

**RESOLUTION NO. 2008- 149**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTY LOCATED AT 46 MARINE STREET, ST. AUGUSTINE, FLORIDA, IN ACCORDANCE WITH ST. JOHNS COUNTY ORDINANCE 97-61 AND SECTION 196.1997, FLORIDA STATUTES, AND PROVIDING AN EFFECTIVE DATE.**

**Recitals**

**WHEREAS**, St. Johns County Ordinance 97-61, known as the St. Johns County Historic Preservation Property Tax Exemption Ordinance, sets out the procedures for an ad valorem tax exemption to be given to an owner of historic property in St. Johns County in the amount of the assessed value of the improvements to be determined by the Property Appraiser's Office; and

**WHEREAS**, St. Johns County Ordinance 97-61, authorizes the Planning and Building Division of the City of St. Augustine to supervise and administer the rules and regulations pertaining to review of applications for property tax exemptions, and provides for review by the City's Historic Architectural Review Board (HARB) pursuant to Sections 196.1997 and 196.1998, Florida Statutes; and

**WHEREAS**, the City Commission of the City of St. Augustine passed Resolution No. 2008-02 on April 14, 2008 finding that the application for historic preservation property tax exemption for property located at 46 Marine Street, St. Augustine, Florida had been properly reviewed and approved by the City's HARB, and designated that the property is an historic property; and

**WHEREAS**, the property located at 46 Marine Street, St. Augustine, Florida is owned by Anna Marie Dunn, of London, UK; and

**WHEREAS**, the applications and other documents submitted to the City and other government agencies were submitted primarily by the Leslee Keys, on behalf of the property owner; and

**WHEREAS**, the Board of County Commissioners finds it appropriate and in the public interest to grant an historic property tax exemption to Anna Marie Dunn, the owner of the property at 46 Marine Street, St. Augustine, Florida, for a period of five (5) years beginning January 1, 2009 through December 31, 2013, provided that the property owner complies with the Covenant to ensure protection of the historical and architectural integrity of the site.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AS FOLLOWS:**

1. The above recitals are accepted as findings of fact and incorporated by reference herein.
2. The historic property is located at 46 Marine Street, St. Augustine, Florida, and is owned by Anna Marie Dunn.
3. The historic property ad valorem tax exemption begins January 1, 2009, and expires December 31, 2013, for the property located at 46 Marine Street, St. Augustine, Florida.
4. The historic property meets the requirements of Section 196.1997, Florida Statutes.
5. This Resolution shall take effect immediately upon passage by the Board of County Commissioners of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 27<sup>th</sup> day of May, 2008.



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_

Tom Manual, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

RENDITION DATE 5/29/08

By: \_\_\_\_\_

Pam Halterman  
Deputy Clerk

**RESOLUTION NO. 2008-02****A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR AN HISTORIC PROPERTY LOCATED AT 46 MARINE STREET; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS;** the City Commission for the City of St. Augustine, Florida, is the local governing authority as prescribed by s. 196.1977, Florida Statutes, to approve an ad valorem tax exemption for an historic property; and

**WHEREAS;** the City Commission finds that the property located at 46 Marine Street is owned by Anna Marie Dunn pursuant to O.R. 2740, PG 1623, and is designated as an historic property under the terms of the local preservation ordinance; and

**WHEREAS;** on November 30, 2006, the Historic Architectural Review Board (HARB) for the City of St. Augustine reviewed and approved an application for work to be completed at 46 Marine Street; and

**WHEREAS,** on March 20, 2008, the HARB for the City of St. Augustine reviewed an application for the work completed at 46 Marine Street, approved a certificate of completeness, and recommended the property located at 46 Marine Street for an historic preservation property tax exemption; and

**WHEREAS,** the City Commission for the City of St. Augustine has reviewed and approved the associated Historic Preservation Property Tax Exemption Covenant and hereby determines that it is in the best interest of public health, safety, and general welfare to grant an historic preservation property tax exemption;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:**

**Section 1. Historic Preservation Property Tax Exemption.** The City Commission for the City of St. Augustine, Florida, finds that the historic property located at 46 Marine Street meets the requirements of s. 196.1977, Florida Statutes, and hereby grants an ad valorem property tax exemption for the improvements made at 46 Marine Street subject to the recordation of an Historic Preservation Property Tax Exemption Covenant consistent with the requirements of s. 196.1977, Florida Statutes. The property tax exemption begins January 1, 2009 and expires on December 31, 2013.

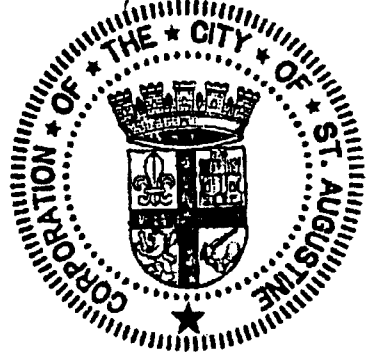
**Section 2. Effective Date.** This resolution shall become effective immediately upon adoption.

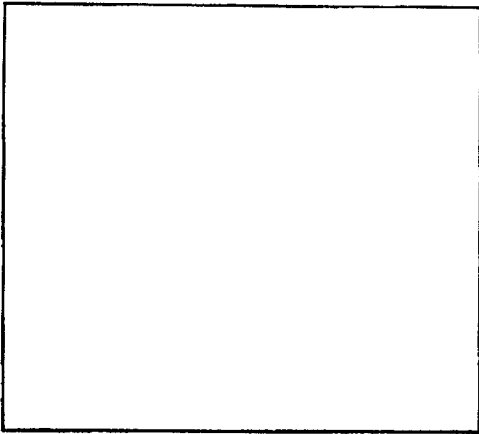
**PASSED** by the City Commission for the City of St. Augustine, Florida, this 14<sup>th</sup> day of April, 2008.

ATTEST:

*Karin Rogers*  
City Clerk

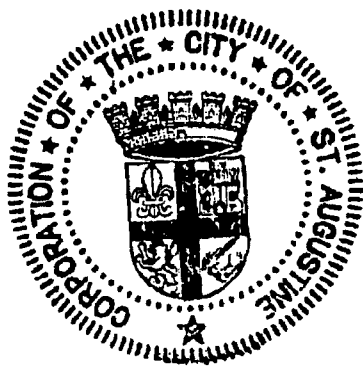
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Mayor-Commissioner~~





CITY OF ST. AUGUSTINE  
COUNTY OF ST. JOHNS  
STATE OF FLORIDA

I, Karen Rogers, City Clerk, City of St. Augustine, Florida, do hereby certify that the attached Resolution 2008-02, granting an Ad Valorem Tax Exemption for a historic property located at 46 Marine Street and approved by the St. Augustine City Commission on April 14, 2008, contains a full, true and correct copy as the same appears of Record and on file in my office, City of St. Augustine, 2<sup>nd</sup> Floor, S.E., Elevator B, City Hall, 75 King Street.



IN WITNESS WHEREOF, I have hereto set my hand and affixed the corporate seal of the City of St. Augustine, Florida, this 17th day of April, 2008.

Karen Rogers, CMC, City Clerk

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In: Estate Doc: \$4550.00 Rec: ~~\$48.50~~ <sup>10.00</sup>

Return to:

Name: Anna Marie Dunn  
c/o Irene Arriola

Address: 81 Magnolia Ave  
St Augustine Fl 32084

This Instrument Prepared by:  
Carol A. Lagasse  
Estate Title of St. Augustine, Inc.  
71 Carrera Street  
St. Augustine, FL 32084

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it. Property Appraiser Parcel Identification (Folio) Number(s): 198880-0000

Grantee(s) LD#(s):  
File No: 52626

COPY  
WARRANTY DEED

This Warranty Deed Made and executed the 7th day of July, 2006, by BRIDGE & MARINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, existing under the laws of the State of Florida, and having its principal place of business at 789 Blackmoor Gage Lane; St. Augustine, Fl 32084, hereinafter called the grantor, to ANNA MARIE DUNN whose post office address is: c/o Irene Arriola; 81 Magnolia Ave St Augustine Fl 32084 hereinafter called the grantee,

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

SITUATE IN THE CITY OF ST. AUGUSTINE, BOUNDED ON THE NORTH BY PREMISES NOW OR FORMERLY OF THE ESTATE OF NESMITH; SOUTH BY LOT OF CAMPBELL, FORMERLY GREENO; EAST BY MARINE STREET ON WHICH IT FRONTS AND ON THE WEST BY LOT NOW OR FORMERLY OF PAPINO, SAID LOT HAVING A FRONTAGE ON MARINE STREET OF FIFTY-SEVEN (57) FEET MORE OR LESS AND MEASURING SIXTY (60) FEET MORE OR LESS ON ITS WEST LINE, AND IN DEPTH ONE HUNDRED AND FIVE AND ONE-HALF (105 1/2) FEET.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to 2006, reservations, restrictions and easements of record, if any.

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

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

BRIDGE & MARINE, LLC

Signed, sealed and delivered in the presence of.

Witness Signature: Martina Pepper  
Martina Pepper

BY David Pepper  
David Pepper, It's Managing Member

Witness Signature: Carol A. Lagasse  
Carol A. Lagasse

STATE OF FLORIDA  
COUNTY OF ST. JOHNS DUVAL

The foregoing instrument was acknowledged before me this 7th day of July, 2006 by David Pepper, as Managing Member of BRIDGE & MARINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY. He/She is personally known to me or has produced driver's license as identification.

My Commission Expires:

Carol A. Lagasse  
Notary Public  
Serial Number:



File No.: 52626

## **EXHIBIT A**

SITUATE IN THE CITY OF ST. AUGUSTINE, BOUNDED ON THE NORTH BY PREMISES NOW OR FORMERLY OF THE ESTATE OF NESMITH; SOUTH BY LOT OF CAMPBELL, FORMERLY GREENO; EAST BY MARINE STREET ON WHICH IT FRONTS AND ON THE WEST BY LOT NOW OR FORMERLY OF PAPINO, SAID LOT HAVING A FRONTAGE ON MARINE STREET OF FIFTY-SEVEN (57) FEET MORE OR LESS AND MEASURING SIXTY (60) FEET MORE OR LESS ON ITS WEST LINE, AND IN DEPTH ONE HUNDRED AND FIVE AND ONE-HALF (105 ½) FEET.

**REVIEW OF COMPLETED WORK**  
**For Local Historic Preservation Office or Division Use Only**

Property Identification Number 198880 0000

Property Address 46 Marine Street, St Augustine, Florida

The  Local Historic Preservation Office/  Division has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Determines that the completed improvements to the property **are consistent** with the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.
- Determines that the completed improvements to the above referenced property **are not consistent** with the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: Approved by the St Augustine Historic Architectural Review Board on March 20, 2008 (see case file F2008-0031 in the St Augustine Planning & Building Department for background information on the review of completed work).

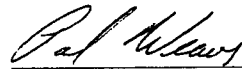
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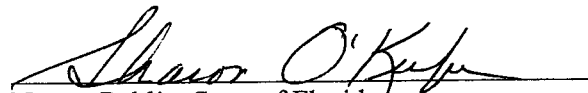


PAUL WEAVER, CHAIRMAN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

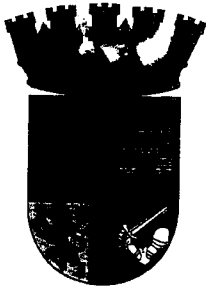
I HEREBY CERTIFY that on this day, Paul Weaver personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and Paul Weaver, personally known to me and who is the person who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 8 day of APRIL, A.D., 2008.

  
Notary Public, State of Florida







# City of St. Augustine



St. Augustine, Florida

Planning/Building

March 31, 2008

Leslee Keys  
P. O. Box 457  
St Augustine, FL 32085

APR - 9 2008

Re: Historic Preservation Tax Abatement – Case No. F2008-0031  
**46 Marine Street**  
*Request for Review of Completed Work*

Dear Ms. Keys:

This letter is in reference to the application for the historic preservation property tax abatement associated with the renovations at 46 Marine Street. Previous findings established in the review of the Preconstruction Application submitted on October 5, 2006 include:

1. The residence associated with this address is a contributing building in the City of St Augustine National Register Historic District and therefore is a qualifying historic building.
2. Existing conditions and proposed improvements were reviewed in association with Certificate of Appropriateness #2006-1107 and was approved by the Historic Architectural Review Board (HARB) at the November 30, 2006 meeting. This approval by the HARB determined that proposed work was consistent and compliant with the standards, guidelines and criteria outlined in the U.S. Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* as set forth in Chapter 1A-38.005, F.A.C. (Please note that the HARB serves as the local review authority for both the City of St Augustine and St Johns County in determining architectural compliance for historic preservation tax abatement applications.)
3. Minimum thresholds for the proposed project as set forth in city ordinance #95-20 and county ordinance #97-61 were met as follows:
  - The estimated value of proposed improvements (\$650,000) was at least 50% of the total assessed value of the property (\$365,680 in 2006) or \$20,000, whichever is less; and
  - At least twenty-five percent (25%) of the estimated value of proposed improvements was determined to be associated with foundation work and renovation of the exterior of the structure.

On Thursday, March 20, 2008 the HARB met to discuss your request for final review of the completed work associated with renovations at 46 Marine Street. The HARB **approved** your application and has certified that the completed renovations are consistent and compliant with standards, guidelines and criteria outlined in the U.S. Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* as set forth in Chapter 1A-38.005, F.A.C.

The HARB's certification, along with the Preconstruction Application and other related documents, will be forwarded by this office to the St Augustine City Commission and St Johns Board of County Commissioners for review and consideration of the requested ad valorem exemption levied by each jurisdiction. The property owner will be eligible to receive an ad valorem property tax exemption of 100% of the increase in assessed value for the building after completion of renovations as established by the St Johns County Property Appraiser. When approved, the property owner will be required to execute a covenant stating that any and all improvements associated with the granted abatement will be maintained for a period of five (5) years. This covenant must be filed with the St Johns County Clerk of Courts on or before the effective date of the exemption. The exemption period shall begin on January 1, 2009 and shall be in effect for a period of five (5) years.

Should you have any further questions regarding this matter, please contact Tom Scofield, Historic Preservation Planner with this department at (904) 209-4326.

Sincerely,



Mark A. Knight, A.I.C.P.  
Director, Planning & Building Department

MKts

cc: Regina Ross, Assistant County Attorney, St Johns County  
Robin Moore, Historic Resources Planner, St Johns County  
William B. Harriss, City Manager, City of St Augustine  
Karen Rogers, City Clerk, City of St Augustine  
Case file F2008-0031

CITY OF ST. AUGUSTINE

MEMORANDUM

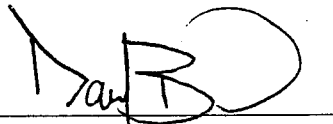
TO: Wm. B. Harriss, City Manager

DATE: April 14, 2008

RE: Historic Preservation Property Tax Exemption for 46 Marine Street

Please place the 46 Marine Street Historic Preservation Property Tax Exemption on agenda for approval by resolution at the April 14, 2008 City Commission meeting. This tax exemption will abate the increased assessment for the improvements made during the renovations to this historic home. The tax exemption has been reviewed and approved by the Historic Architectural Review Board (HARB) and the physical work to the structure and the site have been completed.

If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read "David Birchim", written over a horizontal line.

David Birchim  
Planning Manager



# City of St. Augustine

HISTORIC ARCHITECTURAL REVIEW BOARD



## STAFF REPORT AND RECOMMENDATION

Prepared for March 20, 2007 Meeting

### Historic Preservation Property Tax Abatement

Case No. F2008-0031

46 Marine Street

APPLICANT	Leslee Keys P. O. Box 457 St Augustine, FL 32085
OWNER	Anna Marie Dunn 46 Marine Street St Augustine, FL 32084
REQUEST	Historic Preservation Tax Abatement application, review of completed work.
AGENDA ITEM	5(a)
PLANS DATED	February 29 and March 11, 2008

#### GENERAL/BACKGROUND INFORMATION

Architectural Style:	Late 19th century frame vernacular
Construction Date:	+1885 (FMSF)
Florida Master Site File:	8 sj 1270
National Register Status:	Contributing building in the City of St. Augustine National Register Historic District
Zoning District:	Historic Preservation-one (HP-1)
Parcel Number:	198880-0000
Plan review:	indicates that a preliminary application is on file for historic preservation tax abatement dated October 5, 2006 and the current application is for review of completed work.

## REVIEW OF APPLICABLE CODES AND ORDINANCES

### *Standards, Guidelines and Criteria for Historic Preservation Tax Abatement 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

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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]

### **STAFF SUMMARY & ANALYSIS**

A Historic Preservation Tax Abatement application for 46 Marine Street was submitted on October 5, 2006 as part of the review process for this project. An Opinion of Appropriateness was approved by the Historic Architectural Review Board (HARB) at the



October 19, 2006 meeting and a Certificate of Appropriateness at the November 30, 2006 meeting. Demolition of the dilapidated rear addition began with the issuance of a building permit by the city Planning & Building Department on August 17, 2006 and actual construction work was initiated under a building permit issued on April 17, 2007. Amendments were made to plans for the project at the February 15, 2007 HARB meeting (case # 2007-0096) where the three-story tower was shortened to two stories and a window was added to the rear elevation. Also the construction of a masonry perimeter wall and fence on the front property line was approved by the HARB at its October 18, 2007 meeting.

### **Description of Improvements**

Work items for significant architectural features in the rehabilitation of this property must be consistent with standards, guidelines and criteria outlined in the *Secretary of Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and the criteria set forth in Chapter 1A-38, F.A.C. The following review was conducted by the historic preservation planner staff in evaluating each work item originally presented by the applicant. An asterisk (\*) indicates a work item that potentially conflicts with the abovementioned standards, guidelines and criteria and/or was completed in a method different than originally stated in the preliminary application.

○ Feature 1 – Foundation piers

*Condition prior to construction:* Coquina piers (circa 1888) supporting the original structure are in fair condition, but are insufficient to bear weight.

*Proposed work:* The piers will be rebuilt and reinforced with the exposed surface matching the original appearance including mortar joints. New piers will be added supporting the addition the coquina facing of which will be laid in a manner not identical to that of the original piers. The size and shape of the new piers will be comparable to that of the original building.

*Review comments:* Staff comments to be provided under separate cover.

○ Feature 2 – Latticework

*Condition prior to construction:* Wood lattice installed in a horizontal and vertical grid pattern is in poor condition.

*Proposed work:* New wood lattice will be fabricated and installed to match original. Fasteners will not be visible.

*Review comments:* Staff comments to be provided under separate cover.

○ Feature 3 – Novelty siding and patterned wall shingles

*Condition prior to construction:* Wood siding (circa 1888) is in poor condition due to nail holes from attachment of shingles; wood shingles (circa 1893) in fish scale, diamond and butt end shapes are in fair to good condition.

*Proposed work:* Shingles will be hand removed and replaced in kind where exposed as exterior surface material. For exterior wall surfaces which will become interior walls, all sheathing will be removed. Salvageable materials which retain integrity

will be reused. The new addition will be sheathed in wood novelty siding of the same reveal as that used in the original building. Wood siding in All original plaster has been removed mostly because of fire damage. Interior walls to be resurfaced with fire rated dry wall. All original wood wainscoting will be salvaged and reused.

*Review comments:* Staff comments to be provided under separate cover.

○ Feature 4 – Gabled roof

*Condition prior to construction:* The end gabled roof structure includes a front gabled porch roof and shed roofs over polygonal bay windows (circa 1888). The roof is covered in replacement synthetic shingles (20<sup>th</sup> century).

*Proposed work:* The roof covering will be removed and the existing structure will be reinforced. An end gable form will be used on the new addition. The octagonal tower will have a segmented conical roof. The entire roof structure will be covered in V-crimp metal, the color of which will be one of the following: silver, dark green or dark red. Polygonal bays will have a hipped form.

*Review comments:* Staff comments to be provided under separate cover.

○ Feature 5 – Interior chimneys

*Condition prior to construction:* Brick chimneys are asymmetrically placed on the far side of the roof ridge (circa 1888). One chimney serves the fireplaces in the double parlor. The second chimney served a wood stove.

*Proposed work:* The parlor chimney will be rebuilt to match its original appearance. The wood stove chimney will be removed to ground level.

*Review comments:* Staff comments to be provided under separate cover.

○ Feature 6 - Doors

*Condition prior to construction:* All doors are solid wood in wood frames. The balcony door has two vertical panels under two arched lights (circa 1888). The paired entry doors appear to be the original configuration, but are replacements, in poor condition. Interior doors are 4 vertical panel in good condition, where remaining.

*Proposed work:* A new pair of wood paneled doors with single lights will be installed at the front entry. The balcony door will be retained. Paired exterior doors on the new addition will be a double panel with a light above. Interior doors will be wood, horizontal panel to match originals. Multiple light, double-leaf doors will be used on secondary, non-historic entrances.

*Review comments:* Staff comments to be provided under separate cover.

○ Feature 7 – Windows

*Condition prior to construction:* Original windows are long and narrow, 2/2 wood framed, double hung sash (circa 1888). Replacement windows are long and narrow, 1/1 wood framed, double hung sash (circa 1917). The north side includes one paired

window, 1/1 double hung sash. The east façade includes two polygonal bays. Transoms are located over exterior doors. Windows are in good to fair condition.

*Proposed work:* All windows will be long narrow, wood framed double hung sash. The original building will feature a 2/2 pattern; the addition will feature 1/1. Upper story windows will be located over lower story windows to maintain symmetry. Transoms will be retained. Wood panels on bays will be repaired/replaced in kind to match original.

*Review comments:* Staff comments to be provided under separate cover.

o Feature 8 – Shutters

*Condition prior to construction:* Single panel wood shutters are attached at the polygonal bay windows and are not original.

*Proposed work:* Operable louvered wood shutters sized to fit openings and hung on black iron hinges will be installed on all windows that will accommodate shutters.

*Review comments:* Constructed as described in the preliminary application and indicated in the HARB Drawing of Record.

o Feature 9 – Trim and front porch

*Condition prior to construction:* Wood trim including small brackets and dentils is found under the roof eaves (circa 1888). The front porch includes turned posts, balustraded railings, both upper and lower, both plain and scroll-sawn [several of these components were obviously salvaged from other houses]. All of the trim is in poor to fair condition.

*Proposed work:* Trim will be repaired/replaced in kind to match original. Front porch construction will be turned posts and scroll-sawn balustrade.

*Review comments:* The balustrade was changed, with confirmation by the historic preservation planner, to a turned spindle after further investigation revealed that the scroll-sawn boards were not original to the house.

o Feature 10 – Addition to south façade

*Condition prior to construction:* One-story, shed roofed sunroom addition covered in butt end shingles, with 1/1 double hung windows (circa 1924), poor condition.

*Proposed work:* Addition will be demolished. A new addition will be constructed with end gable roofs, and details as described previously in this document. Porch supports will feature plain posts and balustered railings.

*Review comments:* Staff comments to be provided under separate cover.

o Feature 11 – Addition to west façade

*Condition prior to construction:* Multiple two-story, additions covered in butt end shingles, a variety of windows (circa 1924), poor condition and reflecting many interior alterations.

*Proposed work:* Addition will be demolished. A new addition will be constructed with gable end roofs, and details as described previously in this document. Porch supports will feature plain posts and balustered railings.

*Review comments:* Constructed as described in the preliminary application and indicated in the HARB Drawing of Record.

○ Feature 12 – Interior staircase with newel post and railing

*Condition prior to construction:* This is one of the few remaining intact original features which retain its construction, location and integrity (circa 1888).

*Proposed work:* This feature will be retained in place and repaired.

*Review comments:* Staff comments to be provided under separate cover.

○ Feature 13 – Interior trim and baseboards

*Condition prior to construction:* This is a plain, deep baseboard with a beaded top and plain trim (circa 1888).

*Proposed work:* Original base and trim will be repaired/replaced in kind to match, based upon the degree of damage.

*Review comments:* Staff comments to be provided under separate cover.

○ Feature 14 – Rooming house baths and kitchens

*Condition prior to construction:* Kitchens and baths from throughout the 20<sup>th</sup> century were installed in this former boarding house and are in fair condition.

*Proposed work:* All boarding house kitchens and baths will be removed. A new single family kitchen will be built in the new addition and a bath will be constructed for each bedroom.

*Review comments:* Constructed as described in the preliminary application and indicated in the HARB Drawing of Record.

○ Feature 15 – Window air conditioners and light fixtures

*Condition prior to construction:* All materials are incompatible with original building and in poor condition.

*Proposed work:* All will be removed and replaced.

*Review comments:* Staff comments to be provided under separate cover.

○ Feature 16 – Porch floors

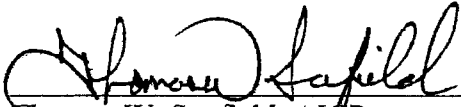
*Condition prior to construction:* Tongue and groove in poor condition.

*Proposed work:* Front porchs will be repaired/replaced in tongue and groove to match original. New porch floors will be installed to match historic materials.

*Review comments:* Constructed as described in the preliminary application and indicated in the HARB Drawing of Record.

STAFF RECOMMENDATION

Because of late submittal of support information the staff review was not completed at the time this staff report was prepared. The staff review of the information submitted by the applicant will be provided to HARB board members under separate cover.

A handwritten signature in cursive script, appearing to read "Thomas W. Scofield". The signature is written in black ink and is positioned above a horizontal line.

Thomas W. Scofield, AICP  
Historic Preservation Planner

## HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART I--PRECONSTRUCTION APPLICATION

**INSTRUCTIONS:** Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

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### A. GENERAL INFORMATION *To be completed by all applicants*

#### 1. Property identification and location:

Property Identification Number (from tax records): 198880 0000 *Attach legal description of property.*

Address of property: 46 Marine Street

City St. Augustine , County: St. Johns Zip Code: 32084

- Individually National Register Listed       Locally designated historic property or landmark\*
- In a National Register District                       In a locally designated district

\* *For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district: St. Augustine Town Plan National Historic Landmark District

*For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:*

Name of local historic preservation agency/office:

City of St. Augustine Planning and Building Department

Mailing Address: P.O. Box 210

City: St. Augustine State: Florida Zip Code: 32085

Telephone Number: (904) 825-1060

#### 2. Type of request:

- Exemption under §196.1997, F. S. (standard exemption)
- Exemption under §196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under §196.1998, F.S. complete Question 9 on page five.*

#### 3. Owner Information:

Name of individual or organization owing the property: Anna Marie Dunn

Mailing Address: 43 Carlisle Mansions, Carlisle Place

City: London, State: UK Zip Code: SW1P 1MY

Daytime Telephone Number: (        ) 01144 774870425

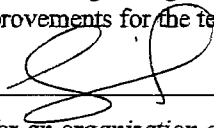
Name of additional owner at same mailing address: Cameron Dunn

Daytime Telephone Number: (        ) 01144 7748704205

*If the property is in multiple ownership, attach a list of all owners with their mailing addresses.*

PROPERTY ADDRESS: 46 Marine Street

- 4. **Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Name: Irene Arriola Signature:  Date: 5 OCTOBER 2006

*Complete the following if signing for an organization or multiple owners.*

Title: Agent Organization: On behalf of Owners

PROPERTY ADDRESS: 46 Marine Street

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**B. EVALUATION OF PROPERTY**

*To be completed only for properties in historic or archaeological districts:*

**4. Description of physical appearance:**

The building, constructed in the late 19<sup>th</sup> century as a single residence, is a two-story frame vernacular, three-bay, end gable roofed dwelling set on coquina piers. The exterior is sheathed in patterned wood shingles, including butt end, novelty and diamond, under which is horizontal siding. These cover original horizontal novelty siding and may have been installed during the first modification of 1893. A two-story, gable roofed, balustraded portico with chamfered and turned posts is located in the central bay and flanked by single story polygonal bay windows. First floor double entry doors are covered by a transom and flanked by sidelights. Original windows were 2/2 sash; replacement windows are predominantly 1/1 sash. Two asymmetrically placed, interior brick chimneys pierce the roof. Single and two-story, shingled, frame additions and porches wrap the south and west facades. The building witnessed major modifications: kitchen, ca. 1893, addition, ca. 1917, and a smaller rear addition ca. 1924 to facilitate multi-family use. The building is in fair condition with only the following original interior elements retaining significance: central staircase, some baseboards, one fireplace, 2/2 double hung sash windows, and extant transoms.

Date of Construction: ca. 1865-1888 Date(s) of Alteration(s): ca. 1893, ca. 1917, ca. 1924

Has building been moved?  Yes  No If so, when? \_\_\_\_\_

**5. Statement of Significance:**

The building represents St. Augustine's late 19<sup>th</sup> century role as a tourist haven featuring both private residences and luxury hotel accommodations. Much of this was fostered by Henry Flagler's grand hotel construction in the last 1880s. Many "cottage" seasonal residences constructed during the same era were frame vernacular shingled dwellings, also. Known early in the 20<sup>th</sup> century as the Bay State Cottage, the property was owned and occupied by the Oliver family for nearly 50 years. In 1953 the property became Colee's Apartments and then, until recently, Duddington Apartments. The building is vacant currently. The new owners plan to remove the multi-family components, add a compatible addition to the building, and return the building to single occupancy.

**6. Photographs and Maps:**

Attach photographs, site plans, floorplans and maps to application.



PROPERTY ADDRESS: 46 Marine Street

C. DESCRIPTION OF IMPROVEMENTS

To be completed by all applicants. Include site work, new construction, alterations, etc. Complete the blocks below.

<b>FEATURE 1</b>	
Feature: Foundation Piers	
Approximate date of feature: ca. 1888	
Describe existing feature and its condition:	
Coquina piers supporting the original structure are in fair condition, but are insufficient to bear structural weight.	
Photograph Number:	Drawing Number:

Describe work and impact on existing feature:
The piers will be rebuilt and reinforced, with the exposed surface matching the original appearance, including mortar joints. New piers will be added supporting the addition, the coquina facing of which will be laid in a manner which is not identical to that of the original piers. The size and shape of the new piers will be comparable to that of the original building.

<b>FEATURE 2</b>	
Feature: Latticework	
Approximate date of feature: unknown	
Describe existing feature and its condition:	
Wood lattice installed in a horizontal and vertical grid pattern is in poor condition.	
Photograph Number:	Drawing Number:

Describe work and impact on existing feature:
New wood lattice will be fabricated and installed to match original. Fasteners will not be visible.

<b>FEATURE 3</b>	
Feature: Novelty siding covered by patterned wall shingles	
Approximate date of feature: ca. 1888, ca. 1893	
Describe existing feature and its condition:	
Wood siding is in poor condition due to nail holes from attachment of shingles; wood shingles in fishscale, diamond and butt end shapes are in fair to good condition.	
Photograph Number: 2	Drawing Number:

Describe work and impact on existing feature:
Shingles will be hand removed and replaced in kind where exposed as exterior surface material. For exterior wall surfaces which will become interior walls, all sheathing will be removed. Salvageable materials which retain integrity will be reused. The new addition will be sheathed in wood novelty siding of the same reveal as that used in the original building.

**FEATURE 4**

Feature: Gabled roof  
Approximate date of feature: ca. 1888

Describe existing feature and its condition:

The end gabled roof structure includes a front gabled porch roof and shed roofs over polygonal bay windows. The roof is covered in replacement synthetic shingles.

Photograph Number: 1, 2    Drawing Number:

Describe work and impact on existing feature:

The roof covering will be removed and the existing structure will be reinforced. An end gable form will be used on the new addition. The octagonal tower will have a segmented conical roof. The entire roof structure will be covered in V-crimp metal, the color of which will be one of the following: silver, dark green or dark red. Polygonal bays will have a hipped form.

**FEATURE 5**

Feature: Interior chimneys  
Approximate date of feature: ca. 1888

Describe existing feature and its condition:

Brick chimneys are asymmetrically placed on the far side of the roof ridge. One chimney serves the fireplaces in the double parlor. The second chimney served a wood stove.

Photograph Number:            Drawing Number:

Describe work and impact on existing feature:

The parlor chimney will be rebuilt to match its original appearance. The wood stove chimney will be removed to ground level. In both cases, efforts will be made to disturb the ground surfaces minimally.

**FEATURE 6**

Feature: Doors  
Approximate date of feature: ca. 1888

Describe existing feature and its condition:

All doors are solid wood in wood frames. The balcony door has 2 vertical panels under two arched lights. The paired entry doors appear to be the original configuration, but are replacements, in poor condition. Interior doors are 4 vertical panel and in good condition, where remaining.

Photograph Number: 1, 12, 23    Drawing Number:

Describe work and impact on existing feature:

A new pair of wood paneled doors with single lights in each will be installed at the front entry. The balcony door will be retained. Paired exterior doors on the new addition will be a double panel with a light above. Interior doors will be wood, horizontal panel to match originals.

*opening to large  
- multi l.s  
on second  
entrances*

**FEATURE 7**

Feature: Windows

Approximate date of feature: ca. 1888, ca. 1917

Describe existing feature and its condition:

Original windows are long and narrow, 2/2 wood framed, double hung sash. Replacement windows are long and narrow, 1/1 wood framed, double hung sash. The north side includes one paired window, 1/1 double hung sash. The east façade includes two polygonal bays. Transoms are located over exterior doors. Windows are in fair to good condition.

Photograph Number: 2,3,6,10,16,22,24 Drawing Number:

Describe work and impact on existing feature:

All windows will be long and narrow, wood framed double hung sash. The original building will feature a 2/2 pattern; the addition will feature 1/1. Upper story windows will be located over lower story windows to maintain symmetry. Transoms will be retained. Wood panels on bays will be repaired/replaced in kind to match original.

**FEATURE 8**

Feature: Shutters

Approximate date of feature: unknown

Describe existing feature and its condition:

Single panel wood shutters are attached at the polygonal bay windows; not original

Photograph Number: 2, 4 Drawing Number:

Describe work and impact on existing feature:

Operable louvered wood shutters sized to fit openings and hung on black iron hinges will be installed on all windows that will accommodate shutters.

**FEATURE 9**

Feature: Trim and Front Porch

Approximate date of feature: ca. 1888

Describe existing feature and its condition:

Wood trim including small brackets and dentils is found under the roof eaves. The front porch includes turned posts, balustraded railings, both upper and lower, both plain and scrollsawn.

All of the trim is in poor to fair condition.

Photograph Number: 1 Drawing Number:

Describe work and impact on existing feature:

Trim will be repaired/replaced in kind to match original. Front porch construction will be turned posts and scrollsawn balustrade.

PROPERTY ADDRESS: 46 Marine Street

<b>FEATURE 10</b>
Feature: Addition to south façade
Approximate date of feature: ca. 1924
Describe existing feature and its condition:
One story, shed roofed sunroom addition covered in butt end shingles, with 1/1 double hung windows, poor condition.
Photograph Number: 3, 4    Drawing Number:

Describe work and impact on existing feature:
Addition will be demolished. A new addition will be constructed with a slightly larger footprint and recessed from the front façade 1'8". A second story will be set back 14'6" to enable the patterned shingled façade to remain exposed. The first floor roof will be either shed in shape or flat to accommodate a second story balcony with plain posts and railing.

<b>FEATURE 11</b>
Feature: Addition to west facade
Approximate date of feature: ca. 1924
Describe existing feature and its condition:
Multiple two story, additions covered in butt end shingles, a variety of windows, poor condition and reflecting many interior alterations
Photograph Number: 5, 6    Drawing Number:

Describe work and impact on existing feature:
Addition will be demolished. A new addition will be constructed with end gable roofs, and details as described previously in this document. Porch supports will feature plain posts and balustraded railings

<b>FEATURE 12</b>
Feature: Interior staircase with newel post and railing
Approximate date of feature: ca. 1888
Describe existing feature and its condition:
This is one of the few remaining intact original features which retains its construction, location and integrity.

Describe work and impact on existing feature:
<del>This feature will be retained in place and repaired.</del>

**FEATURE 13**

Feature: Interior trim and baseboards  
 Approximate date of feature: ca. 1888

Describe existing feature and its condition:

This is plain, deep baseboard with a beaded top and plain trim.

Photograph Number: 16,17,22-24 Drawing Number:

Describe work and impact on existing feature:

~~Original base and trim will be repaired/replaced in kind to match, based upon the degree of damage.~~

**FEATURE 14**

Feature: Rooming House baths and kitchens  
 Approximate date of feature: ca. 1924, ca. 1953, ca. 1970s

Describe existing feature and its condition:

Kitchens and baths from throughout the 20<sup>th</sup> century were installed throughout the house and are in fair condition.

Photograph Number: 18-20,26,30-33 Drawing Number:

Describe work and impact on existing feature:

~~All will be removed.~~

**FEATURE 15**

Feature: Window air conditioners, light fixtures

Approximate date of feature: ca. 1970s

Describe existing feature and its condition:

All materials are incompatible with original building and in poor condition.

Photograph Number: 3,11-13 15,16,21 Drawing Number:

Describe work and impact on existing feature:

~~All will be removed.~~

**FEATURE 16**

Feature: Porch floors  
 Approximate date of feature: ca. 1888

Describe existing feature and its condition:

Tongue and groove in poor condition

Photograph Number: 1 Drawing Number:

Describe work and impact on existing feature:

~~Front porch floors will be repaired/replaced in tongue and groove to match original. New porch floors will be installed to match historic materials.~~

PROPERTY ADDRESS: 46 Marine Street

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**D. PROPERTY USE**

*To be completed by all applicants.*

1. Use(s) before improvement: rooming house
  2. Proposed use(s) after improvement: single family residence
- 

**E. SPECIAL EXEMPTION**

*Complete only if applying for exemption under §196.1998, F. S. (property occupied by non-profit organization or government agency and regularly open to the public):*

*Note: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by §196.1998, F. S.*

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site.  
\_\_\_\_\_
2. How often does this organization or agency use the building or archaeological site?  
\_\_\_\_\_
3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) \_\_\_\_\_ square feet (\_\_\_\_) acres (\_\_\_\_).
4. How much area does the organization or agency use? \_\_\_\_\_ square feet (\_\_\_\_), acres (\_\_\_\_)
5. What percentage of the useable area does the organization or agency use? \_\_\_\_\_%
6. Is the property open to the public?  Yes  No If so , when? \_\_\_\_\_
7. Are there regular hours?  Yes  No If so , what are they? \_\_\_\_\_
8. Is the property also open by appointment?  Yes  No
9. Is the property open only by appointment?  Yes  No

## PRE-CONSTRUCTION APPLICATION REVIEW

For Local Historic Preservation Office or Division Use Only

Property Identification Number: 198880 0000

Property Address: 46 Marine Street, St. Augustine

The  Local Historic Preservation Office/ Division has reviewed **Part 1 (Preconstruction Application)** of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Certifies that the above referenced property qualifies as a historic property consistent with the provisions of §196.1997(11), F. S.
- Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of §196.1997(11) F. S.
- Certified that the above referenced property qualifies for the special exemption provided under §196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- Certified that the above referenced property does not qualify for the special exemption provided under §196.1998, F. S.
- Determines that improvements to the above referenced property are consistent with the *Secretary of Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and the *criteria set forth in Chapter 1A-38, F.A.C.*
- Determines that improvements to the above referenced property are not consistent with the *Secretary of Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and the *criteria set forth in Chapter 1A-38, F.A.C.*

All work not consistent with the referenced standards and guidelines and criteria, is identified in the Review Comments.

Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced standards, guidelines and criteria are provided in the Review Comments.

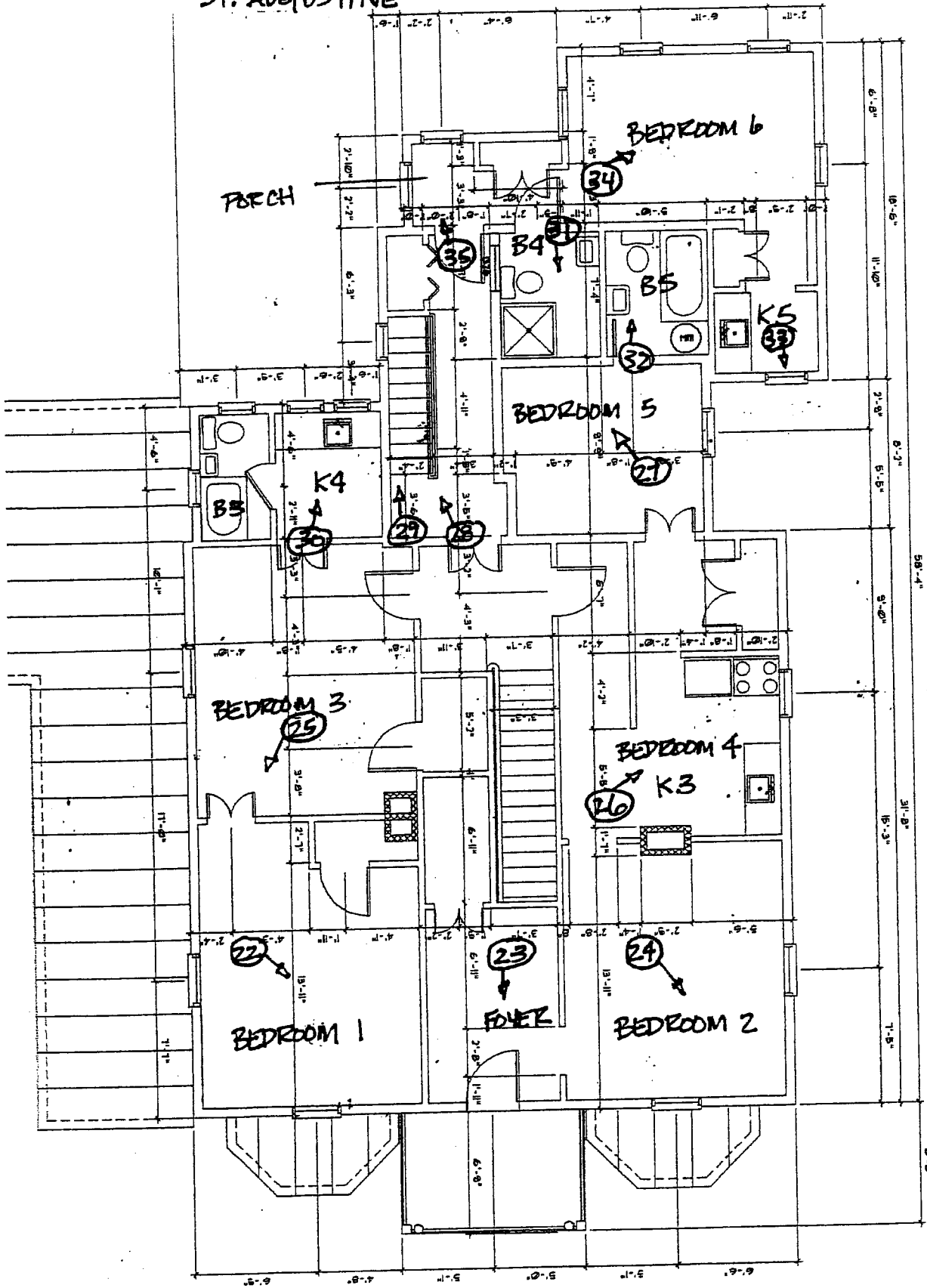
Review Comments: See Certificate of Appropriateness application #2006-1107 attached.

Additional Review Comments attached?  Yes  No

  
Signature

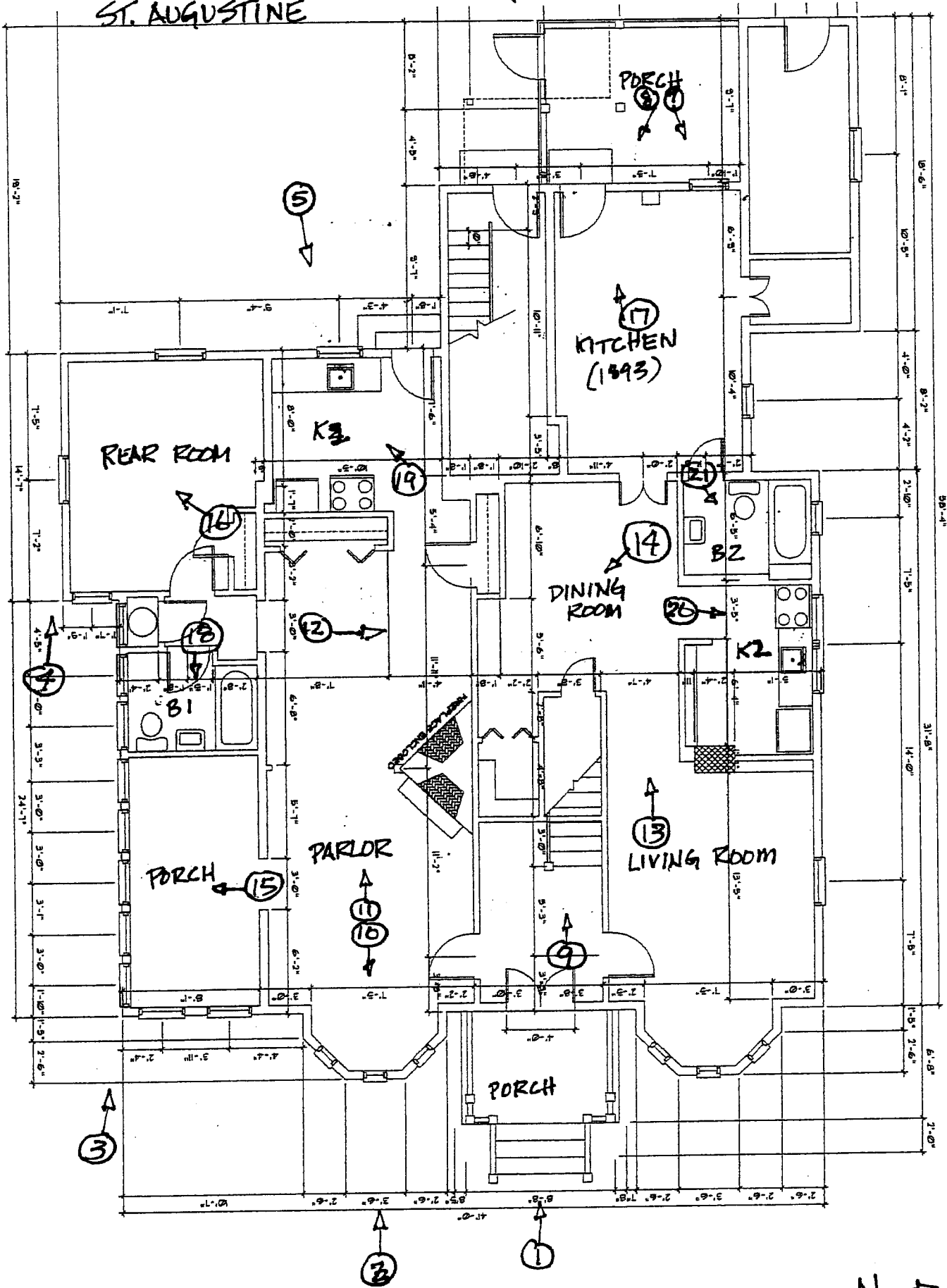
Printed Name: Thomas W. Scofield  
Title: Historic Preservation Planner  
Date: 11-13-06

46 MARINE ST.  
ST. AUGUSTINE





46 MARINE ST.  
ST. AUGUSTINE



**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT**

This Covenant is made the 28th day of February, 2008, by Anna Marie Dunn (hereinafter referred to as the Owner) and in favor of City of St. Augustine (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 46 Marine Street, St. Augustine, Florida

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located are architecture, x history, archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city referenced, consisting of repository, book and page numbers): Parcel #198880-0000, Lot 26, Block 27 OR 2740/1623, Book 2740, Page 1623

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2008, to December 31, 2012.

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the

Same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the ( ) Division of Historical Resources  
( x ) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Name of Office/Agency: Historic Architectural Review Board  
Address: P.O. Box 210  
City: St. Augustine Zip: 32085-1027  
Telephone: 904-825-1060

The address of the Division of Historical Resources is:

Bureau of Historic Preservation  
Division of Historical Resources  
R. A. Gray Building, 500 South Bronough Street  
Tallahassee, Florida 32399-0250  
Telephone Number: (904) 487-2333

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or

damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the ( ) Division of Historical Resources ( x ) Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the condition of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the ( ) Division of Historical Resources ( x ) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the ( ) Division of Historical Resources ( x ) Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition

existing at the time of project completion on a time schedule agreed upon by the Owner and the ( ) Division of Historical Resources ( x ) Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the ( ) Division of Historical Resources ( x ) Local Historic Preservation Office in writing of the loss. The ( ) Division of Historical Resources ( x ) Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the ( ) Division of Historical Resources ( x ) Local Historic Preservation Office determines that the Property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the ( ) Division of Historical Resources ( x ) Local Historic Preservation Office shall notify the Owner in writing. The Owner shall have 30 days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such extenuating

circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the ( )Division of Historical Resources (✓)Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the ( )Division of Historical Resources (✓)Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

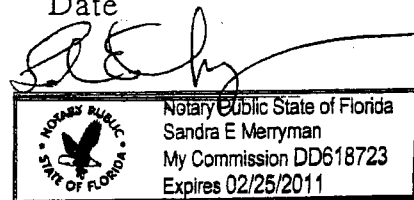
This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER

Anna Marie Dunn                      [Signature]                      28 FEB 2008  
Name    Signature    Date

LOCAL GOVERNMENT: City of St. Augustine

DAVID BIRCHIM                      [Signature]                      28 FEB 2008  
Name of Authorized                      Signature    Date  
Local Official



Title - PLANNING MANAGER, CITY OF ST. AUGUSTINE