new portion of roof to match existing. Basic roof specs from a manufacturer will ensure that is the case and will be required for the future building permit (along with the FL product approval #) if the application is approved.
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	Proposed new siding is proposed to match existing. Specifications, photographs, and/or samples will provide evidence to that end and will be required for the future building permit if the application is approved.
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	Specifications for the new exterior door should be provided.
P1 PARKING, LANDSCAPE OR OTHER SITE FEATURE - Photographs of existing	Photographs of existing site area within view of proposed feature and detail photo of any existing affected features	Need	
P2 PARKING, LANDSCAPE OR OTHER SITE FEATURE - Scaled site plan	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)	Need	Site plan provided does not include new walkway dimensions or material.
P3 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	
P4 PARKING, LANDSCAPE OR OTHER SITE FEATURE - Plant material list	Plant material list with identification, quantity, size at planting and maturity, spacing	Need	If landscaping is changing, please provide details.

Other Details Necessary for Review

Plans include removal of two windows on the south elevation. Please indicate whether these will be salvaged or used elsewhere.

PT

Received 04/05/2024
Planning and Building Department



* Front door on west side of property off
Moline St.

P1



P2

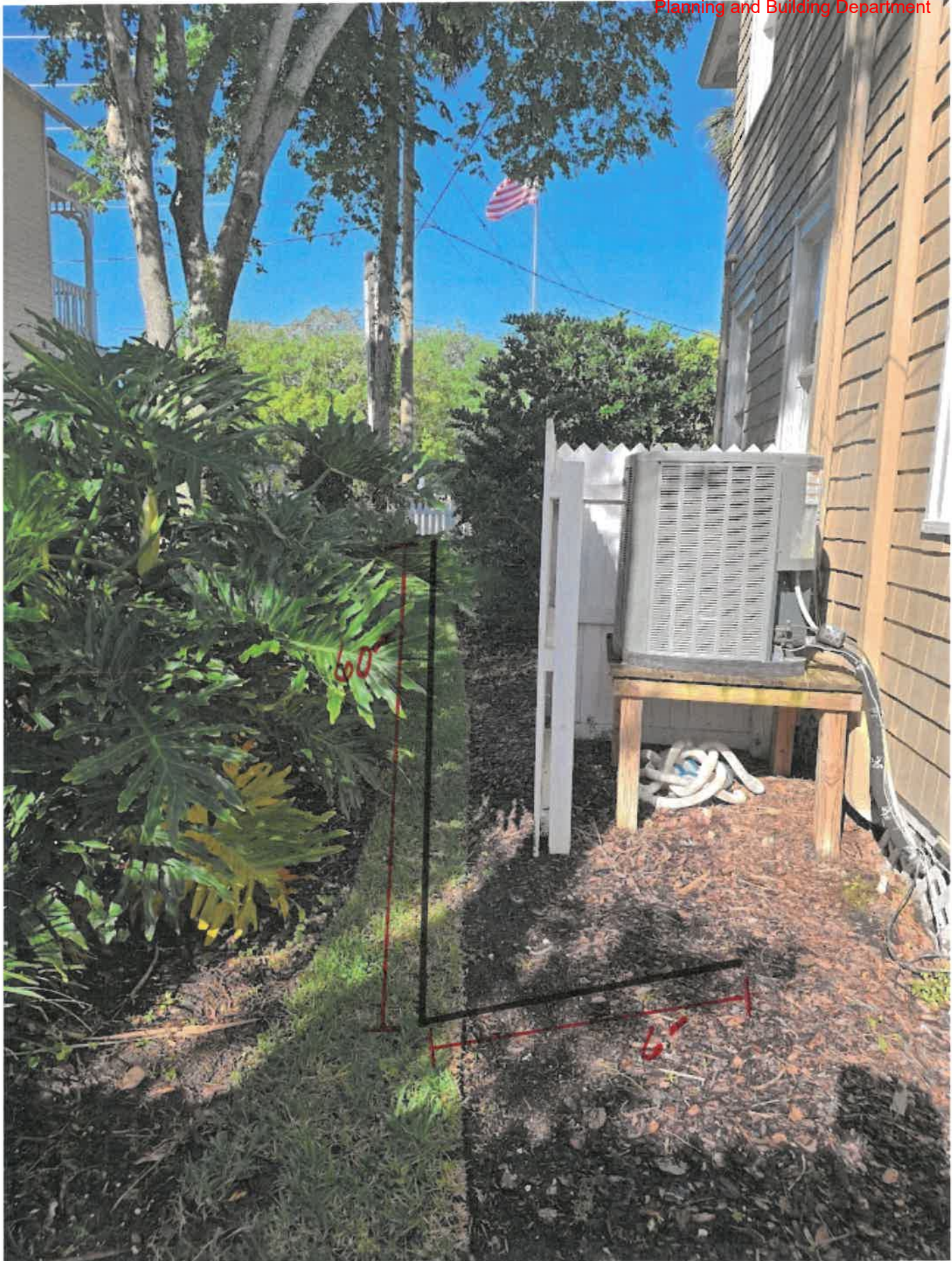
* Proposed clay paver sidewalk running south 30'.

P1



(P2) * Proposed clay paver sidewalk running
60' to the west.

P1



P2

* Proposed clay paver sidewalk 60" to the West and then deadends 6" back to the new exterior door.



April 4, 2024

P2

The new proposed sidewalk will begin on the south edge of the existing sidewalk that leads to the front door on the west side of the house. The sidewalk will run south thirty feet before it turns to the east and runs sixty feet before it turns and runs the final five feet before it dead ends into the new exterior door that leads into the new elevator. The sidewalk will be four feet wide and will be constructed with a Pre HARB approved Red Clay 4 in. x 8 in. Paver.

P3

Existing to remain unmodified.

P4

Existing to remain unmodified.

- The two windows that are to be removed will be salvaged and kept by the homeowner for possible repairs on other existing windows in the future.

Prepared by and return to:

Mary Callaway
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 22-1514

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **26th day of July, 2022**, between **Gary R. Shivers and Laura A. Shivers, husband and wife**, whose post office address is **3169 La Reserve Drive, Ponte Vedra Beach, FL 32082**, grantor, and **Robert M. Barnes, Trustee of Robert M. Barnes Revocable Living Trust dated March 20, 2017**, whose post office address is **101 Marine Street, St. Augustine, FL 32084**, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Johns County, Florida**, to-wit:

Being a lot in the City of St. Augustine, County of St. Johns and State of Florida, situated in Block Forty-one (41), according to Clemens Survey and bounded as follows: on the West by Marine Street, on which it fronts, measuring along that line eighty-three (83) feet, more or less; on the South by lot, now or formerly of Carlota S. Goode, measuring on that line front said Marine Street into the Matanzas River; on the East by the Matanzas River, measuring along that line eighty-three (83) feet, more or less; and on the North by the United States Government, measuring on that line from the Matanzas River to the East side of Marine Street, being the same property as shown on Official Map of the City of St. Augustine, by Robert Ransom, C.E., date January 1, 1905, now of record and on file in the Office of the Clerk of the Circuit Court, Fourth Judicial Circuit of the State of Florida, and County of St. Johns, as Lot Numbered Two (2) in Block Forty-one (41), conveying all the riparian rights pertaining to said lot between the North and South boundaries of the same; this being the same property as conveyed to W. Alfred Sanchez by Warranty Deed from his father and mother, dated January 31, 1905 and recorded in Deed Book 8, Pages 543-4, in the public records of St. Johns County, Florida, then conveyed by the said W. Alfred Sanchez to his wife, Madeline Sanchez, by Warranty Deed dated August 15, A.D. 1911, and recorded in Deed Book 22, page 278, in the public records of St. Johns County, Florida.

Parcel Identification Number: 200900-0000

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.

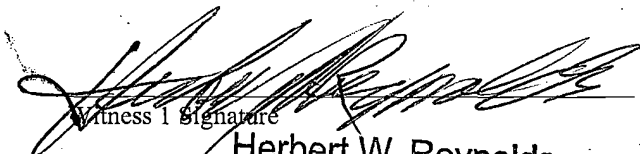
SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

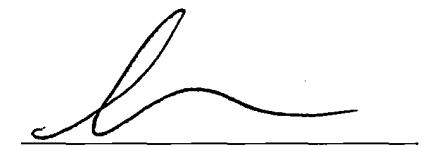
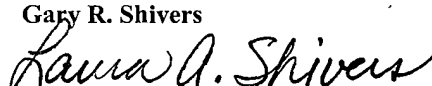
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

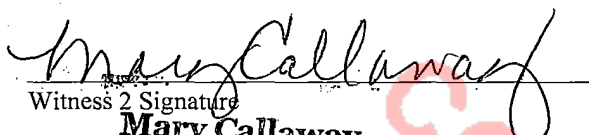
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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

Signed, sealed and delivered in our presence:

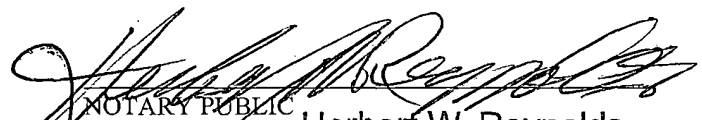

 Witness 1 Signature
Herbert W. Reynolds
 Witness 1 Printed Name

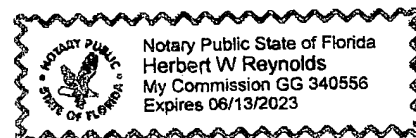

 Gary R. Shivers

 Laura A. Shivers


 Witness 2 Signature
Mary Callaway
 Witness 2 Printed Name

State of **Florida**
 County of **St. Johns**

The foregoing instrument was acknowledged before me by means of (☒) Physical Presence or (☐) Online Notarization, this 22nd day of **July**, 2022, by **Gary R. Shivers and Laura A. Shivers, husband and wife**, who (☐) are personally known to me or (☒) have produced FLDL as identification.


 NOTARY PUBLIC
 Printed Name: **Herbert W. Reynolds**
 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 2009000000
Location Address 101 A MARINE ST
 101 MARINE ST
 SAINT AUGUSTINE 32084-0000
Neighborhood City/Bayfront (ICW) (SF) (612.42)
Tax Description* CITY OF ST AUG LOT 2 BLK 41 OR5607/463
**The Description above is not to be used on legal documents.*
Property Use Code Multi-Family (Less than 10 Units) (0800)
Subdivision City of St Augustine
Sec/Twp/Rng 20-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.230
Homestead Y

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Owner Information

Owner Name Barnes Robert M Rev Trust D:3/20/2017 100%
[Barnes Robert M Trustee](#) 100%
Mailing Address 101 MARINE ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000
Veteran		\$5,000

Map



2024

Building Value	\$775,550
Extra Features Value	\$44,287
Total Land Value	\$1,431,750
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,251,587
Total Deferred	\$50,233
Assessed Value	\$2,201,354
Total Exemptions	\$55,000
Taxable Value	\$2,146,354

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	\$1,083,889	\$47,169	\$1,049,950	\$0	\$0	\$2,181,008	\$1,999,102	\$236,906	\$1,944,102
2022	\$812,093	\$70,037	\$748,328	\$0	\$0	\$1,630,458	\$1,287,083	\$393,375	\$1,237,083
2021	\$619,873	\$70,078	\$668,150	\$0	\$0	\$1,358,101	\$1,249,595	\$158,506	\$1,199,595
2020	\$670,586	\$26,868	\$572,700	\$0	\$0	\$1,270,154	\$1,232,342	\$87,812	\$1,182,342
2019	\$608,516	\$23,419	\$572,700	\$0	\$0	\$1,204,635	\$1,204,635	\$50,000	\$1,154,635
2018	\$615,739	\$23,886	\$572,700	\$0	\$0	\$1,212,325	\$1,204,051	\$58,274	\$1,154,051
2017	\$622,963	\$24,697	\$572,700	\$0	\$0	\$1,220,360	\$1,179,286	\$91,074	\$1,129,286
2016	\$630,187	\$55,332	\$572,700	\$0	\$0	\$1,258,219	\$1,184,848	\$123,371	\$1,134,848
2015	\$440,826	\$61,565	\$572,700	\$0	\$0	\$1,075,091	\$1,034,633	\$90,458	\$984,633
2014	\$338,159	\$30,945	\$517,816	\$0	\$0	\$886,920	\$886,920	\$0	\$886,920
2013	\$151,489	\$21,412	\$517,816	\$0	\$0	\$690,717	\$583,149	\$157,568	\$533,149

Building Information

Building 1
Building Value \$563,424
Year Built 1903
Actual Area 3641
Conditioned Area 2608
Use Single Family Residence
Style 01
Exterior Wall Wood Shingle

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Ceramic Tile, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 2
Baths 2.5

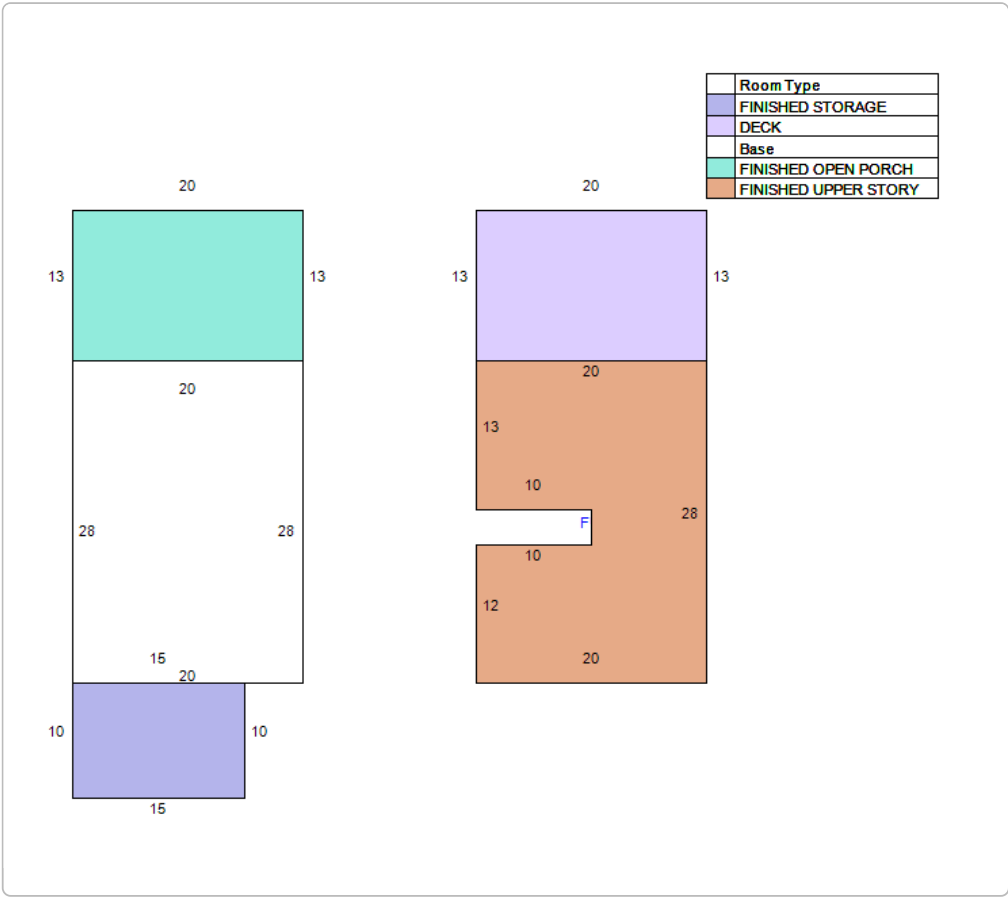
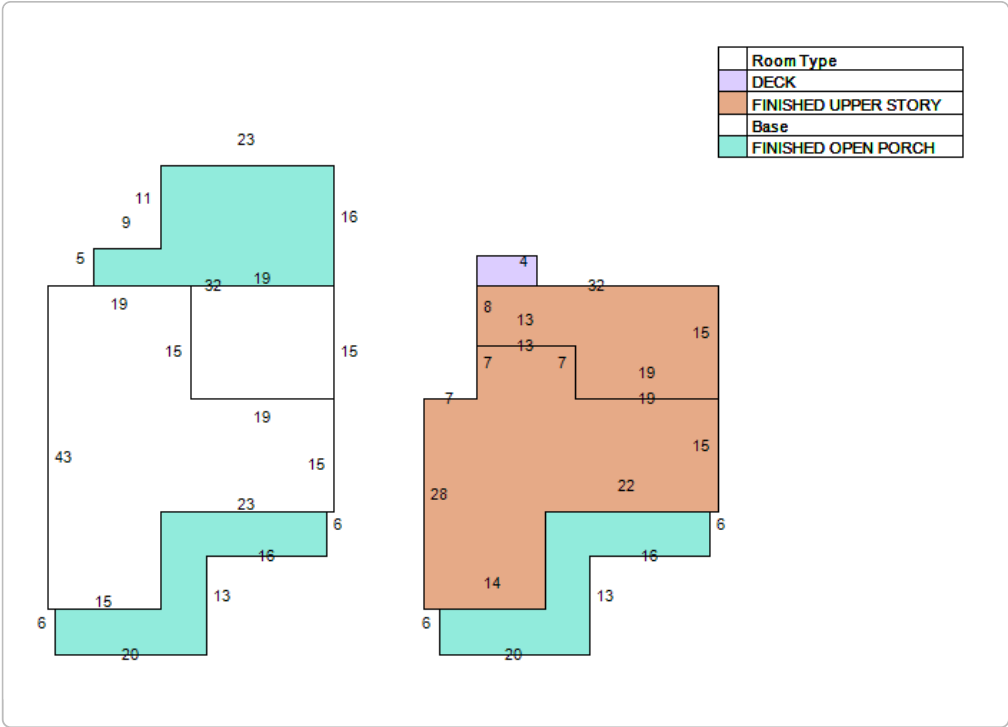
Description	Square Footage
FINISHED OPEN PORCH	413
BASE AREA	285
FINISHED UPPER STORY	884
FINISHED OPEN PORCH	294
BASE AREA	1050
FINISHED OPEN PORCH	294
FINISHED UPPER STORY	389
FINISHED DECK	32
Total SqFt	3641

Building 2
Building Value \$212,126
Year Built 2015
Actual Area 1760
Conditioned Area 1090
Use Single Family Residence
Style 01
Exterior Wall Wood, Wood Shingle

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 2
Baths 2

Description	Square Footage
FINISHED UPPER STORY	530
FINISHED OPEN PORCH	260
BASE AREA	560
FINISHED DECK	260
FINISHED STORAGE/UTILITY	150
Total SqFt	1760

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pool - Low (RES)		4600
Pergola (Mix)		250
Bulkhead - Average (Mix)		7304
Boat Dock - Average (Mix)		26033
Boat Lift - Average (Mix)		1500
Fireplace (Mix)		4600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	83	101	83	FF	\$1,431,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/29/2022	7/26/2022	\$2,600,000.00	WARRANTY DEED	5607	463	Q	I	SHIVERS GARY R,LAURA A	BARNES ROBERT M REV TRUST D:3/20/2017
12/3/2013	12/2/2013	\$1,362,500.00	WARRANTY DEED	3820	1125	Q	I	JURECKO KEVIN R & JULIE FRASER	SHIVERS GARY R,LAURA A
	11/6/2003	\$1,075,000.00	WARRANTY DEED	2084	1494	Q	I	HARRIS RAYMOND WILLIAM III & DEBRA H	JURECKO KEVIN R & JULIE FRASER
	12/8/1993	\$287,000.00	WARRANTY DEED	1028	42	Q	I	MC COLLIM LAURA CHRISTINE,JOINED BY JACK	HARRIS RAYMOND WILLIAM III
	5/4/1992	\$100.00	WARRANTY DEED	939	1451	U	I	MC COLLIM JACK RICHARD,LAURA C	MC COLLIM LAURA CHRISTINE,JOINED BY JACK
	2/1/1991	\$180,000.00		885	1892	Q	I		MC COLLIM JACK RICHARD,LAURA C

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

JOHN VALDES & ASSOCIATES, INC.

Filing Information

Document Number P93000026081

FEI/EIN Number 59-3176078

Date Filed 04/08/1993

State FL

Status ACTIVE

Principal Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Mailing Address

1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Changed: 02/17/2009

Registered Agent Name & Address

VALDES, JOHN
1395 US HWY 1 S
SUITE A
ST AUGUSTINE, FL 32084

Address Changed: 02/17/2009

Officer/Director Detail

Name & Address

Title DP

VALDES, JOHN O
1395 US HWY 1 S, SUITE A
SAINT AUGUSTINE, FL 32084

Annual Reports

[Application pg 37](#)

Report Year Filed Date

2021	02/10/2021
2022	03/03/2022
2023	03/31/2023

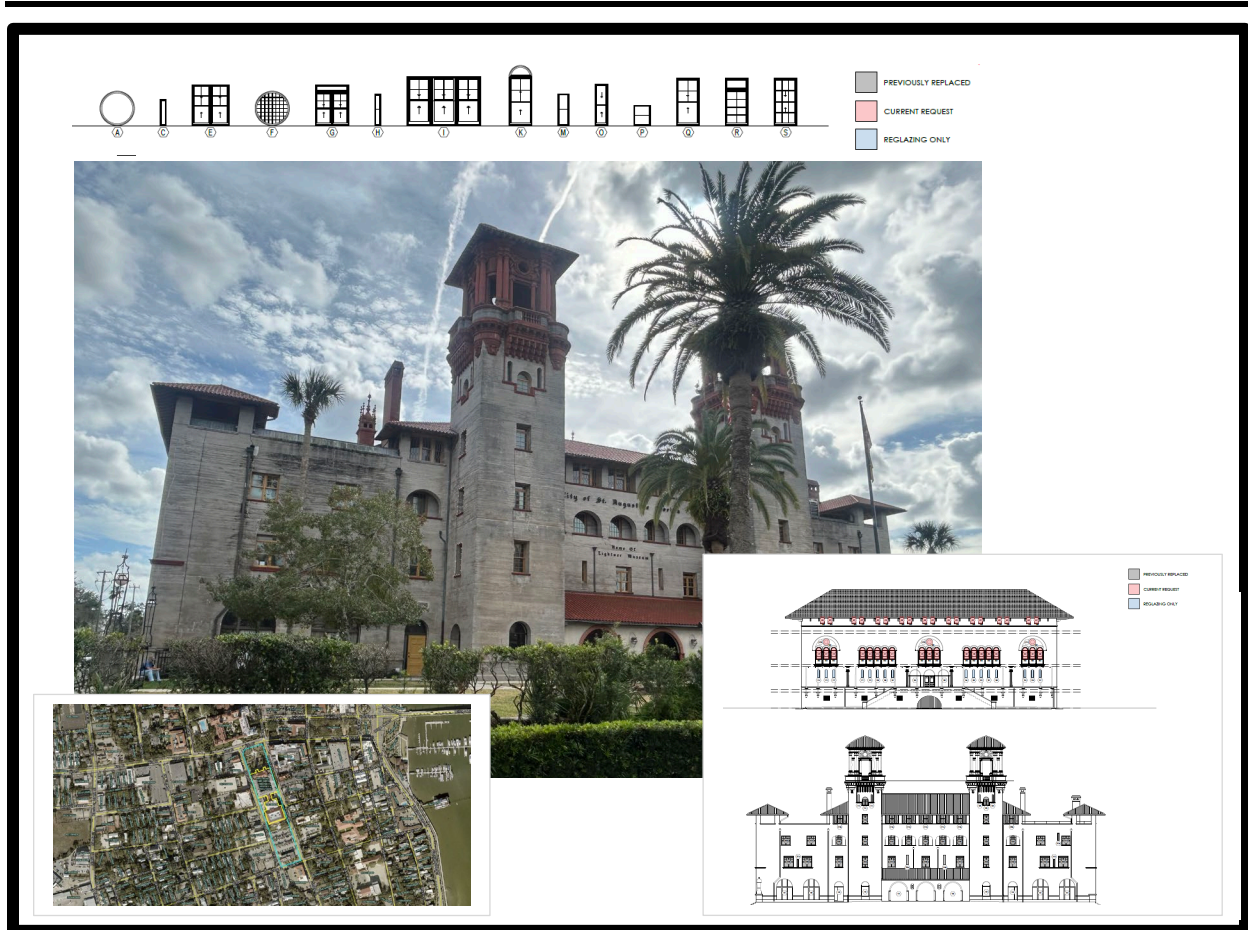
Document Images

03/31/2023 -- ANNUAL REPORT	View image in PDF format
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02/10/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
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02/16/2018 -- ANNUAL REPORT	View image in PDF format
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02/23/2015 -- ANNUAL REPORT	View image in PDF format
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05/01/1995 -- ANNUAL REPORT	View image in PDF format



CITY OF
ST. AUGUSTINE
EST. 1565

**CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for April 18, 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.
(Continued from the February 15, 2024 HARB meeting)

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

STAFF SUMMARY AND ANALYSIS:

- This Certificate of Appropriateness application was heard at the February 15, 2024 HARB meeting and continued after the board requested more information and supporting documentation that included the following:
 - Detailed drawing of all 24 window styles/types (this was the number of different window types provided by applicant to the HARB)
 - Installation details specific to the Alcazar that show how the new windows will be installed and sit within the opening
 - A drawing that shows how the windows will be trimmed out (HARB discussed this further and decided this may be visible in-person by viewing windows that have already been replaced with the aluminum clad window)
 - Original architectural plans/elevation drawings of the Hotel Alcazar
 - Verification, shown in drawings or other evidence (like actual dimensions listed), that the new windows match the original (historic) windows in style, as well as the different sizes of each window type AND opening sizes. (Simply stating on plans "Match the existing" is not sufficient)
 - Butterscotch finish compared to the original Flagler Yellow color (show color comparison)
 - Show the 3 different Kolbe muntin profiles that are available and indicate which one is proposed to compare to original window muntins
 - Sample of and/or Information on wood window for comparison to the proposed aluminum clad window
- By the time of this staff report, the applicant has submitted a set of plans consisting of elevation drawings of 14 different types of windows added to the top of the same elevation sheets previously submitted, as well as jamb and sill details.
- Email correspondence between staff and the applicant on the additional documentation requested by the HARB is included in the application packet so that applicant's response with clarifying information on staff's observations and the justification given for not submitting other additional information is available to the HARB.
- To best understand the proposed project, each HARB members should individually schedule a time to view the Alcazar Hotel's existing, new, and original/historic windows.***

Context Information & Analysis from the February 15, 2024 Staff Report:

- 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.
- 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.
- With these 1960s-early 1970s 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.
- This current application is to cover the final phase of replacing the remaining 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 reversible feature with the specified installation.
9. 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.
 10. 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.
 11. 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.
 12. 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.
 13. 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.
 14. 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 Tingley 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.
 15. 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."
 16. 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.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

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

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 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 PHOTOGRAPHS 75 King Street



South Elevation, 4th Floor – Facing interior courtyard: Historic wood windows

STAFF PHOTOGRAPHS

75 King Street

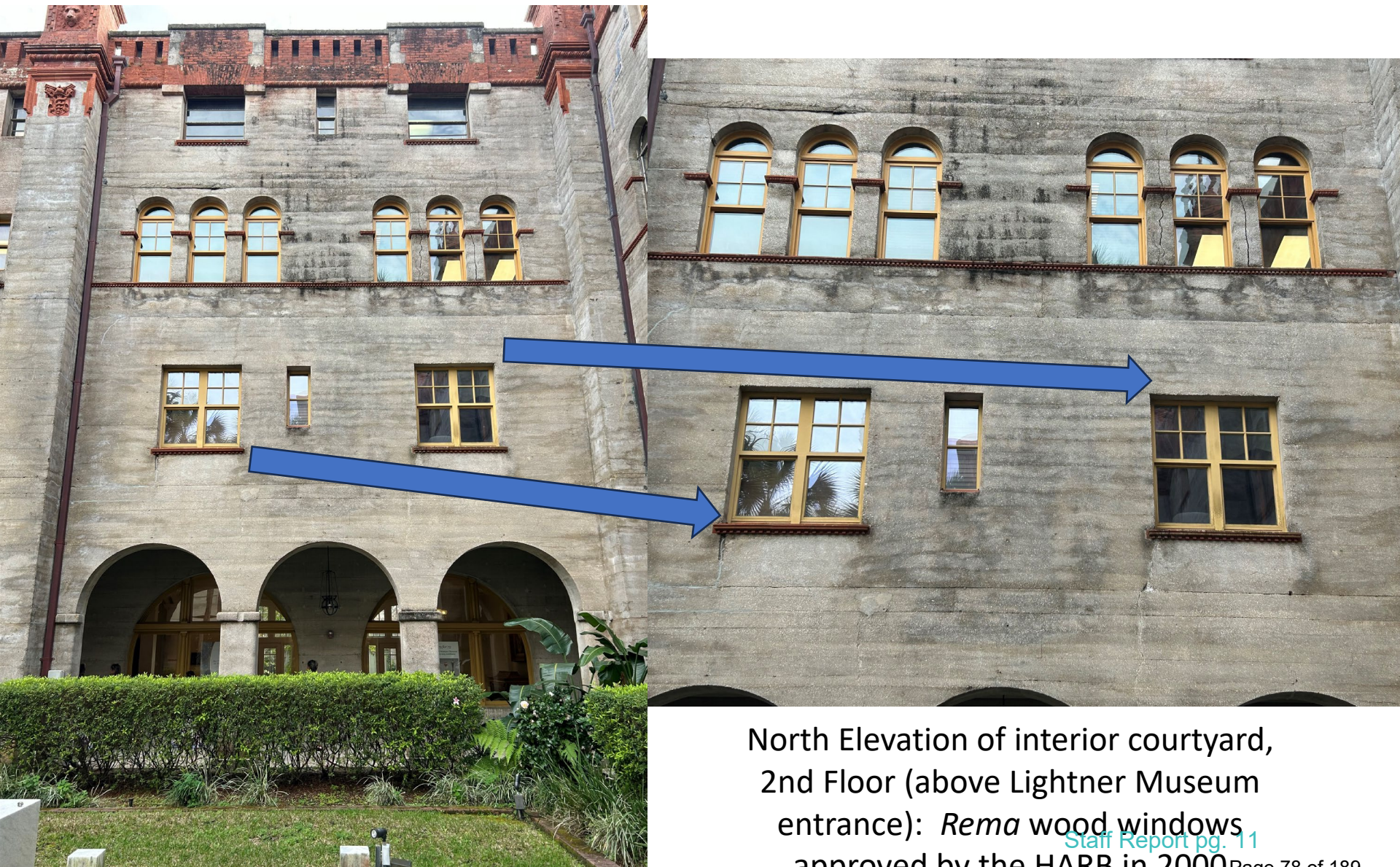


North Elevation of interior courtyard,
2nd Floor (above Lightner Museum
entrance): *Rema* wood windows
approved by the HARB in 2000



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

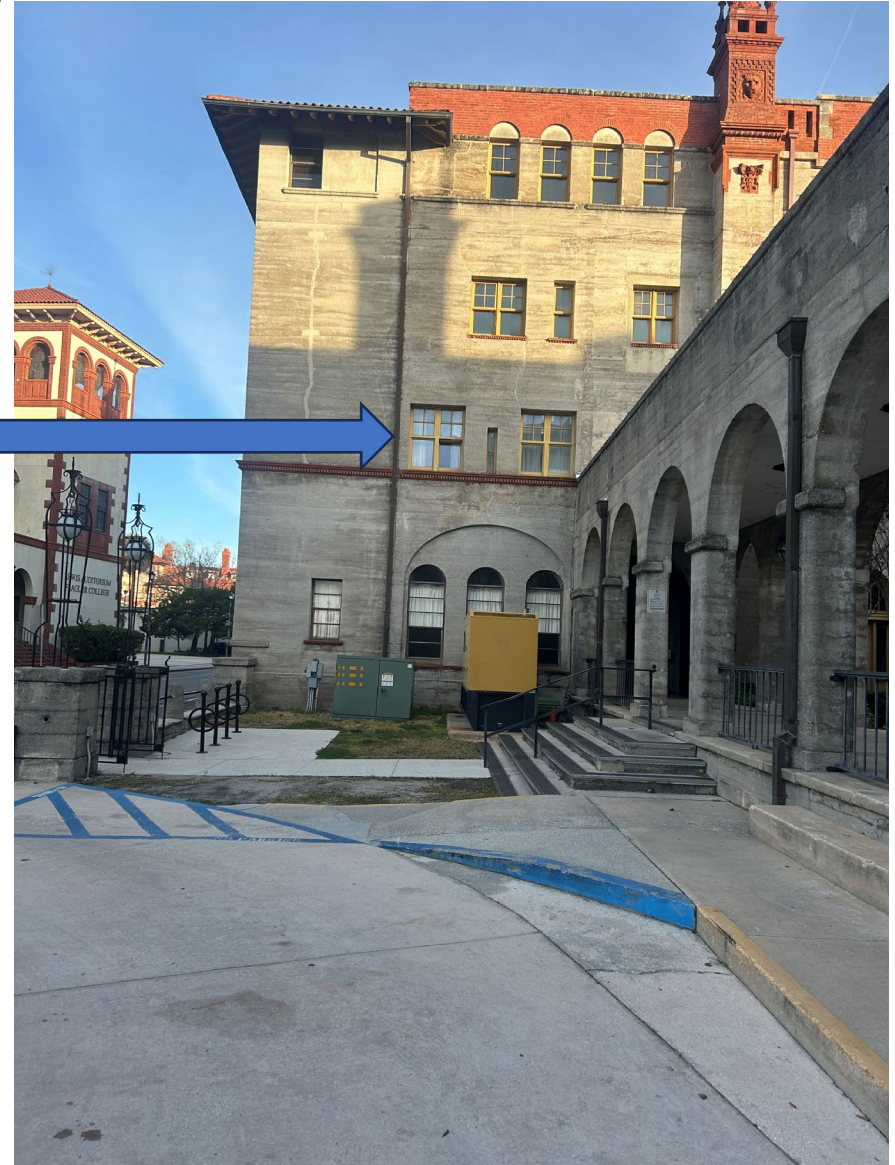


Interior view of windows on
2nd Floor (above Lightner
Museum entrance): *Rema*
wood windows approved by
the HARB in 2000



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

[Staff Report pg. 17](#)

STAFF PHOTOGRAPHS
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



STAFF PHOTOGRAPHS 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



STAFF PHOTOGRAPHS 75 King Street



Ground Floor windows will not be replaced



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 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



STAFF PHOTOGRAPHS

75 King Street



Front Façade/North Elevation

STAFF PHOTOGRAPHS

75 King Street



Front Façade/North Elevation



STAFF PHOTOGRAPHS

75 King Street



Facing East and looking at tower on front facade/North Elevation

STAFF PHOTOGRAPHS

75 King Street



East/Cordova Street Elevation

STAFF PHOTOGRAPHS

75 King Street



STAFF PHOTOGRAPHS 75 King Street

Inside courtyard of
quadrangle



STAFF PHOTOGRAPHS

75 King Street



Off 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



West/Granada Street Elevation



STAFF PHOTOGRAPHS 75 King Street



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 85j60 ORIGINAL PHOTO(S) OR MAP(S)

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 ☐ Site ☐ Object	☒ Building ☐ Structure ☐ Both	☐ Public ☐ Private ☒ Both	Public Acquisition: ☐ In Process ☐ Being Considered
		☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☒ Restricted ☐ Unrestricted ☐ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☒ Commercial ☒ Educational ☒ Entertainment	☐ Government ☐ Industrial ☐ Military ☒ Museum	☐ Park ☐ Private Residence ☐ Religious ☒ Scientific	☐ Transportation ☐ Other (Specify) _____ _____

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			
DATE OF SURVEY: nomination			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE	

STATE: Florida	COUNTY: St. Johns	ENTRY NUMBER	DATE
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FOR NPS USE ONLY

SEE INSTRUCTIONS

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

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

5760

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 Riggan, 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.

SEE INSTRUCTIONS

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
☐ Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☒ Engineering	☐ Religion/Phi-	☐ Other (Specify)
☒ Historic	☐ Industry	losophy	_____
☐ Agriculture	☐ Invention	☐ Science	_____
☒ Architecture	☒ Landscape	☐ Sculpture	_____
☐ Art	Architecture	☐ Social/Human-	_____
☐ Commerce	☐ Literature	itarian	_____
☐ Communications	☐ Military	☐ Theater	_____
☐ Conservation	☐ Music	☒ Transportation	_____
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 hostelrys 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.			

5760

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			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	29° 53' 53"	81° 19' 02"	29°	53'	25"
NE	29° 53' 58"	81° 18' 40"	81°	18'	54"
SE	29° 53' 12"	81° 18' 33"			
SW	29° 53' 09"	81° 18' 55"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **4 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE: **J. P. Schuck, Chief, Bureau of Historic Preservation**

ORGANIZATION: **Department of State**

DATE: **8/3/70**

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

ATTEST:

Keeper of The National Register

Date: _____

SEE INSTRUCTIONS



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

Alcayar
SJ60

RECEIVED

FEB 24 1971

MAR 8 1971

Hon. Lawton Chiles
United States Senate
Washington, D. C.

Division of Archives
History & Records Management

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

FEB 24 1971

Entered in the National Register _____

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

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 85160 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 36A 868==
 (subdivision) (block) (lot)
 _____ 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 469660 3306620 890== Location: T07S R30E S18 812==
 (zone) (easting) (northing) (T) (R) (S)
 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:	Threats to Site:
() <u>Excellent</u> 863==	() <u>Zoning</u> 878==
(X) <u>Good</u> 863==	() <u>Development</u> 878==
() <u>Fair</u> 863==	() <u>Deterioration</u> 878==
() <u>Deteriorated</u> 863==	() <u>Borrowing</u> 878==
	() <u>Transportation</u> 878==
Integrity of Site:	() <u>Fill</u> 878==
(X) <u>Altered</u> 858==	() <u>Dredge</u> 878==
() <u>Unaltered</u> 858==	() <u>Other</u> 878==
(X) <u>Original Site</u> 858==	
() <u>Restored - Date:</u> 858==	
() <u>Moved - Date:</u> 858==	

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 Agustín," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustín," 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 facilities. 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 larger 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 unparalleled 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 accommodations, 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 ball-rooms 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.

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.

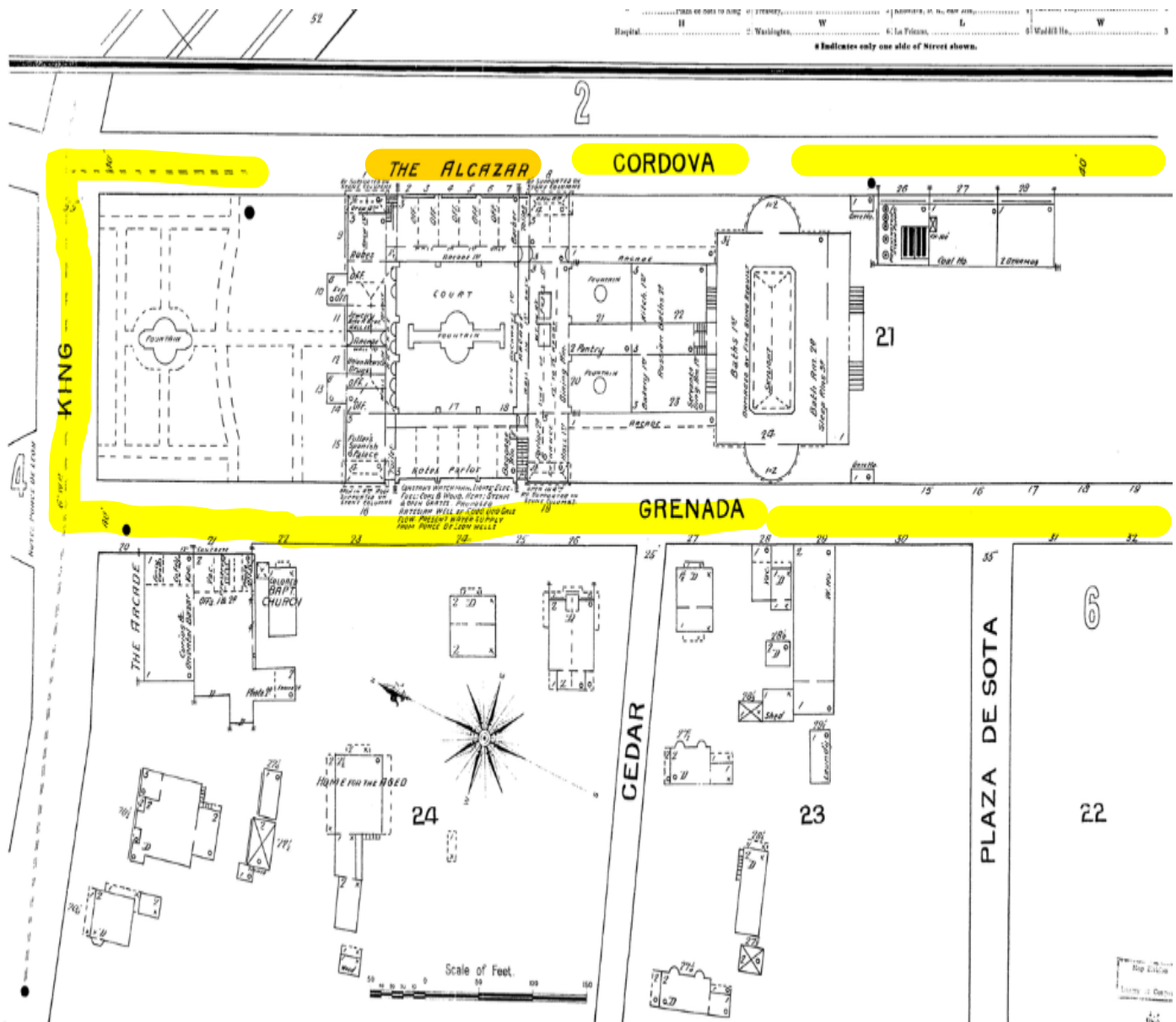
6. Ibid., January 18, 1896.

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

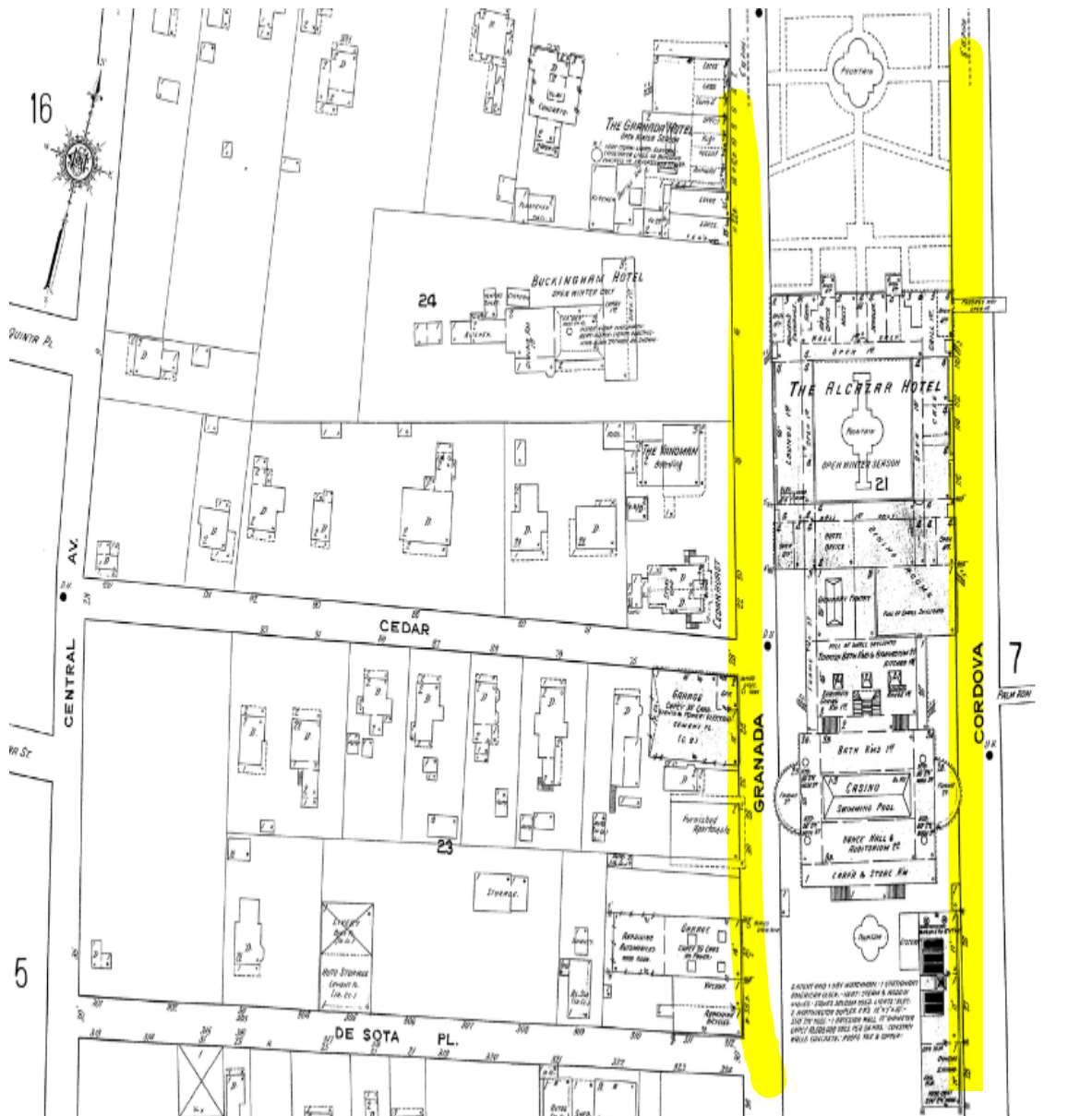


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ProQuest® Digital Sanborn Maps, 1867-1970

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

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.

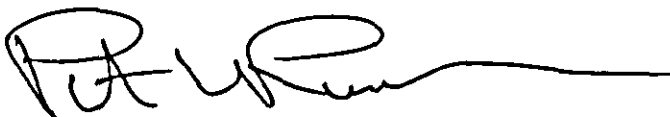
Mr. Birchim agreed and said Mr. Frazier's buildings were of the Colonial style. He said he could call to see if he was interested but that would open the necessity to call everyone who had come before the board for consideration of windows.

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.

A handwritten signature in black ink, appearing to read 'H. Whetstone', with a long horizontal flourish extending to the right.

Henry Whetstone, Vice Chairman

A handwritten signature in black ink, appearing to read 'Terry Bulla', with a horizontal line underneath.

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

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 than 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

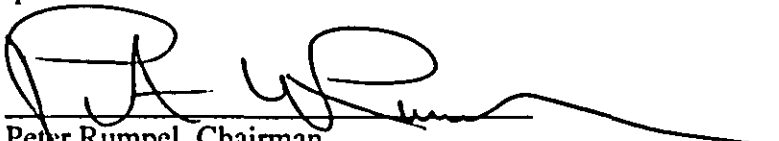
Mr. Wilson distributed copies of demolition ordinances from a number of other cities for the Board to review. He said there were ordinances from Raleigh, NC, San Antonio, TX and from Miami, FL, which was supposed to be one of the better ordinances. He said he had included a copy of the City's ordinance 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.

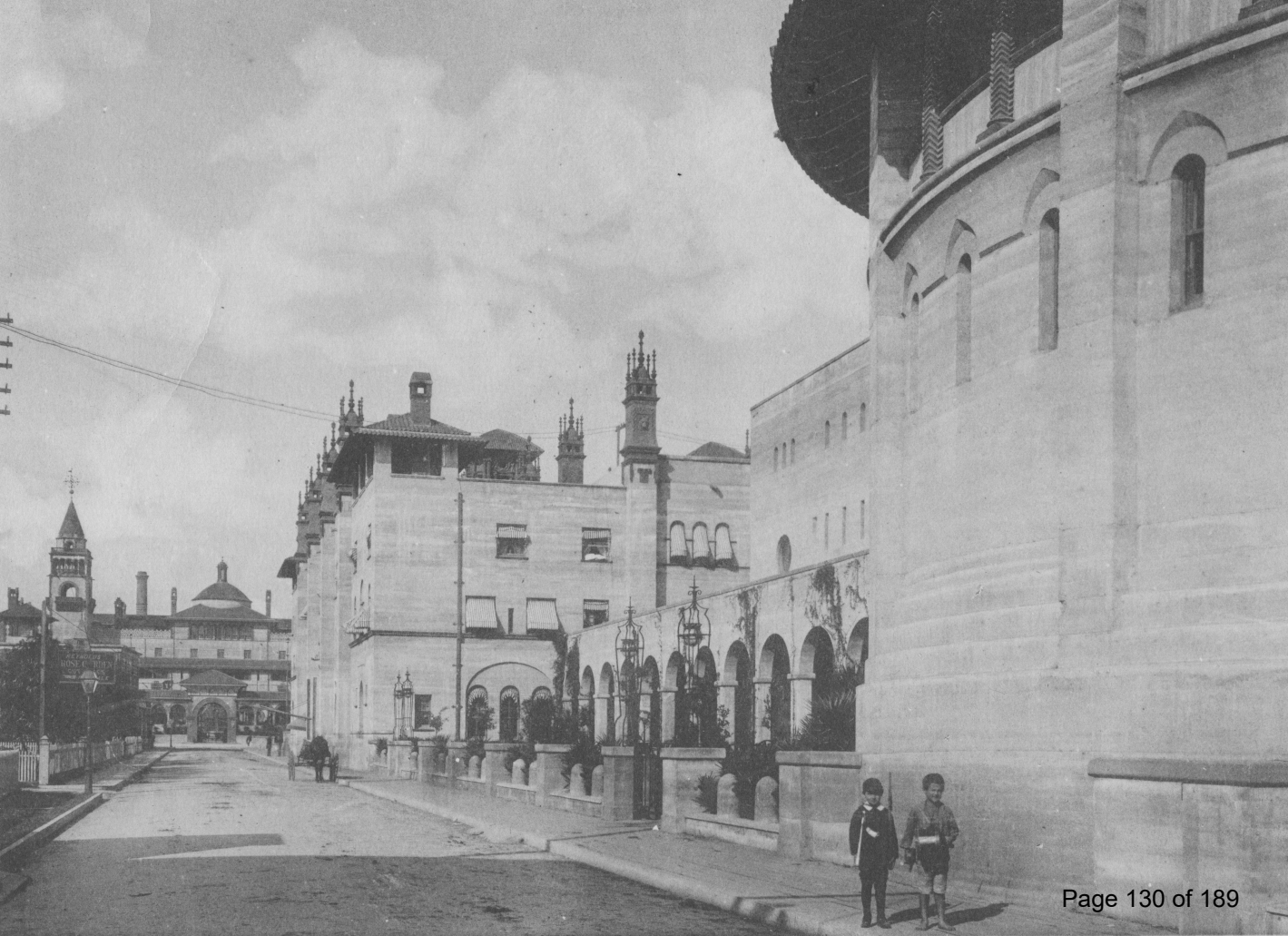
Mr. Wilson said it would permit that under certain circumstances but not all circumstances. It would be preferable for the board member to recuse himself but it would not be illegal if they did not.

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 all applicable laws regulating construction and zoning.

Signature [Signature]
Owner or Agent (including contractor)

Signature _____
Contractor

[Signature]
NOTARY PUBLIC as to Owner or Agent

NOTARY PUBLIC as to Contractor

My Commission Expires 2002 Brenda H. Ashton
My Commission CC798476
Expires December 20, 2002

My Commission Expires: _____

STAFF USE ONLY

FEES:

Archaeology	\$	
Building	\$	
Demolition	\$	
Electrical	\$	
Mechanical	\$	
Plumbing	\$	
Other	\$	
Radon	\$	
TOTAL	\$	

Zoning HP-4

Type of Use _____

Archaeological Zone _____

Assessed Value of Structure _____

Parcel Number 155570-0000

Receipt No. _____

Maximum Occupancy (Fire) _____

Maximum Occupancy (Building) _____

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 [Signature]

CITY OF ST. AUGUSTINE BUILDING/USE PERMIT APPLICATION
Planning and Building Department • P.O. Box 210 • 75 King Street, St. Augustine, Florida 32085 • (904) 8



2006-0227

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 BEACHCUMBER 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.

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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.

Signature [Signature] MAR 03 2006 Signature [Signature]
Owner or Agent (including Contractor) Contractor

Planning / Building Dept.

[Signature]
NOTARY PUBLIC as to Owner or Agent

NOTARY PUBLIC as to Contractor

My Commission Expires

My Commission Expires:



My Commission D0355633
Expires September 16, 2008

STAFF USE ONLY

FEES:
Archaeology \$
Building \$
Plan Check \$
Demolition \$
Electrical \$
Mechanical \$
Plumbing \$
Other \$
Radon \$
TOTAL \$

Zoning HP-4
Type of Use
Archaeological Zone
Building Valuation
Parcel Number 199570-0110
Receipt No.
Maximum Occupancy (Fire)
Maximum Occupancy (Building)

3/15/06 [Signature] HARBOR
Zoning Approval

Fire Department Approval

[Signature]
MAR 15 2006
Building Approval

Utilities Approval

Archaeology Approval

Public Works Approval

Date of Permit Issuance 3-15-06 Issued By

Stormwater Approval

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, E. / SOUTH END (W.N.W CORN)
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.

FLORIDA BUILDING CODE 2004 - WIND

①
OF 5

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.	
INT. ZONE	34.8	-37.8	33.2	-36.1
END ZONE	34.5	-46.7	33.2	-43.6

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 pressures acting toward and away from the building surfaces.

RECEIVED

APPROVED

CITY HALL

SHEET 1 OF 5

S K ENGINEERING

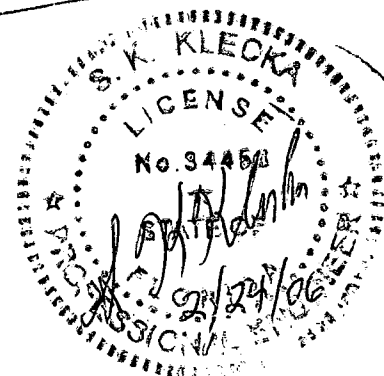
9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32084
(904) 825-0036

STEVEN K KLECKA
P.E. # 34458
FL. C.A. # 7204

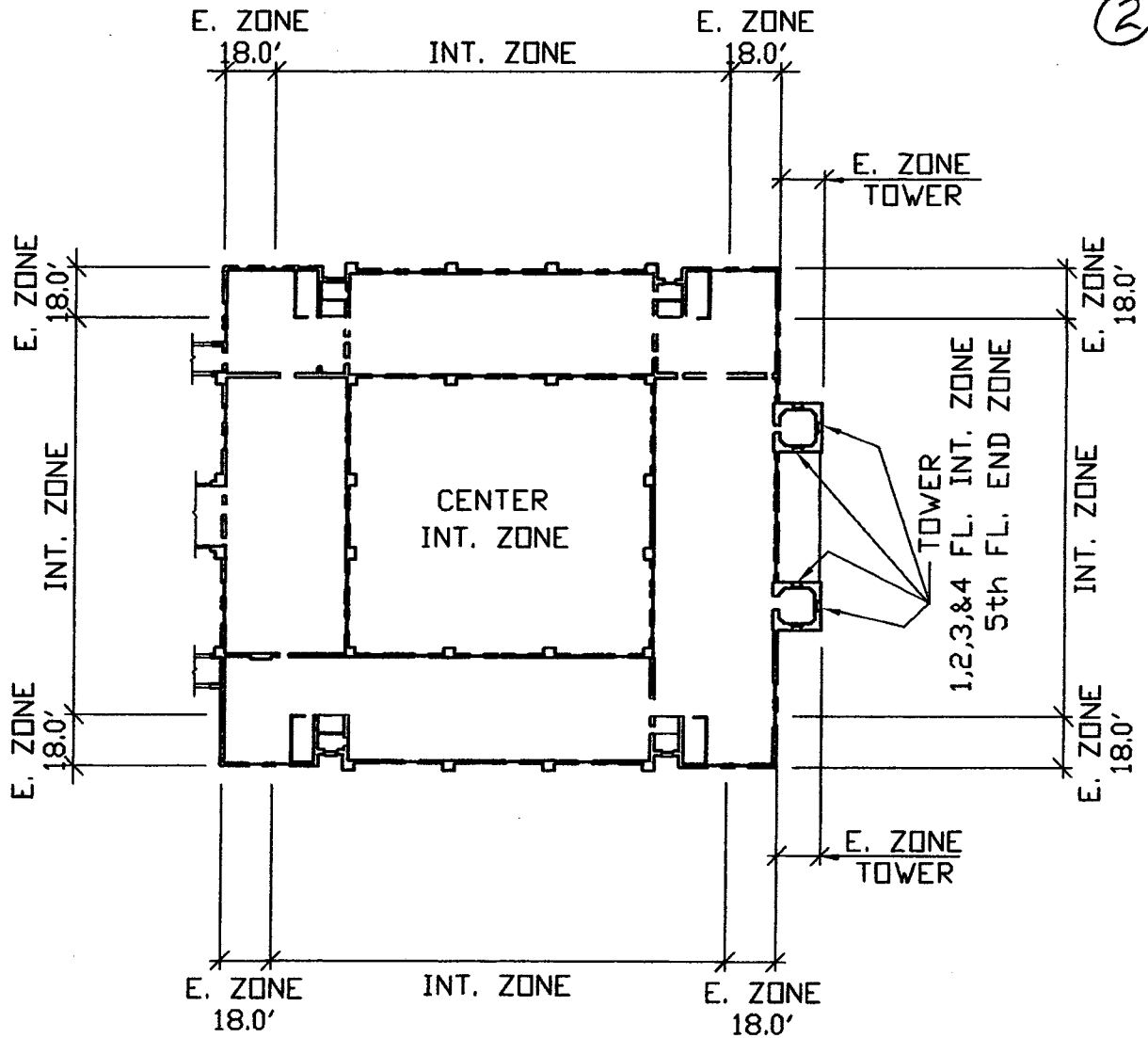
THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE 2004 FLORIDA BUILDING ORDINANCES AND THE CITY OF ST. AUGUSTINE BUILDING ORDINANCES. ANY DEVIATIONS OR REVISIONS TO THESE PLANS MUST BE APPROVED BY THE CITY OF ST. AUGUSTINE BUILDING OFFICIAL.

Reviewed by

Date MAR 15 2006



2



PLAN

S. K. ENGINEERING
9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32084
(904) 825-0038

9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32084
(904) 825-0036

CITY HALL (3)

1 8/10/04

2 10/21/04

2x4's SO. PINE P.T.

1/4" ϕ "RAWL TAPPER"
OR APPROVED EQUAL
STAINLESS STEEL

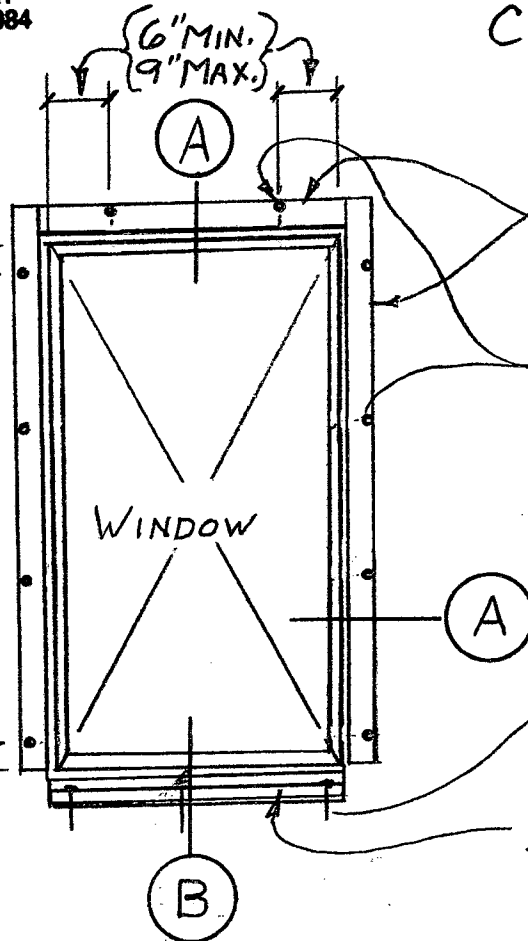
1/4" ϕ "RAWL TAPPER"
3 MIN.

2x4's P.T.

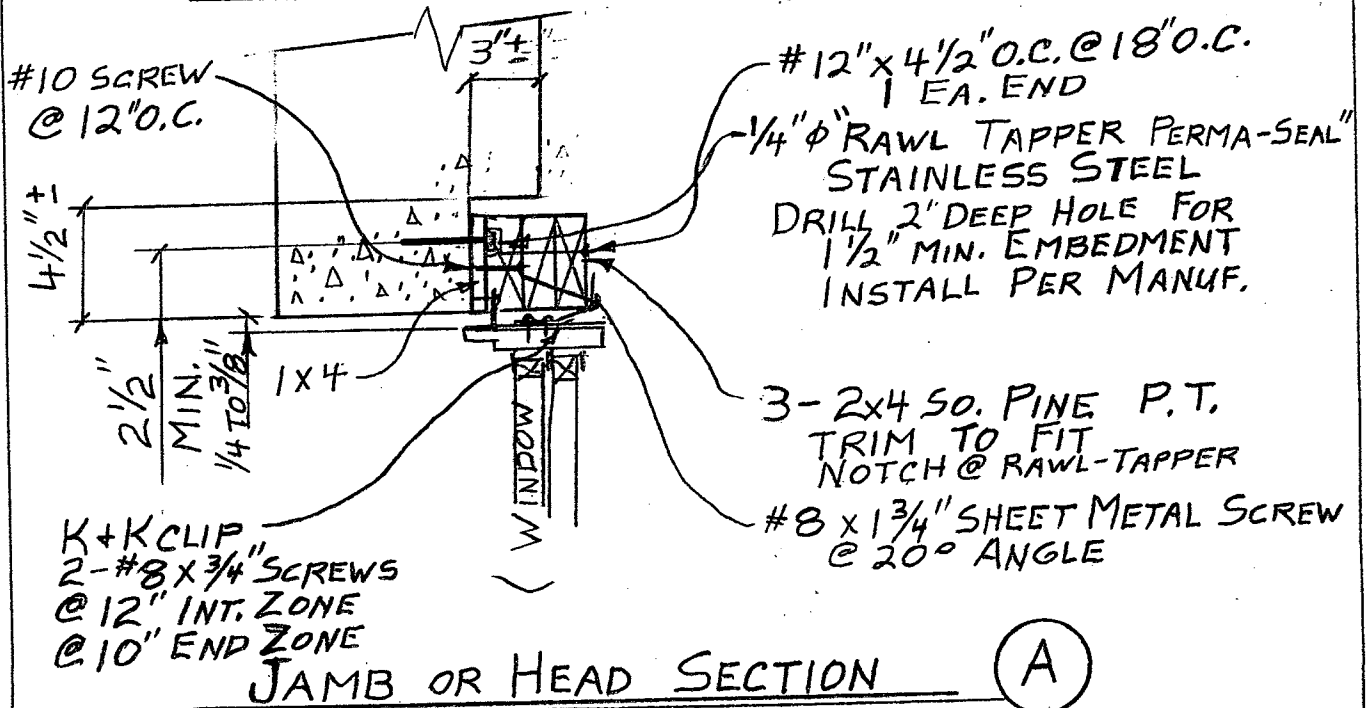
VARIABLE
2 OR 3 EQUAL
SPACES 22" MAX.

2" MIN.
4" MAX.

2" MIN.
4" MAX.



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

FLASHING S.S.

1 X 1/2 P.T. CUT TO FIT

GROOVE IN WINDOW FRAME

#8 SCREWS @ 9" O.C.

ROUGH OPENING HEIGHT

UNIT DIM. HEIGHT

DAYLIGHT
OPENING

2 1/4"

1/4 TO
1/2 MAX.

TERRA COTTA
SILL

#8 SCREW S.M.S.
1 3/4" LONG
@ 20° ANGLE
2-#8 X 3/4" LG.
SCREWS

K+K CLIP
@ 12" INT. ZONE
@ 10" END ZONE

#8 X 1 3/4" LG.
SHEET METAL
SCREWS

#12 SCREWS X 2 1/2" LG
@ 18" O.C.
COUNTERSINK
2X4 P.T.

1/4" Ø RAWL @ 18"
TAPPER PERMA-SEAL
1 3/4" MIN. PENT.
INTO GOOD
CONC.

#12 SCREW @ 18" O.C. @ 45°
4 1/2" LONG

#12 SCREW X 3" LG. @ 18" O.C.
COUNTERSINK

EXISTING
CONC.

2 1/2"
MIN.

SECTION (B)

S. K. ENGINEERING
9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32084
(904) 825-0036

2/27/04

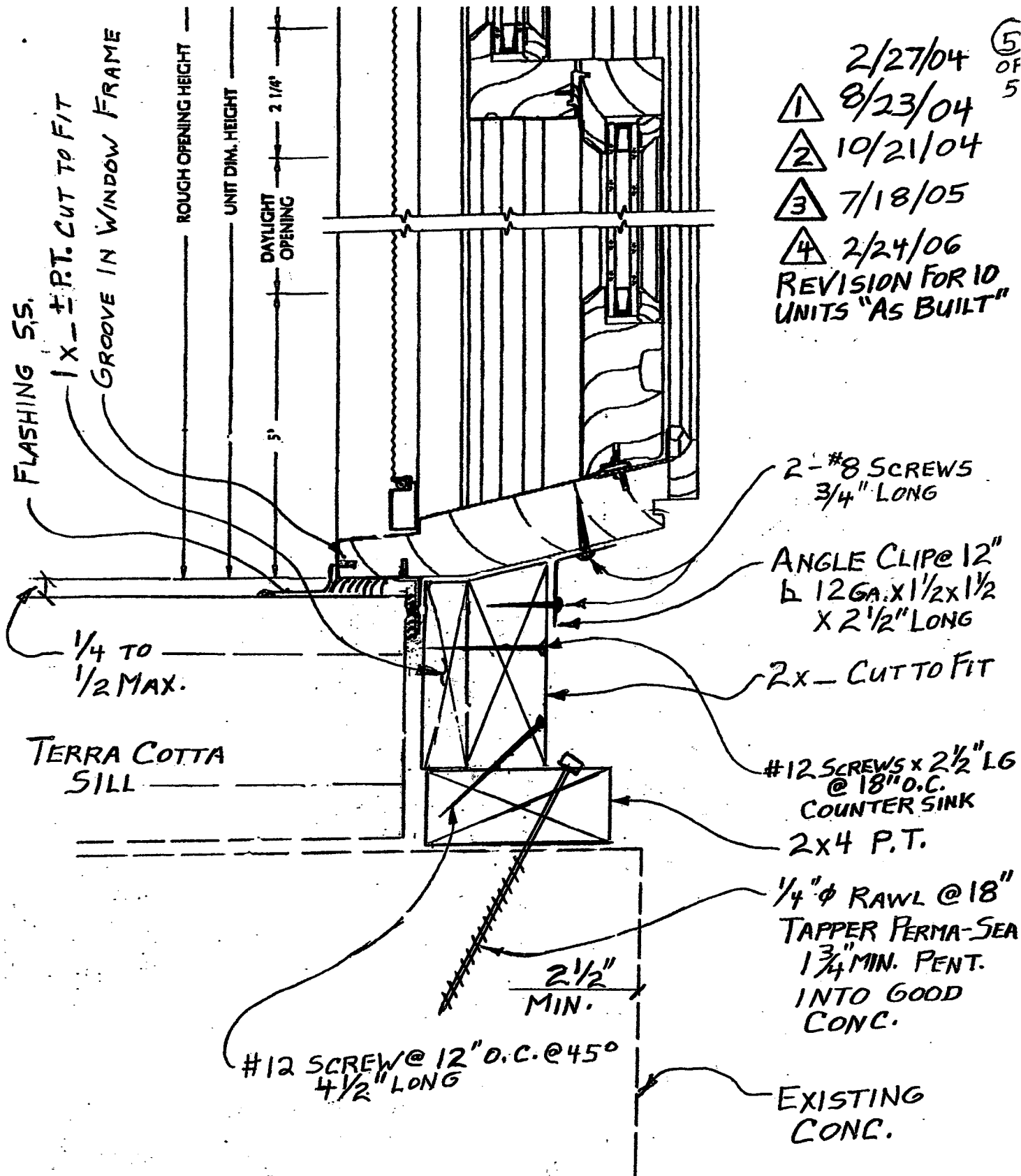
① 8/23/04

② 10/21/04

③ 7/18/05

④ 2/24/06

REVISION FOR 10
UNITS "AS BUILT"



SECTION (B)
④ 10 UNITS "AS BUILT"
INTERIOR ZONE

S. K. ENGINEERING
9 BEACHCOMBER WAY
ST. AUGUSTINE, FL 32084
(804) 825-0038

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

PERMIT No. 2008-0210-001

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 CO SA 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 INDICATED. 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 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 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 [Signature] DATE _____
BUILDING OFFICIAL [Signature] DATE 3-17-08

PERMIT FEES:

BUILDING \$ _____
PLAN CHECK \$ _____
ELECTRICAL \$ _____
PLUMBING \$ _____
MECHANICAL \$ _____
ARCH SURCHG. \$ _____
RADON \$ _____
OTHER \$ _____

DATE PERMIT ISSUED 3-19-08

TOTAL FEE \$ _____



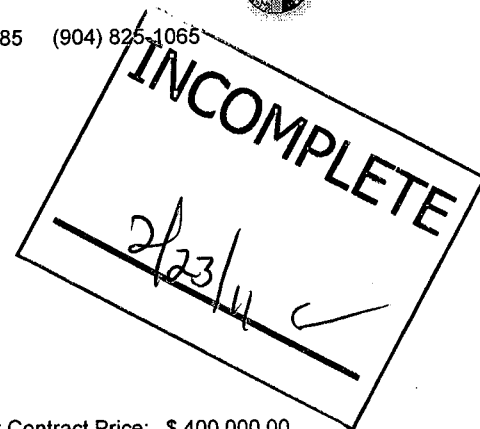
Building Permit

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**



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 the 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.

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OWNER'S AFFIDAVIT: I certify that all the forgoing information is accurate and that all work be done in compliance with all applicable laws regulating construction and zoning.

STAFF USE ONLY

Zoning: HP4

FEES:

Archaeological Zone: 00

Fee Type

Amount

Receipt #

Assessed Value: \$ 30,600.00

Maximum Occupancy (Fire):

Maximum Occupancy (Building):

Date of Permit Issuance: 03/19/2008

TOTAL:

Application Approved By:

Zoning Approval

Fire Department Approval

Building Approval

Archaeological Approval

BUILDING OFFICIAL OR AUTHORIZED SIGNATURE

DATE

3-19-08

**FOR APRIL 18, 2024
HARB MEETING**

**HP2024-0004
75 KING STREET**

**NEW INFORMATION SUBMITTED BY
APPLICANT**

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



CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION
3	04.08.24	HARB SUBMISSION

Scale 1/8" = 1'-0"

Sheet title
WEST
ELEVATION

Sheet Number A2.01

COORDINATION
SET



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



CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION
3	04.08.24	HARB SUBMISSION

Scale 1/8" = 1'-0"

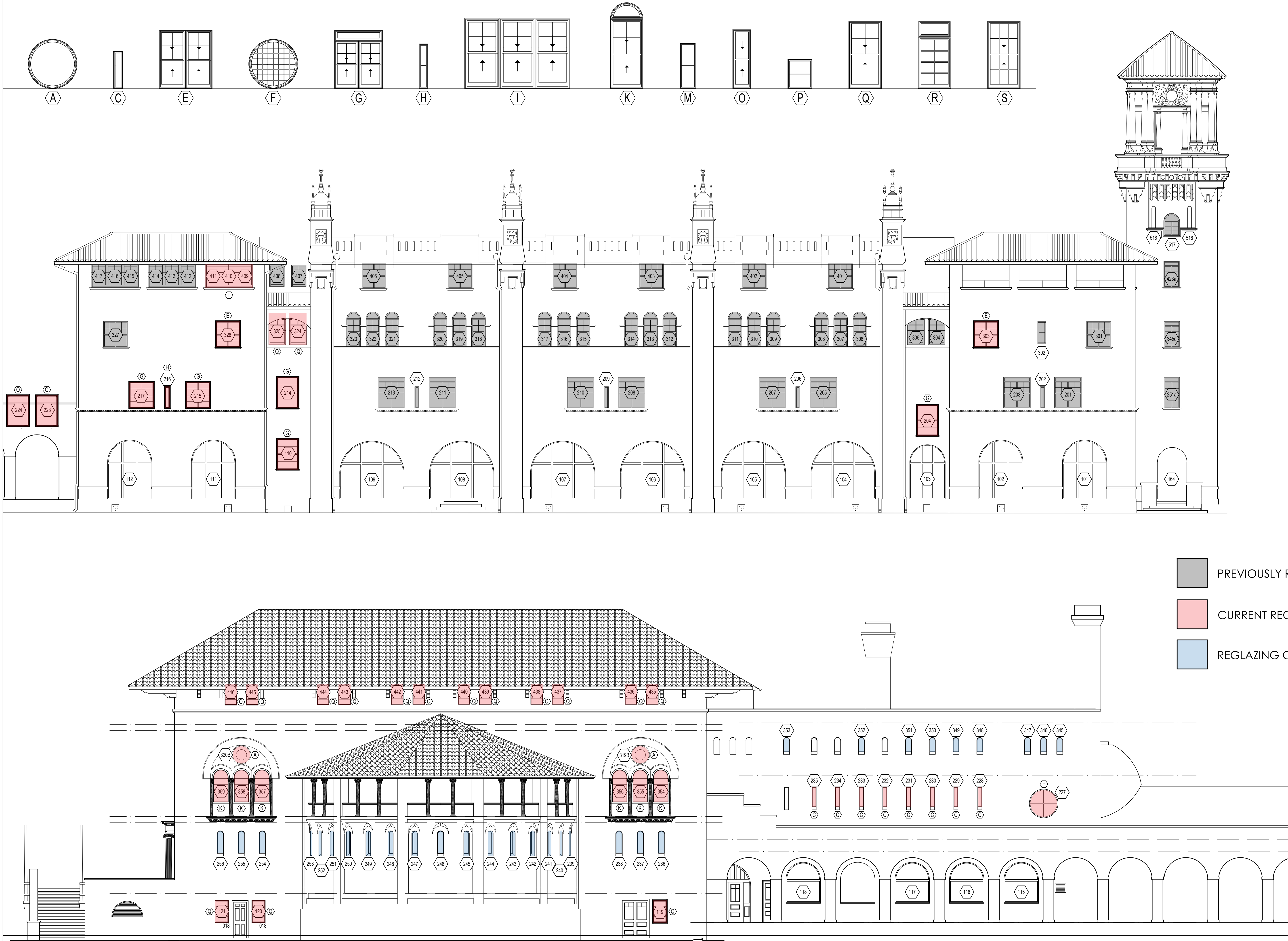
Sheet title

EAST
ELEVATION

Sheet
Number

A2.02

COORDINATION
SET



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



CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION
3	04.08.24	HARB SUBMISSION

Scale 1/8" = 1'-0"

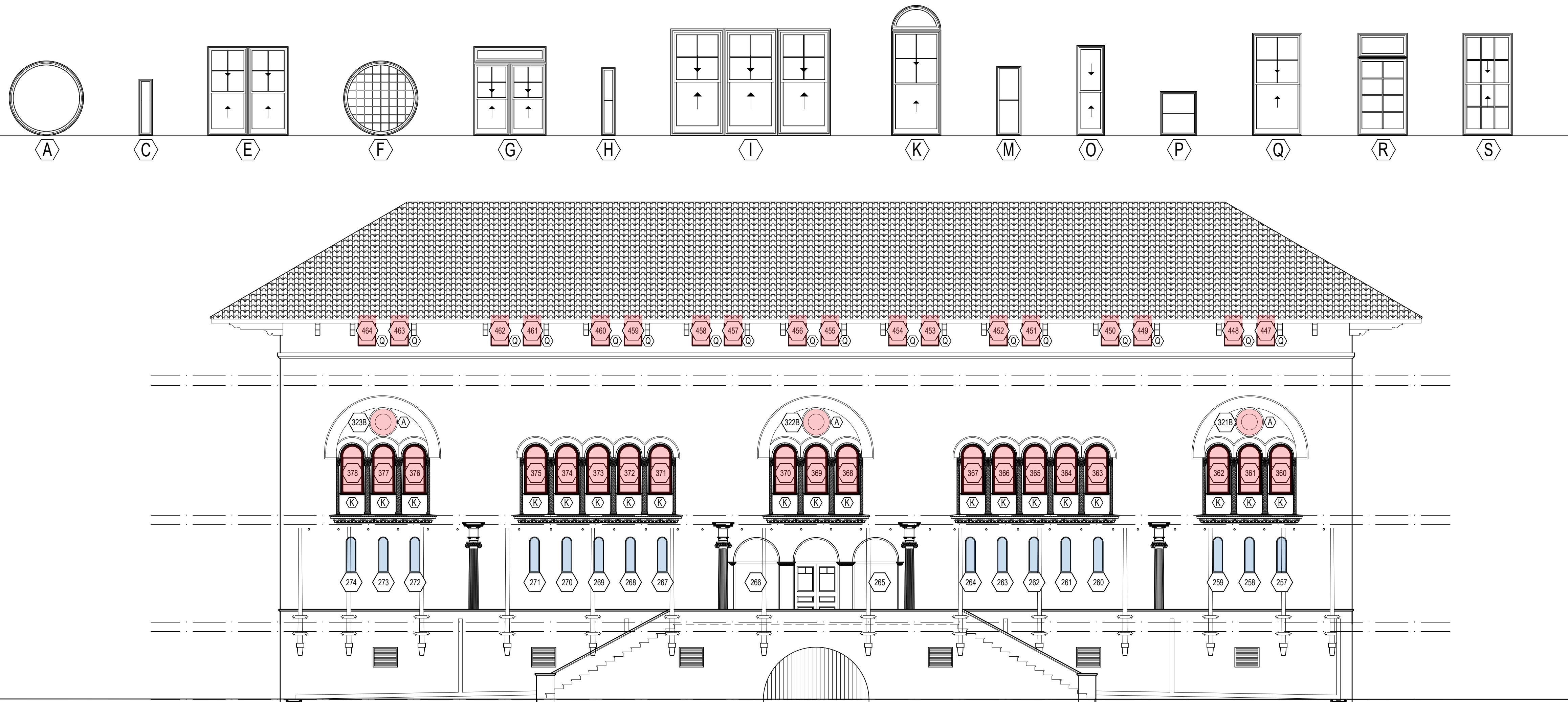
Sheet title

NORTH AND
SOUTH
ELEVATIONS

Sheet
Number

A2.03

COORDINATION
SET



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



CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION
3	04.08.24	HARB SUBMISSION

Scale 1/8" = 1'-0"

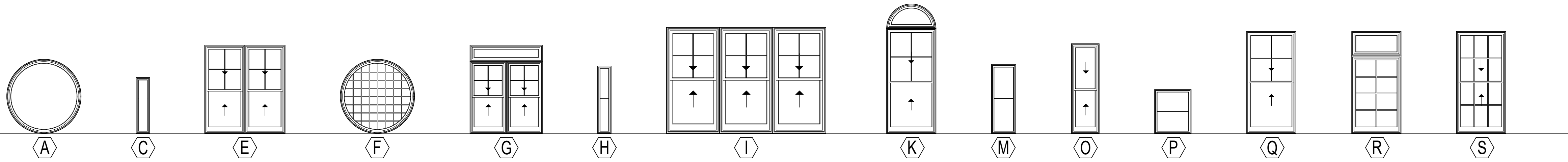
Sheet title

NORTH &
SOUTH
COURTYARD
ELEVATIONS

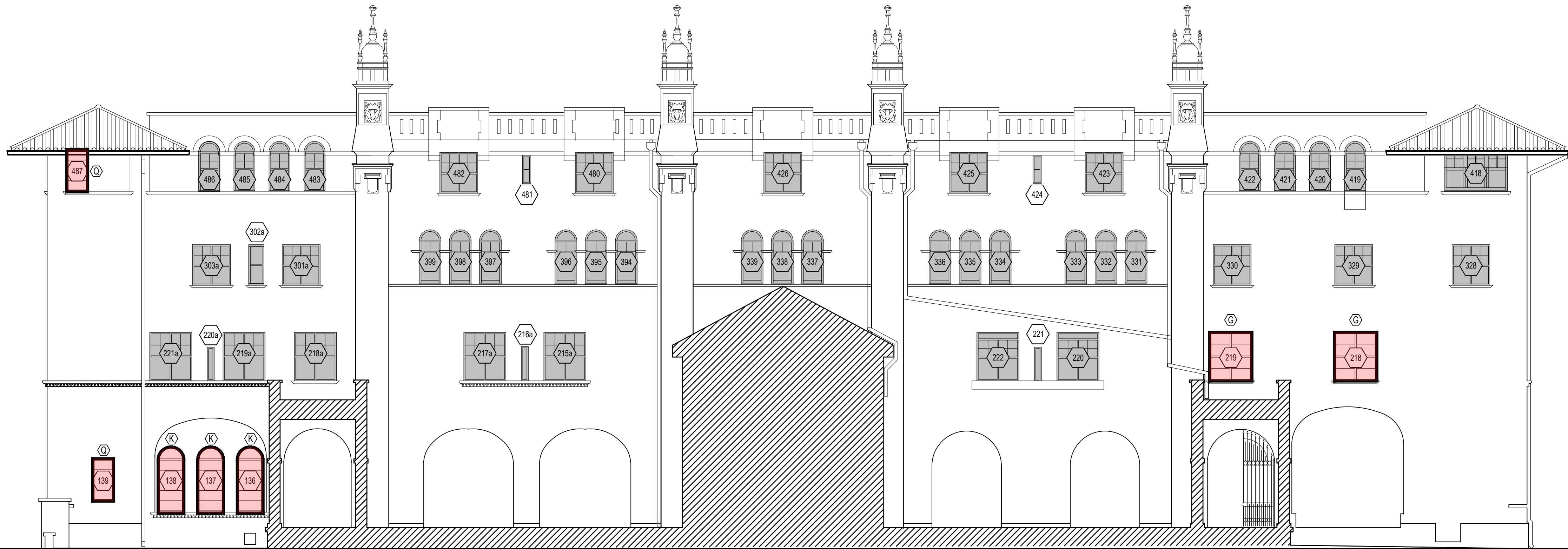
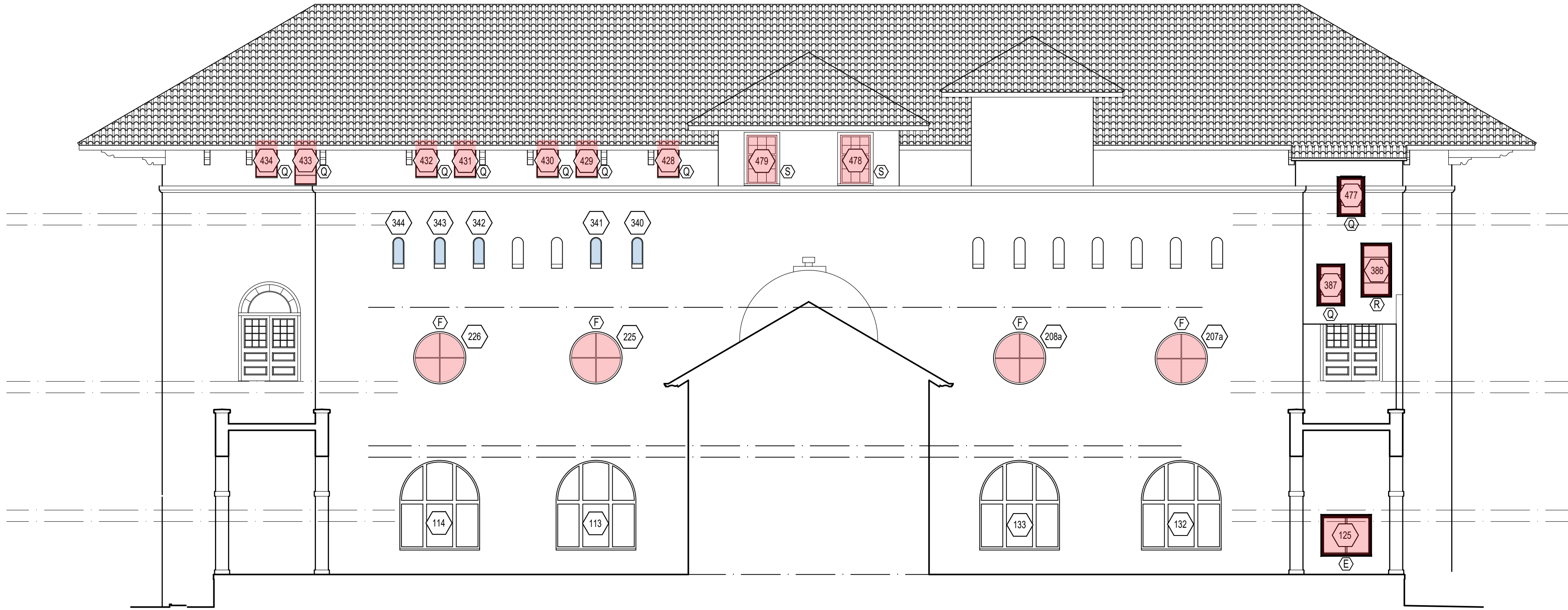
Sheet
Number

A2.04

COORDINATION
SET



- 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



CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION
3	04.08.24	HARB SUBMISSION

Scale 1/8" = 1'-0"

Sheet title

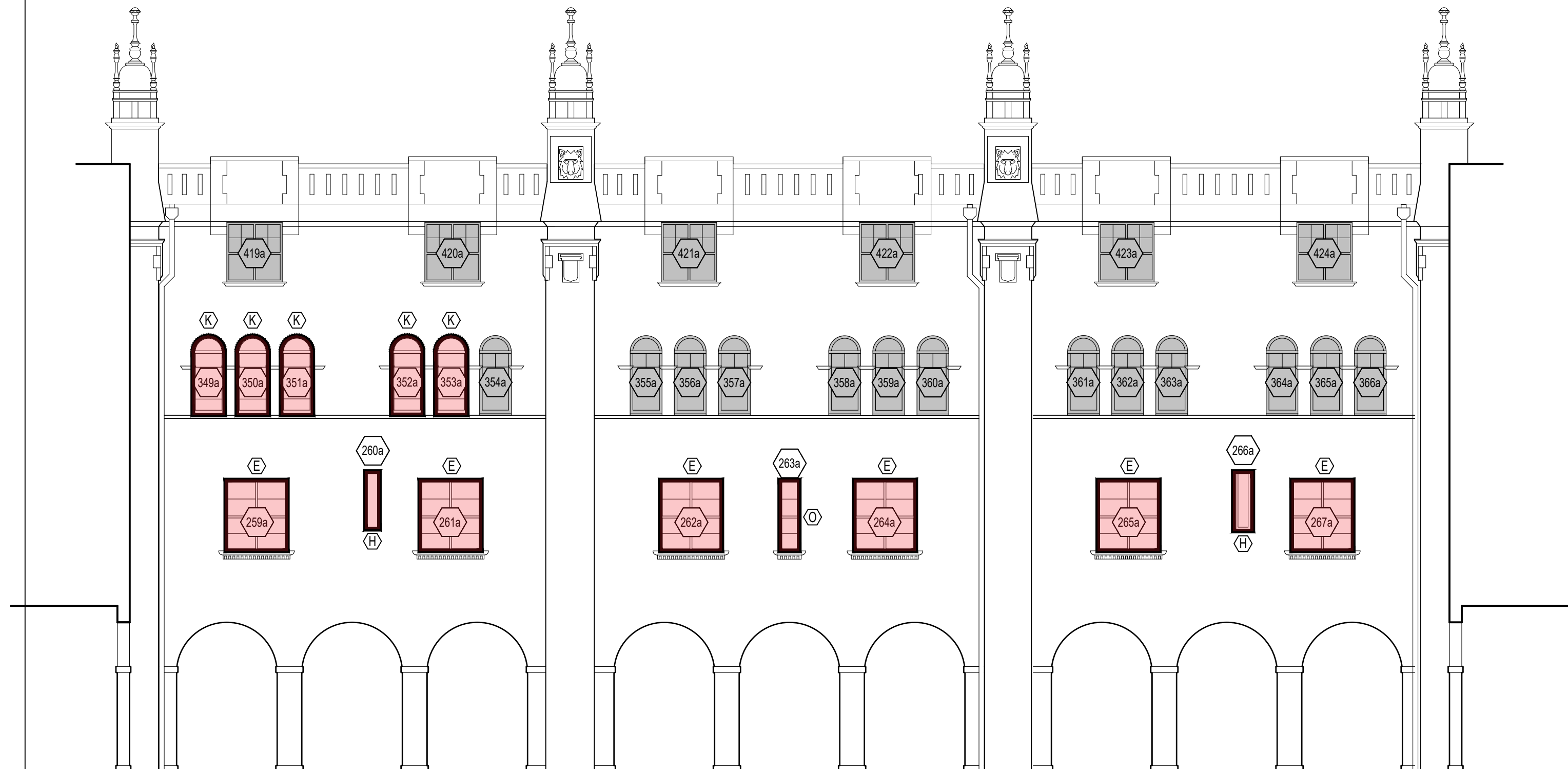
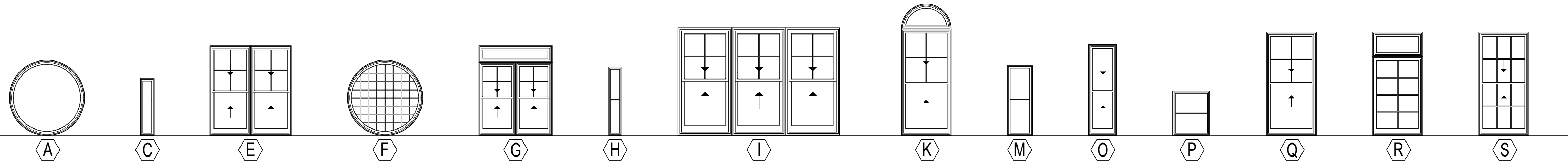
CITY HALL
COURTYARD
ELEVATIONS

Sheet
Number

A2.05

COORDINATION
SET

PREVIOUSLY REPLACED
CURRENT REQUEST
REGLAZING ONLY



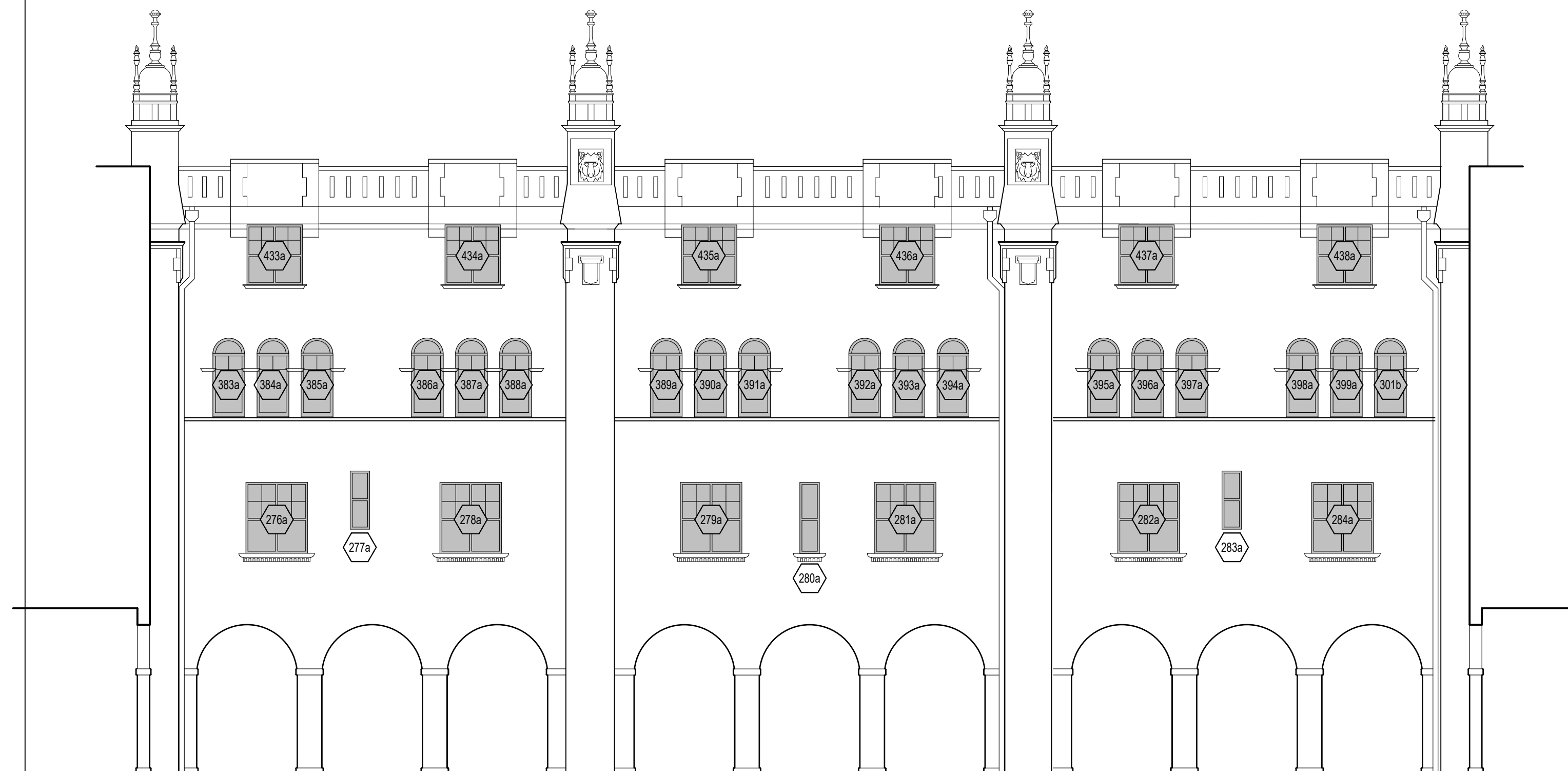
WEST ELEVATION

1/8"=1'-0" 1



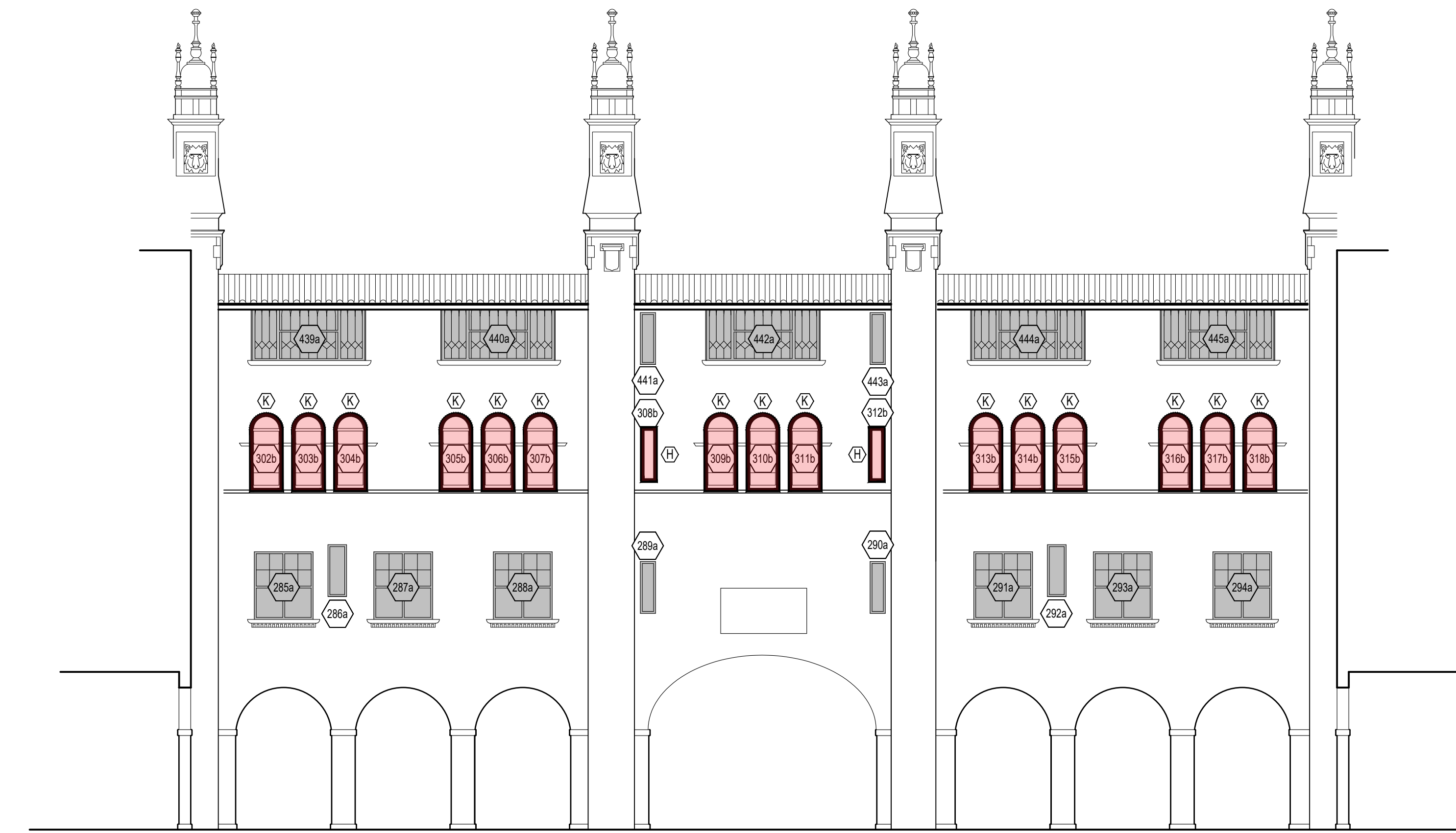
SOUTH ELEVATION

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



CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION
3	04.08.24	HARB SUBMISSION

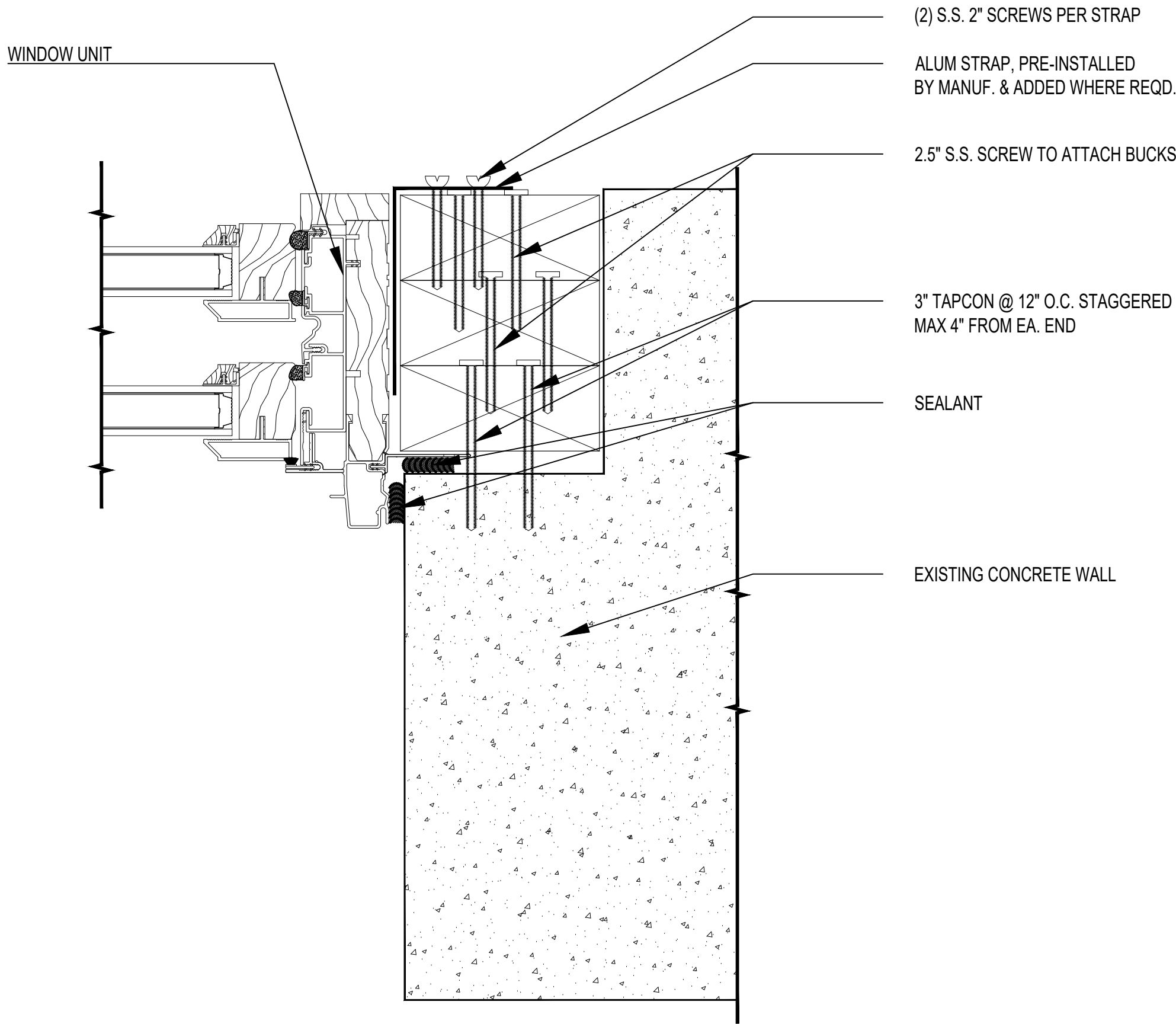
Scale 1/8" = 1'-0"

Sheet title

WINDOW
INSTALL
DETAILS

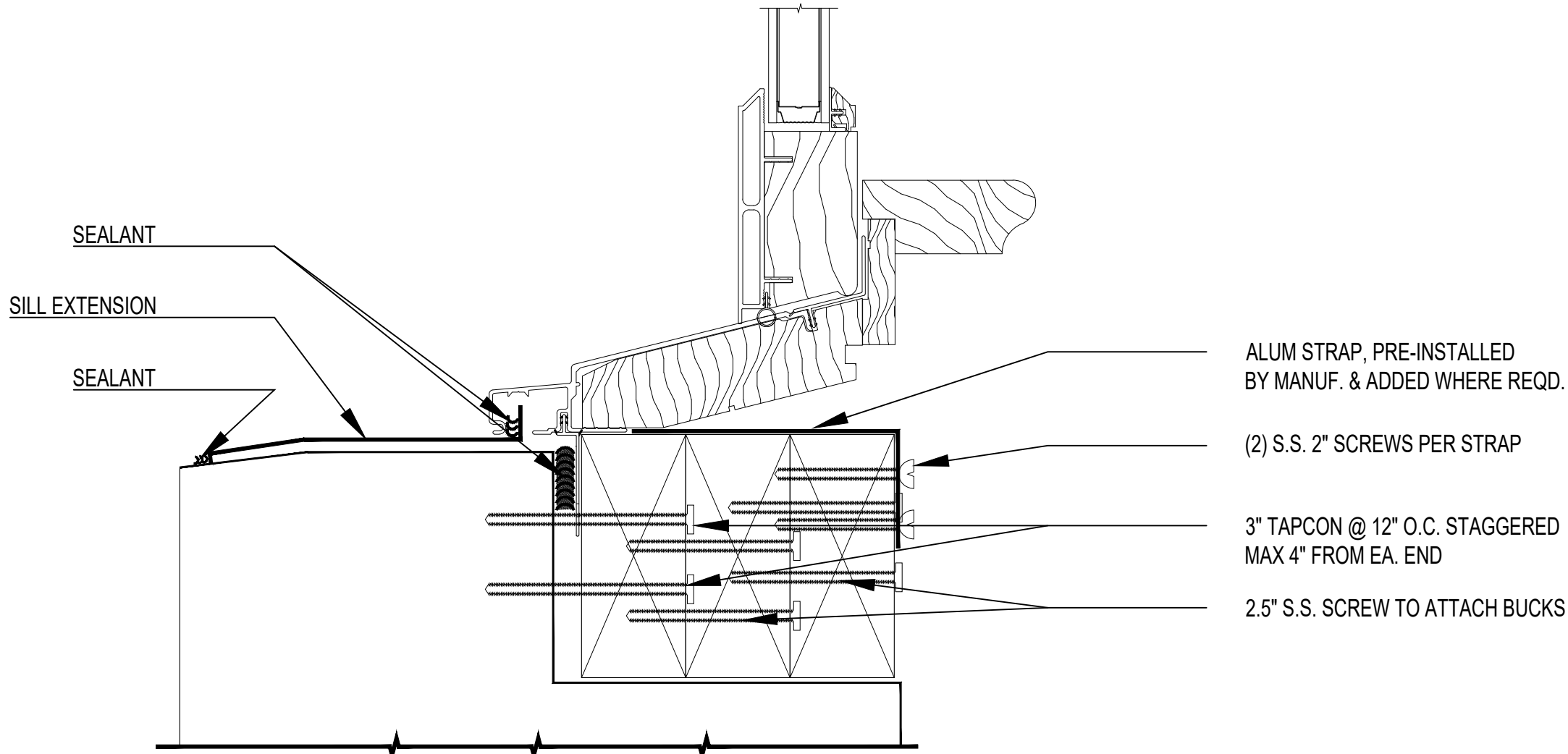
Sheet Number **A3.01**

COORDINATION
SET



JAMB DETAIL

6"=1'-0" 2



SILL DETAIL

6"=1'-0" 1

Meredith H. Randolph

From: Julie Courtney
Sent: Tuesday, April 9, 2024 4:05 PM
To: mm@sarahryanarchitect.com; 'Sam Fudala'; Harb
Cc: 'Sarah Ryan'; Barbara Moore; Corey Sakryd
Subject: RE: COSA Lightner Windows HARB Documentation

Hello Mark,

I will call you shortly, but wanted to be clear to everyone that I was not taking this application off next week's agenda. That will be your choice to inform the HARB why you did not include the items they asked for. And some of my comments are recommendations that you can choose to follow or not. I realize that while I understand the orientation, not everyone who looks at the details might.

The one thing that I must be not understanding visually on Sheet A3.01 is how the concrete wall is not shown as being cut to receive the window, as there clearly is a notch in the concrete wall's depth, unless the window buck is the coquina concrete.

Thanks,

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



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: mm@sarahryanarchitect.com <mm@sarahryanarchitect.com>
Sent: Tuesday, April 9, 2024 2:16 PM
To: Julie Courtney <jcourtney@citystaug.com>; 'Sam Fudala' <sam@sarahryanarchitect.com>; Harb <harb@citystaug.com>
Cc: 'Sarah Ryan' <sr@sarahryanarchitect.com>; 'Mark McConnel' <mm@sarahryanarchitect.com>; Barbara Moore <BMoore@citystaug.com>; Corey Sakryd <CSakryd@citystaug.com>
Subject: RE: COSA Lightner Windows HARB Documentation

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Hey Julie –

Your office said you would probably be available to chat later this afternoon. Please give me a call at the number below to talk through these comments. In the meantime, here are a few explanatory remarks.

The details are entirely specific to the Hotel Alcazar. There is NOTHING standard about the installation, and we go so far as to show the exact screw pattern for the straps that hold the window in.

The exterior is where the concrete is. Concrete on the outside, wood on the inside. I don't think anyone will confuse which side is which. Nothing in our details indicates to cut any concrete. The windows do slide into the hole from the interior.

There is no window trim. They are custom made to fit exactly to the concrete opening, just like the original windows did.

There are only 14 window types. At the beginning of the window replacement project, there were more (odd and one-off) types but those have already been installed.

The shop drawings show what we show on the window type elevations.

There are hundreds of megabytes of original drawing files. These are large files because they are all photographs of the original sheets. I can create a folder and share those with you but they are of limited usefulness, especially since what shows in the historic photos is not always what is on the drawings.

There is no possible verification that the new windows match original windows except for the historic photos and that is what I showed at the last meeting.

We are not proposing changing the color but, rather, continuing with the color that has been installed over 250 times on the building. It would be a far greater concern if we were proposing to change the color to something new.

We brought in the window and the window shows the muntin.

Please give me a call and keep us on the agenda for the meeting next week.

Mark

Mark McConnel, AIA, LEED AP
Sarah Ryan Architect, LLC
201 Owens Avenue
St. Augustine FL 32080
540.915.1233



Do you really need to print this e-mail?

From: Julie Courtney <jcourtney@citystaug.com>

Sent: Tuesday, April 9, 2024 12:58 PM

To: Sam Fudala <sam@sarahryanarchitect.com>; Harb <harb@citystaug.com>

Cc: Sarah Ryan <sr@sarahryanarchitect.com>; Mark McConnel <mm@sarahryanarchitect.com>; Barbara Moore <BMoore@citystaug.com>; Corey Sakryd <CSakryd@citystaug.com>

Subject: RE: COSA Lightner Windows HARB Documentation

Hello,

In going through the additional info we received yesterday, I don't find everything the HARB requested at the February meeting. Looking through my notes taken during the HARB's February 15 discussion, I was expecting more to be submitted with items to include:

- Installation details specific to the Alcazar and show how the window will sit within the opening:
 - On Sheet A3.01: Are these generic installation drawings from Kolbe (not specific to the Alcazar?)
 - Installation details should indicate which side is exterior / interior for the Sill Detail at least.
 - For the Jamb Detail, looks like the existing concrete wall is cut out to receive the window buck? I thought the way the installation was described, the windows slide into the opening from the interior so that the exterior walls are not cut into.
- Ideally a drawing that shows how the windows will be trimmed out (HARB discussed this may be able to be seen in person)
- Detailed drawing of all 24 window styles/types (this was the number of different window types provided by applicant to the HARB)
 - The window schedule drawings are not super detailed, and I only see the same looking 14 windows labeled A-R on each sheet
 - Mark had said in the meeting Kolbe had done shop drawings of each window and would ask for shop drawings of wood window option
- Original architectural plans of the Hotel Alcazar
- Verification shown in drawings or other evidence (like actual dimensions listed) that the new windows match the original (historic) windows in the different sizes of each window type ("match the existing" is not sufficient) AND opening sizes
- Butterscotch finish compared to the original Flagler Yellow color (want comparison)
- Show the 3 different Kolbe muntin profiles that are available and indicate which one is proposed
-

There were a lot of comments in my notes, but these seemed to be the main items covered by the board.

That is why waiting to the deadline to submit the additional information for continued items does not work well. Our staff reports have to go out on Thursday with the HARB binders and I'm not sure there is sufficient time for this to be addressed on either end.

Thanks,

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: Sam Fudala <sam@sarahryanarchitect.com>

Sent: Monday, April 8, 2024 10:50 AM

To: Harb <harb@citystaug.com>

Cc: Sarah Ryan <sr@sarahryanarchitect.com>; Mark McConnel <mm@sarahryanarchitect.com>; Barbara Moore <BMoore@citystaug.com>; Julie Courtney <jcourtney@citystaug.com>; Corey Sakryd <CSakryd@citystaug.com>; Candice Seymour <cseymour@citystaug.com>

Subject: COSA Lightner Windows HARB Documentation

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.

Hello all -

Attached please find the documentation for the Alcazar Windows project. I will have two hard copies delivered to Julie's office today as well.

Thank you and let me know if you need anything else from me.

Best,

Sam Fudala
Architectural Associate
Sarah Ryan Architect LLC
513.504.7737



February 15, 2024

Sarah Ryan Architect
201 Owens Avenue
St Augustine, FL 32080

cc: City of St. Augustine

Re: Certificate of Appropriateness – 75 King Street – HP2024-0004

Dear Sarah Ryan,

On February 15, 2024, the Historic Architectural Review Board (HARB) met and discussed your application to replace existing non-historic windows with windows similar to replacements previously installed elsewhere on the building.

Specifically, based upon evidence presented, the HARB **CONTINUED** your **application to the April 18, 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 April 8, 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 Completeness and |
| ☐ Certificate of Demolition | Recommendation for Historic Property Tax |
| ☐ Certificate of Relocation | Exemption |
| ☐ Certificate of Appropriateness for
Preservation Approach for Ad Valorem
Tax Exemption | ☐ Opinion of Appropriateness |

IN THE MATTER OF:

Case No.: HP2024-0004
Applicant: Sarah Ryan Architect
Owner: City of St Augustine
Address: 75 King Street
Parcel Number: 1995700000

Re: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to replace existing non-historic windows with windows similar to replacements previously installed elsewhere on the building.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON THURSDAY, FEBRUARY 15, 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, February 15, 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-4
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 non-historic windows with windows similar to replacements previously installed elsewhere on the building.

Subject to the following conditions:

- To
- April 18, 2024
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 15th day of February, A.D., 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. HP2024-0004

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 15th day of February, A.D., 2024.



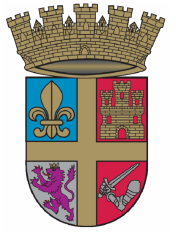


Notary Public, State of Florida

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.



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

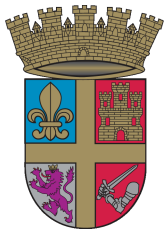
Owner's Name: Barbara Moore Owner's Signature: Barbara Moore

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

<u>Checklist Item</u>	<u>Checklist Item Description</u>	<u>Status</u>	<u>Comments</u>
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.

COMPLETED BY APPLICANT

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.

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)

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

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.

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

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

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | 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)

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|---|
| ☐ | ☐ | ☒ | 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)

- | OK | Need | N/A | |
|--------------------------|--------------------------|-------------------------------------|--|
| ☐ | ☐ | ☒ | 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.



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.



Date: January 16, 2024

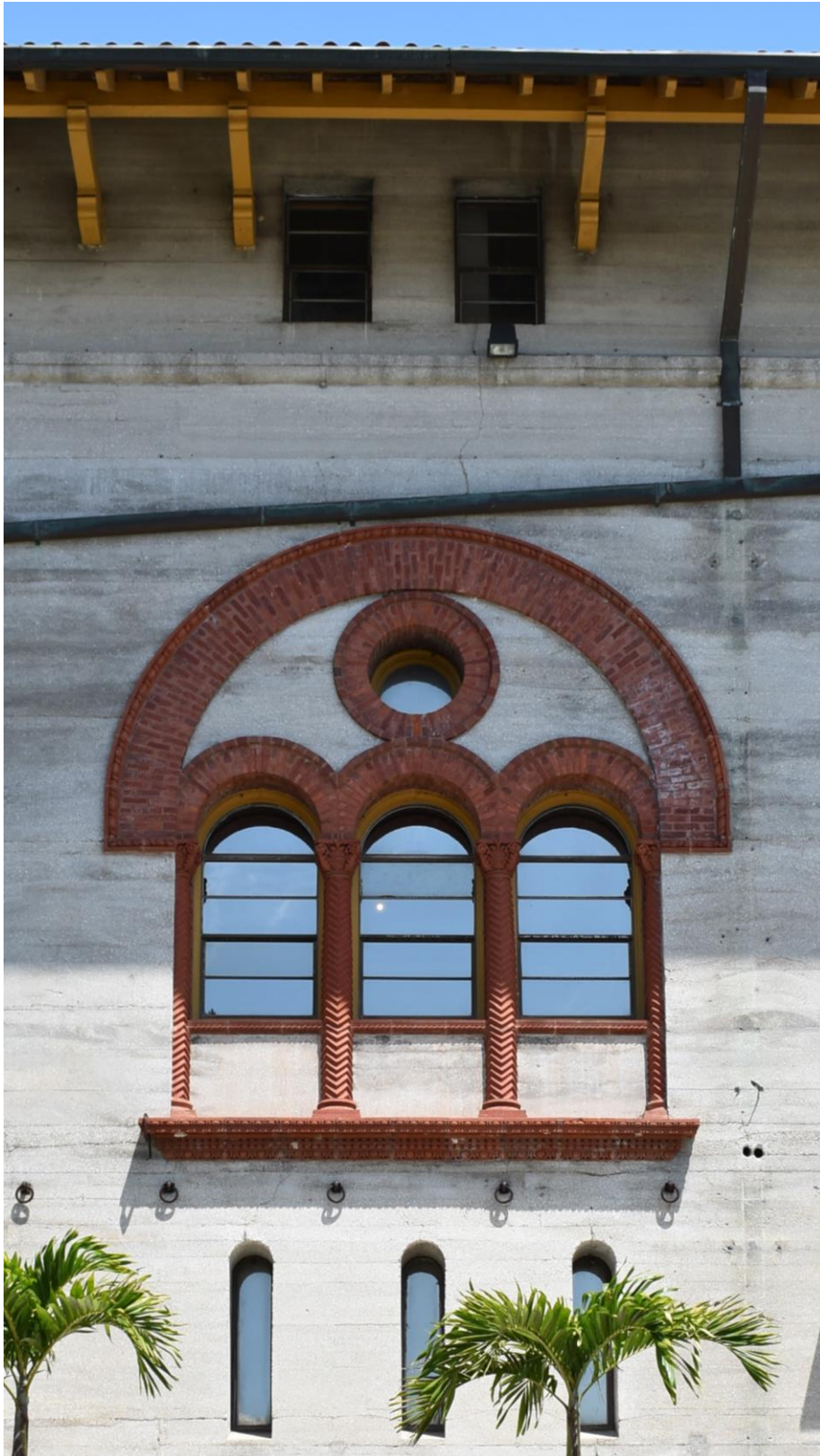
Re: TYPICAL PHOTOS – SHOWING BEFORE AND AFTER CONDITIONS
Window Replacement
City Hall & Lightner Museum



Existing and replacement windows



Replacement windows



Windows to be replaced and reglazed.



012988-K



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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



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

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
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St. Augustine FL 32084

ARCHITECT:
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St Augustine FL 32080
904.547.9430



CONTRACTOR:

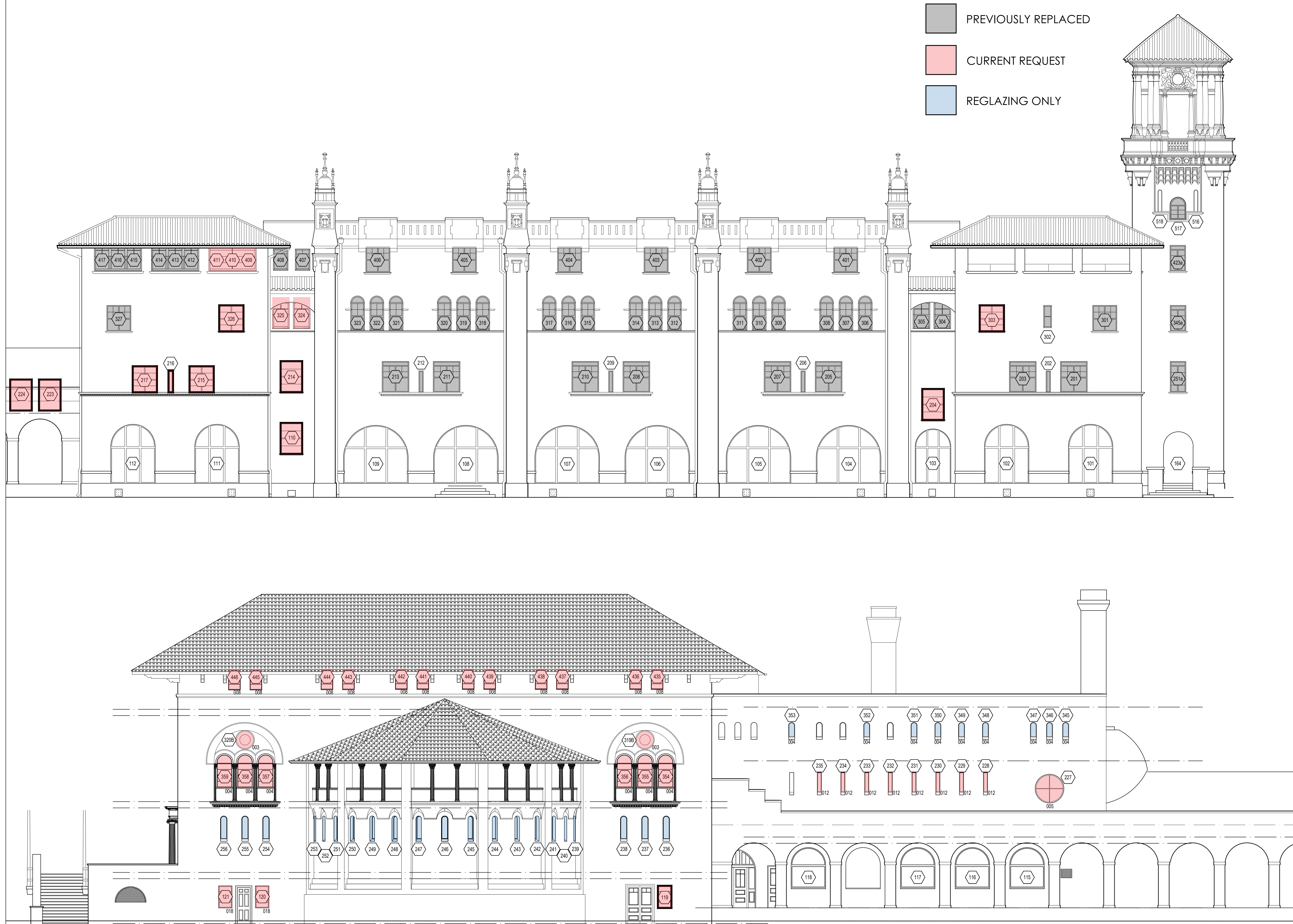
No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION

Scale 1/8" = 1'-0"

Sheet title
EAST
ELEVATION

Sheet Number
A2.02

COORDINATION
SET



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



CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION

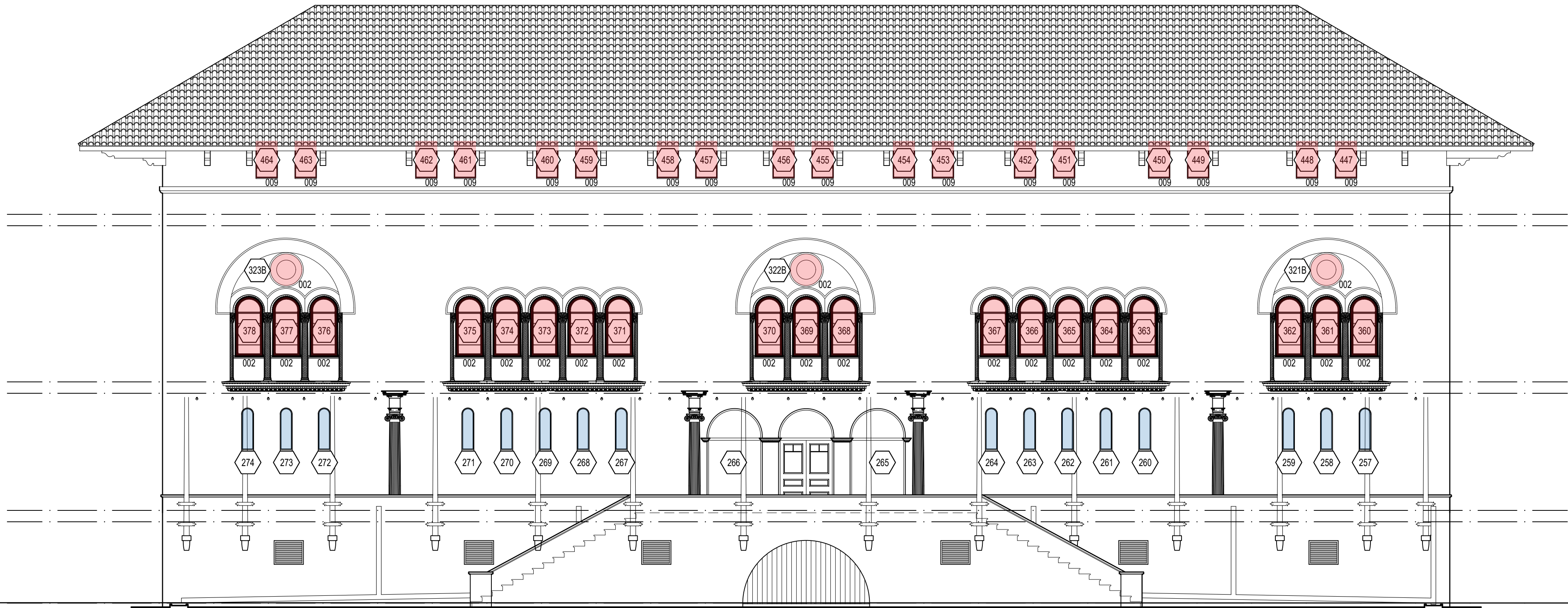
Scale 1/8" = 1'-0"

Sheet title
NORTH AND
SOUTH
ELEVATIONS

Sheet Number
A2.03

COORDINATION
SET

- PREVIOUSLY REPLACED
- CURRENT REQUEST
- REGLAZING ONLY



- 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



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



- 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



CONTRACTOR:

No.	Date:	Description:
1	11.17.23	EXISTING SURVEY
2	01.11.24	PRELIMINARY COORDINATION

Scale 1/8" = 1'-0"

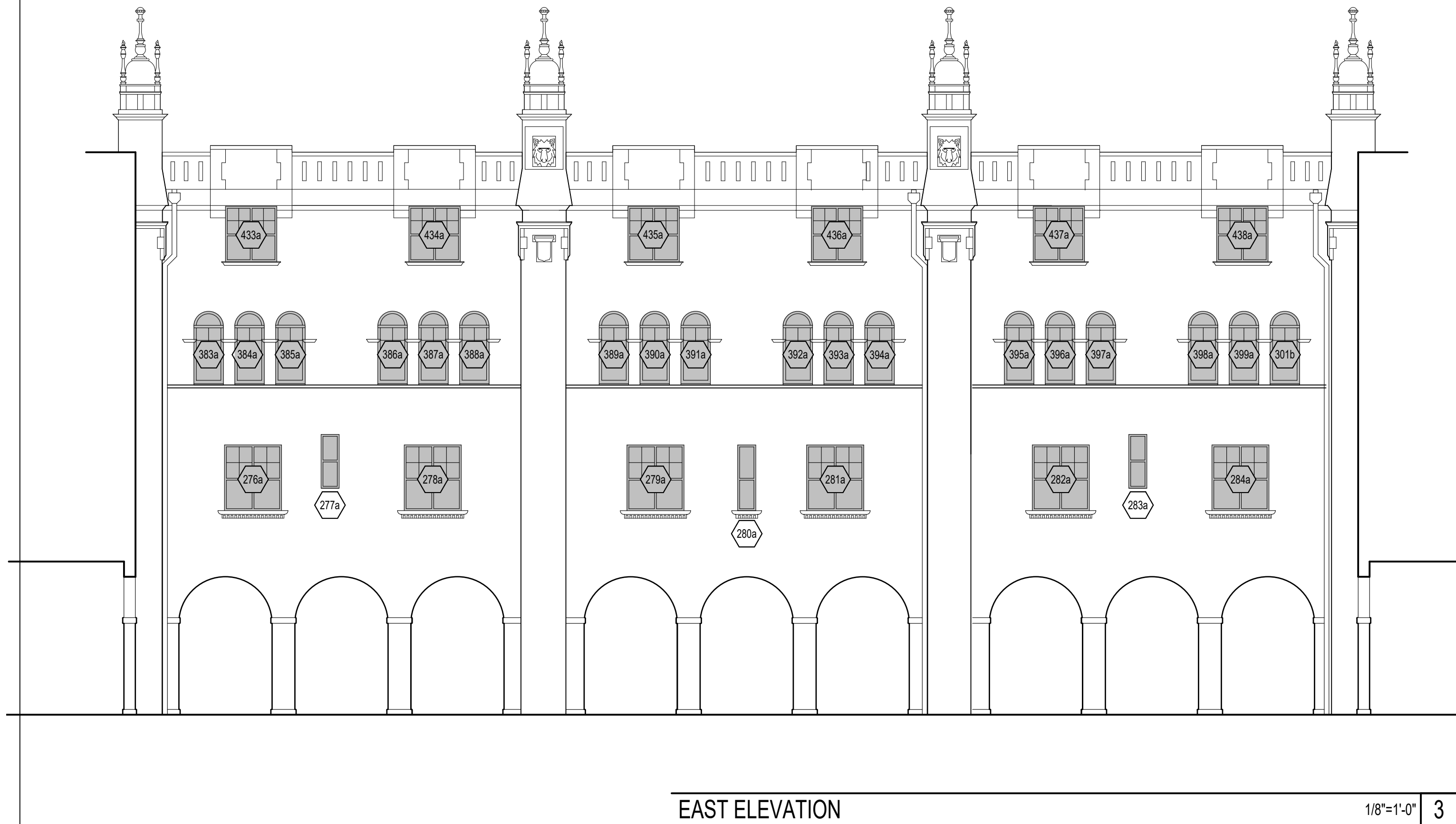
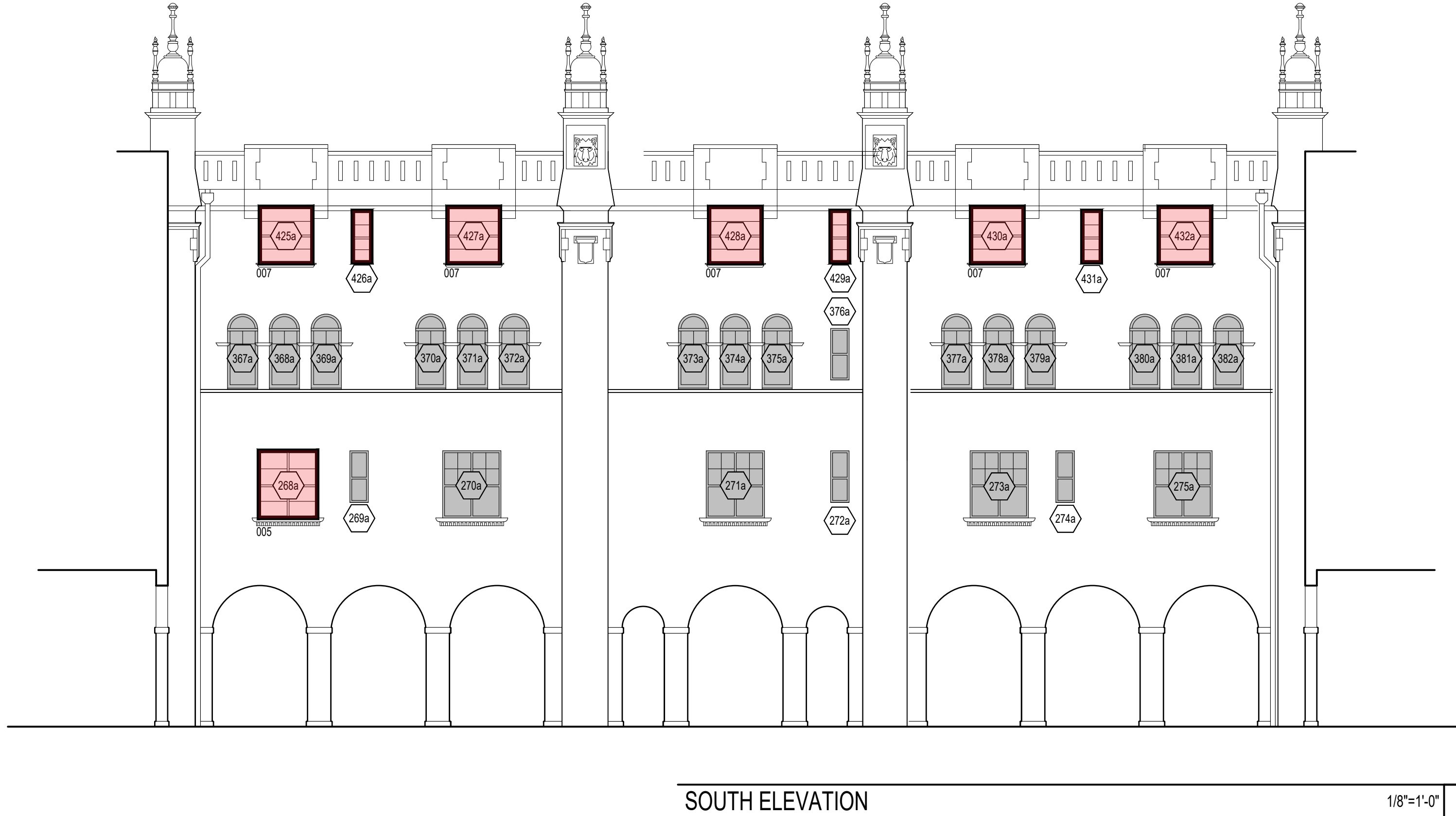
Sheet title

CITY HALL
COURTYARD
ELEVATIONS

Sheet
Number

A2.05

COORDINATION
SET



010 4TH FLR WEST

EA (8) 5.81

*** 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

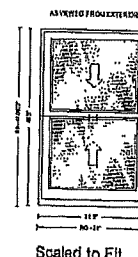
*** Species-Finish-Color ***

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.

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"

011 4TH FLR NORTH/NEW

EA (1) 5.81

*** 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

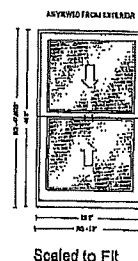
*** Species-Finish-Color ***

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

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Unit 1.1: No Casing, 6-5/16" Clips Installation Clips, No Sill Nosing, 4-9/16" Jambs

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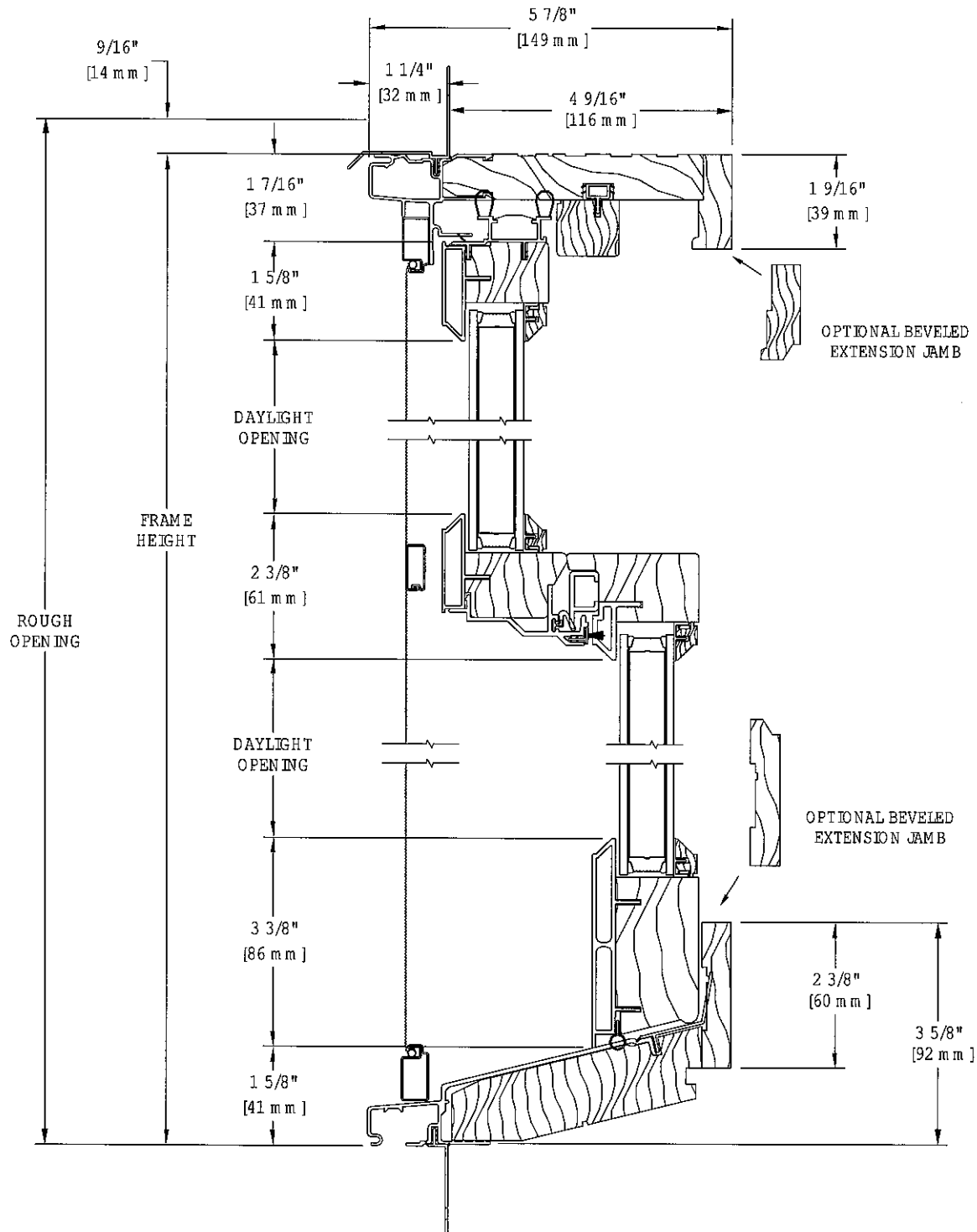
Rough Opening:
29" X 47 1/16"Frame Size:
28 1/2" X 46 1/2"Unit Dimension:
28 1/2" X 46 1/2"

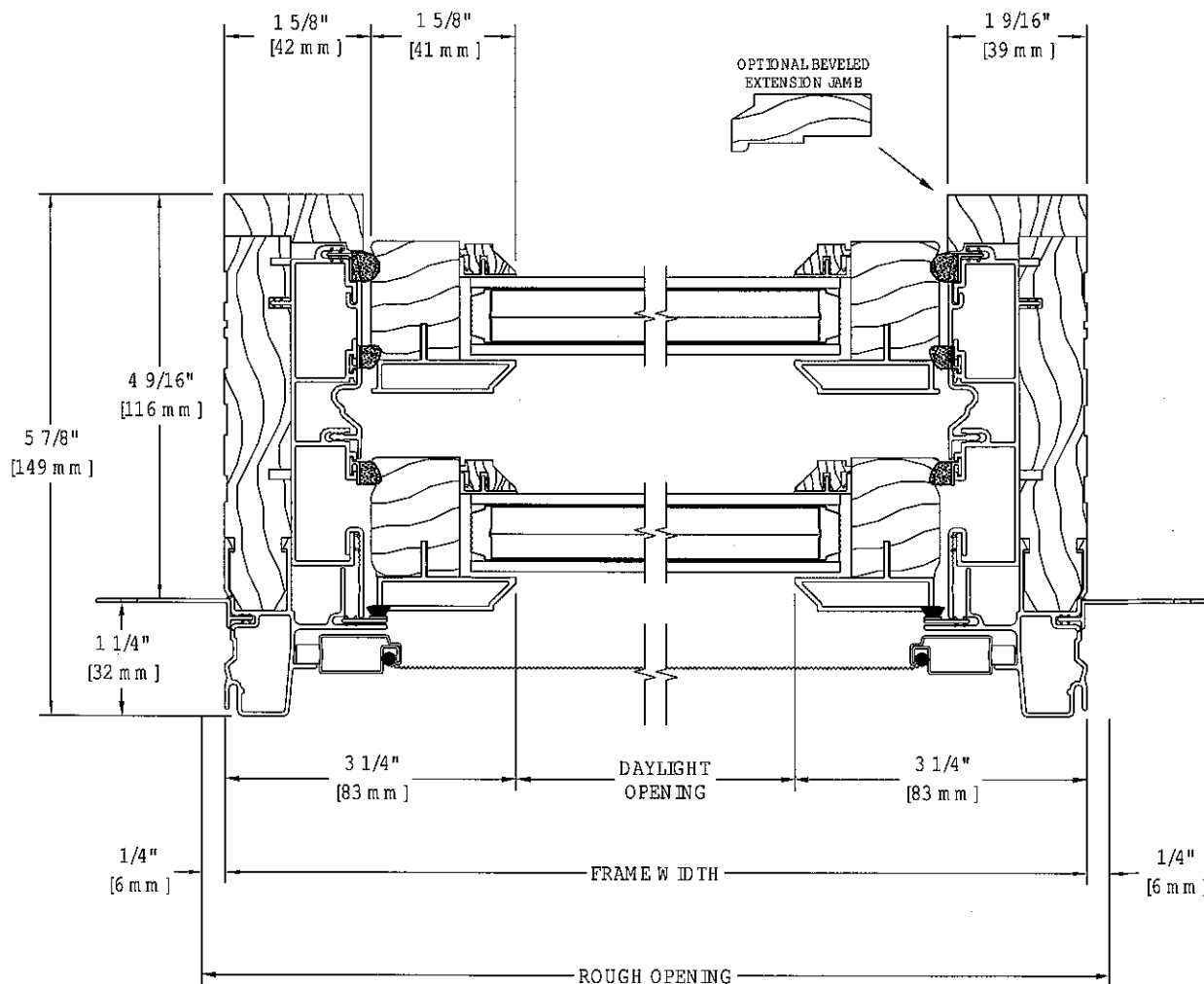
Printed By: Joe Ziller

Created: 7/11/2023

* Indicates Increased Rough Opening

2023 Pricing
Summary Page 9 of 14For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>







Ultra Series





The Ultra Series

Designed for versatility, durability & performance – with an array of options.

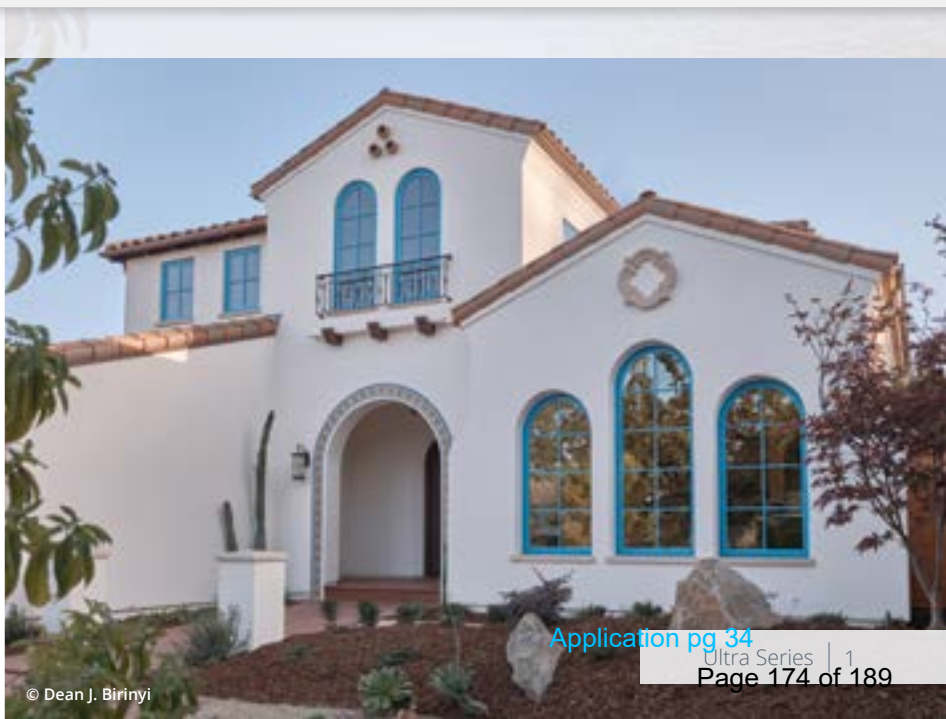
Kolbe's Ultra Series windows and doors can mimic the traditional style of wood windows and doors with a warm wood interior and intricate exterior trim details, or it can accommodate modern design needs. Choose from an extensive palette of exterior colors, interior wood species, finishes, divided lite 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



© Ema Peter Photography



© Dean J. Birinyi

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.



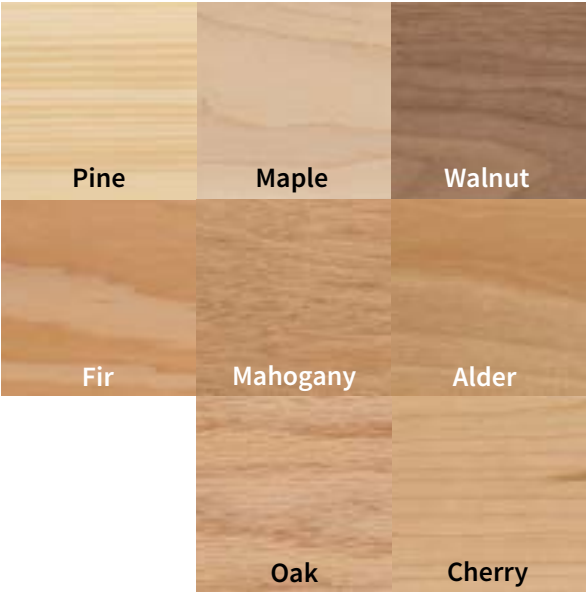
Divided Lites

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.

Finish Options

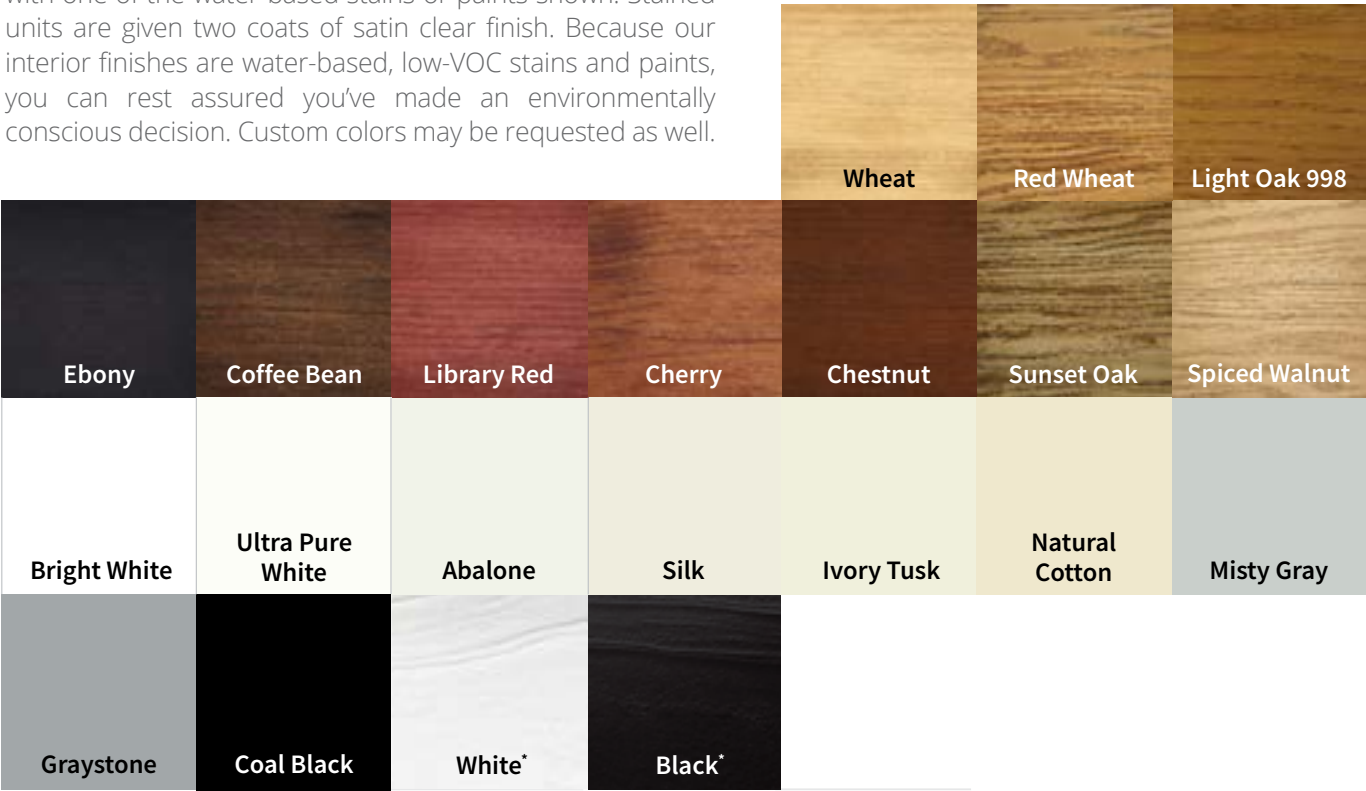
Interior Wood Species

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.

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.

				White	Cloud	Ultra Pure White
				Abalone	Alabaster	Camel
Mudpie	Nutmeg	Khaki	Sahara	Beige	Natural Cotton	Spiced Vinegar
Gingersnap	Truffle	Bronze	Rustic	Shadow	Shale	Smokestack
Corbeau	Eclipse	Tungsten	Steel Gray	Slate	Castlerock	Timberwolf
Coal Black	Onyx	Midnight	Sapphire	Coastal Storm	Lunar	Emerald Isle
Cider	Copper Canyon	Basil	Mystic Ivy	Mediterranean	Green Tea Leaf	Hartford Green
Chutney	Roma	Maize	Custom Colors Available			
Galaxy Silver Mica*	Silverstorm Mica*	Cosmic Gray Mica*	Night Sky Mica*	Mica*		
				Anodized	Clear Anodized	Champagne Anodized
					Black Anodized	Dark Bronze Anodized

* Mica finishes are 70% PVDF fluoropolymer as standard. Fluoropolymer coatings meet performance requirements of AAMA-2605 and are recommended for coastal applications. Please see your Kolbe dealer for details.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability. Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on actual color samples available from your Kolbe dealer.

There is a "color range" with anodized colors. That is, there is an acceptable "light" to "dark" color range that can be experienced on any job. According to AAMA 611-98 specifications, Section 8.3, the range may be up to 5 Delta E's. We can provide from our anodized vendor color samples of this color range if requested. The color range is due to numerous variables which include (but are not limited to) the shape of the parts, alloy variations and time in the anodizing process. This could mean that a sash part may appear slightly different in color than a panel. This is 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.

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*



© Longviews Studio

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 mull 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.

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 mull 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.)

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.



AIA/CES Courses

As a Registered AIA Continuing Education Services (CES) provider, Kolbe provides AIA Learning Units (LU) and/or Health, Safety & Welfare (HSW) credits as required per state and/or professional memberships to meet yearly requirements.

Virtual 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** ►

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** ►

Inspiration Gallery

Browse through photos, videos, project profiles and custom solutions.



Browse the **Inspiration Gallery** ►

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID

Location

Address

Neighborhood

Tax

Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1995700000

75 KING ST

SAINT AUGUSTINE 32084-0000

City of St Aug King St (COM) (610.19)

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.

Municipally Owned (8900)

City of St Augustine

18-7-30

City of St Augustine (District 452)

18.872

4.080

N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name

Mailing Address

City Of St Augustine Trustee 100%

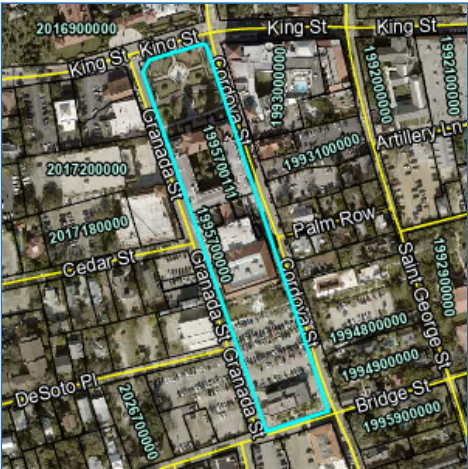
PO BOX 210

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

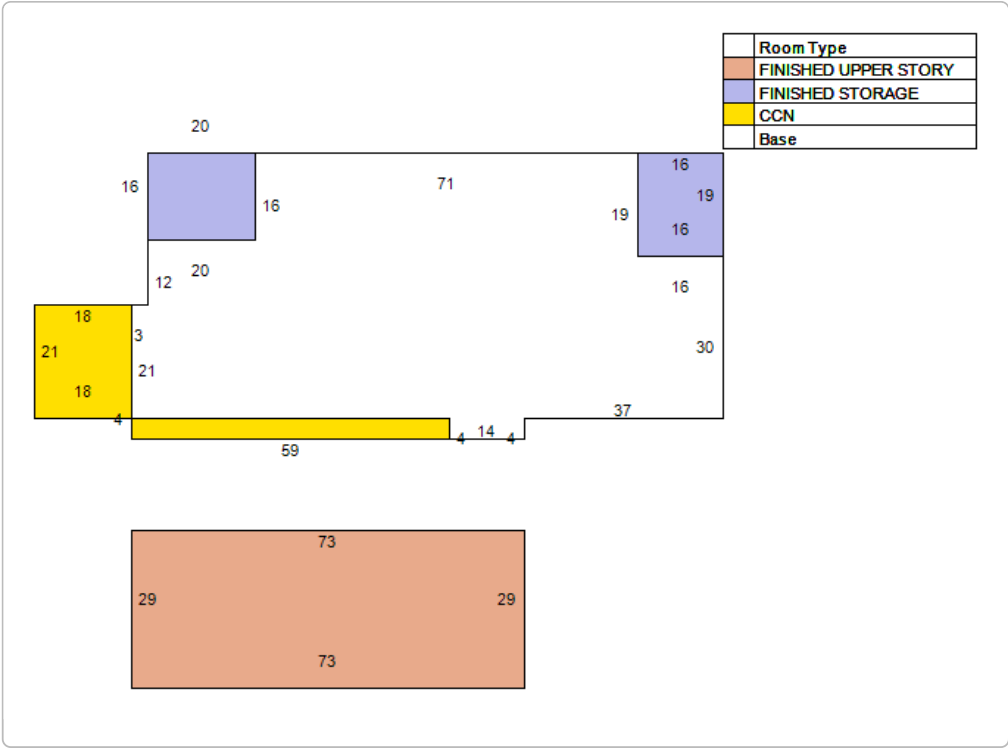
Building Information

Building	1	Roof Cover	Built Up, Clay Tile
Building Value	\$526,045	Roof Structure	Rigid Frame
Year Built	1972	Interior Flooring	Ceramic Tile
Actual Area	8093	Interior Wall	Drywall
Conditioned Area	6855	Heating Type	Air Duct
Use	Office Building (Multi-Story) Class C	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Stucco	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	Roof Cover	Clay Tile
Building Value	\$10,124,015	Roof Structure	Gable Hip
Year Built	1888	Interior Flooring	Sheet Vinyl
Actual Area	152246	Interior Wall	Drywall
Conditioned Area	131822	Heating Type	Air Duct
Use	Government Buildings	Air Conditioning	Central
Style	04	Bedrooms	
Exterior Wall	Concrete Block	Baths	
Description		Square Footage	
BASE AREA		46598	
FINISHED UPPER STORY		85224	
FINISHED OPEN PORCH		20424	
Total SqFt		152246	

Sketch Information

	Room Type
	FINISHED OPEN PORCH
	FINISHED UPPER STORY
	Base



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		15744
4+ Passenger Elevator (Mix)		15750
Steel Door (COM)		308
Handicap Ramp (COM)		1077
Sprinkler Wet (COM)		3146

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	991	180	177626	SF	\$1,776,260

No data available for the following modules: Sales Questionnaire Form, Sale Information.

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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Contact Us



CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: April 18, 2024

Re: Planning and Building Permits – Historic Preservation Districts

During the month of March 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

160 Avenida Menendez (Install foundation piers as per drawings and underground misc. wiring and temp pole)

181 Blanco Street (Due to the extensive termite damage of the entire rear porch and the front porch deck and joints, we will be replacing same using all pressure treated materials. Raise House, Repair Framing, New Windows, Repair Plumbing, New Electric Service, Finishes, Siding)

155 Cordova Street (Interior Renovation / Convert back to single-family residence)

74 King Street (Full Interior Renovation - Structural upgrades, Adding insulation, HVAC upgrades, Electrical upgrades, Plumbing upgrades, New LVT flooring, New Drywall and framing, Bathroom Renovations)

81 Saint George Street (Cedar Shake Roof Replace FL 31663-R3; Revised Permit 03/18/2024 to reflect the flat roof ONLY instead of the cedar shake roof FL # 2533 Color Black)

268 Saint George Street (Full interior and exterior paint / Interior Renovation)

303 Saint George Street (Replace Duct system as needed)

245 Tolomato Lane (New electric meter for street lighting)

SIGNS

NONE

DEMOLITION

NONE

Meredith Randolph

Meredith Randolph, Planning and Building Clerk



April 5, 2024

David J. Heekin, Esq.
11 Bridge Street
Saint Augustine, FL 32084

RE: 11 Bridge Street

Mr. Heekin,

I received a structural analysis of the structure at 11 Bridge Street. The owner is requesting a demolition permit prior to seeking a Certificate of Demolition from the Historic Architectural Review Board (HARB). The application for demolition will be **APPROVED** when submitted. The following facts and findings were used for this decision:

- The St. Johns County Property Appraiser states that the structure is 3,153 square feet.
- The building was constructed ca. 1888.
- The owner has not applied for or has been issued a Certificate of Demolition from HARB.
- A structural analysis was conducted on or about February 2, 2022.
- An addendum to the original structural analysis was conducted on or about March 29, 2024.
- The building has suffered extensive amounts of decay and deterioration throughout the years.
- Several of the original coquina piers have severe section loss.
- Several of the non-original piers were not constructed properly and are not plumb.
- The floor structural beams show deterioration from moisture exposure and wood destroying organisms.
- The structural engineer, Alexander W. Swanson, states that “the structure in its current state is at risk of collapse in any wind event.

It is my determination, from the evidence in the facts and findings, that:

- Many load bearing components of the structure have either failed or have been compromised by moisture exposure or termite infestation.
- Many of the piers have either been compromised over time or were improperly constructed.
- The potential of a wind event during hurricane season could cause the collapse of different components of the structure.
- The amount of deterioration of the different elements of the building makes them unsalvageable for future use.

In the interest of public safety and to prevent an unexpected collapse, I am approving the Demolition Permit for 11 Bridge Street with the following conditions:

RE: 11 Bridge Street

1. A Demolition Permit shall be obtained through the Planning and Building Department prior to the commencement of any work.
2. A Right-of-Way Permit shall be obtained through Public Works if public areas will be obstructed.
3. As the property is within an archaeology zone, prior contact with Dr. White, City Archaeologist, is required prior to demolition.
4. All surrounding buildings shall be protected.
5. No work shall be done between the hours of 7 pm and 7 am unless a Noise Ordinance Temporary Special Permit is applied for and issued by me.
6. At a minimum, preserve and salvage significant and/or historic building materials, architectural details and ornaments, fixtures, and the like for reuse or in restoration of other historic properties, if possible.
7. If there are any architectural floor plans and/or elevations of the existing building, please provide those to the Historic Preservation Division to include in the property file.

Respectfully,



R. "Buddy" Schauland, CBO, CFM

Building Official

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 904.209.4327 | Mobile: 904.495.6701

Email: rschauland@citystaug.com

Web: www.CityStAug.com



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.



April 9, 2024

City of Saint Augustine Historic Architectural Review Board

RE: City of Saint Augustine Permitting Portal

This letter is to address the discussion that the Historic Architectural Review Board had at the March 21, 2024 meeting concerning the City's permitting portal. The goal is to give the board a better understanding of how we have come to this point of having the portal, where we are currently at with the portal, and the future additions to the portal.

In 2018, the City entered into a contract with Management Partners, Inc. for the review of the different City department's procedures for permitting proposed developments. At the end of the contract, Management Partners, Inc. was required to create an approach to improve the development review process for customers and staff alike. The recommended procedure was to create a more effective workflow and create better customer service.

Management Partners, Inc. held meetings with the different City departments to determine the current workflow. They also held meetings with developers and contractors. The result of these meetings, and the proposed recommended procedures was to have an online "one-stop-shop" for permitting of developments.

The Planning and Building Department was using a permitting software by the name of CityView. Public Works was not using permitting software at the time and was tracking permits and projects through an Excel spreadsheet. To create the online "one-stop-shop" that would work for all departments, the City moved to the City Works permitting software.

The process for the conversion started in the fall of 2019. As different divisions' workflows were developed, they were launched. The building permits package was released in January of 2022. Once the software is launched, staff starts working with it to work out the "bugs" of the system. Most of the "bugs" had to be worked out prior to opening the portal to the public.

In December of 2022 and January of 2023, staff held workshops on the portal for contractors. The contractors were shown how to apply for permits and how to schedule inspections. After the first workshop, staff selected a couple of contractors to start using the portal so that the "bugs" could be worked out of it. In late January of 2023, everything was converted over to the City Works portal.

In the middle of this process, City Hall was shut down due to the pandemic. Staff developed an interim portal for applying for permits and scheduling inspections. This interim portal was not

connected to any software and would only send emails to City staff, who would manually put the information into the software.

Currently, customers can apply for the following within the portal:

- Archaeology
- Building Permits (including Fire Sprinkler and Fire Alarm permits)
- Development Review Committee (Friday Review Meeting)
- Historic Preservation & Entry Corridor
- Planning and Zoning
- Tree Permits
- Right of Way Permits

Some of the future applications that will be in the portal, most are already being used by staff:

- Civil Permits
- Utility Availability
- Initial Business Tax Receipts
- Short Term Rental Registration
- Code Enforcement Complaints

Another driving force for the use of the portal is the changes that come out of the state legislature. Over time, the legislature has passed, and the governor has signed, bills that limit the timeframes in which development permits and building permits must be issued. These limits have required staff to be more efficient during the permitting process. This year's legislative session produced HB 267. This bill reduces the time in which to issue many building permits from 120 calendar days to 60 business days. Due to this, the application for building permits will be changing. All current reviews, excluding building and fire, will have their own application and will be required to be approved prior to applying for a building permit. The building permit will only have a review for building code and fire code requirements.

The software is not perfect. Staff continually make changes to the workflow when problems are discovered. The inspections for each type of permit are a generic list. The reviewer must try to predict which inspections will be needed and remove the ones that are not needed. Renovations are the most difficult to predict. At times, the supplied information and documents are limited. If the applicant submits a list of inspections, the reviewer will ensure that those inspections are available.

The use of the portal has taken away some of the face-to-face interaction between applicants and staff members. There is not a need for applicants to come into City Hall to apply for permits. This has freed up their time from having to find parking to standing in line waiting to submit their application. Permits can be applied for 24 hours a day, 365 days a year, not just during

office hours. It has, though, given more time for staff to process more applications in the same amount of time without having to hire more employees.

By moving to electronic submittals and the use of the portal, City staff has become more efficient with the approval of permits. All reviews can happen concurrently, unlike the old paper process where only three reviews could be conducted at a time. There are “growing pains” for contractors, users and even staff, but most state that as they use it more, it becomes easier. One private provider stated that it is easier to use than the software that Jacksonville’s Building Department uses.

Respectfully,



R. “Buddy” Schauland, CBO, CFM

Building Official

City of St. Augustine | Planning and Building Department

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