

CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, JANUARY 16, 2020 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) Draft Minutes from December 19, 2019 HARB meeting
4. Modification and approval of Agenda
5. Continued Items from the previous HARB meetings
 - a) 2019-0122 Preliminary
Design Approval for the Dixon Design Studio LLC – Applicant
Design Standards for Entry Desai Somabhai – Owner
Corridors

88 San Marco Avenue
To build a new parking structure on the northwest corner of the
property that is one story and stucco-finished with metal roof.
(Request for continuance to the February 20, 2020 meeting.)
6. Certificate of Demolition and Partial Demolition
 - a) 2019-0134 Don Crichlow & Associates – Applicant
John and Joanne Rosenberg – Owner
39 Water Street
Partial demolition to include the historic front porch.
7. Planning and Building Staff Communications
 - a) Planning and Building Staff Approved Permits Report
8. Other Business
 - a) Discussion regarding implementation of partial demolition standards

9. 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).

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting December 19, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 19, 2019, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Barbara Wingo, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Weaver **MOVED** to **APPROVE** the November 21, 2019 minutes as presented.
Motion **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Wolfe asked that an item be added to the end of the agenda to allow staff to make a few announcements about the upcoming month.

Mr. Weaver asked that the Historical Society be allowed to make a presentation at the end of the meeting.

MOTION

Mr. Weaver **MOVED** to **APPROVE** the modifications to the Agenda. The motion was **SECONDED** by Mr. Benoit and **APPROVED BY UNANIMOUS VOICE VOTE.**

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Appropriateness 2019-0123 – St. Johns Law Group – Applicant Columbia Restaurant of St. Augustine, Inc. – Owner 98 St. George Street

To build an addition to the main building for a walk-in cooler.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness to build an addition to the main building for a walk-in cooler at **98 St. George Street** because it meets the Secretary of the Interior's Standards (SOIS) for Rehabilitation 2, 8, and 9.

James Whitehouse waived his right to a presentation.

Ex Parte Communication:

(None)

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

MOTION

Mr. Benoit MOVED to APPROVE application 2019-0123 finding that the addition for the walk-in cooler does not adversely affect the historic character of the building and, as noted in the site report, it is not visible from the front façade. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, McDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness 2019-0087 – John and Karin White – Applicant and Owner 253 Charlotte Street

To replace all of the existing windows with vinyl windows.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **253 Charlotte Street** with the following conditions:

- The HARB makes these findings to conclude that the replacement windows support SOIS numbers 2, 3, and 6:
 - The windows need to be repaired/replaced
 - The six (6) aluminum clad windows are an appropriate

replacement window because the building is not a historic reconstruction

- The placement of these limited number of windows are in locations not visible/highly visible/accessible from the public right-of-way
- The two (2) wood windows are an appropriate replacement window for the street-level façade
- The applicant will provide a measured and scaled detail window section showing the current and proposed window sill, lintel, framing dimensions, profiles, and materials along with shutter details (if shutters are to be replaced) This will include finish paint and hardware that is consistent with the Spanish Colonial style represented in the AGHP. This may require a draftsman, architect, or contractor and may require additional approval by HARB if it is inconsistent with the design guidelines.

Karin and John White reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Colors would be brown and beige to match existing colors on the structure
- Two wood windows would be street-side and all others would be aluminum-clad
- Reinterpretation of the structure's original HARB approval
- Recommendation of having wood windows on main elevation (street-

side) with aluminum-clad on secondary elevations

- Applicant's decision to use Pella brand windows
- Windows could not be factory painted, only primed
- Jeldwen aluminum-clad window was more expensive than the wood window according to the quotes submitted by the applicant

MOTION

Mr. Weaver MOVED to DENY application 2019-0087 because the windows were inappropriate and did not meet the HARB guidelines. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Demolition 2019-0109 – K. Kemper Meiring – Applicant Kenneth and Patricia Meiring – Owner 103 South Street

To demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 is expired).

Ms. Wolfe read the staff report and said based on the previous Certificate of Demolition issued in 2018, lack of new evidence, and review of the AGHP without support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for the partial demolition of the building including the front porch, gambrel roof, and small rear projections.

Kenneth Meiring was available for questions.

Ex Parte Communication:

(None)

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

Ms. Wolfe noted that there had been Code Enforcement action on the property and timely action was needed on the structure.

The Board discussed:

- Timeline for work to be done on the property
- Lifting of the house may be required and the applicant was prepared to do so if necessary
- Gambrel roof would be replaced with a gable

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2019-0109 for the partial demolition limited to the front porch, the gambrel roof, and the small rear projections at 103 South Street. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) 2019-0127 – Robert Crabtree – Applicant 56 St. George, LLC – Owner 56 St. George Street

To approve installation of lattice on flat roof.

Mr. MacDonald recused himself.¹

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **consider the following interpretations of the Secretary of the Interior's Standards for Rehabilitation** for the installation of the lattice room at **56 St. George Street**:

- That the lattice is compatible in size, scale, and material and meets Standards number 9 and 10 because it is distinguishable as non-historic and removable without impacts to the structure; or,
- That the lattice is not compatible and does not meet Standard number 3 because it is not typically used on a roof-top location on buildings of this character and the applicant should consider the alternative of a recessed parapet in a material that may, be the same or a compatible alternative; or,
- That the lattice is not compatible in size, scale, and/or material to achieve Standard number 9 and a simpler and/or smaller railing system may be more appropriate. Although some mechanical equipment may be visible, a conjectural design may be avoided and/or the size may be closer to the intent of the AGHP

Robert Crabtree reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

¹ Form attached to original minutes

- Rooftop would not be used for the public and railing was for service of the mechanical equipment
- Recommendation to stain the wood so that it matched the existing building colors to help integrate the railing with the building
- Potential of natural graying of the wood to help blend with the building if the wood material was not pressure treated
- Building Code requirements which drove the design of the rail and lattice
- Possibility of allowing the natural graying of the wood within a certain time-frame; after-which the wood would be stained if sufficient graying had not been achieved

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2019-0127, 56 St. George Street, to approve installation of lattice on the flat roof with the condition that it be stained to match the color of the front porch. The motion was SECONDED by Ms. Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition and Partial Demolition

8. (a) 2019-0121 – Devon Drozd – Applicant
Devon Drozd Design LLC – Owner
119 Palmer Street

To demolish a building constructed in 1961 that is not recorded in the Florida

Master Site File and is not located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **119 Palmer Street** because it is not a local landmark or otherwise designated as a historic building.

Devon Drozd and Business Partner reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed the poor condition of the structure which had no historical significance.

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application 2019-0121, 119 Palmer Street, with no conditions. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) 2019-0124 – Cassidie Corwin and Scott Clarkson – Applicant
Cassidie Corwin – Owner
44 Ewing Street

To demolish a building constructed circa 1930 that is recorded in the Florida Master Site File and is not located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **44 Ewing Street** because it is not a local landmark or otherwise designated as a historic building.

Scott Clarkson reviewed the application.

Ex Parte Communication:

(None)

12 certified notices were sent; however, there was no response.

Public hearing was opened however, there was no response.

The Board discussed the poor condition of the structure which had no historical significance.

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application 2019-0124, 44 Ewing Street, for full demolition. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Incomplete Items

9. (a) Preliminary Design Approval for the Design Standards for Entry Corridors
2019-0122 – Dixon Design Studio LLC – Applicant
Desai Somabhai – Owner
88 San Marco Avenue

To build a new parking structure on the northwest corner of the property that is one story and stucco-finished with metal roof.

Robert Fenton clarified the incomplete application, stating that he had a site plan for the Board to review and he had not seen staff comments regarding the incomplete application as he had recently moved and did not receive the staff report that was sent out.

The Board discussed whether to move forward with the presentation considering staff not having been able to review additional information.

There was discussion regarding the legal process regarding creation of the Corridor Review Committee after the January 27, 2020 City Commission meeting.

Ms. Wolfe read the staff report and said based on a review of the San Marco Avenue Design Standards for Entry Corridors and without the support of evidence to the contrary, staff finds that the CRC/HARB may **CONTINUE** the application because the submittal requirements were not met. Additionally, staff recommends that the applicant consider site and design alterations to clearly demonstrate that the project meets the purpose and intent of the standards which may include adhering to the residential setback and landscape buffer, modifying architectural materials and/or form to meet a vernacular type of style, and adding a knee-wall along portions of the Hope Street frontage.

Mr. Fenton reviewed the application.
Ex Parte Communication:

(None)

Public hearing was opened.

Jerry and Delia O'Hare of Barillo's Pizza wanted to ensure that adequate parking remained for the restaurant use on the property.

Charles Pappas questioned whether the project would bring Barillo's restaurant into non-conformance if it took away too many parking spaces.

Jessica Beach noted that the parking lot was utilized quite a bit for the pizzeria, she felt the structure could create unsafe ingress and egress coming out of the parking lot onto Hope Street. She asked that consideration be given to the finished floor elevation of the structure to ensure it did not trigger any storm water treatment requirements. She asked that existing grades be considered in terms of storm water retention and management. She felt that a pre-engineered building that was not designed to match the style of the neighborhood could detract from the historic value of the neighborhood.

Public hearing was closed.

The Board discussed:

- Concern for altering the parking of the restaurant use on the property
- Screening/buffering between the commercial use and the neighboring residential use
- Recommendation to move the structure further back from the street to match the deep setback of other garages on Hope Street
- Need for a site plan
- Need to see design that met Design Guidelines
- Desire to see details regarding parking, landscape screening, ingress and egress from Hope Street, and building materials to be used

MOTION

Mr. Benoit MOVED to CONTINUE application 2019-0122 to the January 16, 2020 meeting, or the soonest meeting that the applicant can get a revised application submitted. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

**AYES: Benoit, MacDonald, Weaver,
Wingo, Duncan**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Wolfe reviewed due dates for the January meeting for the benefit of the applicant.

10. Planning and Building Staff Approved Permit Report

11. Other Business

11. (a) Discussion regarding HARB authority over University of Florida Historic St. Augustine properties

Ms. Lopez reviewed the topic via the memo attached to the Board packet.

Announcements by Staff

Ms. Wolfe noted that next month would include a discussion item regarding partial demolitions. She said that January 30, 2020, a public workshop would be held by the Resilient Heritage Team. She also added that there was proposed legislation regarding design review on infill construction of single-family homes.

Historical Society Presentation

Mr. Weaver and Megan Wilson presented a book regarding the history of St. Augustine to the Board and Staff.

12. Adjournment

There being no further business, the meeting was adjourned at 3:15 P.M.²

Catherine Duncan, Chairperson

² Transcribed by Candice Seymour

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Prepared for the January 16, 2020 Meeting



Application: 2019-0134

Address: 39 Water Street

Don Crichlow & Associates – Applicant

John and Joanne Rosenberg – Owner

Project description: Partial demolition to include the historic front porch.

Architectural Style: Frame Vernacular	Florida Master Site File: SJ2372
National Register: Abbott Tract National Register Historic District	Construction Date: 1910-1917
Archaeology Zone: IIA	Zoning District: RS-1
Parcel Number: 1958000000	
Agenda Item: 6a	Previous Action(s): 2019-0069 (PZB)

STAFF SUMMARY AND ANALYSIS:

- This is a contributing building to the Abbott Tract National Register Historic District
- Designs for the replacement porch feature are provided; however, HARB does not have design review authority on the new construction.
- The building is a wood frame, two-story Frame Vernacular house with hip roof, a center dormer, wood shingles and wood siding. The once open historic one-story porch with hip roof and square wood columns had been screened-in and wood shingles covered the knee-walls. The historic integrity remained intact.
- The house is first shown on the 1917 Sanborn Map with the one-story front porch. The 1930 Sanborn Map (corrected to 1957) still shows the front porch in its original configuration. The 1980s survey photo also shows that the porch existed in nearly the same condition as it did before it was removed.
- The applicant indicated they were unaware of the partial demolition review requirement and had a limited schedule with the contractor to elevate the structure. During a meeting with the applicant, the historic preservation staff evaluation concluded that if the porch was removed and reconstructed that the action would not constitute permanent removal since reconstruction is one of the preservation treatments outlined by the SOIS. As such, staff approved the removal of the porch for the building which has now occurred, and the building has been elevated. Staff further advised that if the applicant did not choose the reconstruction approach that a COD would be required for the permanent removal of this feature.
- This application represents a specific case of the multiple challenges confronting the existing partial demolition review process and staff recognizes that the applicant may not have had all the information provided throughout the process and is trying to work sensitively within the guidelines that also serves the needs of the applicant.
- The project is within archeological zone IIA. All site work and any ground disturbing activities needs to be coordinated with the City Archaeologist.

STAFF RECOMMENDATION:

The HARB should use this case as an opportunity to direct staff in the interpretation of the AGHP and City Ordinances related to partial demolition review. The applicant had completed the design and obtained Planning and Zoning Board approval and submitted a building permit application before he was notified of the demolition requirements. The original fabric of the porch has now been demolished following the options presented by staff and issuance of a building permit. The HARB may find that reconstructing the porch does not constitute partial demolition and make a determination whether the permanent removal has a detrimental impact on the character of this contributing resource to the Abbott Tract NRHD. The HARB may find that the staff erred and that the removal constituted permanent removal of a feature in which case the application may be approved if its demolition does not represent a loss of quality or character of the historic integrity of the city.


Jenny Wolfe, Historic Preservation Officer

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

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

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

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

A property currently listed on the National Register of Historic Places individually or as a contributing structure in an historic district is afforded additional scrutiny in the demolition review process by: 1) requiring submittal of a condition assessment report performed by a qualified professional; 2) requiring the applicant to prove "undue economic hardship" to justify demolition; and 3) allowing HARB the option to deny the demolition request if an undue economic hardship is not proven and removal of the building or structure will be detrimental to the historic and architectural character of the city.

Local Landmark Designation (Section 28-87(3) & (10), CoSA Code of Ordinances)

HARB is assigned the authority of reviewing all applications for demolition permits for primary structures... for potential designation as an historical landmark. Local "historical landmarks" are defined as a building, object, site or structure of the highest historical, architectural, cultural or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city.

Conditions for Demolition Approval (Section 28-89(2)d, CoSA Code of Ordinances)

HARB has the discretion in its review of an application for Certificate of Demolition to require, as conditions for approval, one or more of the following:

- Design of Replacement Building - *As a condition of issuing a certificate of demolition, the board may require the replacement design be approved by the board and that no permit be issued for the demolition of said structure until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.*
- Architectural Salvage - *As a condition of issuing a certificate of demolition, the board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.*
- Archival Documentation - *The board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.*

The building is recorded in the Florida Master Site File and is on the National Register of Historic Places as a contributing building to the Abbott Tract National Register Historic District. It is more than 50 years old.

The requirements have been sufficiently met.

DEMOLITION REVIEW CRITERIA (AGHP):

1. **Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.** N/A
2. **The contribution of the structure to the mass and scale of the streetscape.** The building has a similar mass and scale to the surrounding buildings and fits in with the streetscape.
3. **The impact of the loss of the structure on the streetscape.** The loss of the front porch would have an impact to the streetscape and to the historic district. However, a new porch is proposed.
4. **Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.** A new wraparound enclosed porch covered with wood shingles and a hip roof with fiberglass singles is proposed along the front/west facade and north elevation. The proposed porch measures 10' deep, 2' deeper than the historic front porch. To accommodate the building's raised height, a double staircase with 11 steps on each side and stucco wall is proposed to extend from the off-center doorway of the porch's front/west façade, replacing the three-steps centered with the screen door. Design review is not required.
5. **The historical or cultural merit of the structure.** The building is contributing to the Abbott Tract National Register Historic District and is listed in the Florida Master Site File. No evidence was discovered that the building is the work of a master or that the residence has historical significance.
6. **The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.** Because the building contributes to the Abbott Tract National Register Historic District, the loss of a distinctive feature such as a historic front porch can impact the integrity of the resource and the incremental loss of integrity to the district. However, a replacement porch is proposed and the HARB may find that the loss of the porch is mitigated and therefore does not have a negative impact to the historic integrity of the district.
7. **Whether or not the structure is representative of a style or type of architecture or a method of construction.** The building is an example of a Vernacular wood-frame house, which is not uncommon in the city.
8. **Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.** The building is not the last surviving example of its style or method of construction.
9. **Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense. The condition of the structure, and the possibility of rehabilitating or relocating the structure.** The porch did not have an exceptionally high degree of craftsmanship, so should be able to be reproduced without great difficulty or expense.
10. **The justification for the proposed demolition.** The applicant stated that demolition of porch was required as part of the overall building elevation permit.

UNREASONABLE OR UNDUE ECONOMIC HARDSHIP:

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

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

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

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

(Materials submitted by applicant noted with a checked box)

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

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

Additional information requested by HARB as per above:

COD 2019-0134
39 Water Street
January 16, 2020

LIST OF ATTACHMENTS

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

STAFF PHOTOGRAPHS
39 Water Street



Front Façade / West Elevation: looking east
Before historic porch removed



Front Façade / West Elevation: looking east
After porch was removed

STAFF PHOTOGRAPHS
39 Water Street



North Elevation: looking south at northwest corner



North Elevation: looking south at northwest corner

STAFF PHOTOGRAPHS
39 Water Street



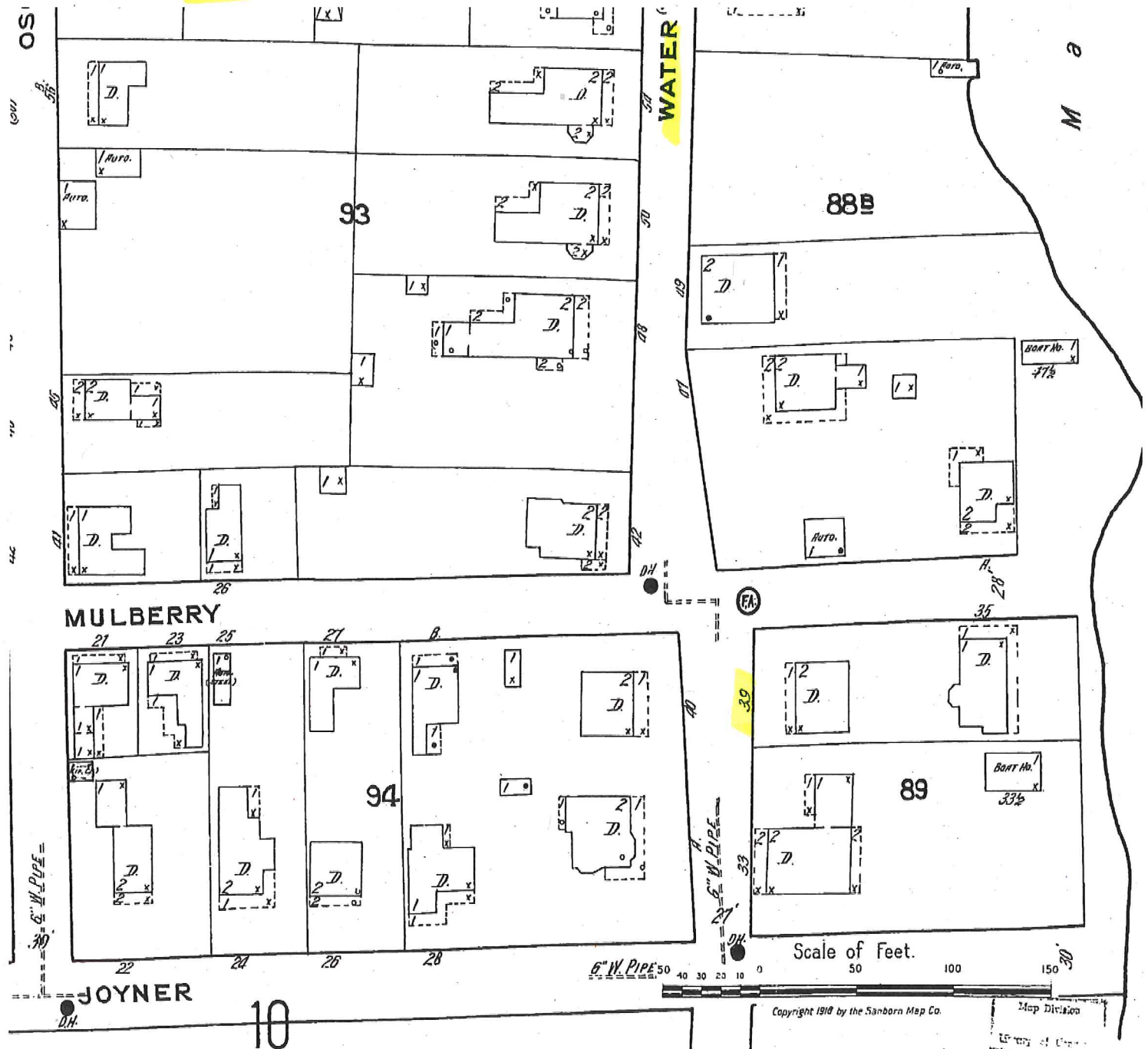
North Elevation and corner of East elevation: looking southwest



North Elevation: looking south

ProQuest® Digital Sanborn Maps, 1867-1970

Saint Augustine Dec. 1917, Sheet 13



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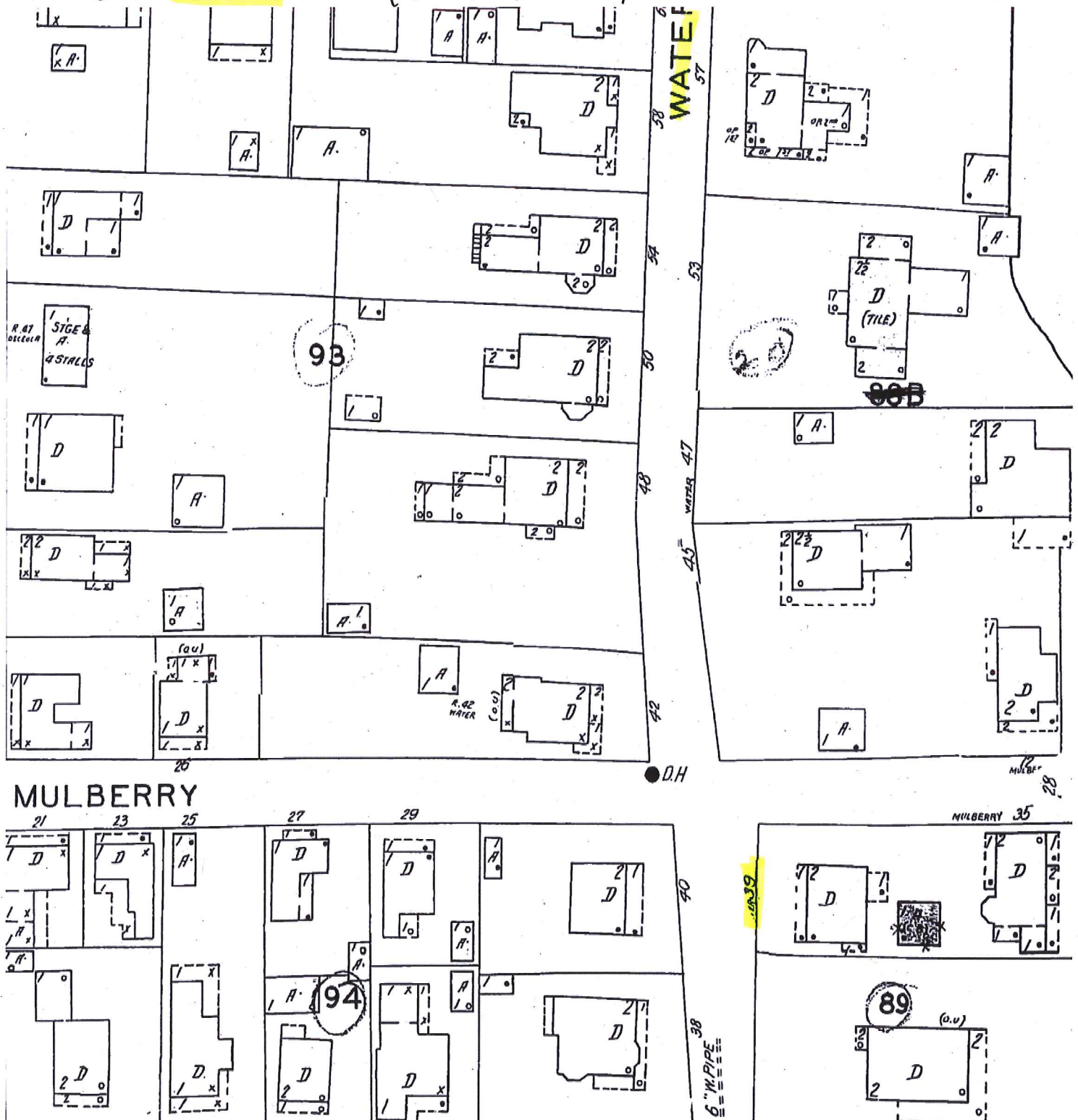
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Digital Sanborn Maps, 1867-1970

Saint Augustine Apr. 1930, Sheet 18 (Corrected to 1946/Attached 1947)



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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 85J 2372 1009==
 Site Name: 39 Water Street 830== Survey Date: 7808 820==
 Address: 39 Water Street, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: Abbott Tract M West 89 feet of 868==
 (subdivision) (block) (lot)
North 48 feet, Block M 868==
 Owner of Site: Name: Hawkins, Catherine ;
 Address: 39 Water Street
 St. Augustine, Fla. 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: RSE
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469830 3307630 890== Location: T07S R30E N18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Harper, Robert W. (Assistant Curator) ;
 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: Priv. Residence 838== Present Use: Priv. Residence 850==
 Date: +1917 844== Period: 20th Cent. 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 964==
 Plan Type: Rectangular 966==
 Exterior Fabrics: Wood, shingle, butt end _____
 _____ 854==
 Structural Systems: Wood frame 856==
 Features of Structure: (942)
 Window Type: DHS 1/1, blinds(moveable), sidelights 942==
 Foundation: Concrete block(rusticated), concrete block infill 942==
 Roof Type: Hip 942==
 Secondary Roof Structures: Porch, dormer, hip 942==
 Porches & Balconies: 1 story open porch on front _____
 _____ 942==
 Chimney Location: Center ridge 942==
 Materials: (882)
 Chimney: Brick 882==
 Roof Surfacing: Composition shingles 882==
 Ornament Exterior: Square wood posts _____
 _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 1 952== Dormers: _____ 954== Stories: 2 950==
 Other: _____ 956==
 Surroundings: Residential 864==
 Relationship to Surroundings: Set on front of lot with another house _____
on rear of lot. Corner lot. _____
 _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Railroads, Families, Real Estate,

Communications

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 39 Water Street was constructed between 1910 and 1917. This large wood frame house harmonizes with the character of Water Street. Square wood posts compliment the one-story open porch. The natural wood shingle finish is typical of several early 20th century houses on Water Street.

Abbott Tract was developed between 1872 and 1930, although some newer homes are also in evidence. As a result of this long period of development, it contains a wide range of architectural styles, including Victorian styles ranging from simple Frame Vernacular to elaborate Queen Anne and an exotic Moorish Revival. Colonial Revival and Mediterranean Revival area also exemplified along with Masonry Vernacular structures in a commercial strip. The area has retained its residential character which is enhanced by the proximity of the North River to the east, the Mission grounds to the north, and the Castillo de San Marcos property to the south. A scattering of commercial establishments along San Marco Avenue forms its western boundary. The ambience of Water Street, on the easternmost portion of the subdivision, is derived from large elegant residences which line the riverside thoroughfare. The Victorian look of 19th century structures dominates the neighborhood with two and two and one-half story 20th century residences harmoniously contributing to the street's grandure.

HISTORY

Abbott Tract, one of the first areas to be settled outside colonial St. Augustine, evolved from three 19th century subdivisions. The property was once within the colonial defense perimeter known as Mil y Quinientos (The Fifteen Hundred).(1) Between 1800 and 1808 land grants were given to Jose Noda, Jose Garcia, Juan Gianopoly, Pedro Estopa, and Juan Villalonga.(2) During the Second Spanish Period Jose Noda, a native of the Canary Islands, purchased the Garcia property. In 1837 Peter Sken Smith, a land speculator from New York state, purchased the combined properties naming it the Noda Concession. The following year Smith divided the land into lots for private sale. Later called North City, the property extended north from Clinch Street, now the northern boundary of the fort green, to Joyner Street.(3) North of Smith's property was Davis' Range, land comprised of the three re-

(over)

V. BIBLIOGRAPHY

1. American State Papers; Public Lands, 5 Vols. (Washington: Duff Green, 1834), V, 414.
2. American State Papers, V, 414; Works Project Administration, Spanish Land Grants in Florida, 5 Vols. (Tallahassee, 1940), IV, 143; III, 53; III, 13.
3. Florida Herald Southern Democrat, July 15, 1839; St. Johns County Courthouse, Map Book No. 1, p. 53.
4. St. Johns County Courthouse, Deed Records, Book C, p. 186; Book F,

maining Spanish grants consolidated and purchased by Mary Ann and William Davis during the 1820's and 1830's.(4) This property was also subdivided into lots for resale but did not meet with the success of the rapidly developing Noda Concession. After the Civil War land developers Mary Ann and William Van Ness bought the northern portion of Davis' Range renaming it Van Ness Tract. Lucy Abbott, a spinster from South Carolina, invested in the Noda Concession and other properties and building as far north as Locust Street.(5) By 1923 her name was solely associated with the North City community. The settlement became home for a variety of inhabitants: bankers, physicians, retired generals, laborers, and a large Black community.(6)

Water Street, between the fort green and Joyner Street, was originally named Cleland Street after John C. Cleland, a local district attorney and one of the earliest speculators in the Noda Concession.(7) The shaded thoroughfare boasts of some ante-bellum residences and of a series of tract houses built after the Civil War by Lucy Abbott, the area's leading developer.(8) Water Street traditionally has been the home of many prominent local residents.

A 1930's resident of this house at 39 Water Street was Frank S. Robbins, a superintendent of Motive Power and Machinery at Florida East Coast Railway Company. The house was later occupied by Carl W. Hawkins, vice-president of Model Land Company and his wife, Catharine. A relative, Nina Hawkins was the Editor of the St. Augustine Record.(9) The Hawkins family is associated with the Hopkins and Gibbs families which date back to the Territorial Period (1821-1845) in St. Augustine.(10)

p. 69; Book H, p. 105; Book O, p. 83; WPA, Spanish Land Grants in Florida, III, 13.

5. Deed Records, Book W. pp. 355-357.

6. Gould T. Butler "Official Map of the City of St. Augustine, 1923."

7. Deed Records, Book N, p. 210; Florida Herald Southern Democrat, July 15, 1839.

8. Historic Properties Inventory House Index.

9. St. Augustine City Directory, 1930, 1934, 1947.

10. Margaret Gibbs Watt, Tenax Propositi: The Gibbs Family of Long Ago and Near at Hand 1337-1967 (Jacksonville, 1967).



**CITY OF ST AUGUSTINE
HISTORIC ARCHITECTURAL REVIEW BOARD
APPLICATION**



- ☒ **CERTIFICATE OF DEMOLITION**
☐ **CERTIFICATE OF RELOCATION**

Application Fee: \$300.00 full/\$150.00 partial (plus advertising costs) BDAC Project No. 2019-0134

Receipt No. _____

Meeting Date JANUARY 16, 2020

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

1. NAME OF APPLICANT Donald Crichlow
Business (if applicable) Don Crichlow & Associates
Address 302 St. George St.
City St. Augustine State FL Zip 32084
Daytime telephone 904 377-0913 Other phone/email _____

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

2. NAME OF PROPERTY OWNER John and Joanne Rosenberg
Business (if applicable) _____
Address 39 Water St.
City St. Augustine State FL Zip 32084
Daytime telephone (required) 716 523-0687 Other phone _____

3. PROJECT STREET ADDRESS 39 Water St.

4. LEGAL DESCRIPTION OF PROPERTY
Lot _____ Block _____ Subdivision Abbott Tract Parcel Number 1958000000

5. DATE OF CONSTRUCTION 1890 Source: MASTER SITE FILE

6. HISTORIC STATUS (check all that apply)

- ☐ Designated Local Landmark
☐ Property individually listed on the National Register of Historic Places
☐ Contributing building in National Register Historic District
☒ Listed on Florida Master Site File
☒ 50 years of age or older

7. PROPOSED PROJECT WORK (check one)

- ☒ PARTIAL DEMOLITION - Permanent removal of any significant architectural features including porches, dormers, chimneys, walls, additions, etc.
☐ FULL DEMOLITION - The complete razing of a building resulting in its permanent removal.
☐ RELOCATION - The moving of all or part of a building from one property and placing it on a different property. Also the shifting or reorientation of all or part of a building on the same property.

8. PROPOSED REPLACEMENT BUILDING/FEATURE: Front Porch

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DEC 19 2019

Planning/Building Dept.

Rev: 092717

9. FOR PARTIAL DEMOLITION PROJECTS ONLY

A. Indicate architectural features to be permanently removed (check all that apply):

HISTORIC	NOT HISTORIC	NOT SURE	
☐	☐	☐	Building addition
☐	☐	☐	Outbuilding/Accessory building
☐	☐	☐	Roof structures (dormers, chimneys, etc.) Specify: _____
☒	☐	☐	Porch/Deck/Balcony Specify: <u>Front Porch (See Attached)</u>
☐	☐	☐	Exterior walls
☐	☐	☐	Exterior finishes (stucco, masonry, siding) Specify: _____
☐	☐	☐	Fenestration (arrangement of windows and doors)

B. Required submittals:

- ☒ Photographs and/or drawings of elevations and architectural features to be removed.
- ☒ Drawings of proposed improvements and replacement features as applicable.

10. FOR FULL DEMOLITION PROJECTS ONLY

A. Required submittals for all full demolition projects:

- ☐ Photographs of existing conditions including façades of the building and interior features if applicable.
- ☐ Drawings of proposed replacement buildings and or features if applicable.

B. Required submittals for buildings designated as Local Landmarks, individually listed on the National Register of Historic Places, or a contributing building in a National Register Historic District:

- ☐ *Condition assessment report* - A report from an architect or structural engineer licensed in the State of Florida with demonstrated experience in historic restoration/rehabilitation as to the structural soundness of the building and its adaptability for continued use.
- ☐ *Proof of unreasonable or undue economic hardship* - the property owner may submit to the board any or all of the following information:
 - o An estimate of the cost of the proposed construction, alteration, demolition, or removal.
 - o The estimated market value of the property in its current condition and after completion of the proposed construction, alteration, demolition, or removal.
 - o An estimate from an architect, developer, licensed contractor, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
 - o The annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any.
 - o The remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years.
 - o All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
 - o Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years.
 - o The assessed value of the property according to the two (2) most recent assessments;
 - o The real estate taxes for the previous two (2) years.
 - o The form of ownership or operation of the property, whether an individual, sole proprietorship, for profit or not-for-profit corporation, limited partnership, or joint venture.
 - o Any other information deemed appropriate by the applicant as to how the property does not yield or may not yield a reasonable return to the property owner.

11. FOR RELOCATION PROJECTS ONLY

- A. Address or location where building is to be moved: _____
- B. Estimated costs:
- o Purchase price _____
 - o Moving fee (prepared by a licensed and insured building mover) _____
 - o Building rehabilitation _____
- C. Required submittals:
- ☐ Photographs of existing conditions including façade of the building.
 - ☐ If the new location is within the city limits, provide a site plan and drawings of any new improvements. (If the building is to be located in a Historic Preservation zoning district, a Certificate of Appropriateness will also be required.)

12. AGREEMENT – Unless the property owner is a governmental agency; licensed business or company; incorporated organization; or an administered estate, all owners of record must sign the application. If the applicant is different than the property owner, the application must be signed by both parties.

In filling out this application, I understand that it becomes part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

I further understand that if the Certificate of Demolition or Certificate of Relocation is approved that a demolition inspection, archeological review, and building permit from the city are required prior to starting project work and that the costs of newspaper notices and surrounding notices to property owners will be assessed by the City and must be paid prior to the issuance of a development permit.

Once a hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. Subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling any hearing will also be assessed to the applicant.

PRINT APPLICANT'S NAME DONALD CRICHLOW DATE 12/18/19

SIGNATURE OF APPLICANT Donald Crichlow

PRINT 1st OWNER'S NAME John W. Rosenberg DATE 12/18/19

SIGNATURE OF 1st PROPERTY OWNER John W. Rosenberg

PRINT 2nd OWNER'S NAME Joanne Rosenberg DATE 12-18-19

SIGNATURE OF 2nd PROPERTY OWNER Joanne Rosenberg

PRINT 3rd OWNER'S NAME _____ DATE _____

SIGNATURE OF 3rd PROPERTY OWNER _____

RECEIVED

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.

Planning/Building Dept.

Public Records of St. Johns County, FL Clerk # 2009006345, O.R. 3162 PG 252,
02/09/2009 at 02:38 PM REC. \$9.00 SUR. \$9.50 Doc. D \$4200.00

In: Estate Title File # 53809 Rec: \$18.50 Doc: \$4200.00
WARRANTY DEED
INDIVID. TO INDIVID.

Return To: JOANNE ROSENBERG AND JOHN W
ROSENBERG, A MARRIED COUPLE
Address: *PO Box 801*
OLCOTT, NY 14126

This Instrument Prepared by: Margie Cassese, An Employee of
Estate Title of St. Augustine, Inc.

Address: 71 Carrera Street
St. Augustine, FL 32084

Property Appraisers Parcel Identification (Folio) Number(s):
195800-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the **9th** day of **February** A.D. **2009** by **SANDRA M HAMEL AND JEFFREY T. LUDLAM, WIFE AND HUSBAND** hereinafter called the grantor, to **JOANNE ROSENBERG AND JOHN W ROSENBERG, A MARRIED COUPLE** whose post office address is *PO Box 801 OLCOTT NY 14126* hereinafter called the grantee:

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

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

SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, KNOWN AND DESCRIBED AS: A PART OF BLOCK "M" OF ABBOTT TRACT, CITY OF ST. AUGUSTINE, FLORIDA, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK "M", THENCE NORTH 82 DEGREES EAST, ALONG THE SOUTH LINE OF MULBERRY STREET, 89 FEET; THENCE SOUTH 6 DEGREES, 54 MINUTES EAST 48 FEET; THENCE SOUTH 82 DEGREES WEST 84.12 FEET MORE OR LESS TO THE EAST LINE OF WATER STREET; THENCE NORTH 12 DEGREES, 47 MINUTES WEST ALONG THE EAST LINE OF WATER STREET, 48 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Legal verified: cl & ml

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2009 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

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

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

Signed, sealed and delivered in the presence of:

Carol A. Lagasse
Witness:

Carol A. Lagasse

Print Witness Signature:

SP
Witness:

IRENE ARRIOLA

Print Witness Signature:

Signature

P.O. Address:

Sandra M Hamel
Signature SANDRA M HAMEL

P.O. Address: 1040 Seminole Dr 1154
FT Lauderdale FL 33309

Jeffrey T. Ludlam
Signature JEFFREY T. LUDLAM

P.O. Address:

Signature

P.O. Address:

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 7th day of February, 2009 by SANDRA M HAMEL AND JEFFREY T. LUDLAM, WIFE AND HUSBAND who produced DRIVER'S LICENSE as identification and who did not take an oath.



SEAL

Notary Public, State and County Aforesaid

Carol A. Lagasse
Notary Signature

Printed Notary Signature
My Commission Expires:



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

Summary

Parcel ID	1958000000
Location Address	39 WATER ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	(2) ABBOTT TRACT CITY W89FT OF N48FT BLK M OR3162/252 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.130
Homestead	Y

Owner Information

Owner Name	Rosenberg Joanne, John W 100%
	Rosenberg John W 100%
Mailing Address	39 WATER ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2020
Building Value	\$331,260
Extra Features Value	\$1,464
Total Land Value	\$205,530
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$538,254
Total Deferred	\$167,770
Assessed Value	\$370,484
Total Exemptions	\$50,000
Taxable Value	\$320,484

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
2019	\$335,300	\$1,464	\$205,530	\$0	\$0	\$542,294	\$363,576	\$228,718	\$313,576
2018	\$339,340	\$1,464	\$205,530	\$0	\$0	\$546,334	\$356,797	\$239,537	\$306,797
2017	\$330,130	\$2,006	\$164,424	\$0	\$0	\$496,560	\$349,458	\$197,102	\$299,458
2016	\$337,897	\$2,082	\$149,916	\$0	\$0	\$489,895	\$342,270	\$197,625	\$292,270
2015	\$285,756	\$2,159	\$119,691	\$0	\$0	\$407,606	\$339,891	\$117,715	\$289,891
2014	\$242,573	\$2,237	\$108,810	\$0	\$0	\$353,620	\$337,193	\$66,427	\$287,193
2013	\$234,670	\$2,314	\$108,810	\$0	\$0	\$345,794	\$332,210	\$63,584	\$282,210
2012	\$226,527	\$2,201	\$97,929	\$0	\$0	\$326,657	\$326,657	\$50,000	\$276,657
2011	\$252,125	\$2,279	\$108,810	\$0	\$0	\$363,214	\$359,237	\$53,977	\$309,237
2010	\$242,762	\$2,356	\$108,810	\$0	\$0	\$353,928	\$353,928	\$50,000	\$303,928

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1933	Roof Cover	Composite Shingle
Conditioned Area	1952	Interior Flooring	Ceramic Tile, Hardwood
Actual Year Built	1890	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Siding	Baths	2

Category	Type	Pct
Exterior Wall	Concrete Siding	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	70%
Interior Flooring	Ceramic Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	13 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	192	192
FINISHED DECK	0	258
2 STORY	1568	784
HALF SCREEN PORCH	0	192
UNFINISHED ATTIC	0	36
FINISHED UPPER STORY	192	192
FINISHED DECK	0	279
Total SqFt	1952	1933

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Low)	0	19	10	0	190
Residential Fence	0	0	0	0	1

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	52	102	52	EF	\$205,530

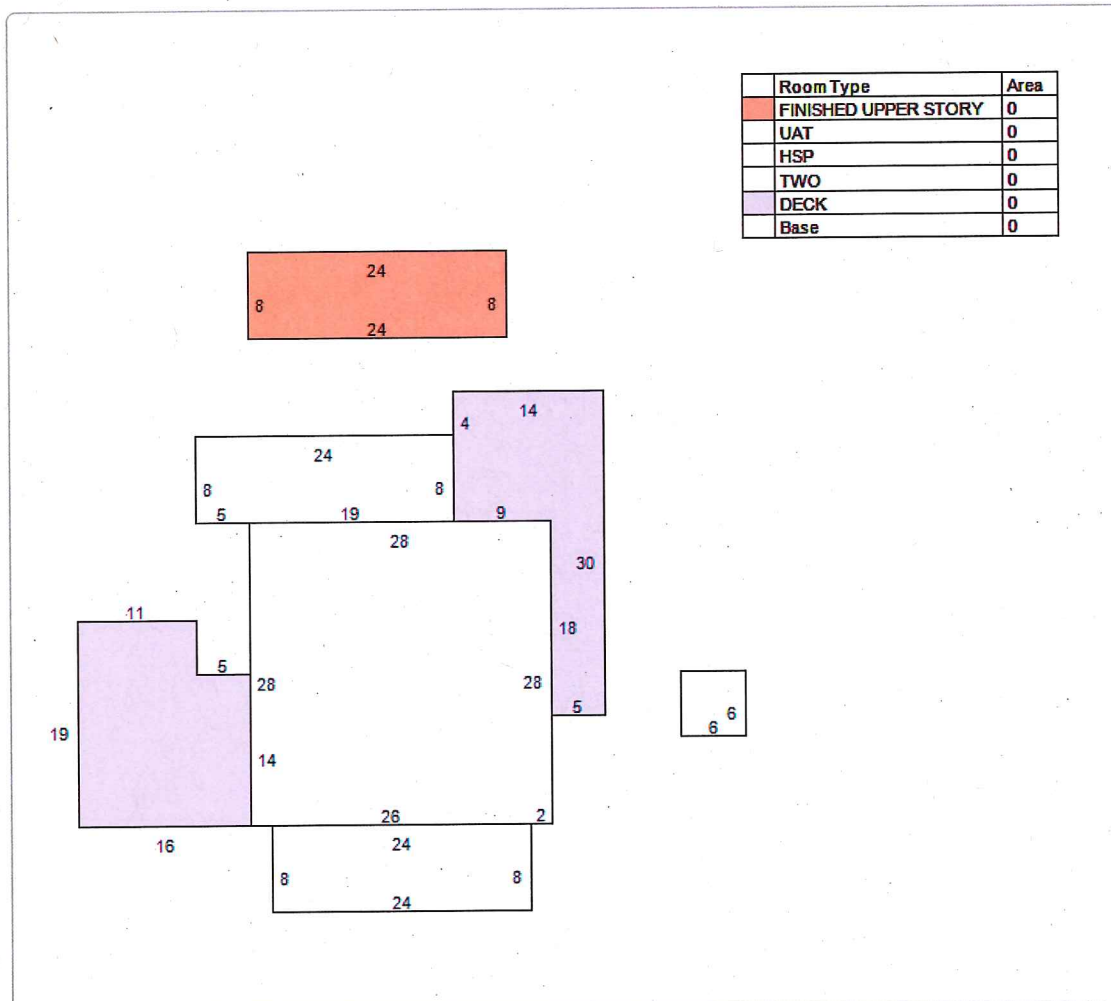
Sale Information

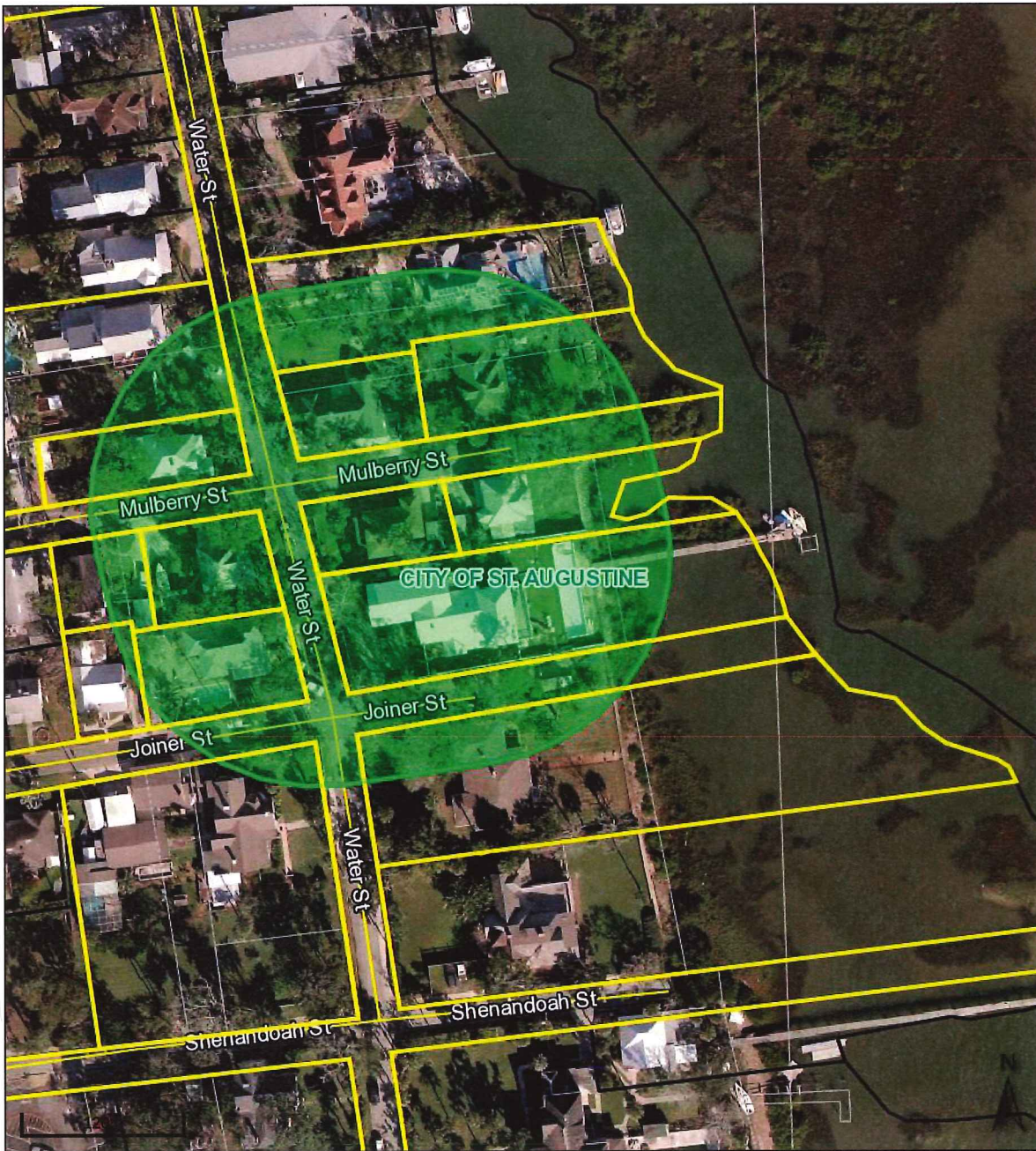
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/9/2009	\$600,000.00	WD	3162	252	Q	I	HAMEL SANDRA M, LUDLAM JEFFREY T (WIFE & HUSB)	ROSENBERG JOANNE, JOHN W
	12/30/2003	\$480,000.00	WD	2119	331	Q	I	LESLIE ANDREW LAING & MARY J	HAMEL SANDRA M & LUDLAM JEFFREY T (HUSB)
	5/1/1991	\$145,000.00		896	601	Q	I		LESLIE ANDREW LAING, MARY J
	1/1/1977	\$41,500.00		340	203	U	I		

Area Sales Report

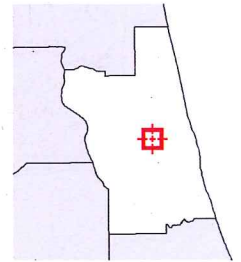
Recent Sales in Area

Sketch Information





Overview



Legend

- Parcels
- Roads
- Cities

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.

Date created: 12/19/2019

Last Data Uploaded: 12/18/2019 11:38:45 PM

Developed by  **Schneider**
 GEOSPATIAL

Don Crichlow & Associates

St. Augustine, Florida

Attachment

Partial Demolition

Request is being made to remove an existing front porch from the residence at 39 Water St. in order to raise the house to a higher elevation and to rebuild a new porch with the same street elevation (i.e. screen spacing, columns, screen door, roof slope and siding) as the existing porch. The new porch is proposed to be built 2 feet deeper than the existing (10 ft. vs. 8 ft.). This project was approved by the Planning and Zoning Board on August 6, 2019 for setback and lot coverage variances.

RECEIVED

DEC 19 2019

Planning/Building Dept.

ROSENBERG RESIDENCE MODIFICATION

39 WATER STREET

ST. AUGUSTINE, FLORIDA 32084

FLOOD ZONE INFORMATION

ZONE: AE 8

WIND ZONE INFORMATION

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 6th EDITION OF THE 2017 FLORIDA BUILDING CODE AND THE 2014 ELECTRICAL CODE

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION.

BASIC WIND SHEAR (M.P.H. - 3-SECOND GUST)

WIND IMPORTANCE FACTOR

BUILDING CATEGORY

WIND EXPOSURE CATEGORY

INTERNAL PRESSURE COEFFICIENT

130
1
2
C
.18

INDEX OF DRAWINGS

- A1 LOCATION, INDEX, CODE INFORMATION & SITE PLAN
- A2 NOTES & DESIGN PRESSURES
- A3 FOUNDATION PLAN
- A4 FLOOR PLANS
- A5 FLOOR FRAMING PLANS
- A6 ROOF FRAMING PLANS
- A7 ELEVATIONS
- A8 SECTIONS
- A9 LIGHTING AND POWER PLANS
- A10
- A11

CODE INFORMATION

FLORIDA BUILDING CODE, EXISTING BLDG 2017 EDITION
FLORIDA BUILDING CODE, RESIDENTIAL BLDG 2017 EDITION
NATIONAL ELECTRICAL CODE 2014

TYPE OF CONSTRUCTION

TYPE V.B. (NON-SPRINKLERED)

FLOOD ZONE

OCCUPANCY CLASSIFICATION

RESIDENCE

EXIST. R

TYPE OF CONSTRUCTION

TYPE V.

OCCUPANCY CLASSIFICATION

R

STRUCTURE SF FOOTPRINT INFORMATION

PROPOSED RESIDENCE SF 1879 SF

LOT SF 4150 SF

NEW LOT COVERAGE 45.2%

EXIST. LOT COVERAGE 33.6%

ZONING

ZONED RS-1

MAX HEIGHT 12'-0"

RESIDENCE

NEW ADDITION BUILDING HEIGHT

20'-10"

SETBACKS 20' (Water) / 5' (south) / 5' (east) / 8' (Mulberry)

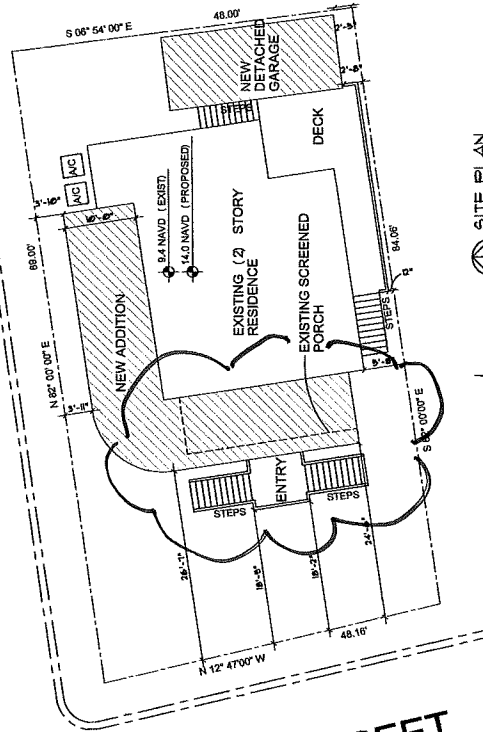
PROPOSED 18'-2"

LOT COVERAGE & SETBACKS

APPROVED BY P.Z.B. ON AUG. 6, 2019.

MULBERRY STREET

WATER STREET



SITE PLAN
1/8" = 1'-0"
NORTH

ARCHITECT
DON CRICHTON & ASSOCIATES
P.L.L.C.
39 WATER STREET
ST. AUGUSTINE, FL 32084
TEL: (904) 824-5780

RESIDENCE MODIFICATION
39 WATER STREET
ST. AUGUSTINE
FLORIDA, 32084

SITE PLAN
COVER AND

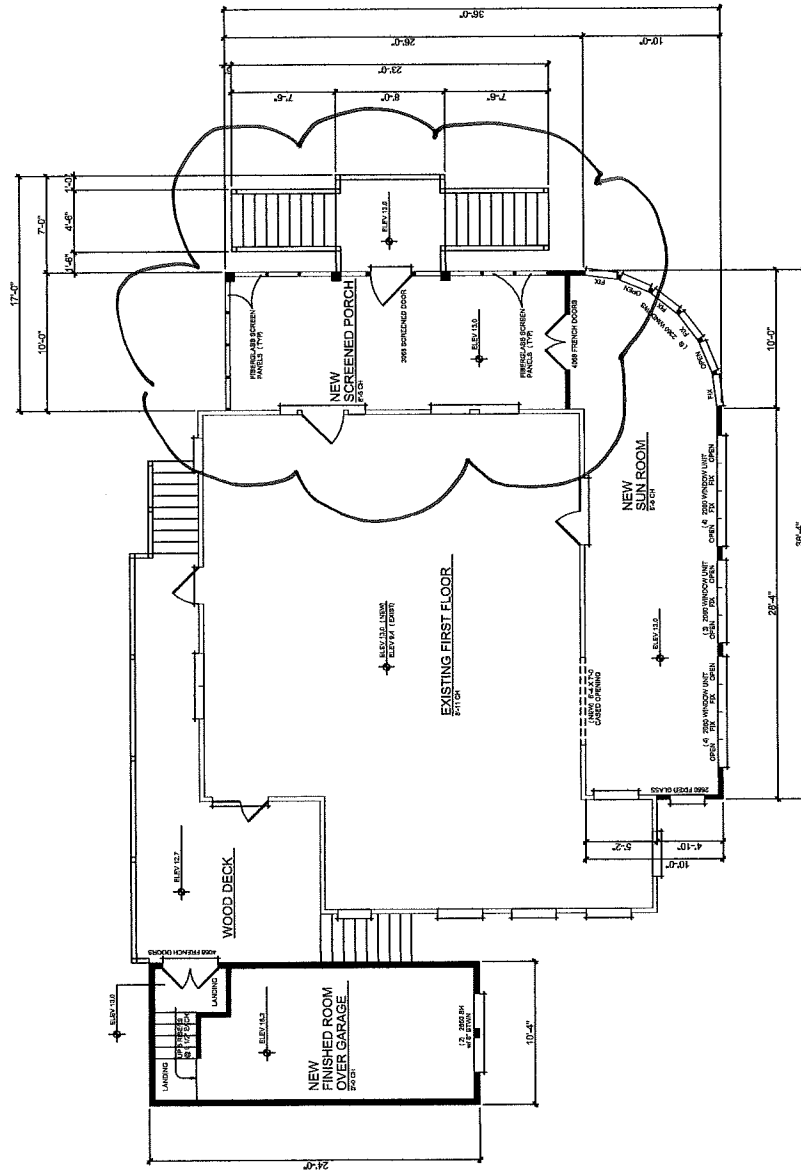
DRAWN BY:
M. COLEMAN
SCALE: AS NOTED
DATE: 16 SEP 2019

RECEIVED

DEC 19 2019

Planning & Development Dept.

ARCHITECT DON GRICHLOW & ASSOCIATES 1012 S. GULF BLVD., SUITE 100 FORT MYERS, FL 33901 TEL: (888) 824-5700	ROSENBERG RESIDENCE 39 WATER STREET ST. AUGUSTINE FLORIDA, 32084	FLOOR PLAN	SCALE: AS NOTED DATE: JUNE 3, 2019	SHEET A3
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FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED FRONT PORCH

8
A

ARCHITECT
DON ORSHLOW & ASSOCIATES
P.O. BOX 224-5185
ST. AUGUSTINE, FL 32084
305.325.1111

RESIDENCE MODIFICATION
39 WATER STREET
ST. AUGUSTINE
FLORIDA, 32084

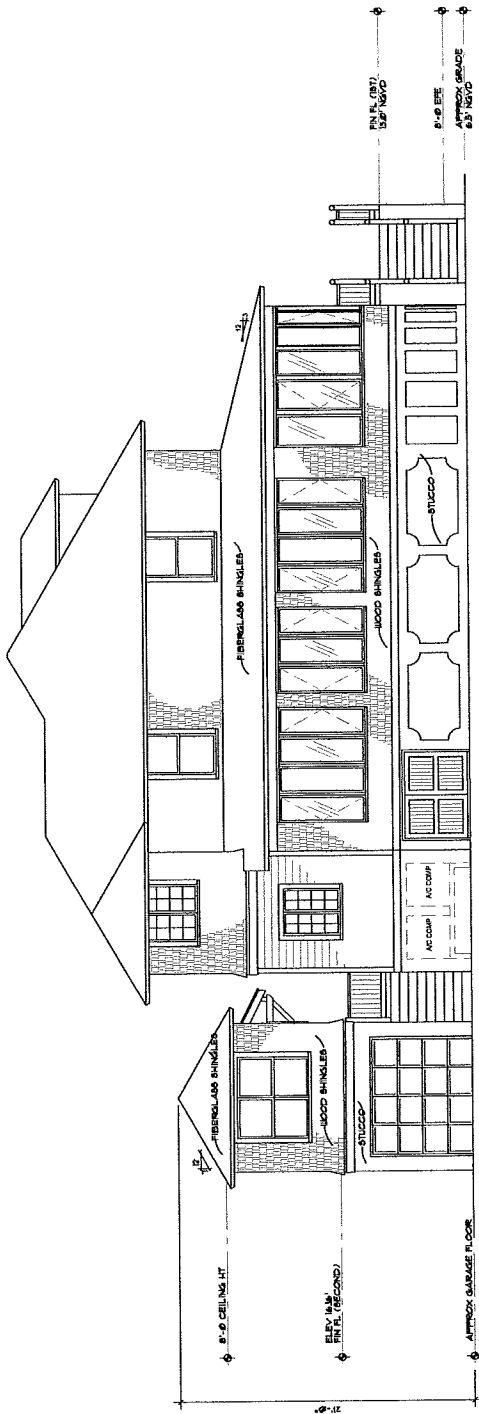
ELEVATIONS

DRAWN BY:
M. GOLDBRGER
SCALE: AS NOTED
DATE: 20 DEC 2019

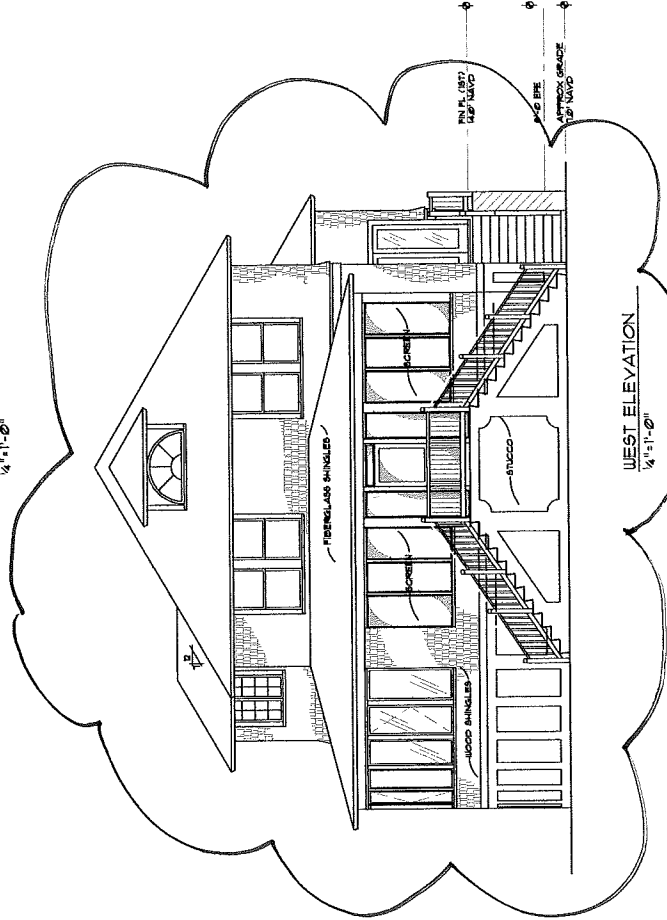
REGISTRATION SEAL

Planning/Building Dept.

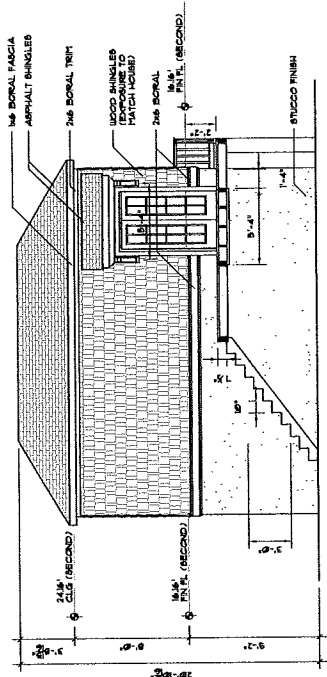
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NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



GARAGE WEST ELEVATION
1/4" = 1'-0"

PROPOSED FRONT PORCH

A7
SHEET

ARCHITECT
DON CRICHLAW & ASSOCIATES
305 102 ST. GEORGE STREET
ST. AUGUSTINE, FL 32084
TEL: (904) 824-5185

RESIDENCE MODIFICATION
39 WATER STREET
ST. AUGUSTINE
FLORIDA, 32084

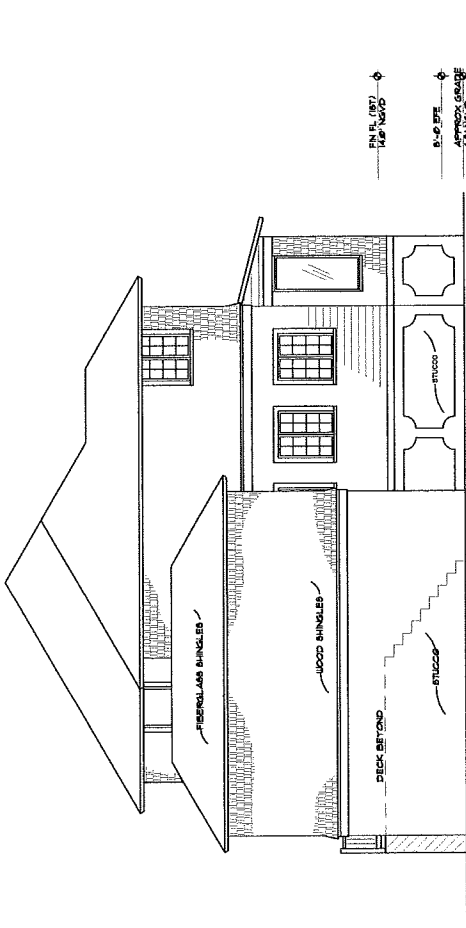
ELEVATIONS

DRAWN BY:
N. GOLDBERGER
SCALE: AS NOTED
DATE: 20 DEC 2019

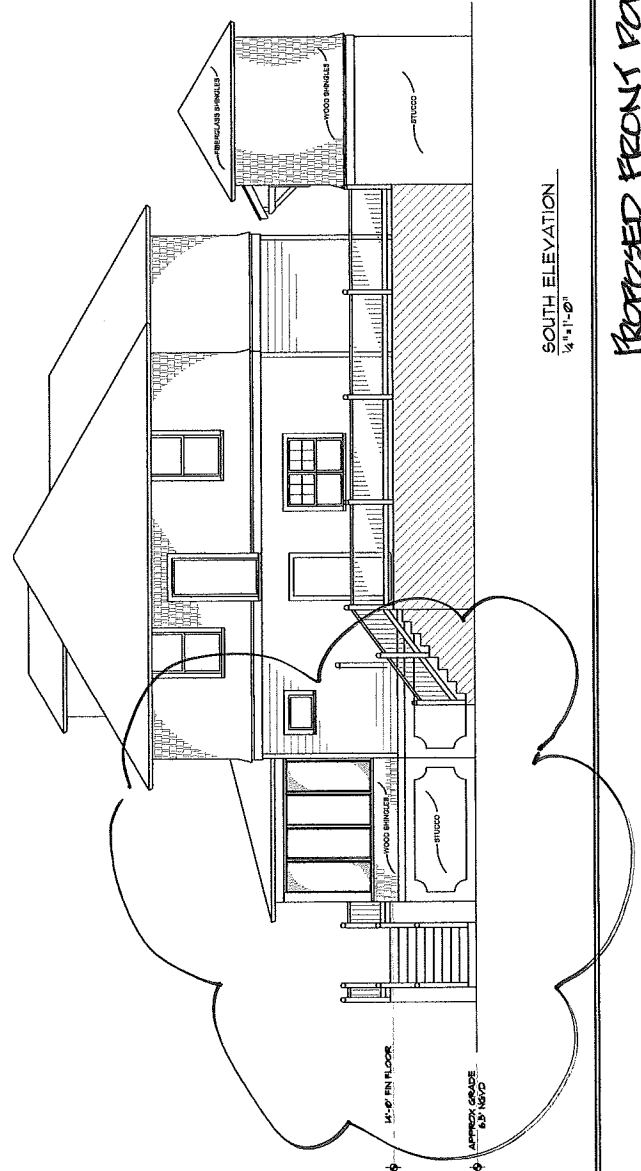
REGISTRATION SEAL

Planning/Building Dept.

RECEIVED
DEC 19 2019



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

PROPOSED FRONT PORCH



EXISTING FRONT PORCH

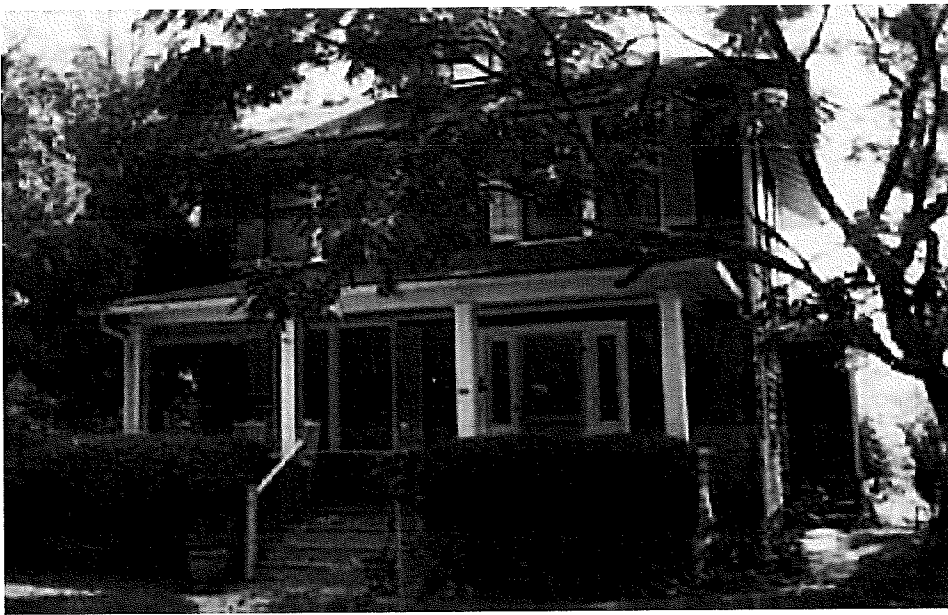


EXISTING FRONT PORCH

RECEIVED

DEC 15 2019

Planning Dept.



HISTORICAL PHOTO (ARA.?)

RECEIVED

DEC 19 2019

Planning/Building Dept.

CITY OF ST AUGUSTINE

MEMORANDUM

To: Historic Architectural Review Board

Date: January 16, 2020

Re: Planning and Building Permits - Historic Preservation Districts and Entry Corridors

During the month of December 2019, the Planning and Building Department issued the following permits for projects meeting pre-approved guidelines and/or HARB approved plans.

SIGN PERMITS

56 St. George Street New sign for "Boat Drinks" 2' x 3' pre-approved colors and fonts

119 St. George Street New sign for "PL's Roosevelt Room" Brunch and Banquet

REPAIR, MAINTENANCE AND NEW CONSTRUCTION

243 St. George Street Renovation of existing Chapel & Restroom New 3 bedroom addition at Lourdes Hall

128 King Street Interior remodel new electrical, HVAC, plumbing, refurbish existing windows & interior doors (roof & siding to remain)

45 San Marco Avenue Replace flooring, electrical misc. and re-install sinks

214 St. George Street Re-paint exterior of house-Previous HARB approval of colors

9 Anastasia Boulevard Wood fence & platform deck

140 San Marco Avenue Install fire suppression system in grease hood

45 San Marco Avenue Replace existing gas piping & re-connect to existing appliances

106 St. George Street Replace HVAC

200 Anastasia Boulevard Replace 2 roof top HVAC Units

46 Charlotte Street replace duct work & mini split system

311 Anastasia Boulevard New A/C located behind building

41 St. George Street Install new Rheem 3 ton 14 Seer HP system

140 San Marco Avenue Install new 13' type I range hood & existing fans- remove two vent hoods

181 King Street Re-route existing cast iron drain system

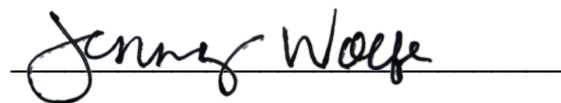
201 Anastasia Boulevard Re-pipe water system

139 King Street Flat re-roof

52 St. George Street Tear off section of roof and replace with new cedar shake shingle like for like imperial cedar shake shingle

HARB APPROVED DEMOLITION

None


Jenny Wolfe Historic Preservation Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: HARB Members

DATE: January 16, 2020

RE: **Agenda item for Other Business 8(a)**

Several recommendations from the 2018 Historic Preservation Master Plan (HPMP) relate to the criteria for demolition review procedures and furthermore has been translated into parts of the City's drafted 2019 Historic Preservation Element of the Comprehensive Plan.

In particular, the definition of partial demolition needs to be discussed to direct staff how to interpret the Architectural Guidelines for Historic Preservation (AGHP) as it relates to this issue. Partial demolition, like demolition, is interpreted to apply across the city for any building 50 years old or older, recorded on the Florida Master Site File, or designated as a historic landmark.

As a result of increased coordination with the building permit and inspections process there are more permits being reviewed by the historic preservation staff and there are cases that have raised questions about the extent of building alterations that constitute partial or eventual full demolition by removal of historic fabric or features. The threshold of these alterations needs to be specified to provide clarity to staff and property owners of the community's preservation expectations for properties outside of a local historic preservation zoning district where there is no design review authority.

To generate Board discussion for potential recommendations, please consider the following:
(space for notes is provided)

1. Current language from the AGHP:

"Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features. The destruction of significant archaeological features, such as foundations and wells, also constitutes demolition." (Page 133)

2. Pertinent definitions and references in the Code of Ordinances:

"Demolition means the act or process of demolishing; to tear down, destroy, raze or remove all or a significant portion of a building or structure, and including partial demolition."

"Exceptional significance means buildings or structures that are National or Local Landmarks, listed individually on the National Register of Historic Places, original Colonial buildings and other buildings and structures that meet the criteria for the National Register of Historic Places or Local Landmarks."

(Section 28-2)

"As utilized herein the term "historical landmark" shall mean a building, object, site, or structure of the highest historical, architectural, cultural, or archaeological importance and whose demolition, removal, relocation, or alteration would constitute an irreplaceable loss to the character and quality of the city."

(Section 28-87 (10))

3. Note that there are no definitions for significant architectural feature, significant portion, or partial demolition and staff interprets the Code based on industry standards from the Secretary of the Interior's Standards and National Register criteria of integrity to determine if removal would impact the character and quality of the resource. Major feature and permanent removal are also undefined. The HARB may recommend amendments to the code to add these and/or other definitions such as ordinary maintenance and alterations suitable to the *local* community's preservation ethic which may expand/clarify language in the national standards.

4. Please comment on the following scenarios to help narrow the interpretation of the existing partial demolition code or provide recommendations for future amendments. Note that there is an assumption by staff that removal and replacement of a feature may not constitute demolition within the intent of the demolition ordinance. Conversely, if removal of any historic fabric of a building feature constitutes demolition, then some questions may be irrelevant.
 - a. If a feature, or building, is reconstructed does the demolition ordinance apply and what constitutes 'reconstruction?' Should HARB interpret this for certain scopes of work?

 - b. Does the replacement of windows with windows that do not match the building character due to the altered opening sizes and/or muntin patterns and/or material constitute partial demolition?
 - ✓ Examples include wood double-hung sash windows in a vertical two-over-two muntin pattern with true divided lites replaced with composite single-hung sash windows in a six-over-six muntin pattern with simulated divided lites, replacing sash windows with fixed glass windows, and significantly increasing or decreasing the window opening size for either a larger picture window or decreasing/eliminating a window for privacy.

 - c. Does the removal of a unique or traditional building *material* or feature constitute partial demolition?
 - ✓ Examples include a traditional metal shingle or clay tile roof, stucco finishes, wood shingles and siding, masonry piers, or other details uncommon in modern building practice that may be replaced with a modern product like galvalume, smooth stucco siding, or any type of composite siding or roofing product.

- d. Does the replacement of a building feature in a different *pattern* of design constitute partial demolition?
 - ✓ Examples include the continuous or staggered pattern of roofing, siding, and rhythm of foundation elements that may be affected when shingle siding is replaced with horizontal lap siding, wood novelty siding is replaced with composition board siding, 'wedding cake' stucco is replaced with smooth sand stucco, or brick piers are replaced with a concrete stem wall which may or may not be veneered with brick.

- e. To what degree does a renovation that alters roof lines and massing, creates an addition that obscures the original building or significant building features, or a renovation that results in the appearance of a new building constitute partial demolition? How much renovation constitutes full demolition? Does this require HARB interpretation on a case by case basis?
 - ✓ Some communities use a quantifiable figure such as a percentage of exterior fabric or a number of exterior walls and components
 - ✓ Examples include additions to prominently visible façades with building or porch elements, extending walls vertically to enlarge an attic-type space thereby impacting the roof line and building proportions, and a 'renovation' that results in the replacement of all original building fabric.

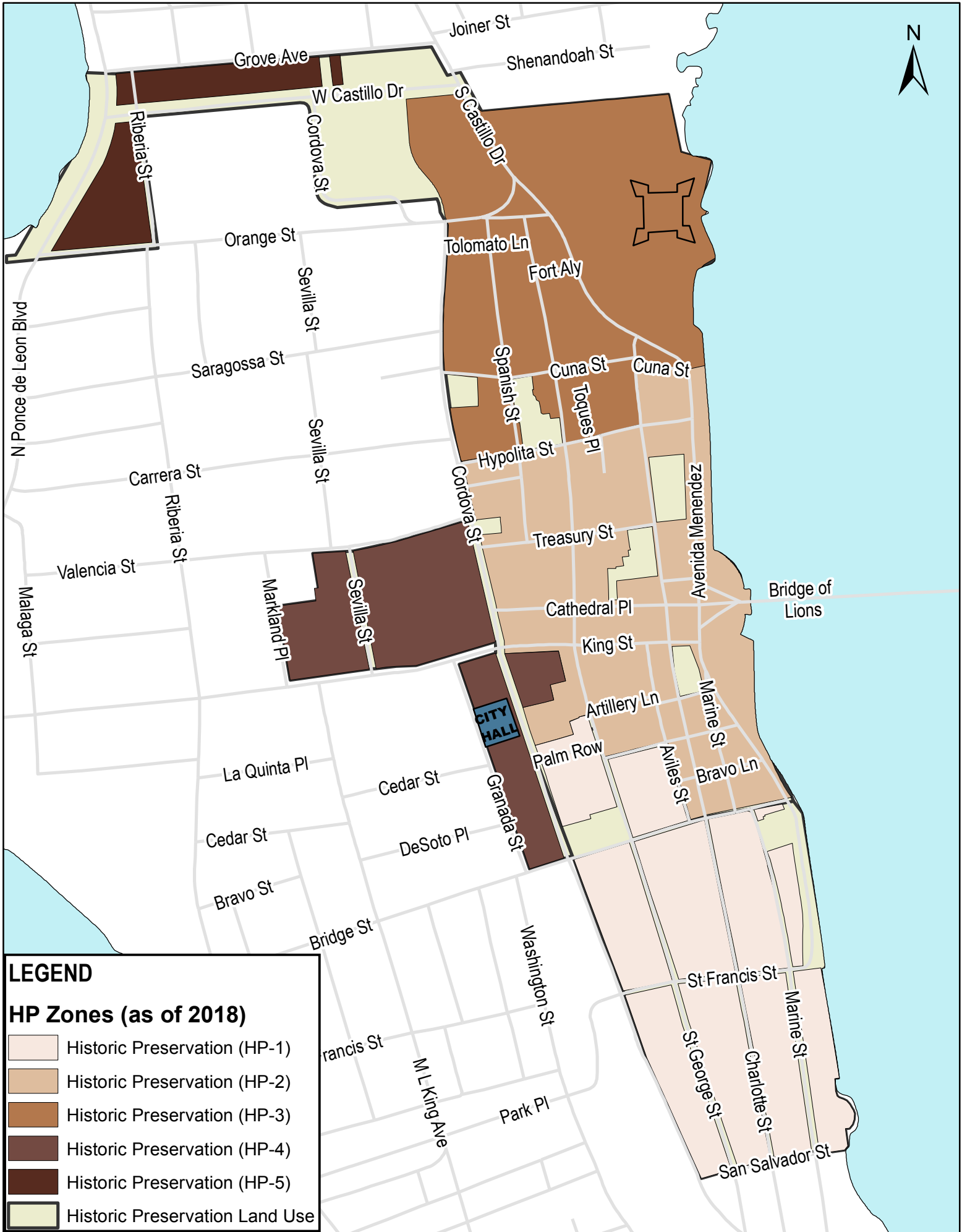
- f. Which types of older accessory structures should require partial demolition review, if any?
 - ✓ Garages, garage apartment/carriage house, storage shed, studio, carport, attached smaller additions and/or enclosures, porches/decks, property walls, fences, others

5. If partial demolition is treated exactly as full demolition consider that almost 50% of the city's estimated 8,000 buildings are 50 years old or older which would require HARB's review for demolition if no changes are made to the ordinance. Also, the age criteria may not be relevant across the entire city equally. The HARB should evaluate thresholds of age and significance and how it is applied or should be applied across the city.
 - ✓ For example, a building that is 50-65+/- years old in the Lincolnville NRHD may not be as significant as a building that is 50-65+/- years old in Davis Shores because there is not the same concentration of similar buildings. Conversely, any building ~100 years old or older anywhere in the city may be significant as well as any building that is designated.
 - ✓ The HPMP suggests levels of significance and this could be measured by designation status, existing degree of historic integrity of a resource, the age, and/or historic significance of a resource.
6. The HARB may recommend additional administrative authority for staff to review partial demolition meeting criteria of lesser/little significance. This could include partial demolition review for buildings that are not designated, buildings of a certain age and/or buildings located in a certain area, and partial demolition that results in restoration to the building's period of significance.
7. Economic incentives or other incentives are always preferred and there are recommendations included in the HPMP and HP Element. However, there currently are few options in place. The Historic Preservation Property Tax Exemption program can be used as an incentive for rehabilitation if it is relevant to the situation and if it can become more accessible and user-friendly. Does the HARB have any suggestions or other proactive measures that encourages authenticity of preservation efforts? Additionally, HARB should recognize that there may be situations where an applicant could qualify for economic hardship and guidance to qualify these conditions would be helpful to share with property owners.

The additional information following these pages provides graphic examples, comparisons from other Certified Local Government ordinances, and references from the AGHP, HPMP, National Register, and St. Augustine City Ordinances. Staff is looking forward to your discussion and recommendations for interpretation or revisions to the AGHP and/or ordinance(s). If changes are recommended by HARB, staff will draft the language based on that discussion and provide it to the Planning and Zoning Board for review and recommendation to the City Commission.



Jenny Wolfe
Historic Preservation Officer



Partial Demolition Sample Images

Provided for HARB

January 16, 2020



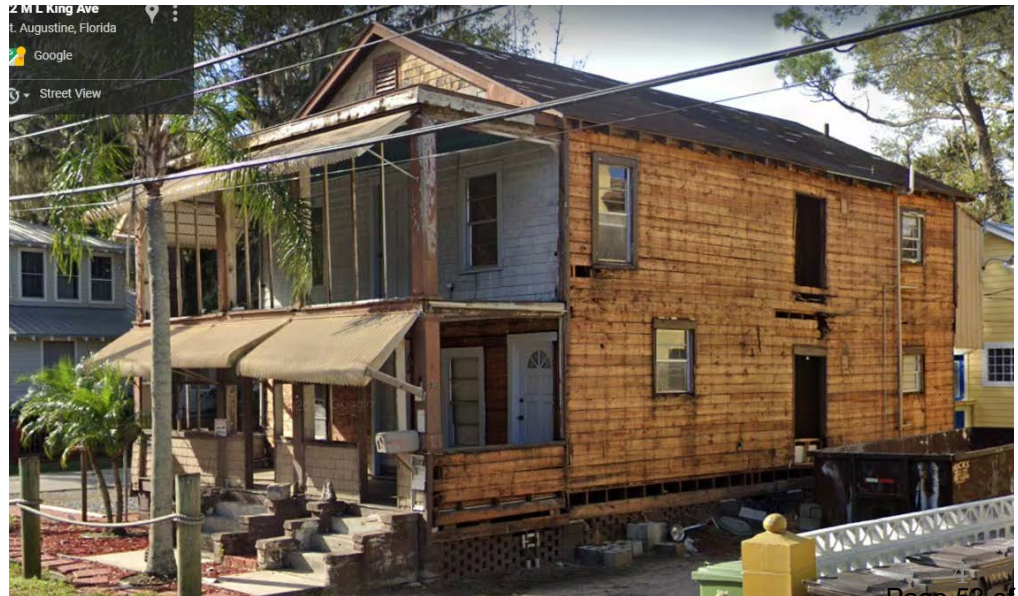
Washington Avenue: Building contributes to Lincolnville and is individually recognized as a Civil Rights site per marker. Opening patterns maintained although window and door features will be altered. **Does this constitute partial demolition?**



Building renovation in North City NRHD.
**What are the significant architectural features and what work
would constitute partial demolition?**



Building renovation:
Does this work constitute partial/full demolition? Does it convey historic integrity?

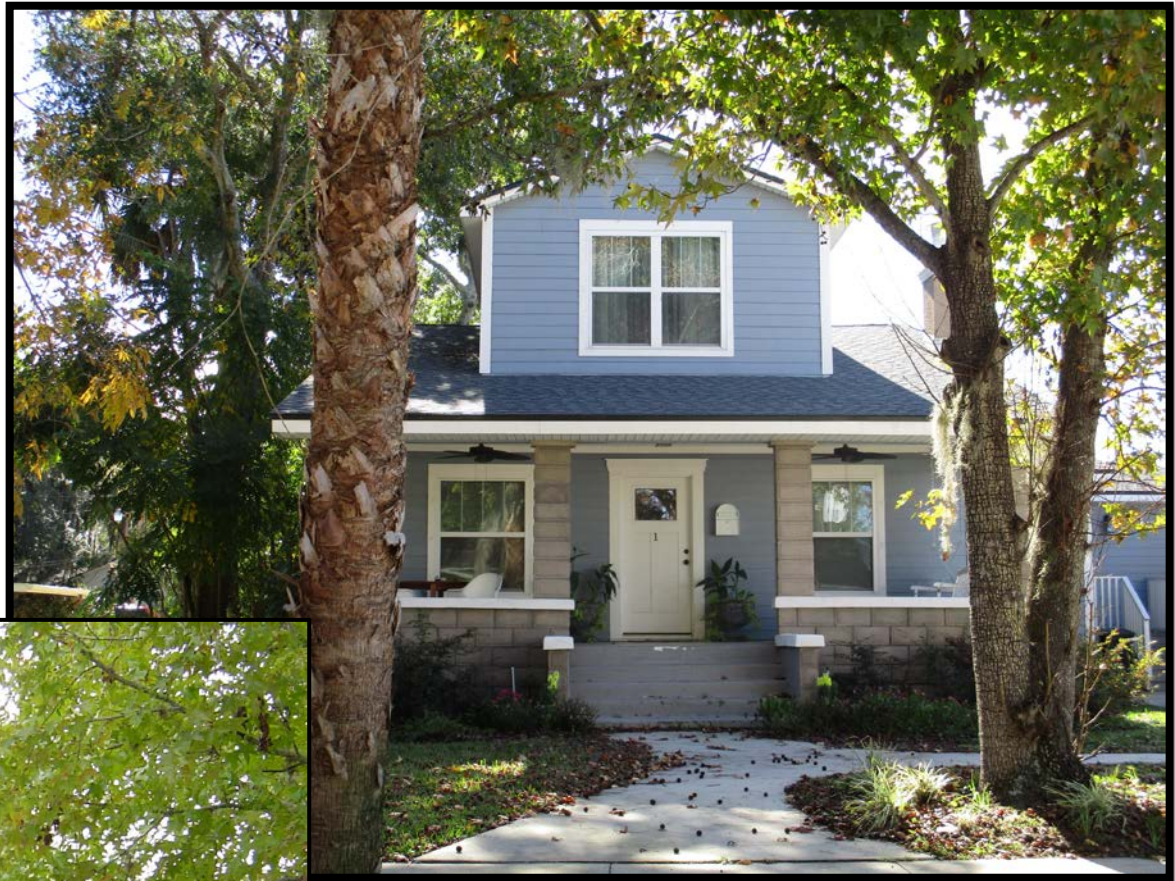




Building renovation:
Does this work constitute partial/full
demolition? Does it convey historic integrity?



Building renovation resulting in modern features matching original form.
Does this work constitute partial/full demolition?



Building renovation resulting in modern features matching original form.
Does this work constitute partial/full demolition?



Would removal of the metal shingle roof constitute partial demolition?



If the stucco is removed and replaced with smooth sanded stucco or horizontal siding would that constitute partial demolition?



Would any replacement siding constitute partial demolition?



Example of building with multiple types of siding, original windows, chimney and porch. **What types of alterations would constitute partial demolition?**



Example of porch features being rehabilitated. **What type of work on this building would constitute partial demolition?**



Example with multiple exterior features. What constitutes partial demolition? What if the upper porch enclosure is removed? Does it matter whether or not it is in a NRHD?



Example with multiple exterior features. **What changes would constitute partial demolition?**



Example with altered porches, siding, and windows. **Were any of these changes significant architectural features?**



Examples of traditional and modern porches. **Is there any time or location that removal of the porch balustrade constitutes partial demolition?**



Example of replacement windows:



Fixed/plate glass windows replaced traditional divided lites.
Does this constitute partial demolition in any case?



Example with multiple exterior alterations including siding, porch addition, and windows. **Did the quality and character of the building change through any partial demolition?**



Example of post-war type building with wood sash windows, porch roof extension, wrought iron, and garage. **Is there any feature where partial demolition would apply? Would it change depending on the building's location?**



Example with traditional stucco and porch, chimney, and window elements. **What might constitute partial demolition?**



Example with brick and other articulated details. **Would removal of any features constitute partial demolition?**



Example of exterior chimney that was removed. **When, if ever, should removal of a chimney constitute partial demolition?**



Example of traditional construction with wood siding, windows, porches.
**Would replacement windows or other design alterations constitute partial
demolition?**



Example with various types of alterations, some are restorative and some mitigate for flooding.

Does the building better convey its historic integrity now?



Example with foundation and front porch removed, which has now been rebuilt. **Do any aspects constitute partial demolition review by HARB?**



Example with foundation, windows, door stoop, and projecting front gable removed.
Do any aspects constitute partial demolition review by HARB?



Older garage structure. **Does it matter if it is in a district and recorded on the site file or not?**



Older garage structure. Is there any type, location, or age of an outbuilding that it would require partial demolition review?

Rehabilitation and Maintenance

Approaches to Alterations and Repairs

This section addresses rehabilitation of existing historic buildings and their sites. It addresses the major approaches to altering or repairing historic buildings, the steps to use in developing a rehabilitation plan, and the Secretary of the Interior's Standards.

Restoration

Restoration is accurately recovering the form and detail of a building and its setting as it appeared at a specific time in the past. Restoration often requires the removal of later work or the replacement of missing earlier work. Restoration is the most accurate, and expensive, means of preserving a building. Restoration entails detailed research into the history, development and physical form of a building, skilled craftsmanship, and attention to detail. The original use is generally maintained or interpreted, as in the case of a museum.

Remodeling

Remodeling is an approach in which alterations or repairs are undertaken with little or no regard for the overall design and individual features of an historic building. During the course of remodeling, the historic character of a building is usually lost or diminished. Remodeling is not a recommended approach, and will result in a denial of a Certificate of Appropriateness. Remodeling may also result in the loss of or denial of tax credits, grants or property tax exemptions.

Stabilization

Stabilization is usually the first step in preserving an historic building. It is done to re-establish the weathertight and structural integrity of the building, particularly if the building is unsafe or deteriorated. It is a temporary measure designed to allow rehabilitation or restoration in the future. Stabilization measures include repairing or covering roofs and windows so that rain cannot penetrate the interior, extermination of termites and other wood boring pests, protecting the property from vandalism, addressing structural problems, and other work that will prevent further deterioration.

Reconstruction

Reconstruction entails reproducing, by new construction, the exact form and detail of a vanished building or part of a building, to its appearance during a specific time in its history. Reconstruction is recommended only when there is adequate historical, pictorial or physical documentation so that a building or feature can be adequately reproduced. Conjectural reconstruction is not a recommended approach and conflicts with contemporary preservation standards.

Rehabilitation

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering an historic building for an efficient contemporary use while retaining its historic features. Rehabilitation represents a compromise between remodeling, which has no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement and maintenance.

Rehabilitation includes structural repairs, repairing roofs and exterior finishes, painting and upgrading mechanical systems. It frequently involves changes of use. These changes may result in physical

alterations, such as additions, expanded parking, and measures to comply with contemporary health and safety code requirements. Sensitive rehabilitation results in changes that do not negatively impact the historic character of a building and its setting.

Secretary of the Interior's Guidelines

The Secretary of the Interior has suggested a series of steps to rehabilitation, beginning with the least intrusive treatments. These steps in sequence are described below.

Identify, Retain and Preserve

The first step, identifying, retaining and preserving the form and detailing of architectural materials and features is basic to the sensitive treatment of all historic buildings. The guidelines which follow recommend measures to accomplish this goal while avoiding actions which will cause the removal of features that form the historic character of a building.

Protect and Maintain

Protection generally involves the least degree of intervention and precedes other work. Protective measures include the maintenance of historical materials through treatments such as rust removal, caulking, limited paint removal, reapplication of protective coatings, and cyclical cleaning of roof gutter systems; or stabilization through installation of fencing, protective plywood, alarm systems and other measures. Although an historic building will usually require more extensive work, an overall evaluation of its physical condition should begin at this level.

Repair

Repairs are warranted when the physical condition of character-defining materials and features requires it. Repair of historic material begins with the least degree of intervention possible, such as patching, piecing in, splicing, consolidating, or otherwise reinforcing or upgrading material according to recognized preservation methods. Repair also includes the limited replacement in kind with a compatible substitute material of extensively deteriorated or missing parts of features when there are surviving prototypes. Although using the same kind of materials is always the preferred option, substitute materials are acceptable if the form and design as well as the substitute materials themselves, convey the visual appearance of the remaining parts of the feature and finish.

Replace

Replacement is appropriate when an entire character-defining feature is not repairable. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

Design for Missing Historic Features

A new feature is appropriate when an entire interior or exterior feature is missing. Under these circumstances the original feature no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully

documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the preferred course of action. Thus, if adequate historical, pictorial and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to reestablish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale and material of the historic building itself, and most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations and Additions to Historic Buildings

The final step involves alterations and additions. Some exterior and interior alterations to an historic building are generally needed to assure its continued use. It is, however, generally important that such alterations do not radically change, obscure or destroy character-defining spaces, materials, features or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances and windows on secondary elevations; and installing an entirely new mechanical system.

The construction of an exterior addition to an historic building may seem to be essential for a new use. The guidelines emphasize, however, that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, non-character-defining interior spaces. If it is still judged to be needed, an exterior addition should clearly be distinguished from the historic building and constructed so that character-defining features are not radically changed, obscured, damaged or destroyed.

Secretary of the Interior's Standards for Rehabilitation

The summaries of the applicable ***Secretary of the Interior's Standards for Rehabilitation and Maintenance of Historic Buildings*** are included directly under the heading of each architectural feature. In addition, specific locally originated guidelines apply to each of the specific architectural styles in St. Augustine. These are listed under the specific architectural style or era subheadings, which are in turn listed under the architectural feature headings.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Compatible New Use]
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. [Retention of Distinguishing Architectural Character]
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. [Recognition of Historic Period]

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

Local Standards for Rehabilitation

1. Any renovation of or addition to a Colonial period (1565-1821) building shall reflect the original architectural design.
2. No Colonial period building shall be modified to reflect a different Colonial style, nor shall it be modified to reflect the style of any later architectural period.
3. Exterior features on Colonial Period buildings shall conform with the definition of "St. Augustine Architecture" as described in the book The Houses of St. Augustine 1565-1821 by Albert Manucy, and by documented evidence of pre-1821 structures in the City or its environs. Manucy's book, including additional evidence documented by the St. Augustine Historical Society or other professional sources, shall be the final source in matters of design, proportion, scale, colors, materials, exterior fabric and texture.

4. All post-1821 modifications that disguise, disrupt or intrude upon the original Colonial style shall be removed rather than replaced or repaired.
5. No building reflecting an architectural style from 1821 through 1930, may be modified to reflect an earlier or later architectural style.
6. No building shall either be modified to reflect another architectural style, or be modified to such an extent that the original style is not clearly evident.
7. Buildings must maintain as much of the original building as possible. Additions and alterations should be kept to a minimum.
8. All modifications, alterations and additions must reflect the historical era of the building and be compatible with the original architectural design.
9. Existing inappropriate modifications to the building may not be repaired or expanded, but must be removed whenever possible.
10. When the existing elements and features of a building are not sufficient to make the historic design self-evident or when existing design elements and features of a structure are proposed to be altered, the design shall comply with the historical documentation of the original appearance of the building. If documentation is not available, the design shall reflect the prior and general architectural style of the original construction.
11. Any application to restore, rehabilitate or modify a building must include all available documentation of the history of that building. In restoration, the design must reflect an accurate replication of the building design at a particular time period. In rehabilitation, the design must be compatible with the overall historic character of the building so that this character is not diminished. Any modification to an historic building must enhance the architectural style and be subordinate to the original design.
12. Alternative construction methods or materials allowable under some codes should be considered to preserve the architectural integrity of the building. Sensitively installed life safety equipment and systems, such as fire sprinklers or fire retardant roof and wall coatings are preferable to renovations which damage or obscure important architectural features.

Miscellaneous historic objects that are located throughout the City must be noted and protected from removal, demolitions, inappropriate modification and from intrusive new construction.

Demolition and Relocation

Demolition

Secretary of the Interior's Standards 2 and 4 apply.

2. Retention of Distinguishing Architectural Characteristics
4. Retention of Significant Later Additions and Alterations

Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features. The destruction of significant archaeological features, such as foundations and wells, also constitutes demolition.

The Historic Architectural Review Board (HARB) reviews all applications for demolitions of buildings and structures which are listed on the Florida Master Site File, which are 50 years old or older, or which have been designated an historic landmark anywhere in the city and all structures in a National Register district and Historic Preservation zoning districts. The demolition can be postponed for up to 24 months and the demolition can also be denied if the structure is of exceptional significance, is a contributing property to a National Register Historic District, or is individually listed on the National Register.

Demolition of a Colonial building additionally requires the approval of the City Commission.

When reviewing an application for demolition, the Historic Architectural Review Board (HARB) will not take financial considerations or costs of rehabilitation into account unless the owner claims an undue economic hardship as provided for in Section 28-89, 3(b) and submits evidence in support of such claim, and will use the following criteria:

- Whether or not the structure is a designated landmark or is eligible for designation.
- Whether or not the structure is individually listed on the National Register of Historic Places.
- Whether or not the structure is a contributing property to a National Register District.
- Whether or not the structure is within or is immediately facing a locally designated historic preservation zoning district.
- The contribution of the structure to the mass and scale of the streetscape.
- The impact of the loss of the structure on the streetscape.
- Whether or not the structure will be replaced and the impact of a replacement structure, or lack thereof, on the streetscape.
- The historical or cultural merit of the structure.

- The impact of the loss of the structure on the historical or cultural integrity of the city, district and neighborhood.
- Whether or not the structure is representative of a style or type of architecture or a method of construction.
- Whether or not the structure is one of the last surviving examples of its style or type of architecture or a method of construction.
- Whether or not the structure is of such design, craftsmanship or materials that it either could not be reproduced, or could be reproduced only with great difficulty or expense.
- The condition of the structure, and the possibility of rehabilitating or relocating the structure.
- The justification for the proposed demolition.

Relocation

Secretary of the Interior's Standard 2 applies.

2. Retention of Distinguishing Architectural Characteristics

Relocation refers both to removing all or part of a building or structure from one property and placing it on a different property, and also to shifting the location or orientation of all or part of a building or structure on the same property.

Historic neighborhoods are unique because of the mix of predominant architectural styles of the buildings and structures they contain, and also because of the site development characteristics in vogue at the time they were developed. Therefore, it may not be appropriate to relocate a large structure into neighborhood of small structures (or vice versa), or to move a mid 19th Century building into an area developed during the 20th Century, or to place a building on a site in such a manner that it disrupts the streetscape.

The Historic Architectural Review Board (HARB) reviews all applications to relocate buildings and structures which are:

- individually listed in the National Register of Historic Places;
- located in or immediately facing locally designated historic preservation zoning districts HP-1, HP-2 and HP-3; or
- which are listed on the Florida Master Site File.

Relocation of a Colonial building to a different site additionally requires the approval of the City Commission.

Sec. 28-2. - Definitions.

Demolition means the act or process of demolishing; to tear down, destroy, raze or remove all or a significant portion of a building or structure, and including partial demolition.

Exceptional significance means buildings or structures that are National or Local Landmarks, listed individually on the National Register of Historic Places, original Colonial buildings and other buildings and structures that meet the criteria for the National Register of Historic Places or Local Landmarks.

Sec. 28-89 - Criteria for certificate of appropriateness or demolition review.

- (4) The building official and/or planning director may, based upon the AGHP and consistent with this article, make the decision to issue or not to issue the certificate for the following work:
 - a. Placement of utility service.
 - b. Repainting with the same color if previously approved for painting with a color selected from the AGHP guidelines.
 - c. Structural maintenance and repair utilizing the same materials and architectural character.
 - d. Any structural maintenance, repair or remodeling which does not exceed two hundred fifty dollars (\$250.00).
 - e. Exterior construction or equipment not visible.
 - f. All signs and graphics.
 - g. Landscape features, including fences, walls, walks, patios, decks, driveways, plant materials and ornamentation that does not exceed one thousand dollars (\$1,000.00).
 - h. Placement of exterior utility support equipment, including air conditioning compressors, gas tanks, etc.

Sec. 2-383. Historic Preservation Property Tax Exemption - Definitions.

- (2) *Contributing property* shall mean a building, site, structure or object which adds to the historical architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was present during the period of significance of the district and possesses historic integrity reflecting its character at that time; (b) is capable of yielding important information about the period; or (c) it independently meets the National Register of Historic Places criteria for evaluation.
- (4) *Historical landmark* shall mean a building, object, site or structure of the highest historical, architectural, cultural or archeological importance.
- (5) *Historic property* shall mean a building, object, site or structure which is: (a) individually listed in the National Register of Historic Places; (b) a contributing property in a National Register-listed historic district; (c) designated as a historic property or landmark under the provisions of City Code section 28-87(10); or (d) a contributing property in a historic preservation district designated under the provision of City Code chapter 28, article III, division 3, historic preservation districts.
- (11) *Noncontributing property* shall mean a building, site, structure or object which does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because (a) it was not present during the period of significance of the district; (b) due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is

incapable of yielding important information about the period; or (c) it does not independently meet the National Register of Historic Places criteria for evaluation.

- (12) *Renovation* or *rehabilitation* shall mean the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archaeological values. For historic properties or portions thereof which are of archeological significance or are severely deteriorated, "renovation" or "rehabilitation" means the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.
- (13) *Restoration* shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

- Options available to address the threat
- Participation of the property owner

Intervention strategies can include providing:

- Design and technical assistance to owners
- Information on financial incentives or assistance
- Information on pursuing unnecessary hardship classification

(Refer to section E. Economics for additional options.)

B.4 Strategy: Increase Access to Documentation

Historic resource survey inventories and information should be available to city staff and the public, ideally in an interactive, searchable, GIS-based, web application that can also be accessed remotely. The staff can utilize the information in the planning and building permit review process to identify designated historic properties and potentially “flag” them for supplemental review. The information, or selected portions of the information, can be made available to the public for research excluding locations of archaeological sites. Access to this information in conjunction with clear regulatory processes can guide owners as they consider modifications to their historic properties, as well as realtors and potential buyers.

B.5 Strategy: Prepare Detailed Documentation of the Most Significant Resources

Although there is significance in all historic resources, St. Augustine benefits from the richness of its Spanish Colonial-era development – unlike any other city in the United States. The Town Plan Historic District is particularly rich in history, but it is also highly vulnerable to damage from both flooding and storms. (Refer to section F. Hazard Mitigation.)

St. Augustine is not unique in seeking to address this dilemma. Other cities with irreplaceable sites have recognized that a disaster, whether natural or man-made, could destroy unique archaeological and architectural resources. To provide a record of a property in the event of a disaster, detailed documentation techniques should be employed such as laser scanning, orthophotography and photogrammetry. In addition to providing a record of present-day conditions, depending on the level of precision of the documentation methodology, a historic resource could be accurately reconstructed from the data collected. As technology progresses, more options will become available to complete detailed documentation of historic sites, with a relative decrease in cost. This level of documentation should be considered for the Town Plan Historic District and be expanded as funding allows.

The Town Plan Historic District is particularly rich in history, but it is also highly vulnerable to damage from both flooding and storms.



Figure 5.11: The Llambias House (ca. 1763) is designated as a National Historic Landmark significant for its Spanish Colonial heritage which was impacted by flood waters during the hurricanes in 2016 and 2017.

communication to become a part of the application review record, and shared with both the applicant and the public. (Refer to C.5.3 Make HARB Materials More Publicly Available.)

C.5.6 Task – Clarify Historic Architectural Review Board Ordinance

Although there are certain practices that have become routine for HARB, they are not clearly defined in the Historic Architectural Review Board Ordinance and require clarification. These include:

- Definitions of terms associated with the Historic Architectural Review Board Ordinance
- The process for designation of local Historic Districts
- The process for designation and administration of local Landmarks
- The administrative process for gathering neighborhood support for National Register Historic Districts
- The extent of proposed demolition at a property that triggers the HARB process – Entire buildings and structures, or certain portions of buildings and structures (Refer to section D. Reducing Historic Building Demolition)
- Identification of impacts associated with building code and zoning regulations
- Application details to document financial hardship
- The process of identifying and pursuing a case of demolition by neglect

C.5.7 Task – Establish Design Review Procedure for Local Landmarks

When the HARB currently reviews demolition applications, the board can designate properties as significant by conferring local Landmark status. In practice, this designation allows the HARB authority to deny demolition, but does not offer any additional protection. It is recommended that the Ordinance be amended and clarified to allow HARB to conduct design review of designated local Landmarks and allow property owners the ability to take advantage of the City's Historic Preservation Property Tax Exemption Program, the Federal Preservation Tax Credit Program and zoning incentives available to designated properties in support of their long-term preservation.

When the HARB currently reviews demolition applications, the board can designate properties as significant by conferring local Landmark status.

C.5.8 Task – Ensure Compliance with HARB Approvals

A critical component of any approval process is compliance with the granted applications. One of the best ways to ensure compliance is to have sufficient trained personnel available to review whether projects are completed meeting the requirements of HARB approval orders through the building permit process.

C.6 Strategy: Revise Architectural Guidelines for Historic Preservation & Associated Ordinances

Although the Architectural Guidelines for Historic Preservation (AGHP) have served HARB well for many years, they do not necessarily address the challenges currently part of the review process. These issues can include the range of new technologies, from non-traditional replacement materials to generators, as well as mitigation measures to address storm and/or flood protection. In addition, the current AGHP does not adequately



Figure 5.16: New construction in the north end of the historic preservation zoning district has been successful in the density of buildings representing the Spanish Colonial character while accommodating modern building codes.

C.6.7 Task – Expand staff Review of Minor Applications

St. Augustine benefits from a highly-qualified staff whose duties could be expanded in order to reduce the burden on HARB. In addition to providing guidance for property owners, the revised AGHP could provide the criteria for staff review of specific minor applications.

The benefits of broadening the staff review process include:

- Expediting review time for applicants, thus encouraging compliance with HARB-desired outcomes
- Reducing the amount of staff time associated with preparing and presenting application materials to HARB
- Reducing the amount of time required for HARB meetings, thus reducing the burden on the membership

The eligibility factors for staff review could include:

- The location of a property, either in or outside of specific Districts (i.e. HARB review might be required for all applications in HP-2, but not in HP-1)
- The level of significance of the property (Local survey efforts should classify properties as significant, contributing or non-contributing. Refer to section B. Historic Resource Inventory.)
- The existing conditions
- The location and extent of the proposed alteration
- The Historical Architectural Review Board Ordinance should include a provision that staff, at its discretion, can direct an application to the HARB for review if staff determines that the proposed work does not meet all requirements for staff approval. This would serve to both protect the historic property and encourage owners to comply with the AGHP to expedite their application review.

C.6.8 Task – Allow Broader Use of Staff Approval Following a Hazardous Event

In the aftermath of a hazardous event such as a flood or storm, decisions must be made quickly to protect people and property. Depending on the nature and severity of the event, review officials will need to be nimble to facilitate the recovery process. Clear AGHP language, in conjunction with an expedited review process, can provide the basis for the Planning and Building Department to issue permits for proposed work that is consistent with the AGHP without the need for a HARB meeting. This could expedite stabilization provision of a weather-tight building enclosure and reduce the administrative burden on property owners. (Refer to section F. Hazard Mitigation.)

In the aftermath of a hazardous event such as a flood or storm, decisions must be made quickly to protect people and property.

D.6 Strategy: Clarify Demolition Review Requirements & Processes

As part of its approval process for COD applications, HARB often requires documentation of the property prior to allowing demolition to proceed.

D.6.1 Task – Clarify Demolition Review Requirements

There is current confusion among applicants and the public regarding HARB's demolition review process and associated requirements. As changes are implemented, the level of confusion is likely to increase. Given the irreversibility of demolition, it is important that the city provide clear explanations of review requirements and processes.

There is an immediate need for clarification about the financial hardship process. It is recommended that a worksheet with a submission checklist be developed to clarify requirements. The worksheet should be made available on the city website with HARB application materials. As additional policies are adopted, the worksheets should be updated accordingly.

Given the irreversibility of demolition, it is important that the city provide clear explanations of review requirements and processes.

D.6.2 Task – Clarify Pre-Demolition Requirements

The specific level of necessary pre-demolition documentation, including photography and drawing requirements and formats, should be detailed. Where applicable, oral histories may be available to document unrecorded history of the property. The level of required documentation could be adjusted based upon the significance of the historic resource. Applicants will need to know if the property is also located in an archaeological zone which would require archaeology associated with the demolition permit and the new construction permit.

For buildings that retain significant architectural materials and features, it may also be appropriate to establish a time period to allow salvage of architectural materials for reuse by other contractors in lieu of disposal in a landfill.

D.6.3 Task – Establish a Procedure for Staff Review of Non-Designated Properties

It is recommended that this procedure be limited to the following designation types and levels:

- **Undesignated property over 50-years-old and/or recorded on the Florida Master Site File**
- **National Register Designation: Non-contributing**

As part of its review of demolition applications for non-Landmark properties located outside local Historic Districts, HARB should decide if the property qualifies as a local Landmark. For properties that are potentially eligible, HARB would then request that staff research the subject property and provide a recommendation for HARB consideration of local Landmark at a subsequent meeting. In an overwhelming number of cases, based upon the research presented the subject properties will be determined ineligible for local Landmark status, and the subsequent decision from HARB will be to request documentation prior to demolition. This process requires the applicant to appear before HARB for one or more meetings prior to an outcome.

As part of its review of demolition applications for non-Landmark properties located outside local Historic Districts, HARB should decide if the property qualifies as a local Landmark.

As an alternative, it is recommended that a staff review process be established to make a preliminary determination as to whether or not a property that is 50 years old or older is potentially eligible for local Landmark listing prior to HARB review.

This process would require that the property owner submit an application with current photographs of the building or structure and the portions proposed for demolition. Upon receipt of the information, staff could review the available information in the Florida Master Site File as part of their determination for potential Landmark eligibility. Staff could then present recommendations to HARB as part of an expedited agenda, providing HARB the opportunity for review without requiring the applicant to appear. If it is determined that the property is potentially eligible for local Landmark designation, the Landmark review process can be scheduled and the applicant can be invited to appear at the Landmark review meeting. If the property is not eligible, the demolition permit can be issued following receipt of the required documentation by the Planning and Building Department and expiration of the 30 day waiting period.

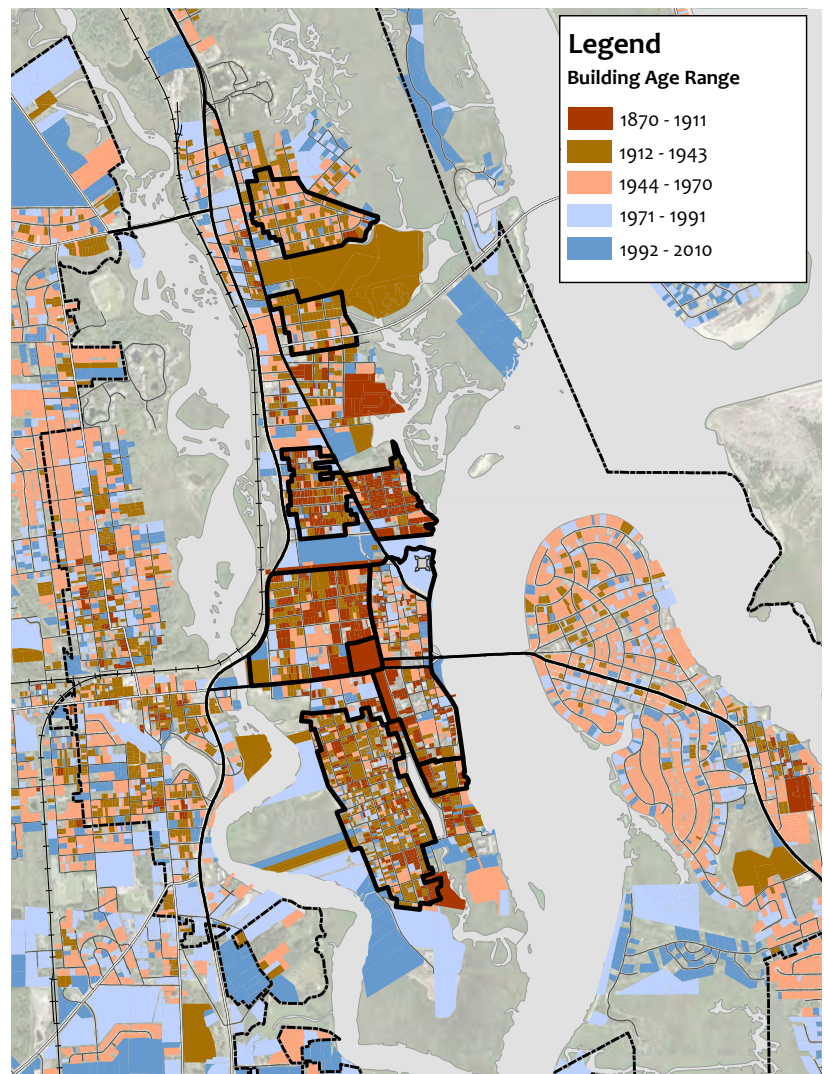


Figure 5.23: The distribution of historic buildings is shown across the city. Currently any building that is 50 years old or older requires HARB approval for demolition.

DEMOLITION STRATEGY / RECOMMENDATION MATRIX	SIGNIFICANCE							
	LOCAL DISTRICT SIGNIFICANT	LOCAL DISTRICT CONTRIBUTING	LOCAL DISTRICT NON-CONTRIBUTING	LOCAL LANDMARK	UNDESIGNATED OVER 50-YEARS OLD	NATIONAL REGISTER DISTRICT CONTRIBUTING	NATIONAL REGISTER DISTRICT NON-CONTRIBUTING	NATIONAL REGISTER INDIVIDUALLY DESIGNATED
D.1 Limit Properties Eligible for HARB Demolition Approval	●	●		●		●		●
D.2.1 Require Exploration of Reasonable Adaptations	●	●		●		●		●
D.2.2 Establish a Separate Financial Hardship Review Process	●	●		●		●		●
D.2.3 Require Demonstration that the Sale of a Property is Not Feasible	●	●		●		●		●
D.2.4 Establish Mechanism for City-Engaged Expertise	●	●		●		●		●
D.3.1 Require Correction of Unsafe Conditions	●	●	●	●	●	●	●	●
D.3.2 Require Mitigation Bank Funding for Historic Preservation and Archaeology Projects	●	●	●	●	●	●	●	●
D.3.3 Establish Mechanism for City-Engaged Expertise	●	●		●		●	●	●
D.4 Limit Replacement Building Size	●	●	●	●		●	●	●
D.5 Discourage After-the-Fact Demolition Applications	●	●	●	●	●	●	●	●
D.6.1 Clarify Demolition Review Requirements	●	●	●	●	●	●	●	●
D.6.2 Clarify Pre-Demolition Requirements	●	●	●	●	●	●	●	●
D.6.3 Establish a Procedure for Staff Review of Non-Locally Designated Properties					●		●	

KEY: ● = Required

Community	Code Citation	Selected text
Coral Gables	Article 8 Zoning Code	https://www.coralgables.com/media/Development%20Services/Planning/Zoning%20Code/10%20-%20Art%208%20Definitions.pdf
		Architectural features means but are not limited to the following: architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall also include interior spaces which have been designated historic pursuant to the provisions of Article 3, Division 11 of these regulations.
		Alteration to an historic building or structure means any change affecting the exterior appearance of an existing improvement by additions, reconstruction, remodeling, partial demolition or maintenance involving change in color, form, texture or materials, or any such changes in appearance of specially designated interiors.
		Demolition means the act or process of wrecking, destroying or removing any building or structure or any part thereof.
		Ordinary maintenance or repair means any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any physical deterioration or damage of an improvement, or any part thereof by restoring it, as nearly as practical, to its appearance prior to the occurrence of such deterioration or damage.
Delray Beach	Zoning Appendix	https://library.municode.com/fl/delray_beach/codes/land_development_regulations?nodeId=APXADE
		ALTERATION. Any change affecting the exterior appearance of an existing structure or improvement by additions, reconstruction, remodeling, maintenance, or structural changes involving changes in form, texture, materials, or color or any such changes in appearance in a specially designated historic site or historic interior. or; as applied to a building or structure, a change or rearrangement in the structural parts of the existing facilities, or an enlargement, whether by extending on a side, or by increasing the height, or the moving from one location or position to another.
		APPURTENANCES. That which is an accessory to another structure, including but not limited to stonewalls, fences, light fixtures, steps, paving, sidewalks, shutters, and signs.
		ARCHITECTURAL FEATURES. These include, but are not limited to the architectural style, mass, general design, and general arrangement of the exterior of a building or structure, including the type, style, or color of roofs, windows, doors, and appurtenances. Architectural features will include interior architectural features where the interior has been given historic designation.
		DEMOLITION. The act or process of wrecking, destroying, or removing any building or structure, or any exterior or structural part thereof. The process of removing or destroying an archaeological site or a part thereof.
	Section 4.5.1	Demolitions. Demolition of historic or archaeological sites, or buildings, structures, improvements and appurtenances within historic districts shall be regulated by the Historic Preservation Board and shall be subject to the following requirements
		Exterior architectural features. For the purpose of this Section, exterior architectural features shall include, but not be limited to the following (a)The architectural style, scale, general design, and general arrangement of the structure's exterior; (b)The type and texture of building material; and (c)The type and style of all roofs, windows, doors, and signs.

Community	Code Citation	Selected text
Gainesville		https://library.municode.com/fl/gainesville/codes/code_of_ordinances?nodeId=PTIICOOR_CH6BUBURE_ARTIBUCO_S6-6DEST
	Section 6-6	Waiting period for certain demolition permits. If the city's Historic Preservation Planner determines that a structure meets all of the following criteria, a demolition permit may not be issued until the expiration of 90 calendar days from the date of the permit application: (1)The structure has a Florida master site file or is 45 years of age or older; (2)The structure is either: a) located in a historic neighborhood as identified by the ERLA Survey, titled City of Gainesville Comprehensive Preservation and Conservation Plan, on file with the city, or b) a "landmark" structure in that it is designed in an architectural "high style" or a recognized vernacular building pattern or has historic events or persons associated with it; and (3)The structure has not been substantially burned or damaged by an event not within the landowner's control with more than 50 percent of the structure affected.
	Section 30-2.1	Demolition means the tearing down or razing of 25 percent or more of a structure's existing external walls.
		Ordinary maintenance means work that does not require a building permit and that is done to repair damage or to prevent deterioration or decay of a building or structure or any part thereof by restoring the building or structure or part thereof as nearly as practicable to its condition prior to the damage, deterioration or decay.
		Original appearance means that appearance (except for specific color) that, to the satisfaction of the city manager or designee, closely resembles the appearance of either: 'A. The feature on the building as it was originally built or was likely to have been built; or B. The feature on the building as it presently exists so long as the present appearance is appropriate, in the opinion of the city manager or designee, to the style and materials of the building.
Lakeland	Article 11, Land Development Code Historic Preservation Standards	http://www.lakelandgov.net/media/2397/article-11-historic-preservation-standards.pdf
		Alteration: Any change affecting the outward appearance of the building, structure, or site because of construction, repair, maintenance or otherwise to a building, structure, or site
		Building: Any building or other structure built for shelter or enclosure of persons, animals, or chattels, including fences, signs, paving and boundary walls, and any part of any such building or structure when subdivided by division walls or party walls extending to or above the roof and with or without openings is such separate walls. The term "building" shall be construed as if followed by the words "or any part thereof."
		Ordinary Repairs or Maintenance: Work done to prevent deterioration of a building or to correct any deterioration or decay of a building or any part thereof by restoring the building as nearly as practicable to its condition prior to such deterioration or decay. Repairs or maintenance which changes the outward appearance of a building constitute an alteration.
		For the purposes of this Article, "exterior architectural features" shall include, but not be limited to, the architectural style, scale, size and proportion, general Nothing in this Article shall be construed to prevent ordinary maintenance or repairs which do not involve a change of design or material, or alter the outward appearance of a building design and arrangement, or exterior of a building, including the kind of texture of a building

Community	Code Citation	Selected text
Miami-Dade	Chapter 16A	https://library.municode.com/fl/miami - dade county/codes/code of ordinances?nodeId=PTIICOOR_CH16AHIPR_S16A-4DE
		Demolition: The removal or destruction, in whole or in part, of a building, structure, or environmental feature on any site.
		Exterior: All outside surfaces of a building or structure, including windows and doors.
		Ordinary repairs or maintenance: Work done to prevent deterioration of a building or structure or decay of or damage to a building or structure or any part thereof by restoring the building or structure as nearly as practicable to its condition prior to such deterioration, decay or damage.
		Architectural features shall include, but not be limited to, the architectural style, scale, massing, siting, general design, the color of exterior paint surfaces, and general arrangement of the exterior of the building or structure, including the type, style, and color of roofs, windows, doors, and appurtenances.
Miami	Section 23-2	https://library.municode.com/fl/miami/codes/code of ordinances?nodeId=PTIITHCO_CH23HIPR_ARTIHIPR_S23-2DE
		Alteration. Any change affecting the exterior appearance of a structure or its setting by additions, reconstruction, remodeling, or maintenance involving change in color, form, texture, signs, or materials, or any such changes in appearance of designated interiors.
		Demolition. The complete destruction of a structure, or any part thereof.
		Ordinary maintenance or repair. Any work, the purpose and effect of which is to correct any deterioration or decay of a structure or landscape feature, or any part thereof, by restoring it, as nearly as may be practicable, to its condition prior to such deterioration or decay, using the same materials or those materials available which are as close as possible to the original.
New Smyrna Beach	Section 50-3	https://library.municode.com/fl/new_smyrna_beach/codes/code of ordinances?nodeId=PTIICOOR_CH50HIPR_ARTIINGE
		Alteration means any act that changes the exterior features of a designated property.
		Demolition. The act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction. Removing portions of a building that destroy the original character of the building also constitutes demolition.
		Demolition means any act that destroys in whole or in part a landmark, landmark site or building or structure in an historic district or on a landmark site.
		Ordinary repairs and maintenance that are otherwise permitted by law may be undertaken without a certificate of appropriateness provided this work on a designated landmark, a designated landmark site, or a property in a designated historic district does not alter the exterior appearance of the building, structure or archeological site, or alter elements significant to its architectural or historic integrity.

Community	Code Citation	Selected text
Ocala	Chapter 94	https://library.municode.com/fl/ocala/codes/code_of_ordinances?nodeId=PTIICOOR_CH94HIPR_ARTIINGE_S94-2DE
		Building envelope means everything that separates the interior of a building from the outdoor environment, including the windows, doors, walls, foundation, basement slab, ceiling, roof, and insulation.
		Demolition means any act, or failure to act, that destroys in whole or in part a designated historic building or structure or a building or structure in a historic district.
		Historic building or historic structure means those buildings or structures designated as contributing, in either an altered or unaltered state, on the National Register of Historic Places for certified districts and resources, or by the city council in the case of locally designated historic districts and local landmarks.
		Historic character results from the combination of the character-defining features that have established the appearance of the building as it has evolved over time. Character-defining aspects of the building may include form and detailing of exterior materials, such as masonry, wood, and metal; exterior features such as roofs, porches, and windows; materials, such as plaster and wood; finished and unfinished interior spaces; interior features, such as moldings and stairways, room configuration, and spatial relationships; and structural systems. The elements of setting, such as the scale of building, the relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood.
		Ordinary maintenance means any minor work to a building or structure, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the structure or part thereof, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.
	94-53	Review, render a decision and issue certificates of appropriateness pursuant to the provisions of this chapter on all proposed alterations, demolitions, relocations, and new construction within the boundaries designated by the ordinance or which directly affect designated properties;
		Activities requiring a certificate issued by the board. A certificate of appropriateness issued by the board shall be required for any of the following activities on properties within locally designated historic districts and other designated local landmarks as specified in section 94-81: Demolition or partial demolition of any building or structure.
Orlando		https://library.municode.com/fl/orlando/codes/code_of_ordinances?nodeId=TITIICICO_CH66DE
		Nothing in this Part shall be construed to prevent the ordinary maintenance or repair of any exterior feature in an HP Overlay district or of any Historic Landmark which does not involve a change in design, material, or outer appearance thereof.
		Exterior Features: Includes the architectural style, general design and general arrangement of the exterior of a building or other structure, the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, other appurtenant fixtures and other features of the building site such as trees, parking, sidewalks, etc.

Community	Code Citation	Selected text
Palm Beach	Chapter 54	https://library.municode.com/fl/palm_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH54HIPR_ARTIINGE_S54-2DE
		Alteration means any change because of construction, repair, maintenance or otherwise to a building located within an historic district or designated as a landmark or landmark site.
		Demolition means the complete or constructive removal of a building or any portion thereof on any site.
		Minor exterior change means an exterior change the cost of which does not exceed \$2,000.00 as determined by the building official and is determined by the landmarks project coordinator to not materially affect the exterior of the structure.
		Ordinary repairs or maintenance means work done to prevent deterioration of a building or to correct any deterioration or decay of or damage to a building or any part thereof by restoring the building as nearly as practicable to its condition prior to such deterioration, decay or damage.
	Section 54-71	For the purpose of this article, "exterior architectural features" shall include but not be limited to the architectural style, scale, general design and general arrangement of the exterior of a building, including the kind and texture of the building material and type and style of roofs, windows, doors and signs.
		Nothing in this article shall be construed to prevent ordinary maintenance or repairs that do not involve a change of design or material or that do not affect the outward appearance of a building.
	Section 54-123	Exterior alterations shall not affect the architectural quality or historical character of the building
	Section 54-125	Partial demolition.(1)In the event of a request for a partial demolition, in addition to the above criteria, the commission shall consider the impact of the proposed demolition on the architectural and historical integrity of the remaining structure.(2)If a determination is made by the commission that a demolition permit will not be granted on the basis of those items specified in subsection (a) of this section, the applicant may within 30 days of notice of the decision of the commission apply for an exception of extreme economic hardship on the basis that the denial of the permit will result in the loss of all reasonable and beneficial use of or return from the property.

Community	Code Citation	Selected text
Sarasota		https://library.municode.com/fl/sarasota/codes/zoning?nodeId=ARTIIDERUCO_DIV2DE_SII-201DE
		Demolition: The complete or constructive removal of a structure or any substantial part thereof.
	Section IV-808	Minor work shall be defined by the historic preservation board and may include, but not necessarily be limited to: fences, driveways, patios, decks, replacement of windows and doors of the same dimensions, and roof replacements that do not change the structure of the roof.
	Section IV-819	Nothing in this division shall be construed to prevent the ordinary maintenance or repair of any exterior feature of any historic structure or historic sign which does not involve a change in material, design or outer appearance thereof.
St. Petersburg		SECTION 16.30.070. - HISTORIC AND ARCHAEOLOGICAL PRESERVATION OVERLAY
		Additional guidelines for window replacement. The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:1.Impact resistance. The replacement window and glass shall be impact resistant;2.Energy performance. The replacement window shall be Energy Star qualified for southern climate zones;3.Depth in wall. The replacement window shall be setback into the wall the same distance as the historic window;4.Frame size, shape and exterior trim. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;5.Configuration. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;6.Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:a.Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.b.Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.c.Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.7.Finish. The finished surface and appearance shall match the historic window, where practicable.

Community	Code Citation	Selected text
Tallahassee		https://library.municode.com/fl/tallahassee/codes/land_development_code?nodeId=LADECO_CH10ZO_ARTVSPRE_OVDIAR_DIV2HIPRHIIPRDIHIPROVZO
		Ordinary maintenance means work which does not require a construction permit and that is done to repair damage or to prevent deterioration or decay of a building or structure or part thereof as nearly as practicable to its condition prior to the damage, deterioration, or decay. Original appearance means that appearance (except for color) which closely resembles the appearance of either (i) the feature on the building as it was originally built or was likely to have been built, or (ii) the feature on the building as it presently exists so long as the present appearance is appropriate, to the style and materials of the building.
	Section 10-320	Ordinary maintenance. If the work constitutes "ordinary maintenance" as defined in this chapter, the work may be done without a certificate of appropriateness.2.Staff approval. If the work is not "ordinary maintenance," but will result in the "original appearance" as defined in this chapter, the certificate of appropriateness may be issued by the historic preservation officer for the city.3.Architectural review board approval. If the work is not "ordinary maintenance" and will not result in the "original appearance," a certificate of appropriateness must be obtained from the architectural review board before the work may be done.
		The following are regulated work items:1.Installation or removal of any exterior wall, including the enclosure of any porch or other outdoor area, with any material other than insect screening.2.The installation or removal of all fire escapes, exterior stairs, or ramps for the handicapped.3.Installation of all decks above the first-floor level and/or on the front of the structure.4.Installation of new exterior siding materials, or removal of existing exterior siding materials.5.Installation or removal of railings or other wood, wrought iron, or masonry detailing.6.Abrasive cleaning of exterior walls.7.Painting unpainted masonry including stone, brick, terracotta, and concrete.8.Installation of new roofing materials, or removal of existing roofing materials.9.Installation of an exterior door or door frame, or the infill of an existing exterior door opening.10.Installation of an exterior window or window frame or the infill of an existing exterior window opening.11.Installation or removal of exterior skylights.12.Installation or removal of metal awnings or metal canopies.13.Installation or removal of security grilles, except that in no case shall permission to install such grilles be completely denied.14.Installation of exterior screen windows or exterior screen doors.15.The installation, relocation, or removal of fences or masonry garden walls.
West Palm Beach		https://library.municode.com/fl/west_palm_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH94ZOLADERE_ARTXIXDE_S94-611DE
	Section 94-611	Alteration means any change in the internal or external arrangement of a building, including work affecting the structural parts of a building or any change in occupancy. For historic preservation purposes, alteration shall be defined as any construction or change of a resource.
		Demolition means, for historic preservation purposes, any act or process that partially or totally destroys a resource.

Community	Code Citation	Selected text
Lake Worth		https://library.municode.com/fl/lake_worth_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADERE_ART5SURE_S23.5-4HIPR
	Section 23.5-4	Certificate of appropriateness, administrative approvals: A.Repair of cornices using existing materials and duplicating the original design;B.Installation of decks at ground level which are not visible from any street and which do not require alteration of any structure;C.Installation of new doors which are compatible in size and style with the original;D.The painting of any material or surfaces other than unpainted masonry, stone, brick, terra-cotta, stucco or concrete;E.The replacement of front porch columns with ones duplicating the original in style, color and material;F.The replacement of a roof with one of the same material and color or with a color and material compatible with the original architectural style so that the character of the property is preserved;G.The repair of wooden siding with wood which duplicates the original or with fiber cement board that as closely as possible replicates the original architectural style so that the character of the property is preserved;H.Installation of skylights not visible from any public street;I.Replacement of windows with windows compatible with the original style in size, type and materials or compatible with the existing architectural style and fenestration pattern;J.Repair and maintenance of the visible exterior of a building when such work exactly duplicates the existing design and is executed in the existing materials;
	Section 23.1-12	Architectural features: These include, but are not limited to the architectural style, mass, general design, and general arrangement of the exterior of a building or structure, including the type, style, or color of roofs, windows, doors, and appurtenances. Architectural features will include interior architectural features where the interior has been given historic designation.
		Architectural features: Architectural features include the architectural style, scale massing, siting, general design and general arrangement of the exterior of a building or structure, including the type, style or color of roofs, type and texture of building material, open courtyards which are accessible to the public, windows, doors and appurtenances. Interior spaces are included only if they have been specifically designated as landmarks.
		Demolition: Any act or process that destroys, wrecks, razes, removes or permanently impairs the structural integrity, in whole or in part, of a landmark, or a building or structure in a designated historic district. Also, the complete removal of buildings, appurtenances, or other structures from a lot.
		Design integrity: Adherence to a specific design vocabulary attributable to a particular identifiable architecture style. Utilization of specific materials, methods of construction, arrangement of solids and voids, fenestration patterns, massing elements, roofing shapes and architectural details each play a role in articulating a specific style correctly. Also referred to as design authenticity.
Wakulla County	Section 2.218	https://library.municode.com/fl/wakulla_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTVBOCO_SIAG_DIV4HIPRCO_S2.218DE
	Section 2.223	No owner or person in charge of a historic structure, historic site or structure within a historic district shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a certificate of appropriateness has been granted by the historic preservation committee.
		Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness provided that the work involves repairs to existing features of a historic structure or historic site or the replacement of elements of a structure with pieces identical in appearance and provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.

Community	Code Citation	Selected text
Key West	Section 102	https://library.municode.com/fl/KEY_WEST/codes/code_of_ordinances?nodeId=SPBLADERE_CH102HIPR_ARTIINGE
		Alteration means any change affecting the exterior appearance of an existing structure or improvement by additions, remodeling, maintenance or structural changes involving changes in form, texture, materials, or color or any such changes in appearance in a specially designated historic site or historic interior.
		Ordinary maintenance means work done to repair ordinary damage or to prevent ordinary deterioration or decay of a building or structure or any part thereof as nearly as possible to its condition prior to such damage, deterioration, or decay, and which does not involve or cause a change in the design, the material, or the exterior appearance of the building.
Volusia County	Chapter 62	https://library.municode.com/fl/volusia_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH62HIPR_ARTIINGE_S62-1DE
		Demolition means the intended destructive removal of a building, in whole or in part, from its site.
		Ordinary maintenance means any work for which a building permit is not required by law.
		A certificate of appropriateness issued by the historic preservation board shall be required for any of the following activities: Any alteration requiring a building permit which may change the exterior appearance of an individually designated historic building or structure or contributing property in a designated historic district; Demolition of any building or structure, constructed prior to January 1, 1946 deemed eligible for designation as a significant historic resource as determined by the historic preservation officer, in accordance with section 62-73; or demolition of an individual building or structure that has been previously issued a certificate of designation; or demolition of a contributing property in a designated historic district.

Community	Code Citation	Selected text
Miami Beach	Section 118-501	https://library.municode.com/fl/miami_beach/codes/code_of_ordinances?nodeId=SPBLADERE_CH118ADREPR_AR_TXHIPR
	Section 114-1	Demolition means the partial, substantial, or complete removal or destruction of any structure, building or improvement.
	Section 118-563	All applications for a certificate of appropriateness for the demolition or partial demolition of any building, structure, improvement, significant landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district and all applications for a certificate of appropriateness for new building construction, alteration, rehabilitation, renovation, restoration or any other physical modification of any building, structure, improvement, significant landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district shall only be considered by the board following a public hearing and shall comply with the notice requirements in accordance with section 118-8.
		Notwithstanding subsections 118-563(a) through (c) above, all applications for certificates of appropriateness involving minor repairs, demolition, alterations and improvements (as defined below and by additional design guidelines to be adopted by the board in consultation with the planning director or designee) shall be reviewed by the staff of the board. The staff shall approve, approve with conditions, or deny a certificate of appropriateness or a certificate to dig after the date of receipt of a completed application. Such minor repairs, alterations and improvements include the following:(1)Ground level additions to existing structures, not to exceed two stories in height, which are not substantially visible from the public right-of-way (excluding rear alleys), any waterfront or public parks, provided such ground level additions do not require the demolition or alteration of architecturally significant portions of a building or structure. For those lots under 5,000 square feet, the floor area of the proposed addition may not exceed 30 percent of the floor area of the existing structure or primary lot, whichever is less, with a maximum total floor area not to exceed 1,500 square feet. For those lots between 5,000 square feet and 10,000 square feet, the floor area of the proposed addition may not exceed 20 percent of the floor area of the existing structure or primary lot, whichever is less, with a maximum total floor area not to exceed 2,000 square feet. For those lots greater than 10,000 square feet, the floor area of the proposed addition may not exceed 10 percent of the floor area of the existing structure or primary lot, whichever is less, with a maximum total floor area not to exceed 5,000 square feet.(2)Replacement of windows, doors, storefront frames and windows, or the approval of awnings, canopies, exterior surface colors, storm shutters and signs.(3)Facade and building restorations, recommended by staff, which are consistent with historic documentation, provided the degree of demolition proposed is not substantial or significant and does not require the demolition or alteration of architecturally significant portions of a building or structure.(4)Minor demolition and alterations to address accessibility, life safety, mechanical and other applicable code requirements, provided the degree of demolition proposed is not substantial or significant and does not require the demolition or alteration of architecturally significant portions of a building or structure.(5)Minor demolition and alterations to rear and secondary facades to accommodate utilities, refuse disposal and storage, provided the degree of demolition proposed is not substantial or significant and does not require the demolition or alteration of