

**RESOLUTION NO. 2015- 152**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR IMPROVEMENTS TO HISTORIC PROPERTY LOCATED AT 47 CORDOVA 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. 2015-08 on March 9, 2015 finding that the application for historic preservation property tax exemption for property located at 47 Cordova Street, St. Augustine, Florida had been properly reviewed and approved by the City's HARB, and designated the property as an historic property; and

**WHEREAS**, the property located at 47 Cordova Street, St. Augustine, Florida is owned by Old City Holdings, Inc., pursuant to O.R. 3728, PG 1269; and

**WHEREAS**, the applications and other documents submitted to the City and other government agencies were submitted primarily by Lisa Dallaire, as legal representative of Old City Holdings, Inc.; and

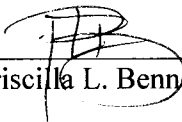
**WHEREAS**, the Board of County Commissioners finds it appropriate and in the public interest to grant an historic property tax exemption to Old City Holdings, Inc., the owner of the property at 47 Cordova Street, St. Augustine, Florida, for a period of ten (10) years beginning January 1, 2015 through December 31, 2024, 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:

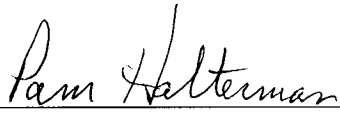
1. The above 'Whereas' clauses are accepted as findings of fact and incorporated by reference herein.
2. The historic property is located at 47 Cordova Street, St. Augustine, Florida, and is owned by Old City Holdings, Inc.
3. The historic property ad valorem tax exemption begins January 1, 2015, and expires December 31, 2024, for the improvements made to property located at 47 Cordova Street, St. Augustine, Florida.
4. The historic property meets the requirements of Section 196.1997, Florida Statutes.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 19<sup>th</sup> day of May 2015.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By:   
Priscilla L. Bennett, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk

RENDITION DATE 5/21/15



**RESOLUTION NO. 2015-08**

**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 47 CORDOVA 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. 196.1997, Florida Statutes, to approve an ad valorem tax exemption for an historic property; and

**WHEREAS**, the City Commission finds that the property located at 47 Cordova Street is owned by Old City Holdings, Inc. pursuant to O.R. 3728, PG 1269, and is designated as an historic property under the terms of the local preservation ordinance; and

**WHEREAS**, on August 16, 2012, October 30, 2012, and September 19, 2013 the Historic Architectural Review Board (HARB) for the City of St. Augustine reviewed and approved an application for work to be completed at 47 Cordova Street; and

**WHEREAS**, on April 8, 2014, the City of St. Augustine Building Official issued a Certificate of Completion and the City of St. Augustine Planning and Building Department issued a Certificate of Occupancy for the work permitted at 47 Cordova Street; and

**WHEREAS**, on February 19, 2015, the HARB for the City of St. Augustine reviewed an application for the work completed at 47 Cordova Street, approved a certificate of completeness, and recommended the property located at 47 Cordova Street for an historic 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 47 Cordova Street meets the requirements of s. 196.1977, Florida Statutes, and hereby grants an ad valorem property tax exemption for the improvements made at 47 Cordova 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, 2015 and expires on December 31, 2024.

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

**ADOPTED** in Regular Session of the City Commission for the City of St. Augustine, Florida, this 9<sup>th</sup> day of March, 2015.

*[Handwritten signature of Nancy E. Shaver]*

Nancy E. Shaver, Mayor

ATTEST:

*[Handwritten signature of Alison Ratkovic]*  
Alison Ratkovic, City Clerk

(SEAL)



**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT**

This Covenant is made the 9th day of March, 2015, by OLDE CITY HOLDINGS INC (hereinafter referred to as the Owner) and in favor of the 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 47 Cordova St. St Augustine, Florida which is owned in fee simple by the Owner and is listed in the National Register of Historic Places, is a contributing property to a National Register listed district, or locally designated under the terms of Section 28-87, Code of the City of St Augustine, Florida. 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;  history; and/or  archeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows: [insert legal description] as per OR 3728, Page 1269, St Johns County Clerk of the Courts; and further identified by the following parcel identification number: 1980700000 - 0000 as assigned by the St Johns County Property Appraiser. 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, 2015, to December 31, 2024.

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, and/or archeological 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 Section 28-87, Code of the City of St Augustine, Florida.

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

The address of the certified Local Historic Preservation Office is:

Historic Architectural Review Board  
c/o St Augustine Planning & Building Department  
P. O. Box 210  
St Augustine, FL 32085-1027  
Telephone: (904) 825-1065

The address of the Division of Historical Resources is:

Office of Cultural & Historical Programs  
Bureau of Historic Preservation  
R. A Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399-0250  
Telephone: (850) 245-6333

3. [Only for properties of archeological 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 archeological resource, provided that permission for alteration of the site is obtained pursuant to item #2 above.
4. The Owner agrees that the  Division of Historical Resources or the  City of St Augustine (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 conditions 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 or the  City of St Augustine (Local Historic Preservation Office) will report such violation to the St Johns County 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 or the  City of St Augustine (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 or the  City of St Augustine (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 archeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under Section 28-87, Code of the City of St Augustine, Florida have been lost or so damaged that restoration is not feasible, the Owner will notify the  Division of Historical Resources or the  City of St Augustine (Local Historic Preservation Office) in writing of the loss. The  Division of Historical

Resources or the  City of St Augustine (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 or the  City of St Augustine (Local Historic Preservation Office) determines that the Property should be removed from eligibility for tax exemption, it will notify the St Johns County Property Appraiser and Tax Collector 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 archeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under Section 28-87, Code of the City of St Augustine, Florida have been lost or damaged deliberately or through gross negligence of the Owner, the  Division of Historical Resources or the  City of St Augustine (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 or the  City of St Augustine (Local Historic Preservation Office). If the Owner does not complete the restoration work on the agreed upon time schedule, the  Division of Historical Resources or the  City of St Augustine (Local Historic Preservation Office) will report such violation to the St Johns County 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 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

LISA DALLAIRE [Signature] 3-3-15  
Name Signature Date

LOCAL GOVERNMENT

City of St Augustine

Nancy E. Shaver Mayor  
Name of Authorized Title  
Local Official

[Signature] 3/10/2015  
Signature Date

ATTEST:

Alison Ratkovic  
Alison Ratkovic, City Clerk



**PART 1 APPLICATION REVIEW**  
**For Local Historic Preservation Office or Division Use Only**

Property Identification Number 1980700000

Property Address 47 Cordova Street, St. Augustine, FL 32084

The (X) Local Preservation Office ( ) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- (X) Certifies that the above referenced property IS consistent with the provisions of s. 196.1997 (11), F.S.
- ( ) Certifies that the above referenced property \_\_\_\_\_ consistent with the provisions of s. 196.1997 (11), F.S.
- ( ) Certifies that the above referenced property \_\_\_\_\_ provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- ( ) Certifies that the above referenced property \_\_\_\_\_ provided under s.196.1998, F.S.

**Review Comments:** The building is listed as a contributing building  
to a National Register historic district.

Additional Review Comments attached? Yes ( ) No (X)

Signature

Jenny Wolfe  
Typed or printed name Jenny Wolfe

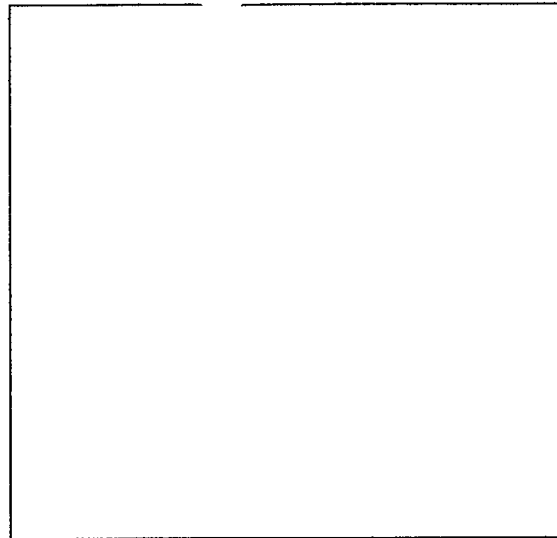
Title Historic Preservation and SP Planner

Date March 21, 2013

This instrument prepared by:  
City of St. Augustine  
75 King Street  
Post Office Drawer 210  
St. Augustine, FL 32085

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

**ORDER TO APPROVE  
CERTIFICATE OF APPROPRIATENESS  
CASE NO. 2013-0026**



**IN THE MATTER OF:**

**APPLICANT: Len Weeks  
62 Hypolita Street  
St. Augustine, FL 32084**

**OWNER: Lisa Dallaire**

**RE:** Certificate of Appropriateness pursuant to Section 28-89, City of St. Augustine Code, to review interior building alterations and previously approved exterior alterations for an application of an ad valorem tax exemption.

**SITE DESCRIPTION FOR CERTIFICATE OF APPROPRIATENESS:**

47 Cordova Street

**LEGAL DESCRIPTION:** City of St Augustine Lot 8 blk 17 (Ex S25ft) OR3593/1411

**PARCEL NUMBER:** 198070-0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 21, 2013, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative was present at the March 21, 2013 Historic Architectural Review Board meeting and testified under oath.

2. A public hearing was held, with notice given as required by law, and members of the public testified under oath.
3. The subject property has a zoning classification of Historic Preservation three (HP-3).

**ORDER**

1. That based upon the evidence, testimony and exhibits presented at the hearing, the Applicant has presented the proper grounds for granting a Certificate of Appropriateness and, therefore, the Certificate is granted in accordance with the application.
2. That the following conditions are applied to the granting of the Certificate of Appropriateness, as follows:
  - (None)

DONE AND ORDERED, at a public hearing on the 21st day of March, A.D., 2013, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

**CERTIFICATE OF APPROPRIATENESS REQUEST APPROVED**

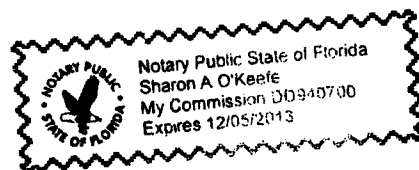


FRED HALBACK, CHAIRMAN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 26TH day of MARCH, A.D., 2013.

  
Notary Public, State of Florida

**Historic Preservation Property Tax Exemption Application  
Part 1 – Evaluation of Property Eligibility**

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.

**GENERAL INFORMATION (To be completed by all applicants)**

**1. Property identification and location:**

Property Identification Number (from tax records): 1980700000 \_\_\_\_\_ Attach legal description of property

Address of property: 47 Cordova Street \_\_\_\_\_

City St. Augustine \_\_\_\_\_ County St. Johns \_\_\_\_\_ Zip Code 32084 \_\_\_\_\_

- Individually National Register listed
- In a National Register district
- Locally designated historic property or landmark\*
- 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 Historic 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 Department \_\_\_\_\_

Mailing Address P.O. Box 210 \_\_\_\_\_

City St. Augustine \_\_\_\_\_ State FL \_\_\_\_\_ Zip Code 32085 \_\_\_\_\_

Telephone Number (904) 825-1065 \_\_\_\_\_

**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 s. 196.1998, F.S., complete Question 9 on page five.*

**3. Owner information:**

Name of individual or organization owning the property Lisa Dilliare \_\_\_\_\_

Mailing address: 2245 CR 13S \_\_\_\_\_

City Elkton \_\_\_\_\_ State FL \_\_\_\_\_ Zip code 32033 \_\_\_\_\_

Daytime Telephone Number 904-501-9277 \_\_\_\_\_

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

**RECEIVED**

**MAR 01 2013**

Planning/Building Dept.

Property Identification Number 1980700000

Property Address 47 Cordova St.

**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.

Lisa Oallaitte [Signature] 3/1/2013  
Name Signature Date

Complete the following if signing for an organization or multiple owners:

\_\_\_\_\_  
Title Organization name

**EVALUATION OF PROPERTY ELIGIBILITY**  
**(To be completed only for properties in historic or archaeological districts):**

**Description of Physical Appearance:** 47 Cordova Street is a frame vernacular building with an irregular ground plan. The building has a brick pier foundation and a balloon frame structural system. Its exterior finish is wooden butt shingles over sheathing board attached to studs. It rises two stories in height and has a front facing gable roof with a metal, 3-V crimp roof. The main window on the west (main) elevation is a fixed multi-pane bay type. Remaining windows are primarily 2/2 double-hung sash windows. C. 1948 a rear addition and porch were added. In the 1970s the original front porch was removed and the bay window and a brick patio were added. The interior was historically residential but, since the 1970s renovations, has been used for commercial purposes. Interior finishes are wood floors and plaster walls and ceilings. The first floor contained public spaces such as a parlor and living room with a kitchen at the rear and the second floor contained private spaces such as bedrooms and bathrooms.

Date of Construction c. 1904 Date(s) of Alteration(s) c. 1948, 1975

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

**Statement of Significance:** 47 Cordova Street is located within the St. Augustine Historic District. It contributes to the District through its architectural style, materials, method of construction and historical associations. It is a simple frame vernacular residential building, typical of the late nineteenth and early twentieth centuries. It is an example of balloon frame construction. It is listed as a contributing building on the district map and inventory. It is recorded in the Florida Site File as 8SJ688. According to the Site File form, the original owner of 47 Cordova Street was Benjamin Franklin Upton, daguerreotypist, inventor and photographer. Upton was noted for his production of landscape scenes and stereographs in the Mid-Western states of Wisconsin and Minnesota. Like many northerners Upton came to St. Augustine seeking warm winters in 1875. He worked as a photographer in the City until his death around 1900.

Page Three - Historic Preservation Property Tax Exemption Application

Property Identification Number 1980700000

Property Address 47 Cordova Street

**7. Photographs and maps:**

Attach photographs and maps to application.

1980

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

I. LOCATION & LEGAL DESCRIPTION

FDAHRM \_\_\_\_\_ 802== Site No. 850688 1009==  
 Site Name: 47 Cordova Street 830== Survey Date: 7904 820==  
 Address: 47 Cordova Street, St. Augustine, FL 32084 905==  
 Instructions for Locating: \_\_\_\_\_  
 \_\_\_\_\_ 813== County: St. Johns 808==  
 Location: City of St. Augustine 17 8 868==  
 (subdivision) (block) (lot)  
 \_\_\_\_\_ 868==  
 Owner of Site: Name: Butler, Jerry L. & Melvine R. ;  
 Address: P.O. Box 1956  
St. Augustine, FL 32084 902==  
 Occupant or Manager: Wally Berg - State Farm Insurance 904==  
 Type of Ownership: Private 848== Zoning: HP-3  
 NR Classification Category: Building 916== Recording Date: \_\_\_\_\_ 832==  
 UTM: 17 469615 3306700 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: Nolan, David (Historic Sites Specialist) ;  
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:		Threats to Site:	
( ) <u>Excellent</u>	863==	( ) <u>Zoning</u>	878==
(X) <u>Good</u>	863==	( ) <u>Development</u>	878==
( ) <u>Fair</u>	863==	( ) <u>Deterioration</u>	878==
( ) <u>Deteriorated</u>	863==	( ) <u>Borrowing</u>	878==
		( ) <u>Transportation</u>	878==
Integrity of Site:		( ) <u>Fill</u>	878==
(x) <u>Altered</u>	858==	( ) <u>Dredge</u>	878==
( ) <u>Unaltered</u>	858==	( ) <u>Other</u>	878==
(x) <u>Original Site</u>	858==		
( ) <u>Restored - Date:</u>	858==		
( ) <u>Moved - Date:</u>	858==		

)  
)  
)



II. SITE DESCRIPTION, continued.

Original Use: Priv. Res. 838== Present Use: Commercial 850==  
 Date: +1904 844== Period: 20th cent. 845== Culture: American 840==  
 Architect: \_\_\_\_\_ 872==  
 Builder: \_\_\_\_\_ 874==  
 Style: Frame Vernacular 964==  
 Plan Type: T-shape 966==  
 Exterior Fabrics: Wood shingles butt \_\_\_\_\_  
 \_\_\_\_\_ 854==  
 Structural Systems: Wood frame 856==  
 Features of Structure: (942)  
 Window Type: DHS 2/2, fixed Multi-pane, bay attic louver 942==  
 Foundation: Brick piers 942==  
 Roof Type: Gable intersecting 942==  
 Secondary Roof Structures: \_\_\_\_\_ 942==  
 Porches & Balconies: \_\_\_\_\_  
 " \_\_\_\_\_ 942==  
 Chimney Location: Center ridge 942==  
 Materials: (882)  
 Chimney: Brick 882==  
 Roof Surfacing: Metal 3-V crimp 882==  
 Ornament Exterior: \_\_\_\_\_  
 \_\_\_\_\_ 882==  
 Quantitative Data: (950-954)  
 Chimneys: 1 952== Dormers: 0 954== Stories: 2 950==  
 Other: \_\_\_\_\_ 956==  
 Surroundings: Mixed Commercial/Residential 864==  
 Relationship to Surroundings: Faces street formerly western boundary of  
colonial city. \_\_\_\_\_  
 \_\_\_\_\_ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: \_\_\_\_\_ 860==  
 Contact Prints



IV. SIGNIFICANCE

Areas of Significance: Architecture, Art, Commerce, Inventions

920==

Statement of Significance: (911==)

ARCHITECTURE

This two-story Frame Vernacular residence at 47 Cordova Street was constructed between 1899 and 1904. During the 1970's the open front porch with square wood posts, jigsaw brackets, and porch railing was removed. A modern bay and brick patio were installed. The structure faces a street that was formerly the western boundary of the colonial city.

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

HISTORY

The northernmost section of the walled colonial city was bounded in the 18th and early 19th centuries by the Cubo defense line and City Gate on the north and by the Rosario defense line, present-day Cordova Street, on the west. This area first developed in the late 17th century as a work camp during the construction of the Castillo de San Marcos and later as a neighbor-

(over)

V. BIBLIOGRAPHY

1. Pedro Ruiz de Olano, "Plano del Fuerte de San Agustin de la Florida, y sus contornos," August 8, 1740; Juan Jose Elixio de la Puente, "Plano de la . . . Plaza de San Agustin," January 22, 1764; Mariano de la Rocque, "Plano Particular de la Ciudad de San Agustin de la Florida," April 25, 1788; East Florida Papers, Escrituras, 1784-1821; Albert Manucy, The Houses of St. Augustine, 1565-1821 (St. Augustine, 1962), pp. 22-25 and 41-47; Patricia Griffin, "Mullet on the Beach; The Minorcans of Florida: 1768-1788," Ph.D. diss. (University of Florida, 1977), pp. 106-108 and 134-151; John Bostwick, et. al, "A Sub-Surface Archaeological Survey of the Northern Colonial City," (St. Augustine: HSAPB, 1978).

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

This house at 47 Cordova Street was once the residence of Benjamin Franklin Upton, a daguerreotypist, inventor and photographer, came to St. Augustine in 1875, already a successful photographer who had specialized in landscape scenes and stereographs of Wisconsin and Minnesota. He continued his work in this city until his death sometime after 1899.(4)

#### ARCHAEOLOGY

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

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

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

4. City Directory, 1904; Floyd and Marion Reinhart, History of American Images: The Daguerreotype (from manuscript to be published by U. of Georgia, Press, Athens, 1980).

HISTORY OF AMERICAN IMAGES:

1980

THE LAGUERRETYPE.

by Floyd and Marion Reinhart

(U. of Ga. Press, Athens, 1980)

(from Manuscript)

Upton, Benjamin Franklin. Dag'typist, inventor, photographer.

Born Dixmont, Me., Aug. 3, 1818; died after 1899, date unknown.

Became settler remote area Aroostook Co., Me., C. 1840, with

500 acres of forest. His brothers Rufus and William took

part but venture unsuccessful. To Brunswick, Me., 1847, as

dag'typist. Probably learned the art from Charles E. Blake,

Brunswick's earliest dag'typist (1845). Moved to Bath, Me.,

1851 and established gallery. Married Sarah Foster in

Topsham, Me., 1851. U. S. patent for "Improvement of Mercury Bath (#9,666), 1843; apparatus for polishing dag'type plates (#11,709), 1854. Wrote The Photographic Art Journal, 1854, about copying dag'types, and said he had two whole size cameras. Listed Bath, Me., 1855. Moved with family to St. Anthony, Minn., 1856, and settled at Big Lake, Minn. Pioneer photographer of the West, specializing in landscape scenes and stereographs of Wisc. and Minn. Photographed St. Paul, 1857; Indian Tribes, 1862-66; Miss. shipping, 1867; Minnehaha Falls, 1868; Minneapolis, C. 1868-1870. Views identified as "Upton." Removed to Fla., 1875 because of wife's health. Settled in St. Augustine and became a pioneer photographer of Fla. Took scenic views of Fla. for over 20 years. In Sept., 1898, he wrote of his work: "I am still actively at work in the landscape part of photography at 80, carting my own rig on the bike when no larger negative than 8 X 10 is wanted...I was the pioneer landscape photographer of Minnesota more than 40 years ago, when I spent much time for 20 years among The Three Nations of Indians who were there at that time, namely, the Sioux, Chippewa and Winnebago..." Wife died St. Augustine, Feb. 2, 1886. Still listed as landscape photographer, 1899. CD; BD, Me., 1855; The News Monger, 1898; PAJ (1853), 67; (1854), 63; RT; St. Augustine Historical Society; William Henry Upton, Upton Family Records...(1893); John Adams Vinton, The Upton Memorial...(1874); OSU.

**Historic Preservation Property Tax Exemption Application  
 Part 2 – Description of Improvements**

**(To be completed by all applicants):**

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 1980700000

Property Address 47 Cordova Street

**Feature 1**

<p>Feature <u>Roof</u>                  Approx. date of feature <u>c. 1904, 1948</u></p> <p>Existing roof is a gable type surfaced with galvanized metal in a V-crimp pattern. Original roof material was likely wood shingles. Present material appears to date to c. 1948. Metal is showing widespread rust and is in need of replacement. Original wood rafters and purlins are structurally sound and will be retained. A rear porch with a hipped, gable roof was likely built c. 1948 about the time the metal roof was added.</p> <p>Photo no. <u>1-5</u> Drawing no. <u>A-2-A-3</u></p>	<p>Describe work and impact on existing feature:</p> <p>Roof structural system and overall form will be retained. Galvanized metal V-crimp roof will be replaced by matching material. As per previously approved COA issued by the HARB gable on hip porch roof over rear addition will be retained.</p>
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**Feature 2**

<p>Feature <u>Windows, all facades</u>                  Approx. date of feature <u>c. 1904, 1970s</u></p> <p>The main window on the west (main) elevation is a fixed multi-pane bay type. Remaining windows are primarily 2/2 light, double-hung sash windows. In the 1970s the original front porch was removed and the bay window and a brick patio were added. All first floor windows appear to be replacements. Several original windows remain on second floor.</p> <p>Photo no. <u>6-14</u> Drawing no. <u>A-2- A-3</u></p>	<p>Describe work and impact on existing feature:</p> <p>Due to wind load requirements the City of St. Augustine Building Department is requiring replacement of all 2/2 light sash windows. New windows will match the light configuration, placement, and materials of existing windows. As per previously approved COA issued by HARB two existing window openings on the rear of the South Elevation will be filled. Also a window opening on the rear of North Elevation will be filled and the existing window will be relocated to the front of the North Elevation where a door is presently located.</p>
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**Feature 3**

<p>Feature <u>Foundation</u>                  Approx. date of feature <u>c. 1904, c. 1948</u>                  Describe existing feature and its condition:</p> <p>Existing foundation is a brick pier system that dates from the various phases of construction of the building. Piers are in fair to poor condition and supporting sill plate has failed in a number of locations.</p> <p>Photo no. <u>15</u> Drawing no. <u>A-2-A-4</u></p>	<p>Describe work and impact on existing feature:</p> <p>As per previously approved COA issued by HARB, brick pier foundation will be removed and continuous concrete foundation will be substituted. To maintain the appearance of the brick piers, applicant will apply a brick veneer to the concrete foundation matching the width and placement of existing piers. Faux piers will have 1.5 inch reveal beyond concrete foundation wall. Concrete will be screened by lattice infill between faux piers.</p>
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**47 CORDOVA STREET**  
**Ad Valorem Tax Exemption Application**

1. Roof, facing east from Cordova Street
- 2 Photo 1

1. Roof, facing east from Cordova Street
- 2 Photo 2

1. Roof, facing west from
- 2 Photo 3

1. Roof, facing west from
- 2 Photo 4

1. Roof, facing south
- 2 Photo 5

1. Windows, facing east from Cordova Street
- 2 Photo 6

1. Windows, facing south
- 2 Photo 7

1. Windows, facing south
2. Photo 8

1. Windows, facing south
2. Photo 9

1. Windows, facing south
2. Photo 10

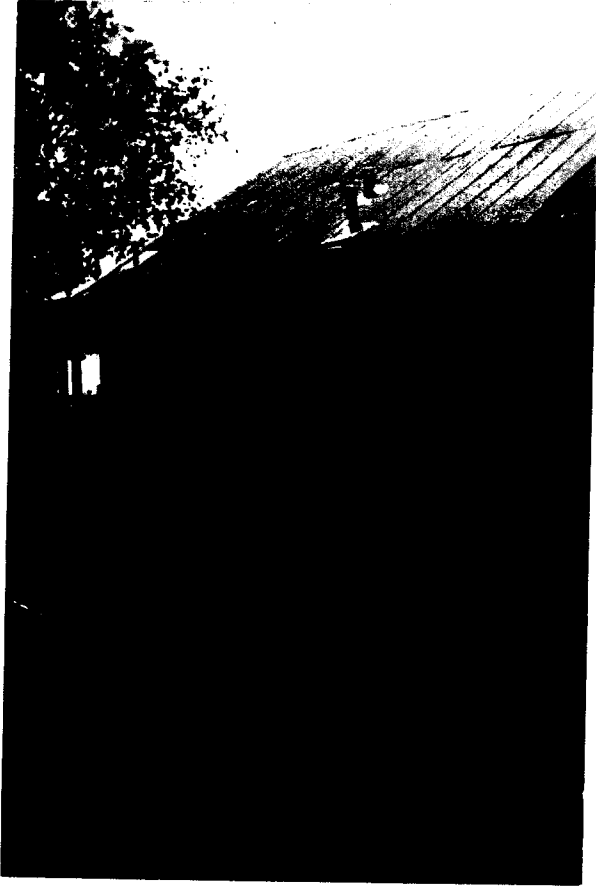
1. Windows, facing east
2. Photo 11

1. Windows, facing west
2. Photo 12

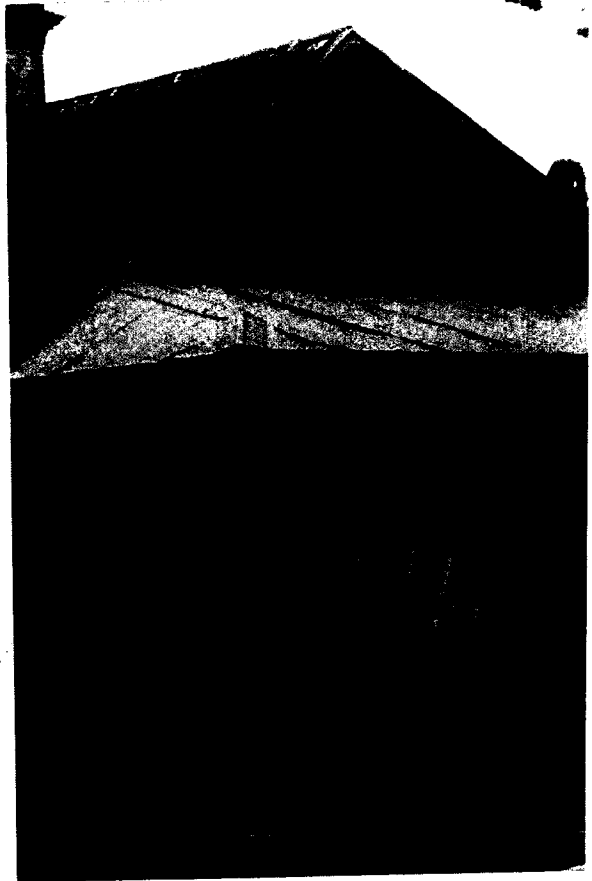
1. Windows, facing south
2. Photo 13

1. Windows, facing west
2. Photo 14

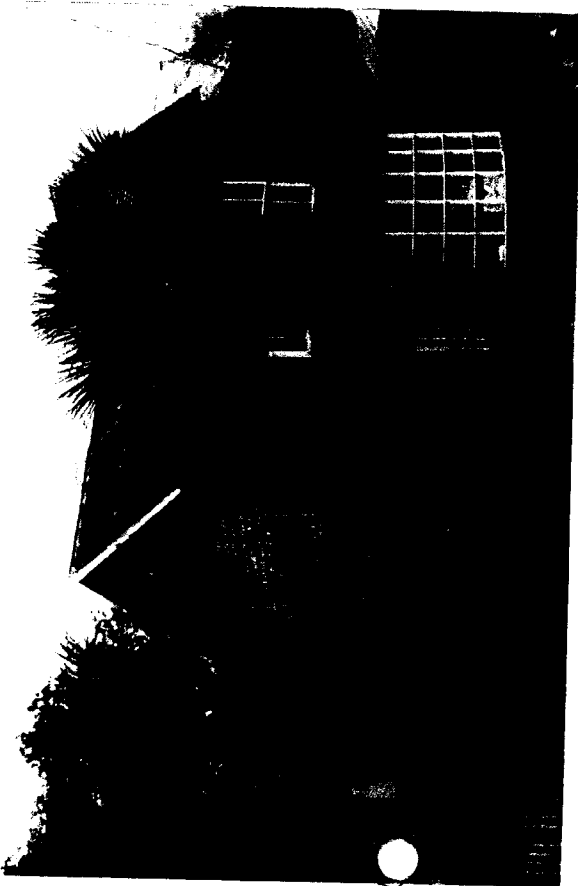
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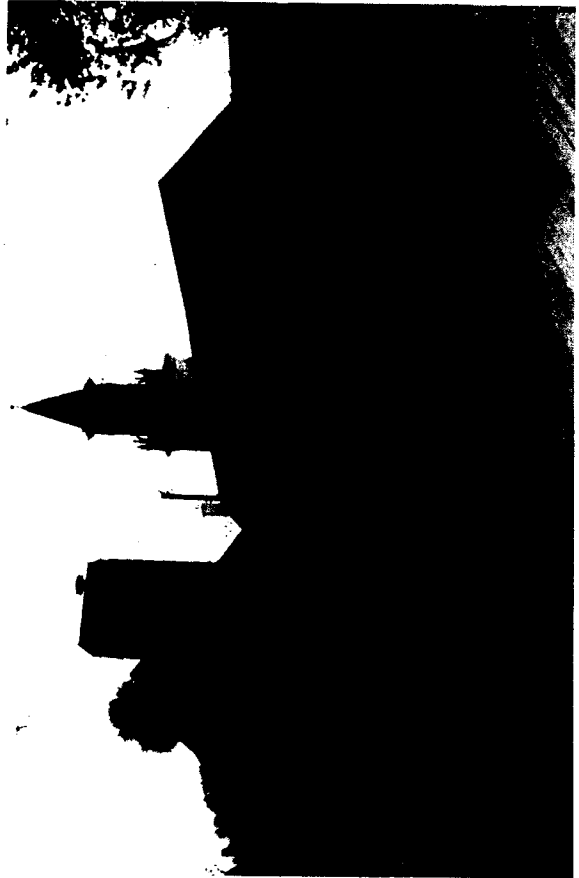
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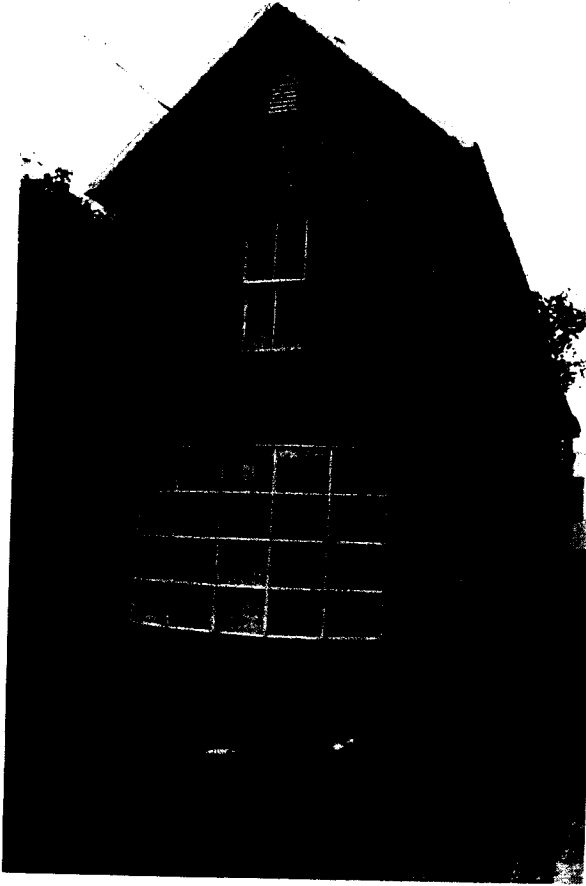


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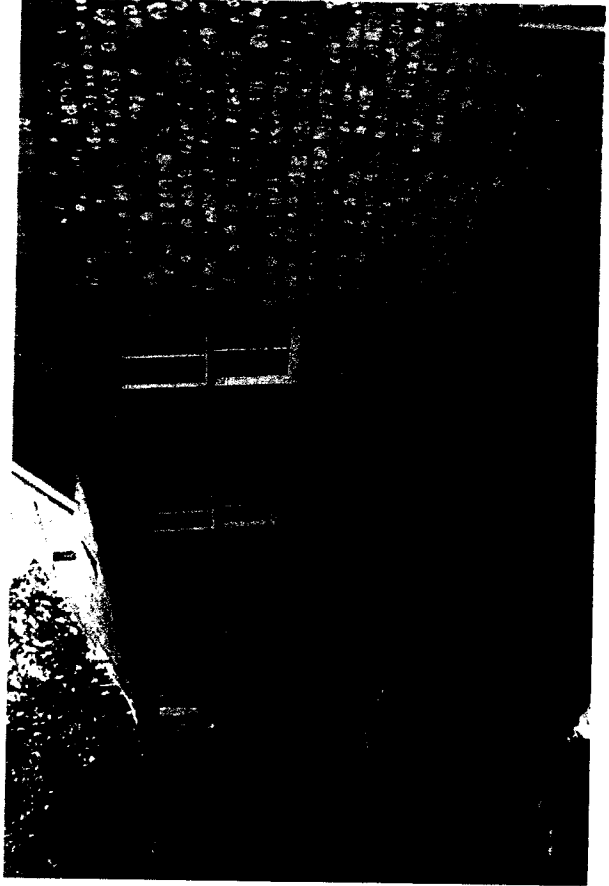




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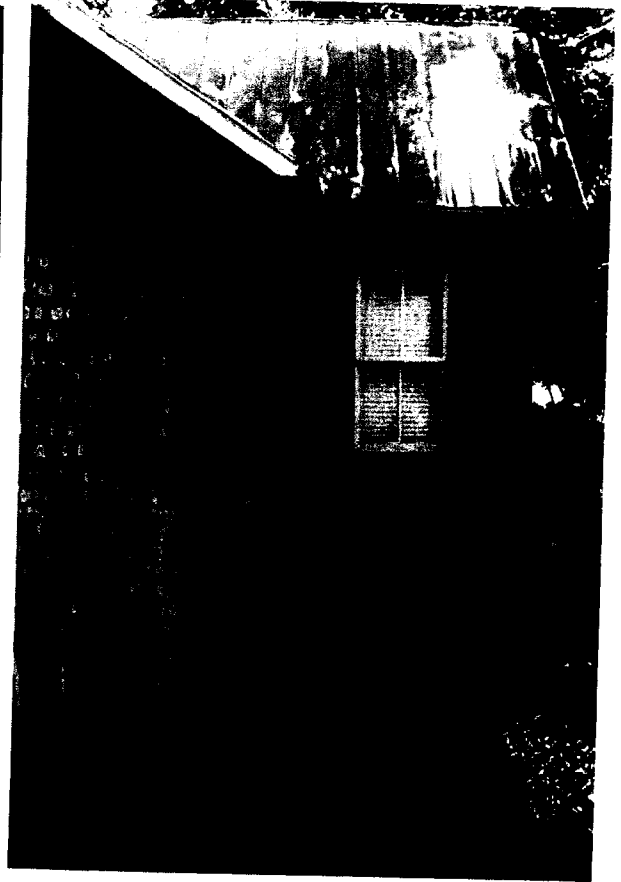
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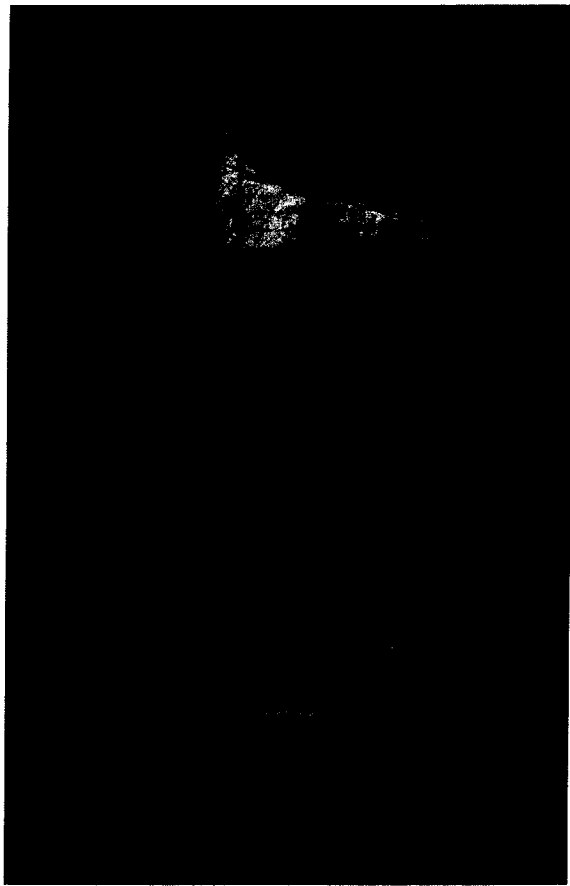
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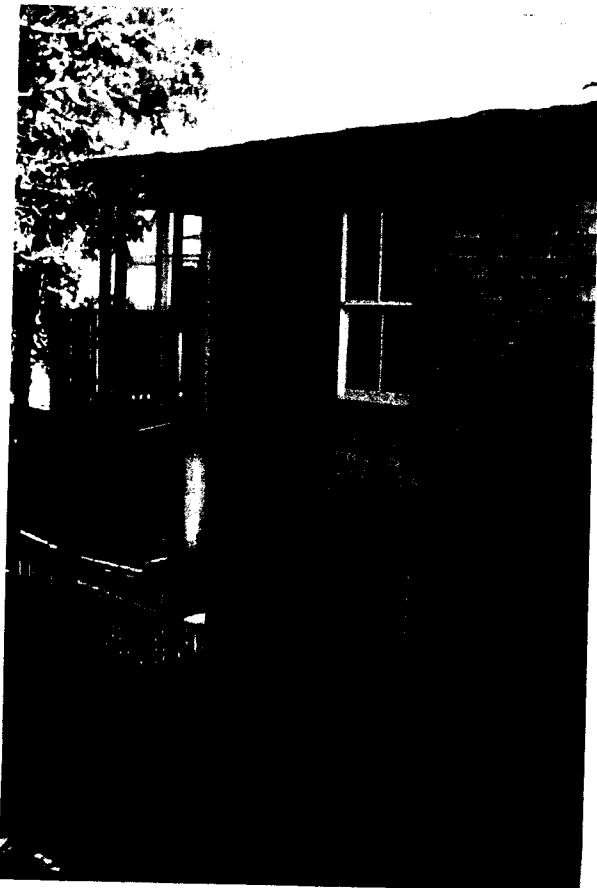
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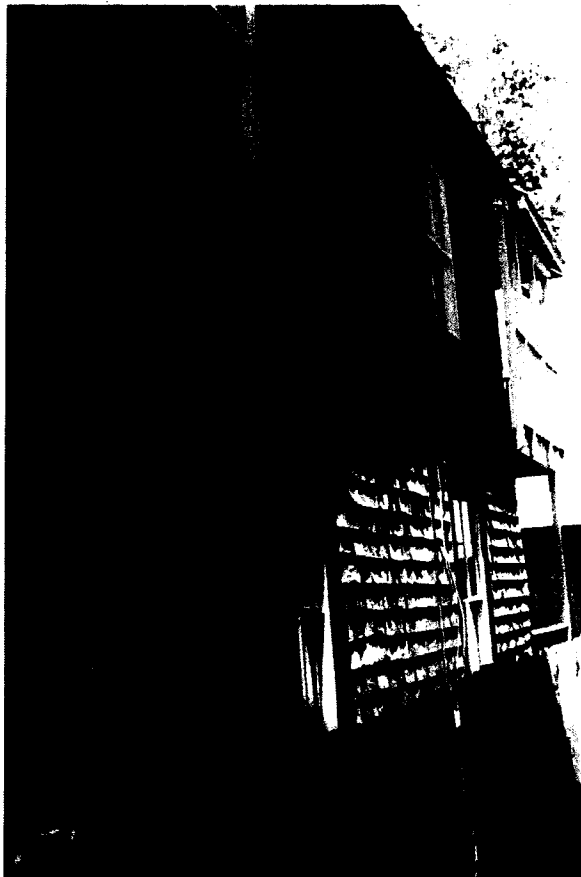
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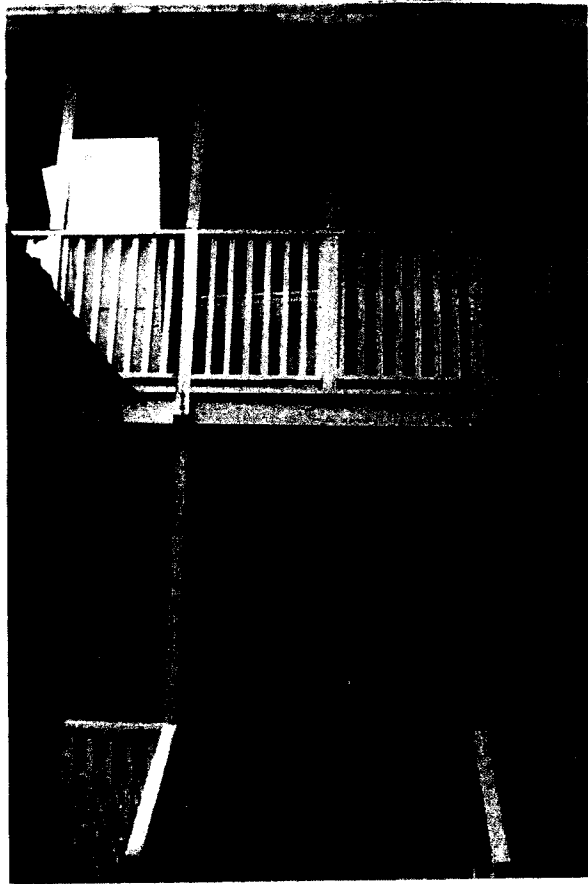
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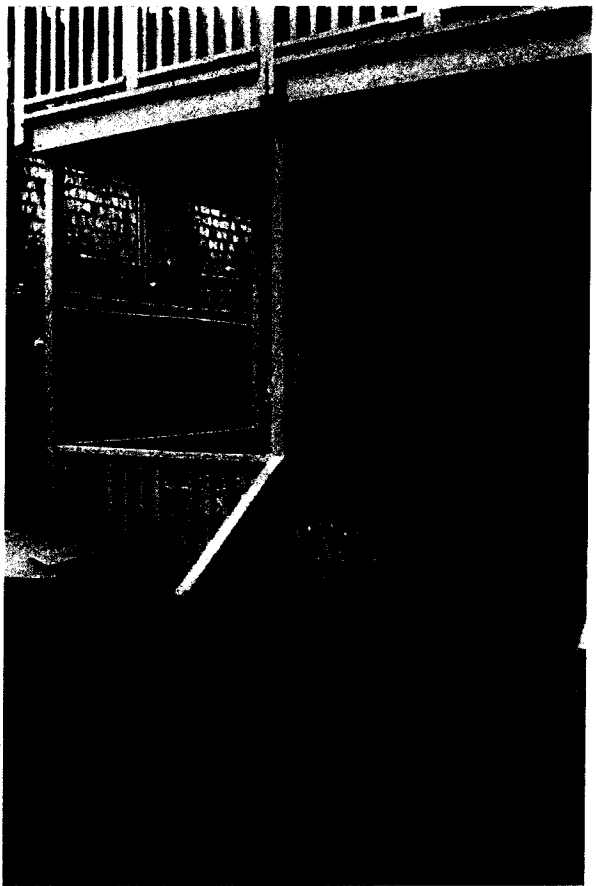
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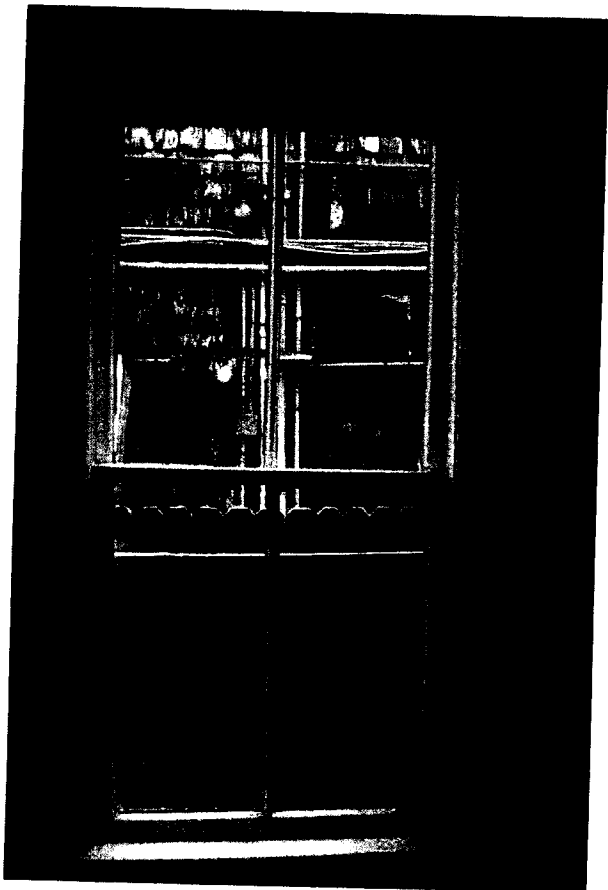
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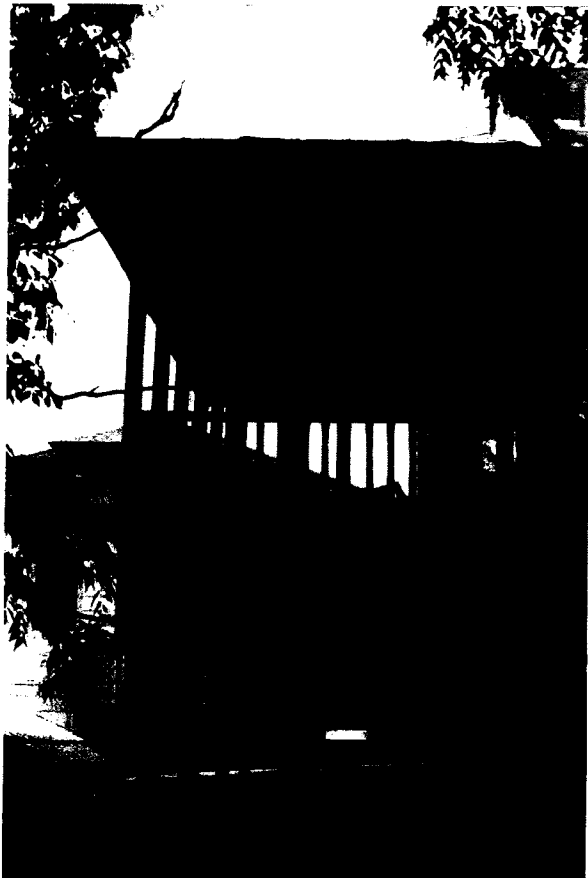
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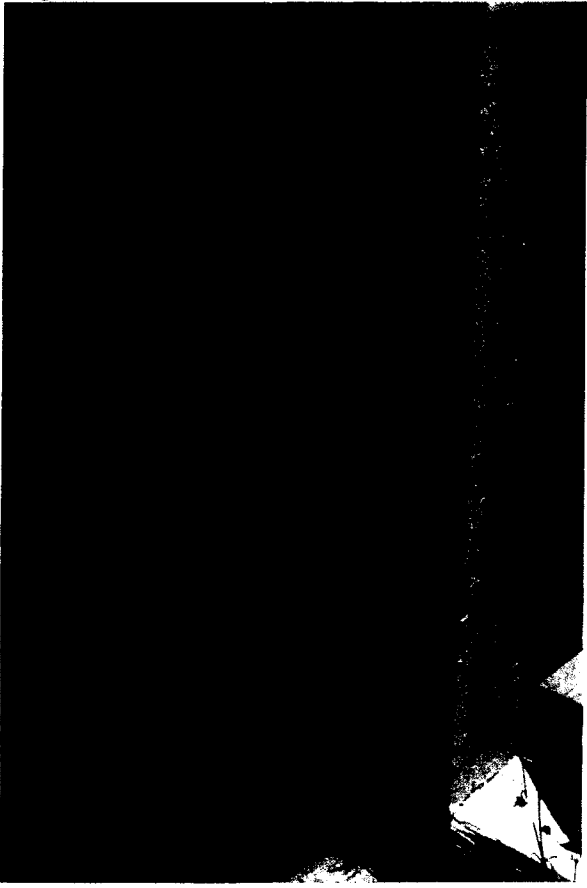
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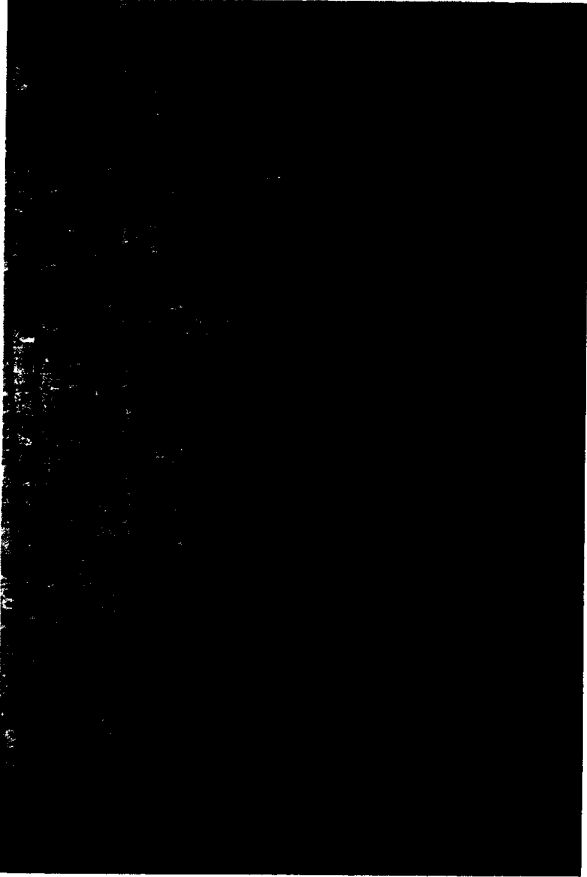
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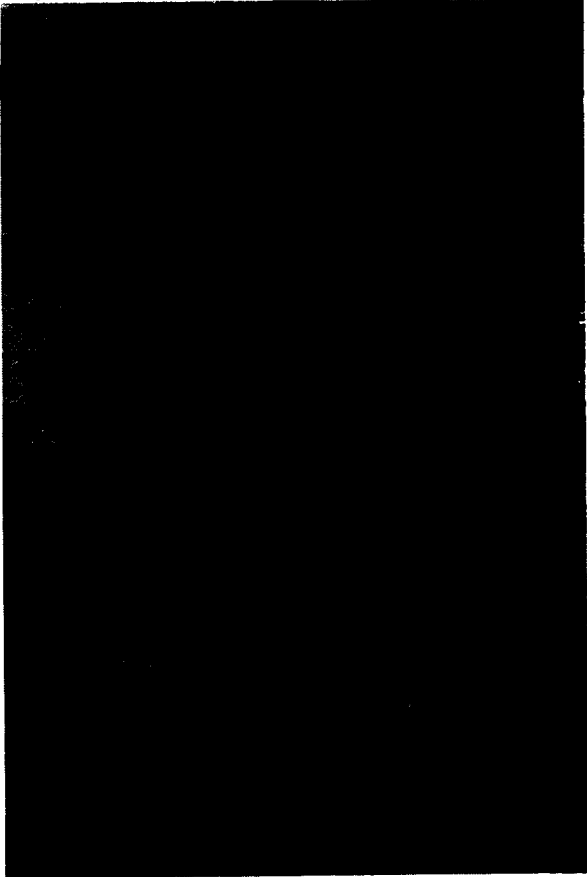
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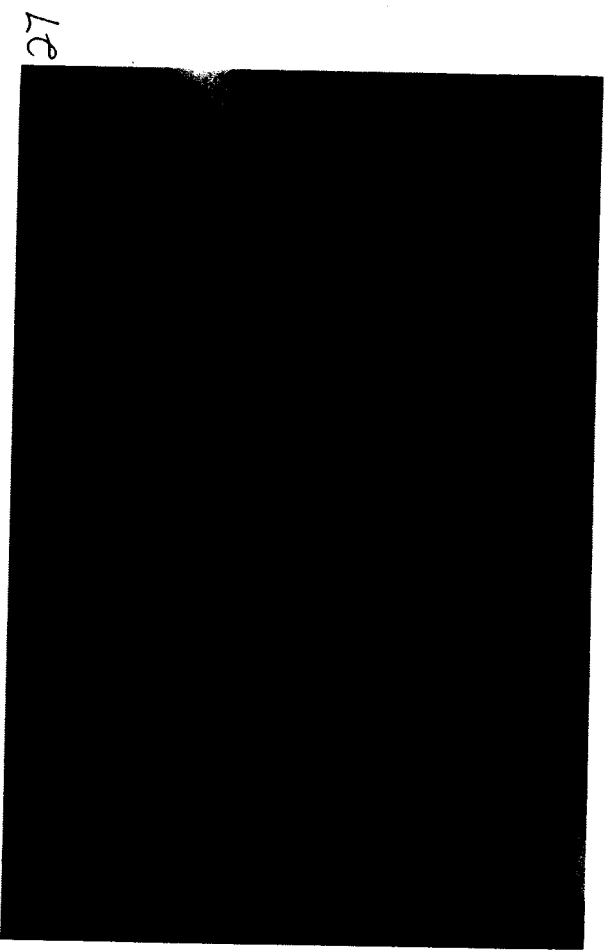
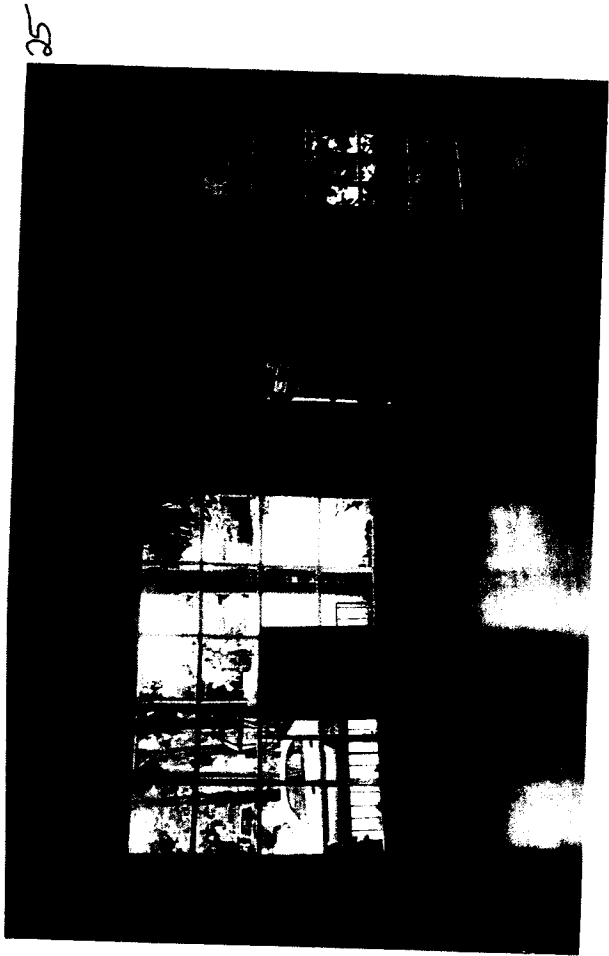
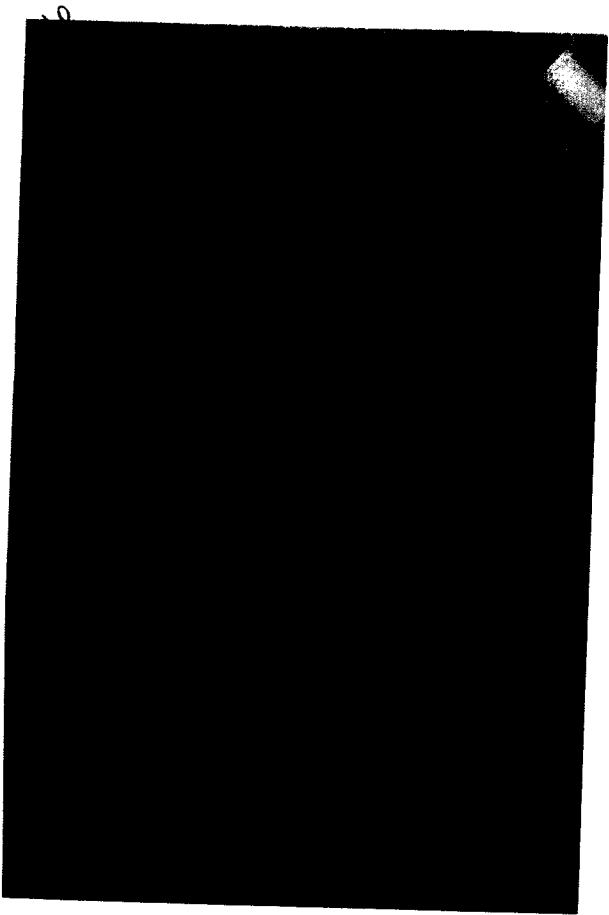


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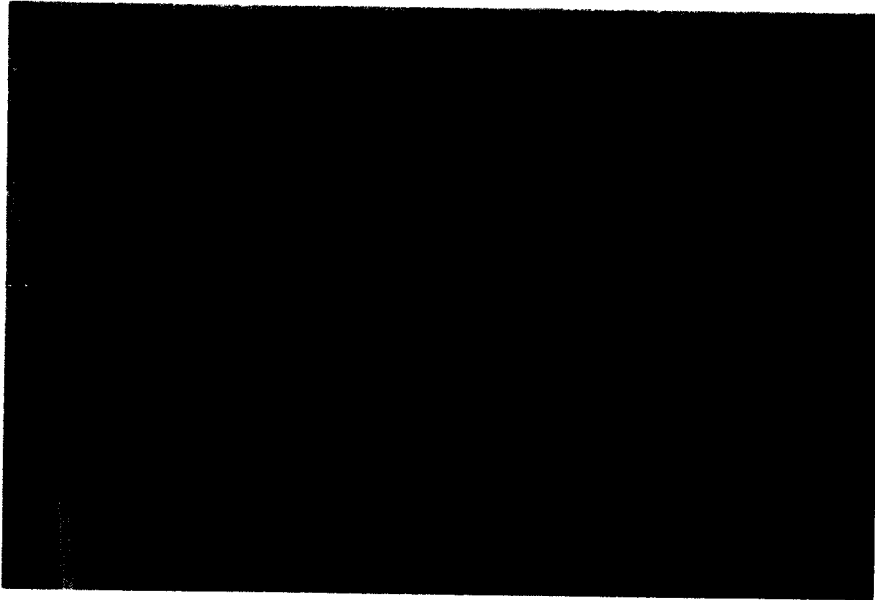


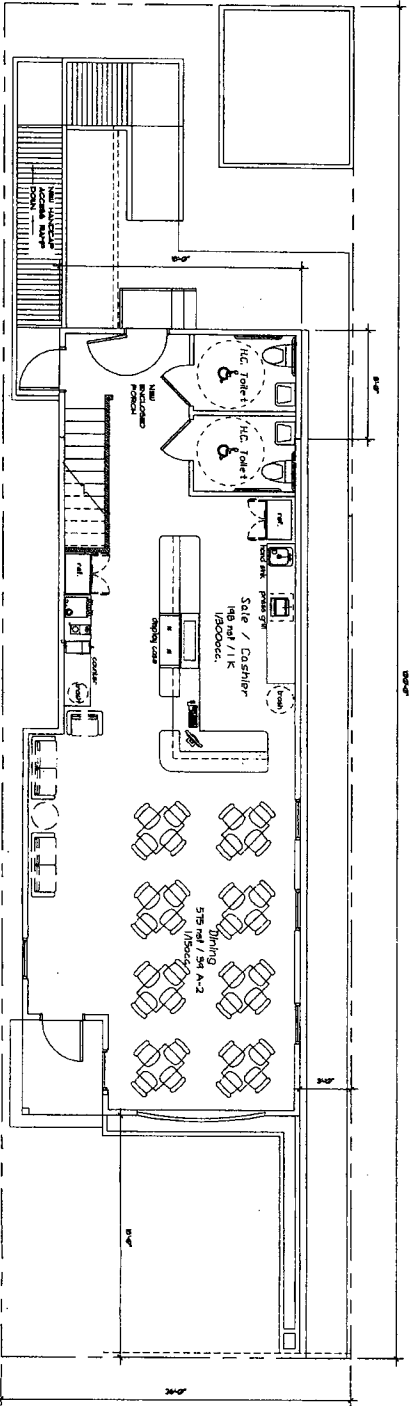
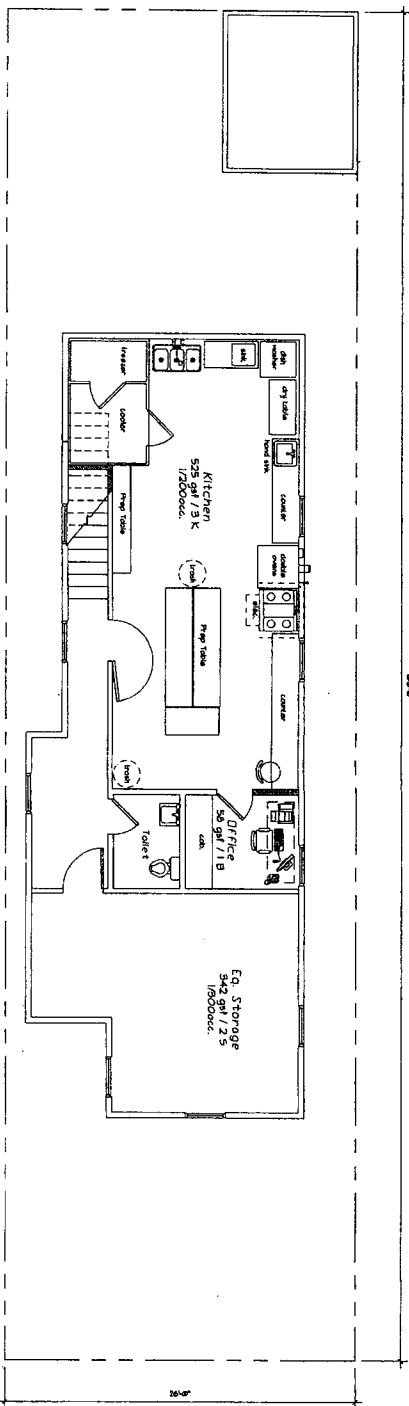
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29





CORDOVA STREET

PROPOSED RENOVATION  
GROUND PLAN  
SCALE: 3/8" = 1'-0"

**SITE PLAN - 47 CORDOVA ST.**  
1/2" = 1'-0"

LOT AREA: 11,300 SQ FT  
PROPOSED BUILDING COVERED AREA: 1,200 SQ FT  
TOTAL AREA: 12,500 SQ FT

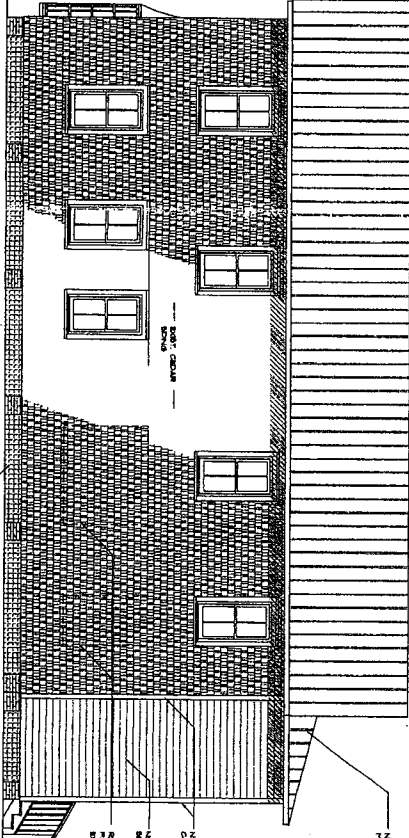
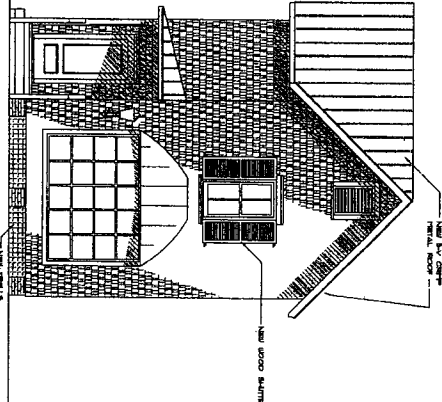
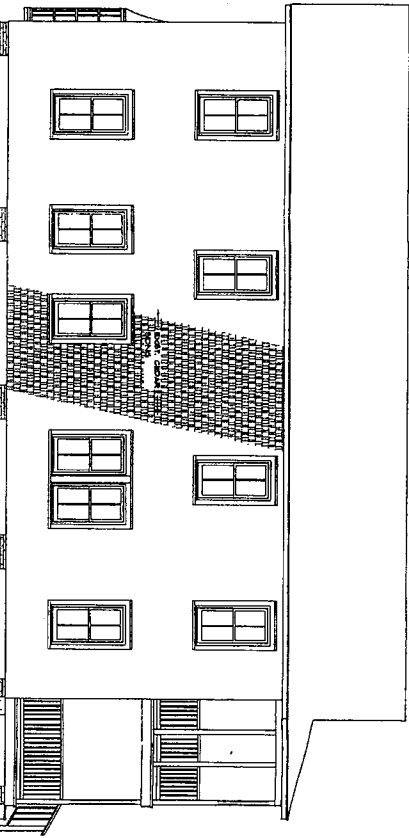
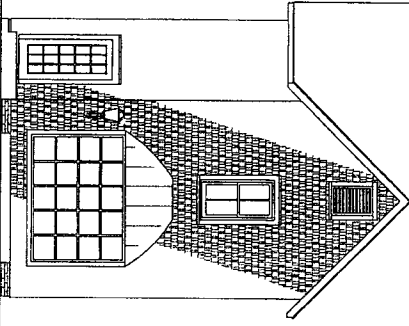

LOT AREA: 11,300 SQ FT  
PROPOSED BUILDING COVERED AREA: 1,200 SQ FT  
TOTAL AREA: 12,500 SQ FT

RECEIVED  
MAR 01 2013  
Planning/Building Dept

<p>DIXON DESIGN CONSULTING 43 Cordova Street St. Augustine, FL 32084 (904) 829-1277 408015149</p>		<p>47 Cordova St. Building Renovation 47 Cordova Street St. Augustine, FL 32084</p>	<p>DATE: 03/01/13 DRAWING NO.: 2013-001 PROJECT: 47 CORDOVA ST. RENOVATION DESIGNED BY: J. DIXON CHECKED BY: J. DIXON DATE: 03/01/13</p>
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A-1



**DESIGN GROUP LLC**  
45 CONCORD DRIVE  
SUITE 800  
ST. AUGUSTINE, FL 32084  
386.451.1111

**NOTES:**

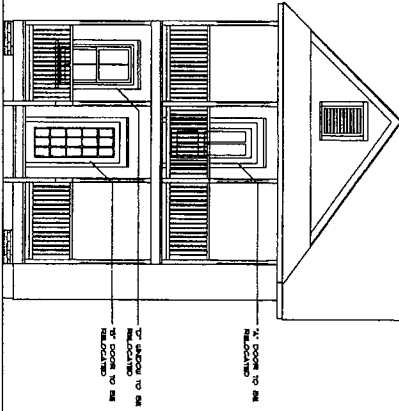
1. REFER TO ALL DRAWINGS FOR DIMENSIONS AND MATERIALS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODES AND ANY LOCAL AMENDMENTS THERE TO.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE AND ANY LOCAL AMENDMENTS THERE TO.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND PLUMBING CODE AND ANY LOCAL AMENDMENTS THERE TO.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE AND ANY LOCAL AMENDMENTS THERE TO.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY EFFICIENCY CODE AND ANY LOCAL AMENDMENTS THERE TO.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SCHEDULE 40 STEEL ERFECTIVE CODE AND ANY LOCAL AMENDMENTS THERE TO.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL WOOD PRESERVATION CODE AND ANY LOCAL AMENDMENTS THERE TO.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL CONCRETE AND MASONRY CODE AND ANY LOCAL AMENDMENTS THERE TO.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLASTER AND STUCCO CODE AND ANY LOCAL AMENDMENTS THERE TO.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PAINTS AND COATINGS CODE AND ANY LOCAL AMENDMENTS THERE TO.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL GLASS AND GLAZING CODE AND ANY LOCAL AMENDMENTS THERE TO.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ROOFING AND CEILING CODE AND ANY LOCAL AMENDMENTS THERE TO.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SOUND AND VIBRATION CODE AND ANY LOCAL AMENDMENTS THERE TO.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL LIGHTING CODE AND ANY LOCAL AMENDMENTS THERE TO.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SMOKE AND ALARM CODE AND ANY LOCAL AMENDMENTS THERE TO.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SAFETY CODE AND ANY LOCAL AMENDMENTS THERE TO.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ACCESSIBILITY CODE AND ANY LOCAL AMENDMENTS THERE TO.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL HISTORIC PRESERVATION CODE AND ANY LOCAL AMENDMENTS THERE TO.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ANTI-DISCRIMINATION CODE AND ANY LOCAL AMENDMENTS THERE TO.

**47 Cordova St.**  
**Building Renovation**

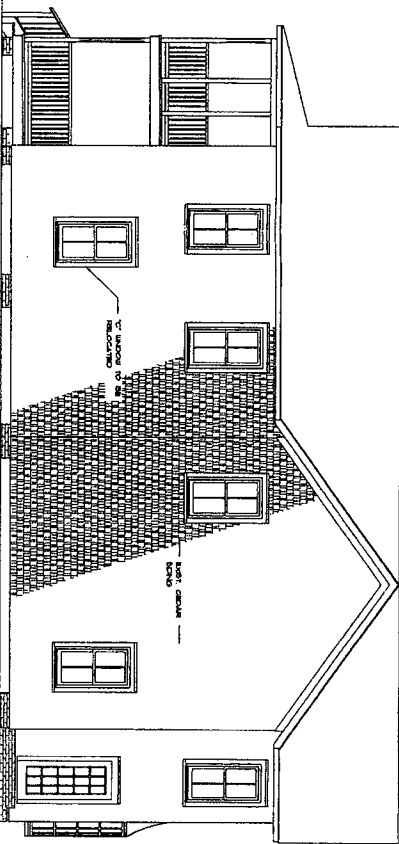
47 Cordova Street  
St. Augustine, FL 32084

DRAWINGS	
NO.	DESCRIPTION
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2	CONTRACT
3	PERMITS
4	FOUNDATION
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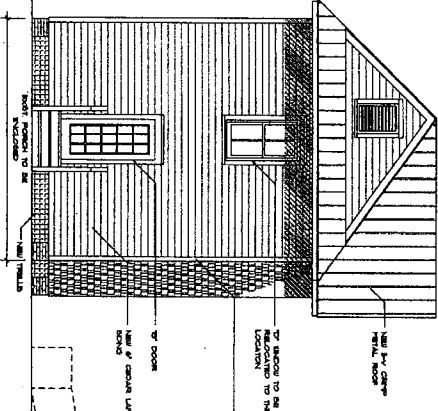
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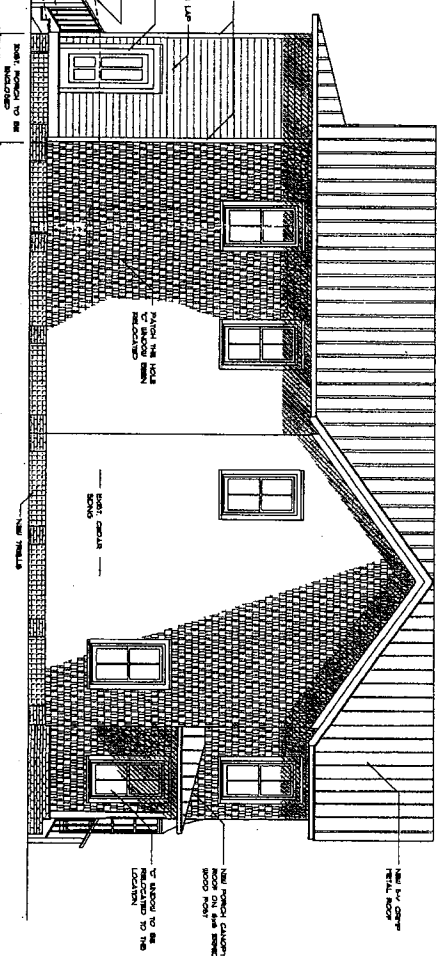
EXISTING  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



EXISTING  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



PROPOSED NEW  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



PROPOSED NEW  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"

**DXON**  
DESIGN CENTER  
ARCHITECTS  
45 Cordova Street  
St. Augustine, FL 32084  
Tel: (904) 827-1437  
Fax: (904) 827-1438

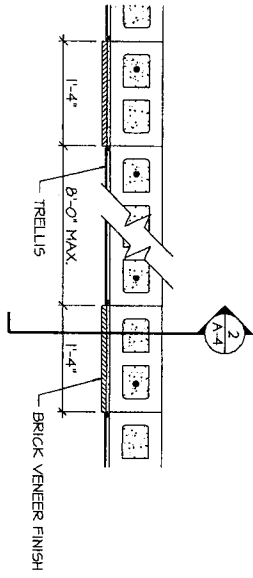
**NOTES:**  
1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN THE WORK AREA CLEAN AND FREE OF OBSTACLES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.  
7. THE CONTRACTOR SHALL SUBMIT ALL MATERIALS AND METHODS FOR APPROVAL PRIOR TO INSTALLATION.  
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND DRIVEWAY.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS.  
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.  
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC FEATURES.  
12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALK AND STAIRS.  
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT ROADS.  
14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITY LINES.  
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES.  
16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING AND SLOTTING.  
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WINDOWS AND DOORS.  
18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PAINT AND FINISHES.  
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS.  
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21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
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23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WINDOWS AND DOORS.  
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46. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING AND SLOTTING.  
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99. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
100. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING AND SLOTTING.

**47 Cordova St.  
Building Renovation**  
47 Cordova Street  
St. Augustine, FL 32084

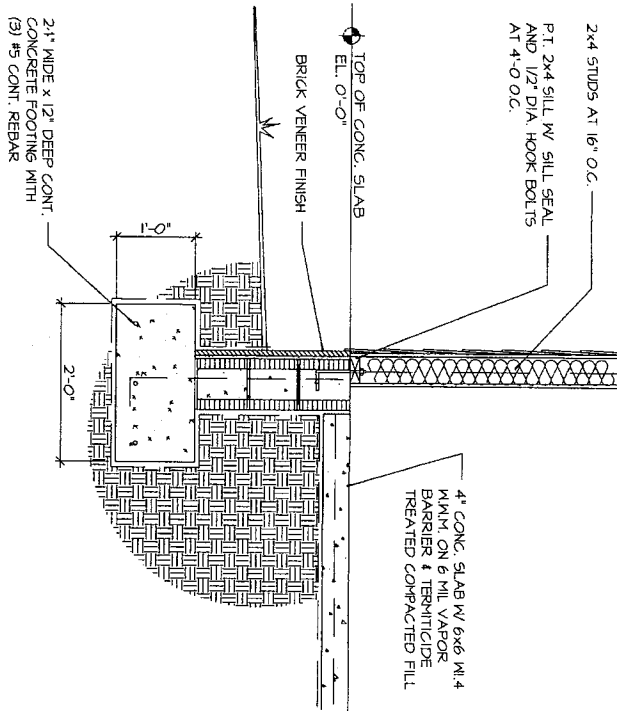
**PERMITS**

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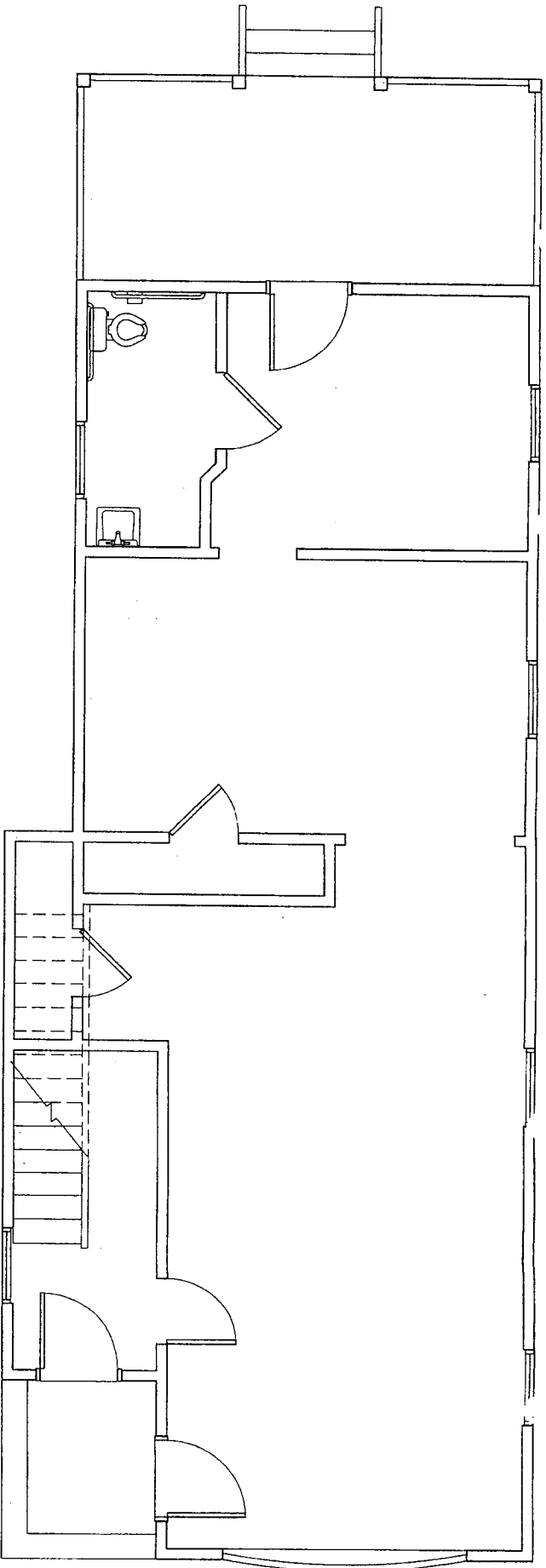
11 MULL DETAIL  
1/4" SCALE



12 FOOTINGS DETAIL  
1/4" SCALE

		<b>47 Cordova St. Building Renovation</b> 47 Cordova Street St. Augustine, FL 32084	
PROJECT: 47 CORDOVA ST. BUILDING RENOVATION ARCHITECT: DIXON CONSTRUCTION DATE: 08/14/14		SHEET: A-4 OF: 12	
REVISION:		DRAWING:	
NO.	DATE	BY	CHKD.
1	08/14/14	JL	JL
2	08/14/14	JL	JL
3	08/14/14	JL	JL
4	08/14/14	JL	JL
5	08/14/14	JL	JL
6	08/14/14	JL	JL
7	08/14/14	JL	JL
8	08/14/14	JL	JL
9	08/14/14	JL	JL
10	08/14/14	JL	JL

A-4



**INTERIOR SPACES RENOVATION**

FIRST FLOOR PLAN	934	a/c
SECOND FLOOR PLAN	879	a/c
<b>TOTAL</b>	<b>1813</b>	<b>a/c</b>

**BACK COVER PORCH**

FIRST FLOOR PLAN	144	u/c
SECOND FLOOR PLAN	144	u/c
<b>TOTAL</b>	<b>288</b>	<b>u/c</b>

**FIRST FLOOR PLAN**

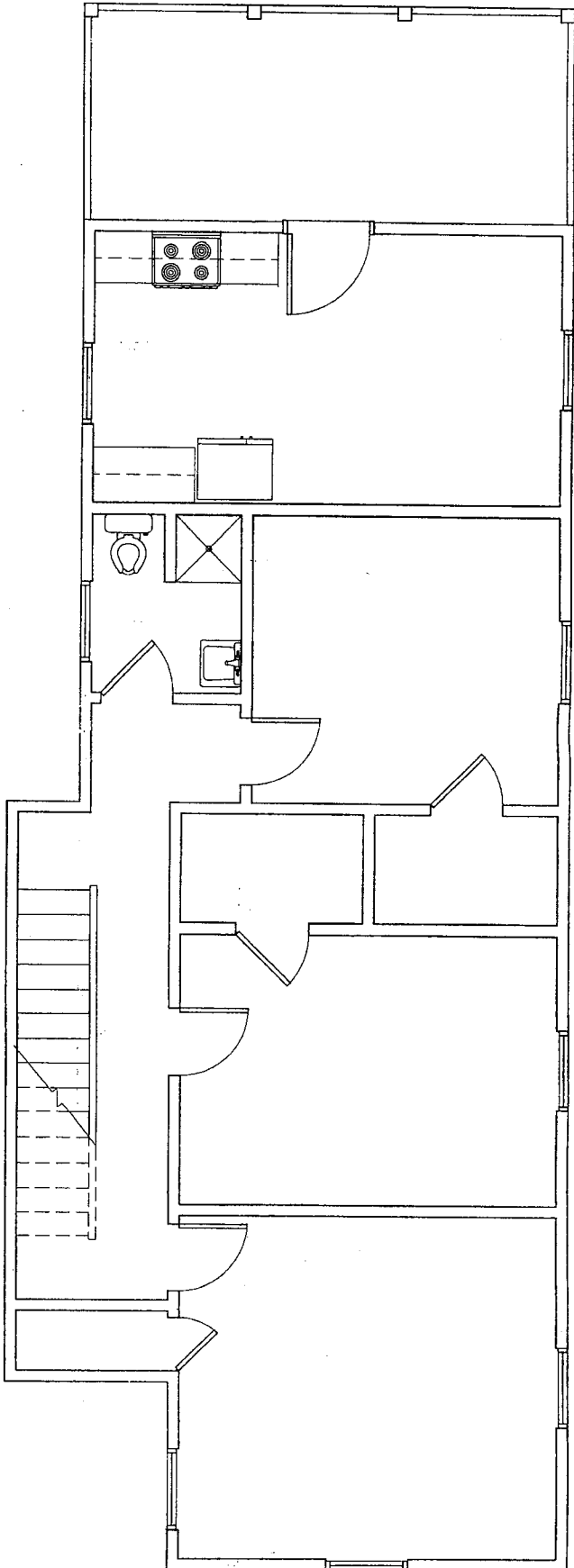
SCALE: 1/4" = 1'-0"

EXISTING BLDG.

**RECEIVED**  
MAR 01 2013

Planning/Budget/Spec

477 CORPORA  
EXISTING PLAN



**SECOND FLOOR PLAN**

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

EXISTING BLDG.

47 CORONA  
EXISTING PLAN

**Historic Preservation Property Tax Exemption Application  
Amendment Sheet**

Property Identification Number 1980700000

Address of property: Street 47 Cordova Street

City St. Augustine County St. Johns Zip Code 32084

**1. Amendment Description:** Indicate all changes in the project work, giving the originally proposed treatment and the amended work item description (use additional blank sheets if necessary):

This amendment updates March 21, 2013 Application 2013-0026 which was approved as a COA and Ad Valorem Tax Exemption, part 2/Description of Improvements to include the new roof material, windows, and foundation. The amendment replicates items presented in a September 19, 2013 Application 2013-0115 which was approved as a COA to replace windows, increase the height of the building, install an accessible ramp, and conduct landscaping improvements. The items in the September 19, 2013 Application were not included in the March 21, 2013 Ad Valorem Exemption application but are now being included so that the application is accurate, complete and consistent with the work approved in the COA. A more detailed description of the items approved in the COA is provided in the minutes of the September 19<sup>th</sup> meeting which are attached to this amendment as reference for the City of St. Augustine Planning Staff and HARB. Photos of all work items included in the original ad valorem application and the amendment are provided as part of the Historic Preservation Property Tax Exemption Application Part 3-Request for Review of Completed Work.

**2. Attach photographs and drawings as necessary to illustrate the proposed changes.**

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
*Complete the following if signing for an organization or multiple owners (See next page for additional owners):*  
President \_\_\_\_\_ Old City Holding, Inc.

Title \_\_\_\_\_ Organization name \_\_\_\_\_

Mailing Address 2245 CR 13S

City Elkton State FL Zip Code \_\_\_\_\_

Daytime Telephone Number (904) 501-9277

**Local Historic Preservation Office or Division Use Only**

The ( ) Local Historic Preservation Office or ( ) Division has reviewed the Amendment Sheet for the above named property and hereby:

- ( ) Determines that the work described in this Amendment to the Historic Preservation Property Tax Exemption Application for the property **is consistent with the Secretary of the Interior's Standards for Rehabilitation** and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.
- ( ) Determines that the work described in this Amendment to the Historic Preservation property Tax Exemption Application for the property **is not consistent with the Secretary of the Interior's Standards for Rehabilitation** and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments. Recommendations to assist the applicant in bringing the proposed work into compliance with the Standards, Guidelines and criteria are provided in the Review Comments.

**MOTION CARRIED UNANIMOUSLY**

**4. (h) F2013-0115 – Len Weeks  
Construction Co. – Applicant  
Olde City Holdings, Inc. – Owner  
47 Cordova Street<sup>8</sup>**

**To replace windows, increase the height of the building, to install an accessibility feature, and conduct landscape improvements.**

Len Weeks recused himself, due to a conflict of interest.

Paul Weaver recused himself, due to a conflict of interest.

Ms. Wolfe said based on a review of the AGHP and without the support of evidence to the contrary, staff found that the board could TABLE Certificate of Appropriateness for the alterations to the building located at 47 Cordova Street unless the following can be provided or demonstrated as applicable:

- ~~1. Provide detail sheets for new windows, doors, and hardware as applicable~~
  - New windows would be wood 2/2 DHS in colors similar to pre-approved trim colors
  - Rear door would be the same door that was previously approved for the front door
  - Hardware would have a black metal finish, with a simple design
- ~~2. Provide section detail of handrails~~
  - Detail shown on revised plans following the approved standards (A-4)
- ~~3. Provide finish details for the mechanical lift system~~
  - Finish details for the lift would be a soft white and similar to the proposed trim color

<sup>8</sup> Staff report attached to original minutes

- ~~4. Identify the heights above grade of windows and eaves on adjacent and landscape plans and provide more lighting details~~ Compatibility was demonstrated with the Cordova Street Building elevation, verbally described as 4" difference on window sills, 11" difference between eave of the building next door
- ~~5. Reconcile the exterior light fixture schedule between construction and landscape plans and provide more lighting details~~
  - Light pole fixtures and wall sconces revised to more appropriate scale with the exception of the front yard pole height, which staff recommends not exceeding 8 foot height. No fixtures shown on the back patio area, which was still a concern
- ~~6. Consider alternative for removal of the first floor window on the north elevation closest to the front entry~~
  - Removal is proposed because of the fire separation requirement and the opening would remain framed for future re-opening at a later time when conditions would allow it
- ~~7. Provide accurate front and rear elevation that includes the landscape plan~~
  - Still not provided; however, other details were provided; however, details were provided
- ~~8. Provide brick material, finish, and color for foundation, planter, and wall~~
  - Brick details were shown to staff as recycled brick that would be appropriate
- ~~9. Provide ADA gate details~~
  - The gate would be a solid wood board gate with black hardware to remain open

during business hours and  
closed after hours for  
security

10. ~~Reconcile rear landing deck  
between the construction~~

- Rear deck has been  
extended to the building  
corner

11. Determination by the board of any  
impact to the ad valorem tax  
exemption with the proposed  
changes

12. Additional revisions to the plan  
include the lattice screen that would  
be covered with plant material and a  
copper cap, a brick turtle detail on  
the patio, and signage. The first two  
items were not typical or  
represented in the AGHP and  
signage is approved separately  
administratively unless unique colors  
or fonts were presented

Ms. Wolfe said based on a review of the  
AGHP and without support of evidence to  
the contrary, staff found that the board could  
APPROVE the Certificate for changes to 47  
Cordova that would include the following 6  
conditions:

1. Reduce the height of the poles to 8  
foot
2. Provide elevation drawing that would  
interrelate landscape and building  
plans, particularly for the front  
elevation
3. Discussion regarding any impact  
that would affect the ad valorem tax  
exemption
4. Request for a sign approval –  
Administrative approval that would  
require a separate permit
5. Suggested based on the revisions to  
reduce the height of the last wall and  
brick piers to five foot overall, which  
would be in keeping with the  
residential side yard fence
6. Brick turtle detail on the patio, which  
did not have a historic precedence  
and staff recommended that the

applicant consider something that  
would relate to the historic building

Jeremy Marquis and Jerry Dixon were  
sworn in.

Mr. Thomas asked staff if they had reviewed  
all of the packet materials that had just been  
presented by the applicant.

Ms. Wolff's response was affirmative;  
however, she had not reviewed the updated  
landscaping plan.

Jeremy Marquis, applicant provided the  
information as follows:

- Brick patio that would include  
brick planters
- Flowers selected for the  
planters would include –  
Rosemary, Thyme,  
Blackeyed Susan, Lavender,  
Cottage Pink and Yellow  
Allamanda
- Front – clay brick Whitacre  
Greer ramp that would  
extend to the brick patio
- Turtle Medallion would be  
placed in between the ramp  
and stairs
- Anise would be planted on  
the southside
- Red Maple placed near the  
existing Palm tree
- Southside of property –  
Lattice would be placed to  
provide a visual screen
- ADA accessible sidewalk
- Northside – New gate to  
match the southside
- Two lights would be placed  
on each side of the Bay  
window
- Two post lights would be  
installed
- Lattice screen would be  
placed on top of the planter
- Four sided Colonial light  
fixture would be installed



including a wall sconce and post figure

- Recycled brick would be used on all piers and planters – Florida Maple would be used
- Signage – Turtle symbol had not received approval

Mr. Thomas questioned whether staff had requested that the trellis height be reduced, and the response was affirmative.

Jerry Dixon, architect, providing the information as follows:

- Structure had to be brought up to code
- Goal was to make the structure economically feasible for all parties
- Rear door would duplicate the front door to provide additional lighting
- Rear door would be painted or stained white to match
- Windows would be similar in color to match the existing
- Wood railing
- Rear mechanical lift<sup>9</sup>
- Gate style would have a pull/push system
- Request to remove a specified amount of windows

Public hearing opened; however, there was no response.

Mr. Roark asked for clarification regarding the remaining items that were still of concern for staff.

Ms. Wolfe stated the following:

- Confirmation by the board that the changes would be required to be noted on the ad valorem tax exemption
- Reduce height of lattice and brick wall; however, applicant requested

<sup>9</sup> Break from 4:23 p.m. until 5:40 p.m.

to leave the wall at the existing height

- Removing the brick turtle detail on the patio and using something more appropriate for the context

Mr. Thomas questioned the following:

- Lamp post height
- ❖ Post would be eight foot and lamp placed on top
- Material used for the turtle
- ❖ Brick
- Lattice height
- ❖ Would like the height to remain the same
- Any concerns regarding the tax exemption
- ❖ Amendment would be made

#### MOTION

Mr. Roark **MOVED** to **APPROVE** Certificate of Appropriateness application F2013-0115 as submitted and use of selected materials. Motion **SECONDED** by Mr. Valdes.

#### VOTE ON MOTION:

**AYES:** Roark, Valdes, Thomas

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**4. (i) F2013-0116 – BEHST Builders, Inc. – Applicant  
Barbara Lupient Revocable Trust – Owner  
103 Marine Street<sup>10</sup>**

**To approve a unique color palette, alter door and window openings, use an alternate roof material, and to reconstruct the porch railings to the required height.**

Ms. Wolfe said based on a review of the AGHP and without the support of evidence to the contrary, staff found that the board could **APPROVE** the request for a

<sup>10</sup> Staff report attached to original minutes

**PART 2 APPLICATION REVIEW**  
**For Local Historic Preservation Office or Division Use Only**

Property Identification Number 1980700000

Property Address 47 Cordova Street

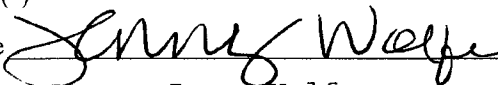
The  Local Preservation Office ( ) Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

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, Guidelines and criteria are 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 attached order letter from Historic Architectural Review Board meeting.

Additional Review Comments attached? Yes  No ( )

Signature 

Typed or printed name Jenny Wolfe

Title Historic Preservation and SP Planner

Date 2/19/15

**Page Eleven – Request for Review of Completed Work**

**List Additional Owners:**

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

*If there are additional owners, provide the indicated information for each on a separate sheet of paper.*

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

Property Identification Number 1980700000

Property Address 47 Cordova Street, St. Augustine, FL 32084

The  Local Historic Preservation Office ( ) Division has reviewed Part 3 (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.

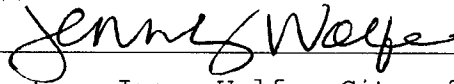
( ) Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends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

Review Comments: see HARB order letter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes() No( )

Signature



Typed or printed name Jenny Wolfe, City of St. Augustine

Title Historic Preservation and SP Planner

Date 2/19/15

City of St. Augustine  
Planning & Building Department  
Certificate of Completion

This certificate certifies that this building has been inspected and found to be in substantial compliance with applicable provision of Chapter 8 and Chapter 28 of the City Code and Section 106 of the 2007 Florida Building Code.

Building Address: 47 Cordova St. Permit No. 2013-0694 Parcel No. 198070-0000

Owner: Old City Holdings Inc. Address: 2245 CR 13 S City: Elkton

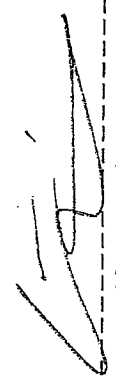
State: FL Zip: 32033 Project Description: Renovations

Occupancy Class: A-2 Construction Type: V Occupant Load: 55

Building Area: 2156 s.f. Use Zone: HP-3 FIRM Zone: AE-9

Finished Floor Elevation: 9.2 Automatic Sprinkler: Yes

Contractor: Len Weeks Construction Special Conditions: N/A

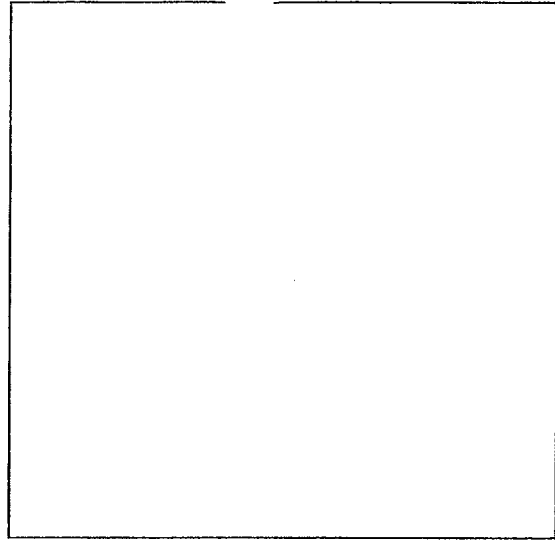
  
-----  
Wil Franke, CBO  
Building Official

4-8-14  
-----  
Date

This instrument prepared by:  
City of St. Augustine  
75 King Street  
Post Office Drawer 210  
St. Augustine, FL 32085

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

**ORDER TO APPROVE  
CERTIFICATE OF COMPLETENESS  
AND RECOMMENDATION  
FOR HISTORIC PROPERTY  
TAX EXEMPTION  
CASE NO. F2013-0026**



IN THE MATTER OF:

APPLICANT: Len Weeks Construction Design Development, LLC  
62 Hypolita Street  
St. Augustine, FL 32084

OWNER: Lisa Dalliare

RE: Certificate of Completeness and Recommendation for Historic Property Tax Exemption pursuant to Section 2-386, City of St. Augustine Code, Certification of the completed work for the Historic Preservation Property Tax Exemption application.

DESCRIPTION OF SITE OF CERTIFICATE OF COMPLETENESS AND RECOMMENDATION FOR HISTORIC PROPERTY TAX EXEMPTION:

47 Cordova Street

LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 8 BLK 17 (EX S25FT)  
OR3728/1269.

PARCEL NUMBER: 198070-0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON FEBRUARY 19, 2015, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

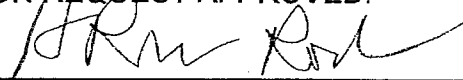
1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative was present at the February 19, 2015 Historic Architectural Review Board meeting and testified under oath.
2. A public hearing was held, with notice given as required by law, and no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Three (HP-3).

**ORDER**

1. That based upon the evidence, testimony and exhibits presented at the hearing, the Applicant has presented the proper grounds for granting a Certificate of Completeness and Recommendation for Historic Property Tax Exemption and, therefore, the Certificate is granted in accordance with the application.
2. That the following conditions are applied to the granting of the Certificate of Completeness and Recommendation for Historic Property Tax Exemption, as follows:
  - None.

DONE AND ORDERED, at a public hearing on the 19th day of February, A.D., 2015, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CERTIFICATE OF COMPLETENESS AND RECOMMENDATION FOR  
HISTORIC PROPERTY TAX EXEMPTION REQUEST APPROVED.



H. RANDAL ROARK, CHAIRMAN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ST. AUGUSTINE, FLORIDA

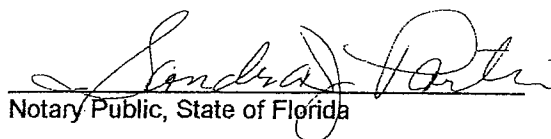
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, H. Randall Roark personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and H. Randal Roark, 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 12<sup>th</sup> day of March,  
A.D., 2015.



SANDRA J. PARTIN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF118112  
Expires 4/30/2018



Notary Public, State of Florida

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

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

**1. Property identification and location:**

Property Identification Number: 1980700000 \_\_\_\_\_

Address of property: Street 47 Cordova St. \_\_\_\_\_

City \_\_\_\_\_ St. Augustine \_\_\_\_\_ County St. Johns \_\_\_\_\_ Zip Code 32084

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

Project starting date \_\_\_\_\_ March 26, 2013 \_\_\_\_\_ Project completion date: \_\_\_\_\_ April 1, 2014

Estimated cost of entire project: \$ \_\_\_\_\_ \$670,000 \_\_\_\_\_

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ \$570,000 \_\_\_\_\_

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

Lisa Dilliaré \_\_\_\_\_  
Name Signature Date 1/23/15

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

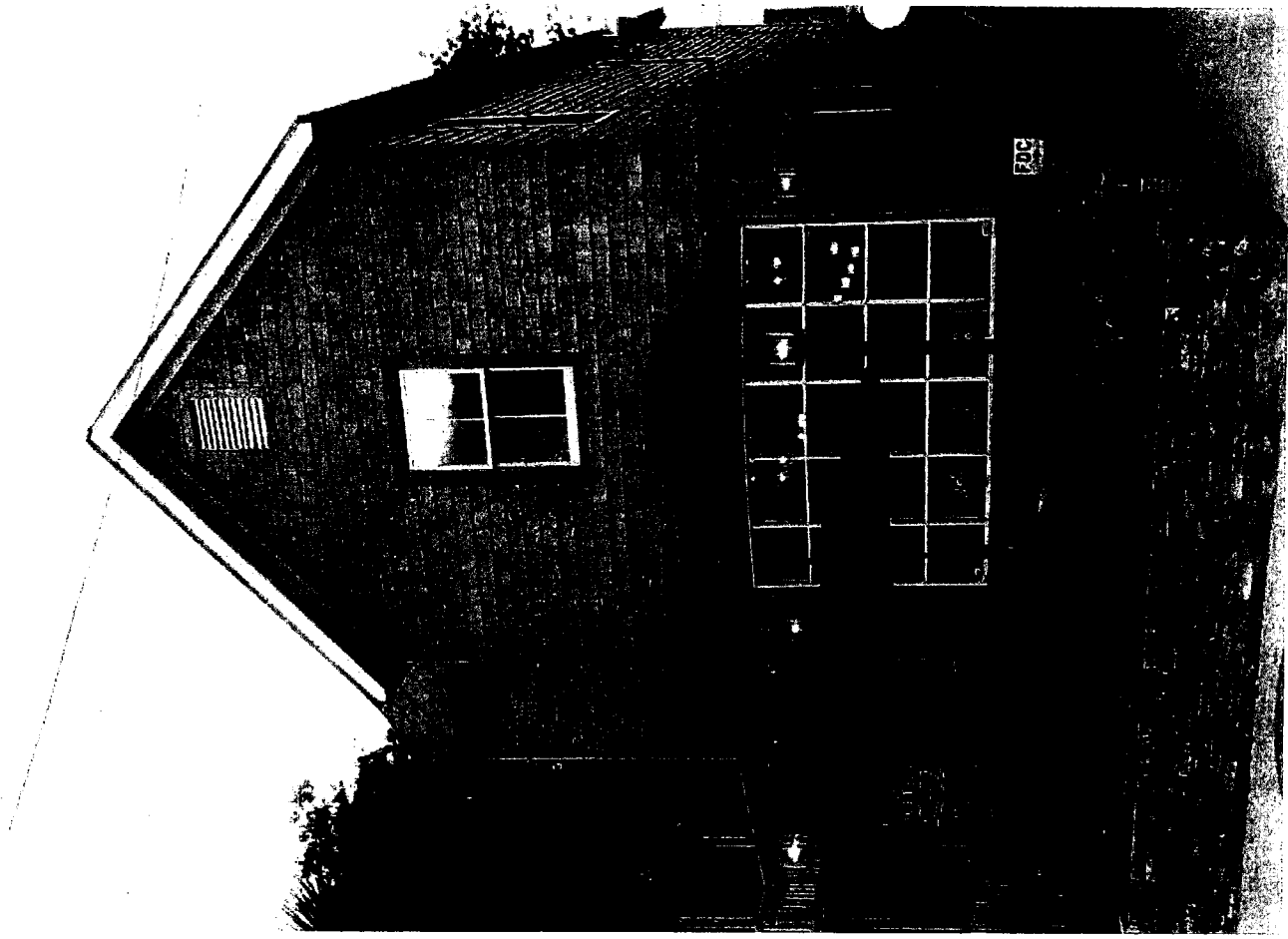
President Old City Holdings Inc.  
Title Organization name

Mailing Address 2245 CR 13S \_\_\_\_\_

City \_\_\_\_\_ Elkton \_\_\_\_\_ State FL \_\_\_\_\_ Zip Code 32033 \_\_\_\_\_

Daytime Telephone Number ( 904 ) 501-9277 \_\_\_\_\_





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9/22/12



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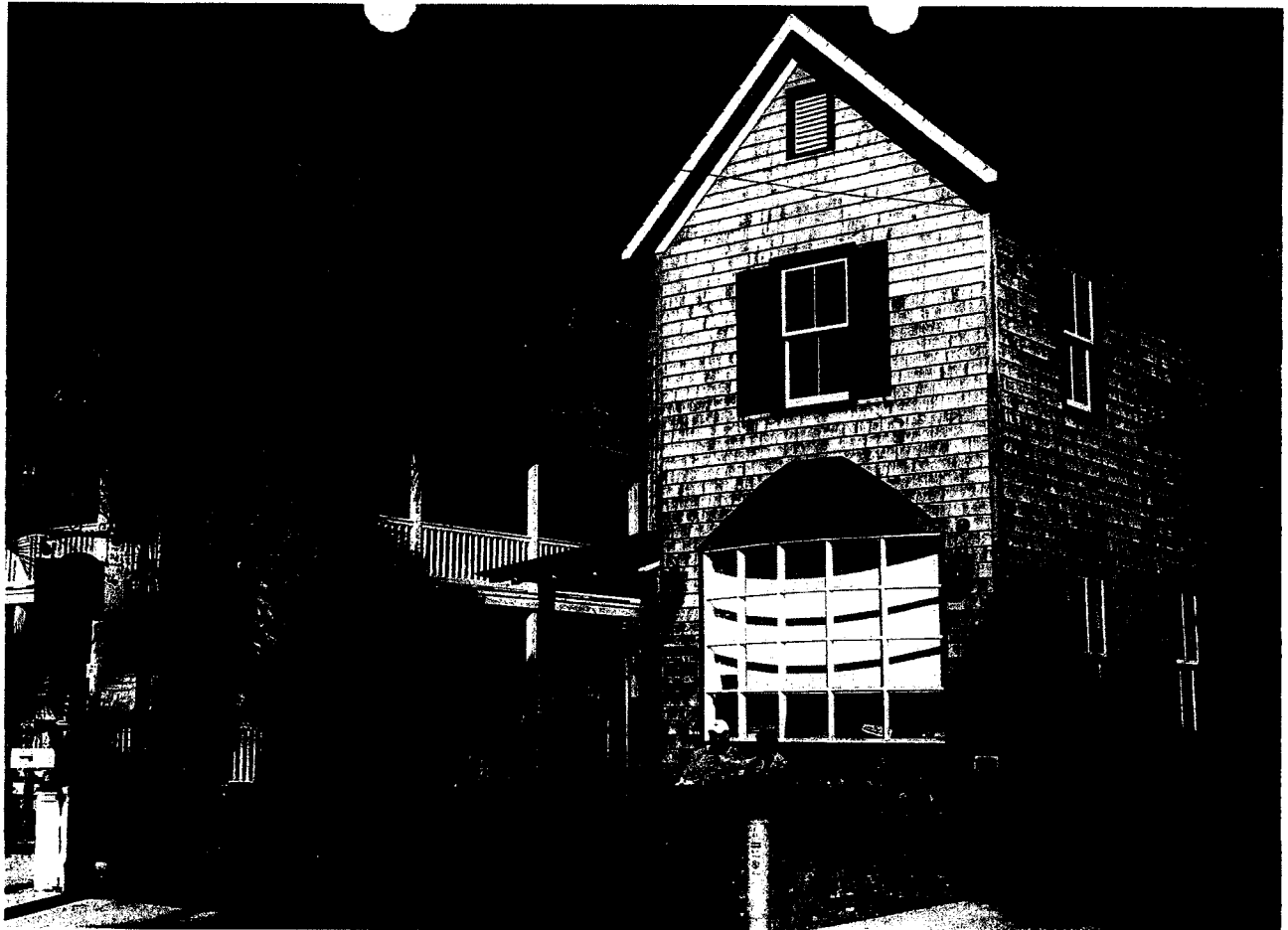
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Planner/Building Dept.

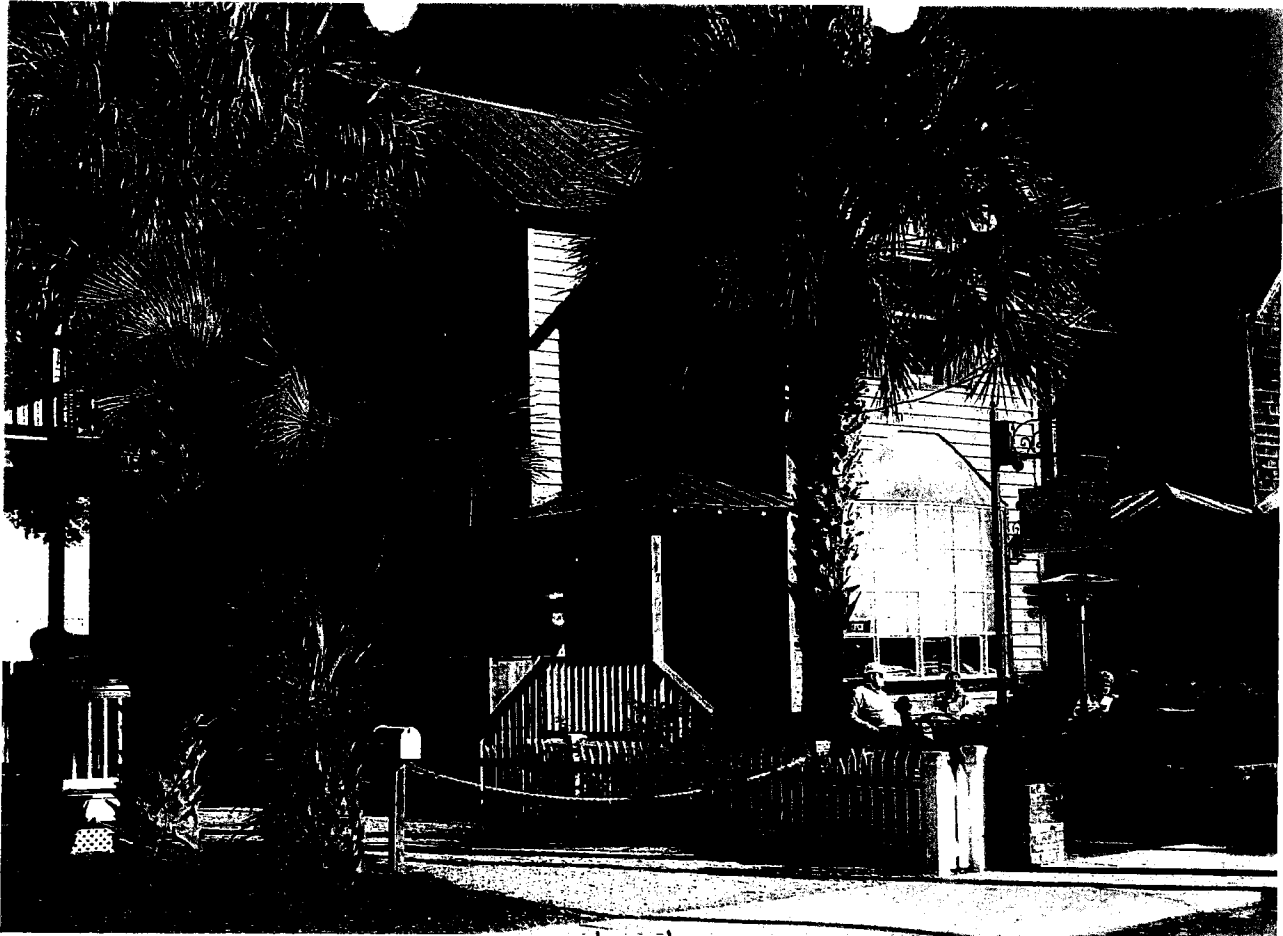


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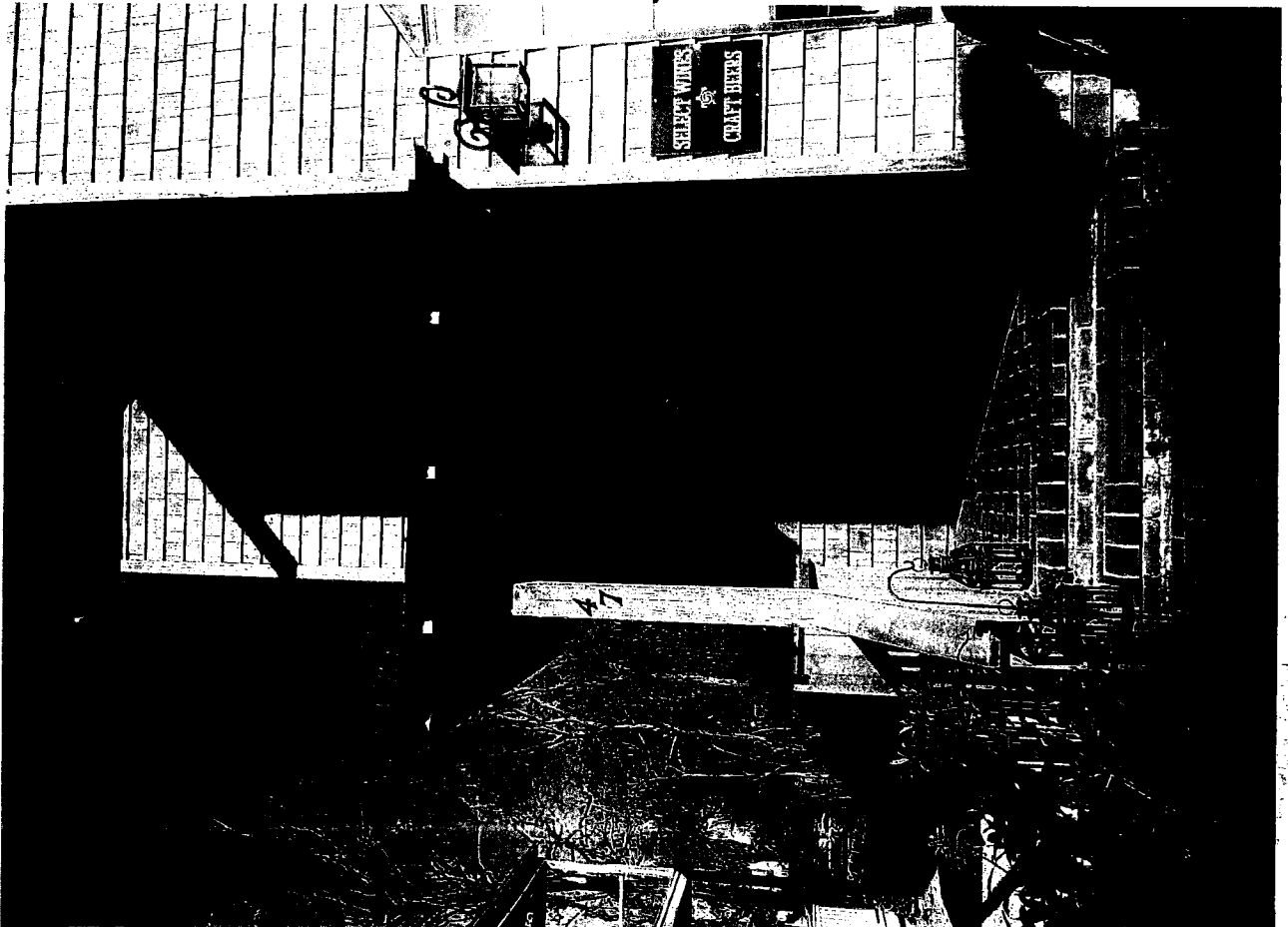


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JAN 28 2015  
Fire Department



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1124/15

JAN 28 2015

Photograph by [unreadable]



8/2/12



3/28/14

8-27 11:00 AM



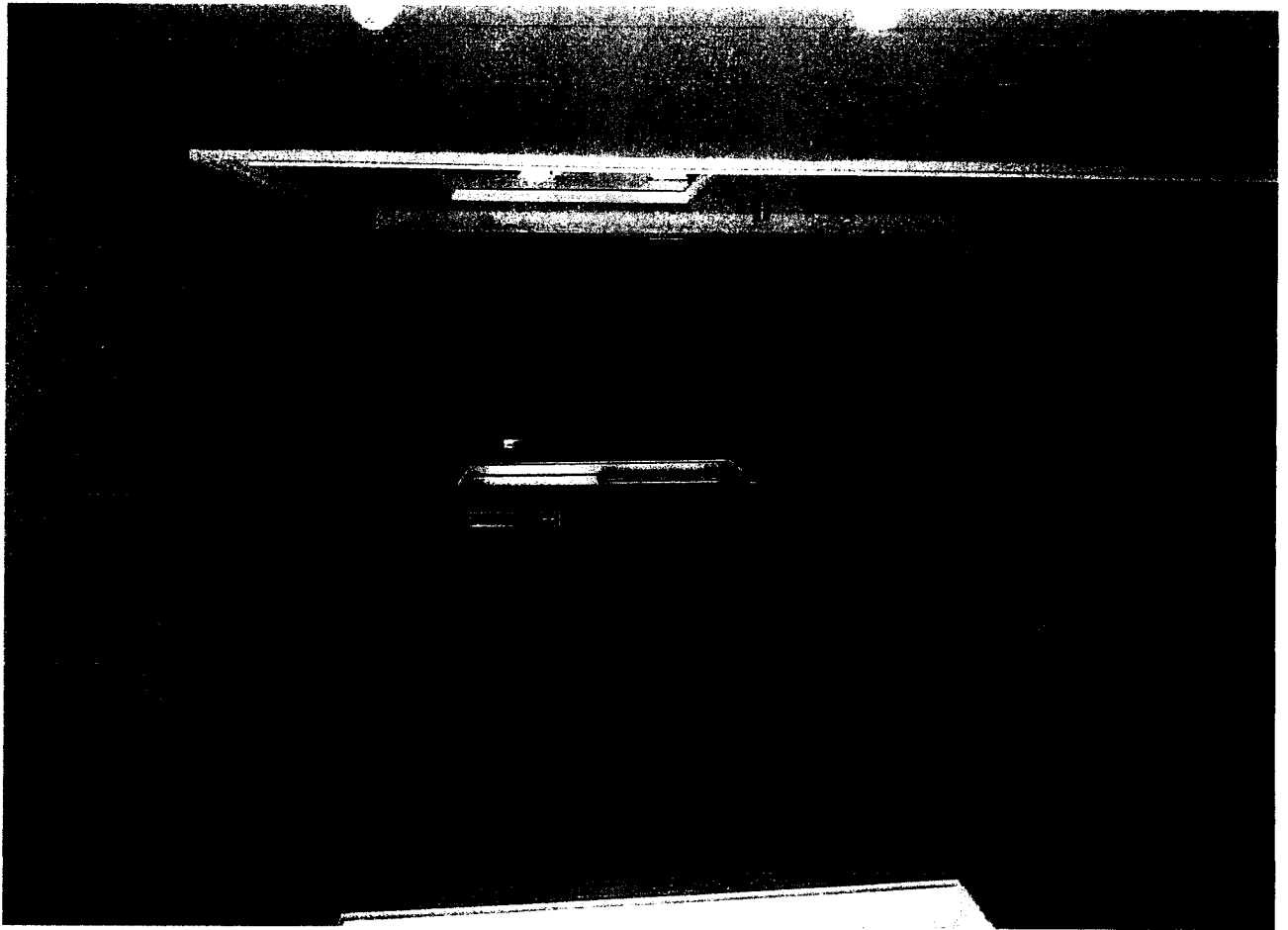
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Photography: Justin D. ...

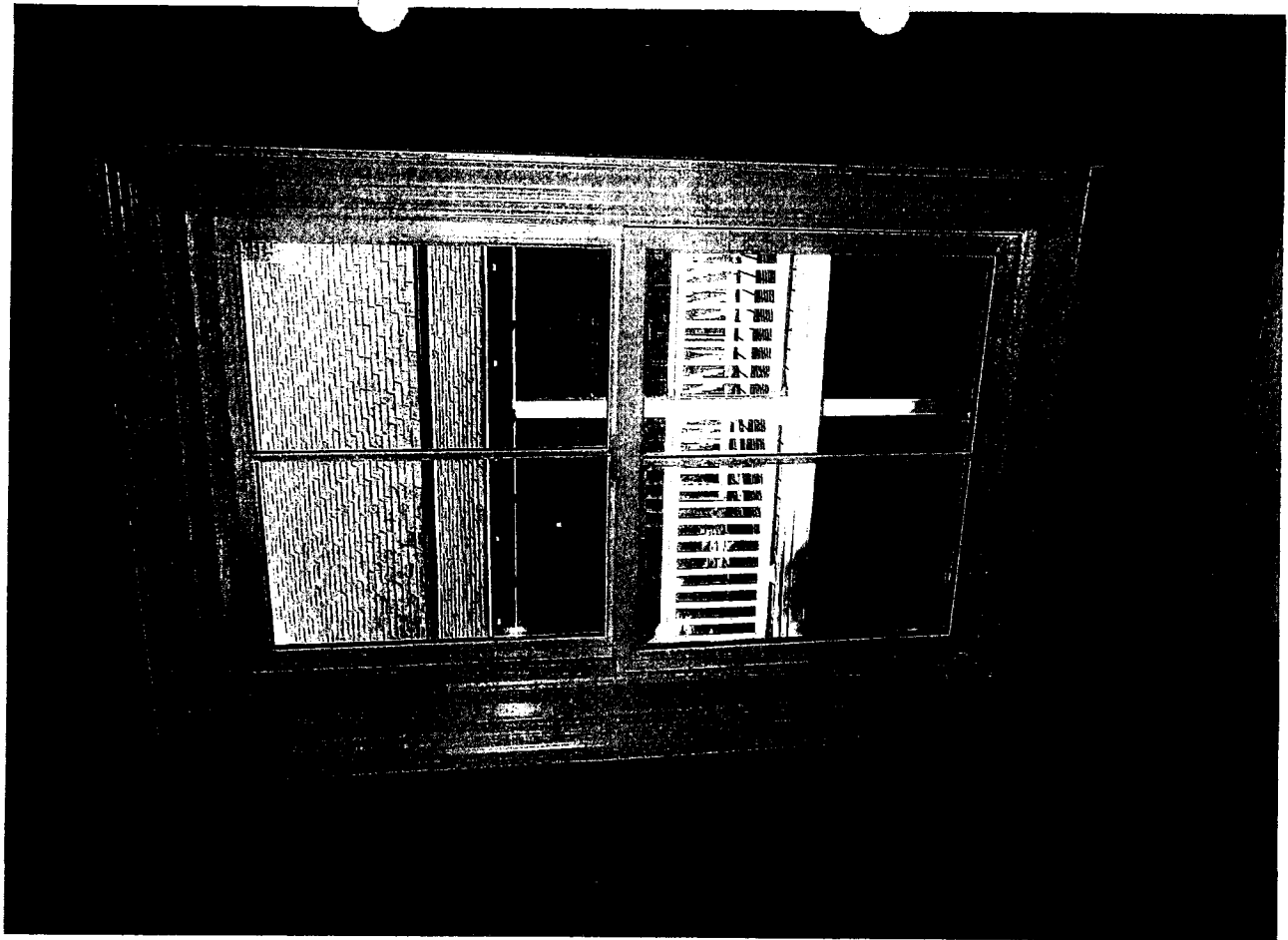


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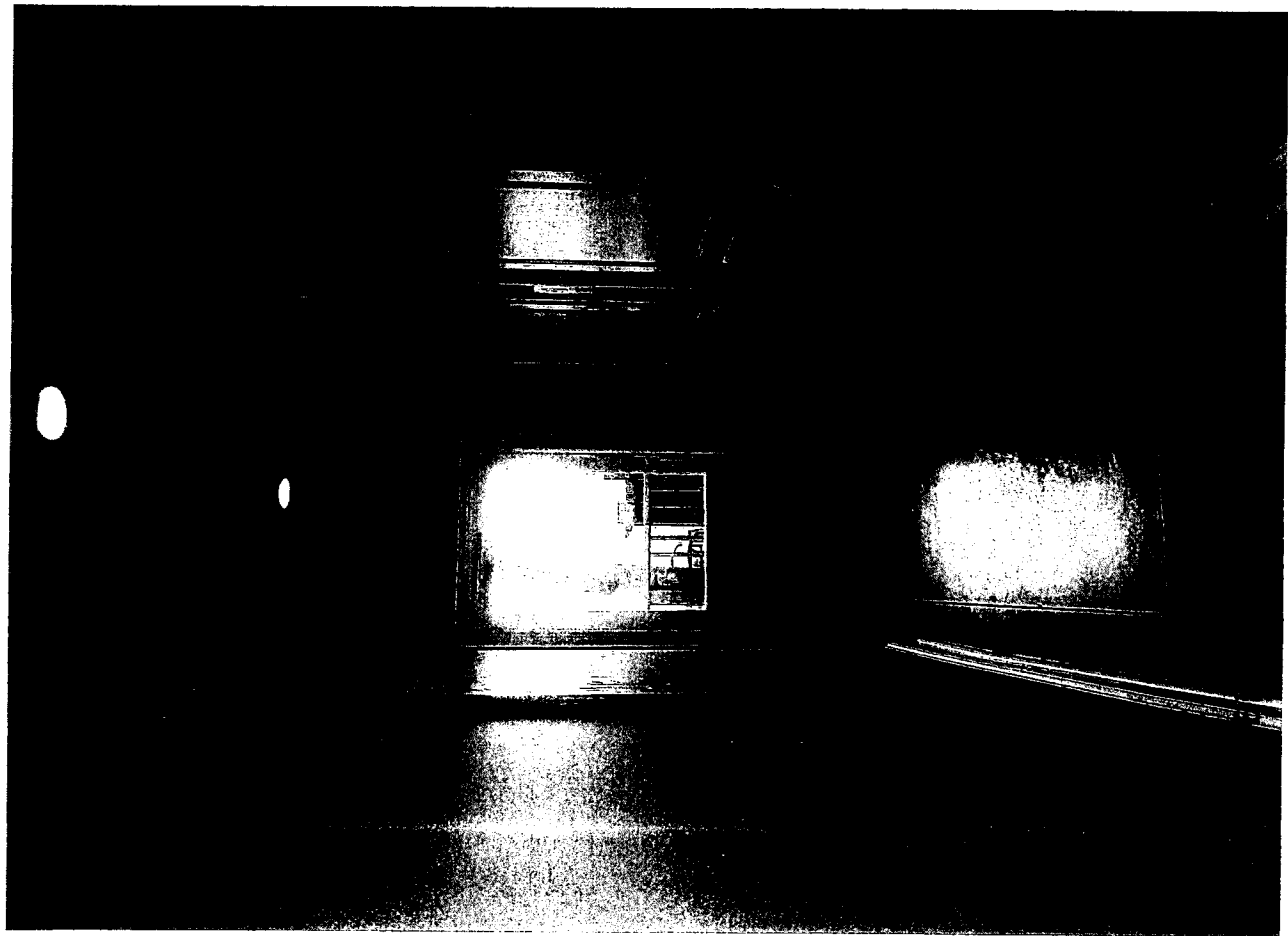
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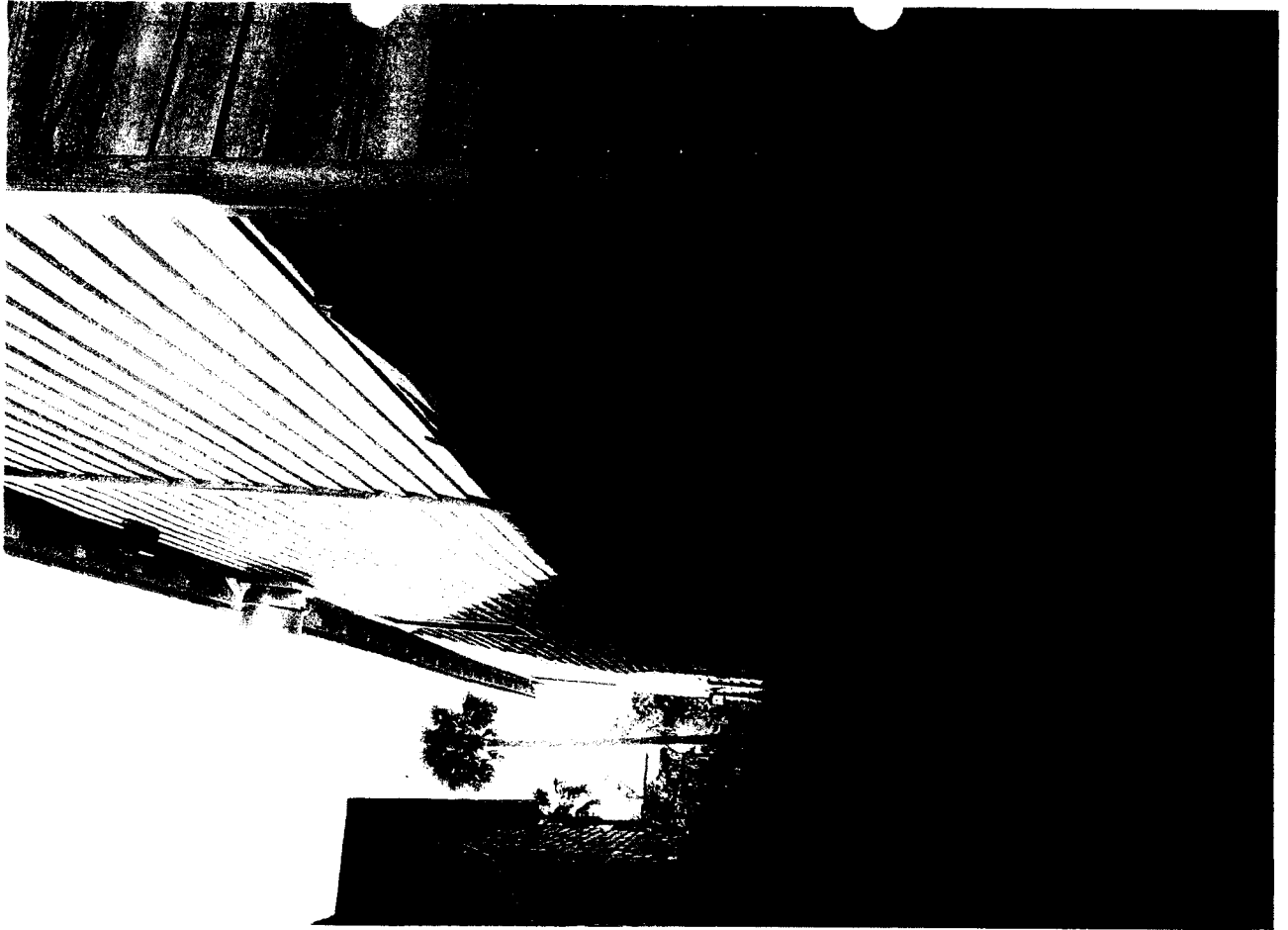




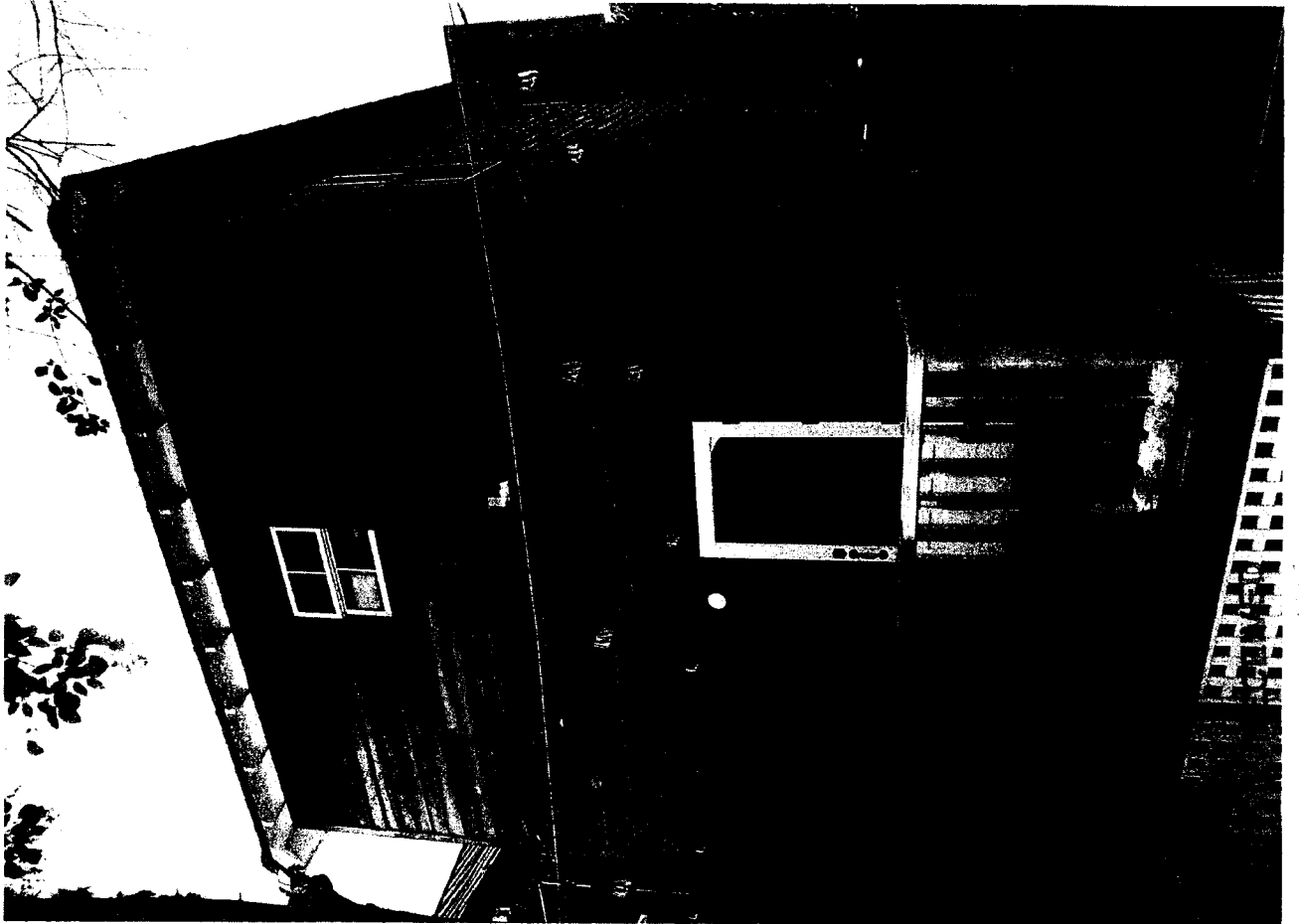
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JAN 28 2015  
Photograph/Security Dept



5/12/11



5/12/11

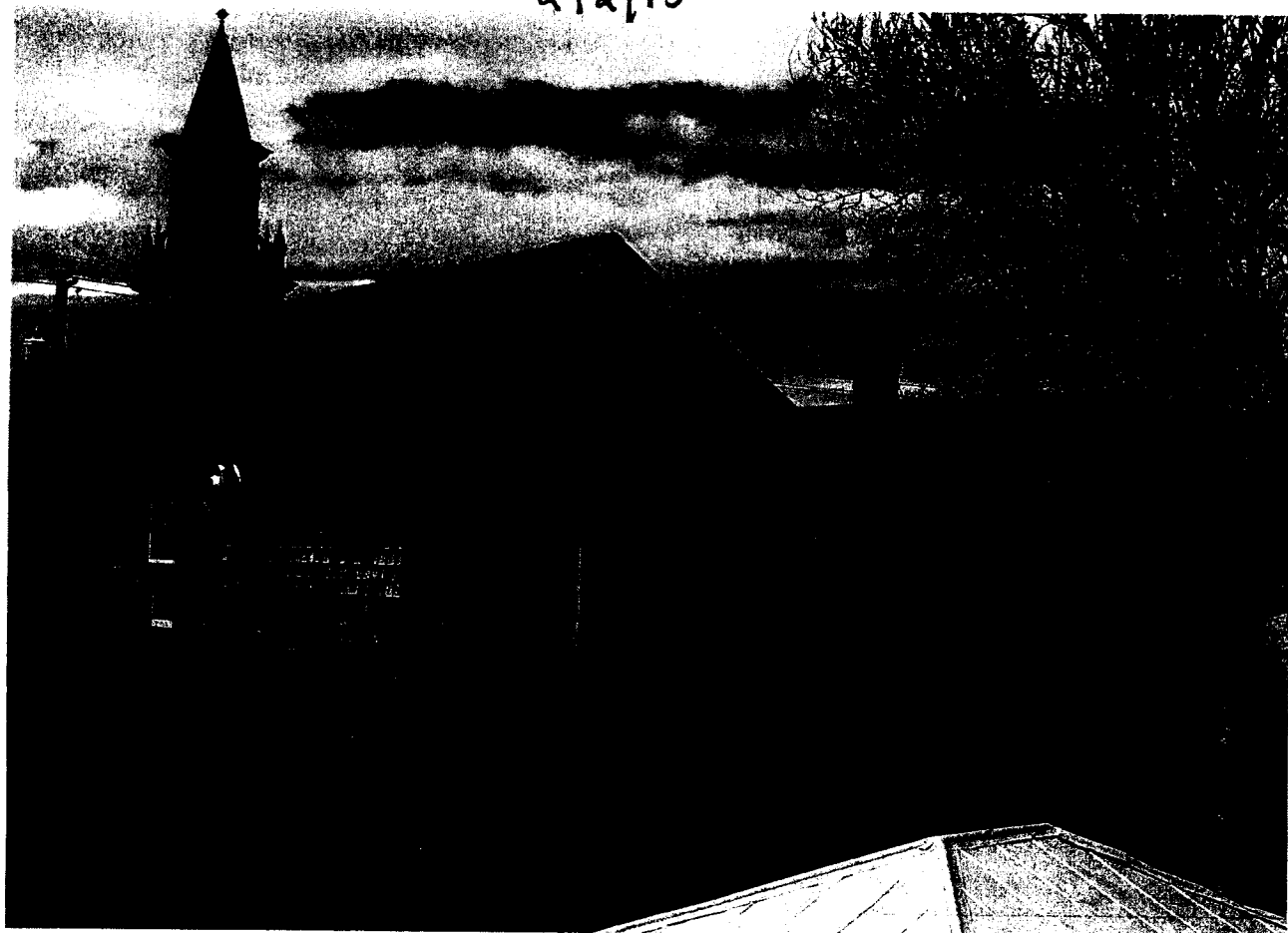


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# City of St. Augustine

HISTORIC ARCHITECTURAL REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION



Prepared for March 21, 2013 Meeting

## Certificate of Appropriateness F2013-0026 47 Cordova Street



APPLICANT	Len Weeks
OWNER	Lisa Dallaire
REQUEST	To review interior building alterations and previously approved exterior alterations for an application of an ad valorem tax exemption.
AGENDA ITEM	4(f)
PLANS DATED	March 1, 2013
Architectural Style:	Frame Vernacular
Construction Date:	1899-1904
Florida Master Site File:	8SJ0688
National Register Status:	Contributing to COSA NR Historic District
Zoning District:	Historic Preservation Three (HP-3)
Parcel Number:	198070 0000
Plan review:	The applicant is submitting an application for an ad valorem tax exemption and the city review process requires HARB to concur that the application is complete and that the changes meet the Secretary of the Interior's Standards for Rehabilitation.

## REVIEW OF APPLICABLE CODES AND ORDINANCES

### **ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION:**

#### *Vernacular (1821-1940)*

Vernacular refers to common buildings that do not display a formal or distinctive style. These buildings do, however, generally display at least some of the design elements and features commonly used in styled buildings constructed during the same era. They may also reflect minor influences such as Chippendale, Arts and Crafts, Pennsylvania Dutch, and Minorcan Cracker. Construction may be frame, masonry or both. Vernacular buildings make up the bulk of St. Augustine's historic building resources. These buildings dominate the streetscape, establish the scale of neighborhoods, create a sense of place, and record the change of construction technology and materials over time. Vernacular buildings represent the history, influence and culture of the middle and lower classes.

#### **Frame Vernacular**

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

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

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

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

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

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

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

***Historic Preservation Property Tax Exemption***

In 1995 the City Commission adopted an ordinance allowing partial ad valorem tax exemptions for historic property if the property is being restored, rehabilitated or renovated according to specific guidelines. This exemption applies only to improvements to real property.

The exemption for qualifying properties is from ad valorem taxes levied by the City of St. Augustine on 100% of the assessed value of the improvement for 10 years.

In order to qualify for this tax exemption, the property must:

1. be individually listed in the National Register of Historic Places; or
2. be a contributing property to a National Register District; or
3. be designated a historic property or be a contributing property in a locally established historic preservation district.

Further, to qualify for this tax exemption, the improvements to a property meeting one of the above criteria must also:

1. be consistent with the United States Secretary of Interior's Standards for Rehabilitation; and
2. be determined by the Historic Architectural Review Board to meet criteria established by the Department of State.

The minimum valuation of the improvement must be \$20,000 or 50% of the assessed value of the structure before the improvement, whichever is less.

Twenty-five percent (25%) of the proposed improvement must be to the exterior or foundation of the structure.

**How to Apply:**

Applications for the Historic Preservation Property Tax Exemption must be made prior to the start of any construction work on the property, on forms provided by the Planning and Building Division from the Department of State.

The Historic Architectural Review Board must approve the plans, and the Planning and Building Division must issue a building permit for the proposed improvement before the start of any construction.

The review and approval process for the tax exemption is in addition to the building permit review process already established.

The Planning and Building Division is required to inspect the completed work to ensure that the construction has been completed as indicated on the plans submitted with the application for the tax exemption, and to ensure the continued maintenance of the improvements during the period of time that the exemption is in force.

**Activating the Tax Exemption:**

The review and approval authority of the Historic Architectural Review Board (HARB) and the Planning and Building Division is administrative only. Final approval for the ad valorem tax exemption rests with the City Commission.

The property owner must sign an Historic Preservation Property Tax Exemption Covenant agreeing to maintain the improvements during the period of the exemption. This covenant must then be approved by resolution of the City Commission. The approved covenant must be recorded with the deed to the property to allow the Property Appraiser to activate the tax exemption.

***Secretary of the Interior's Standards for Rehabilitation***

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

***Secretary of the Interior's Standards for Rehabilitation: Guidelines***

**Choosing Rehabilitation as a Treatment**

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

**Identify, Retain, and Preserve Historic Materials and Features**

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior



features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

#### **Protect and Maintain Historic Materials and Features**

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

#### **Repair Historic Materials and Features**

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

#### **Replace Deteriorated Historic Materials and Features**

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

#### **Design for the Replacement of Missing Historic Features**

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

#### **Alterations/Additions for the New Use**

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include

the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

#### **Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations**

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

#### STAFF SUMMARY & ANALYSIS

The property at 47 Cordova Street is a Frame Vernacular building that was constructed between 1899 and 1904. Unique details include the cedar shingle siding and wood two over two double hung windows. According to the 1904 Sanborn Fire Insurance Company map, the two properties 47 and 49 Cordova Street were identical in plan and showed a full front porch. The FMSF form indicates that the current appearance is a result of alterations in the 1970s which removed the front porch and added the bay window.

HARB has previously approved modifications to the front entry system and side window patterns, as well as enclosure of the rear porch. Now HARB must find that these changes and the interior changes meet the Secretary of the Interior's Standards for Rehabilitation and that the information on the Department of State form is accurate.

First, the building has already been adapted for a new use because it has been a commercial establishment for many years and it was originally a residence. As early as 1949 it was a general contractor's business location. The exterior envelope is visibly in need of repair and upon exploratory interior demolition the project contractor identified the poor shape of many structural elements. As a result, the building needs to be fully rehabilitated and the process has already begun with both Certificates of Appropriateness that have been approved.

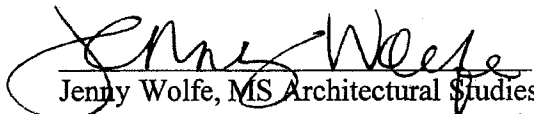
Inappropriate changes to the exterior included the addition of a bay window and removal of the front porch; however, this action was probably undertaken in the 1980s. Photodocumentation indicates the character of the original façade and it is preferable to the Standards if the original feature was restored. Otherwise, the current exterior renovations are in keeping with the Standards.

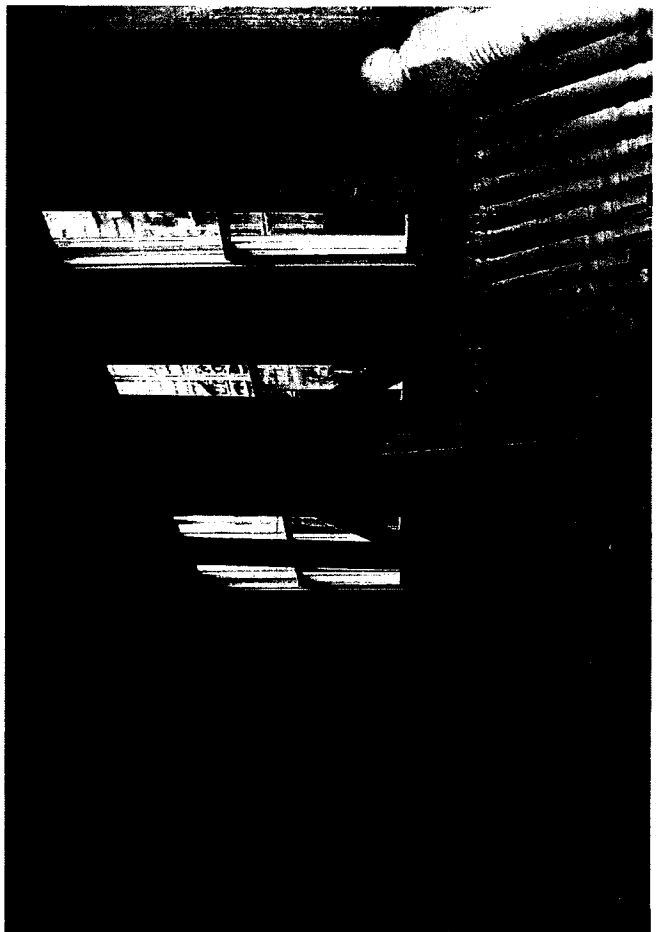
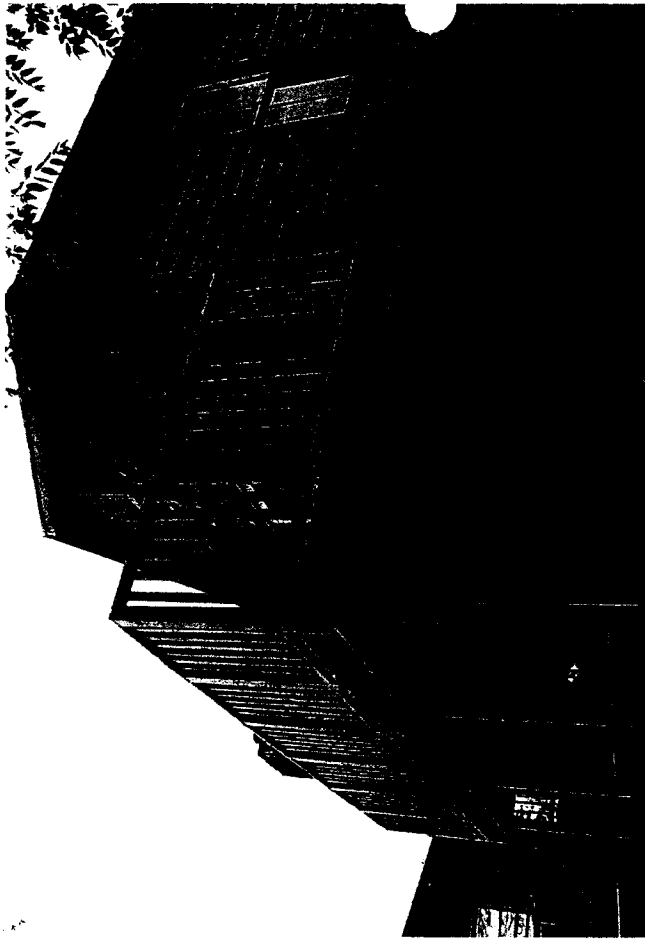
The application does not describe any interior features and the impact of new construction on those features. The current interior exists in a semi-demolished state which may be the explanation. However, the application should expand on the pre-existing significant interior features and floor plan and relate the current construction activities to the Standards.

STAFF RECOMMENDATION

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **approve** a certificate of appropriateness for the ad valorem tax exemption application at 47 Cordova Street with the following conditions:

1. Discuss the feasibility of replacement of the missing feature on the front façade.
2. Documentation that there were no salvageable elements of the interior prior to the demolition and that the interior floor plan and or significant interior elements will be restored in conformance with the Standards.

  
Jenny Wolfe, MS Architectural Studies  
Historic Preservation and Special Projects Planner





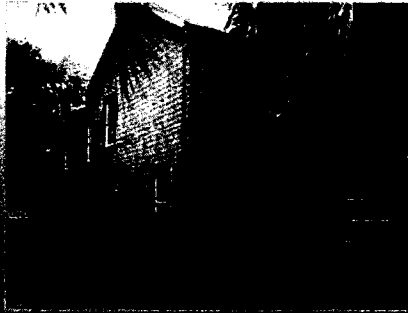
# City of St. Augustine

## HISTORIC ARCHITECTURAL REVIEW STAFF REPORT AND RECOMMENDATION

Prepared for February 19, 2015 Meeting



### Certificate of Appropriateness F2013-0026 47 Cordova Street



APPLICANT	Len Weeks
OWNER	Lisa Dallaire
REQUEST	To review interior building alterations and previously approved exterior alterations for an application of an ad valorem tax exemption.
AGENDA ITEM	5(c)
PLANS DATED	April 1, 2014
Architectural Style:	Frame Vernacular
Construction Date:	1899-1904
Florida Master Site File:	8SJ0688
National Register Status:	Contributing to COSA NR Historic District
Zoning District:	Historic Preservation Three (HP-3)
Parcel Number:	198070 0000
Plan review:	The applicant is submitting the application to certify the completion of construction for the ad valorem tax exemption and the city review process requires HARB to concur that the application is complete and that the changes meet the Secretary of the Interior's Standards for Rehabilitation.

## REVIEW OF APPLICABLE CODES AND ORDINANCES

### **ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION:**

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

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

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

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

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

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The property owner must sign an Historic Preservation Property Tax Exemption Covenant agreeing to maintain the improvements during the period of the exemption. This covenant must then be approved by resolution of the City Commission. The approved covenant must be recorded with the deed to the property to allow the Property Appraiser to activate the tax exemption.

*Secretary of the Interior's Standards for Rehabilitation*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

*Secretary of the Interior's Standards for Rehabilitation: Guidelines*

**Choosing Rehabilitation as a Treatment**

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

**Identify, Retain, and Preserve Historic Materials and Features**

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior



features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

#### **Protect and Maintain Historic Materials and Features**

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

#### **Repair Historic Materials and Features**

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

#### **Replace Deteriorated Historic Materials and Features**

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

#### **Design for the Replacement of Missing Historic Features**

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

#### **Alterations/Additions for the New Use**

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include

the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

#### **Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations**

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

#### STAFF SUMMARY & ANALYSIS


The property at 47 Cordova Street is a Frame Vernacular building that was constructed between 1899 and 1904. This building has been reviewed by HARB for three Certificates of Appropriateness to cover work performed on the interior and exterior of the building and one of the applications simply covers the review for application of the tax exemption. Routine maintenance and repair was also performed that was permitted administratively. The project has been completed and this application is being reviewed to certify that the changes were made in accordance with what the HARB approved and that the application is complete.

Staff requested confirmation of the work to be included with the tax exemption since there have been multiple reviews. To clarify the scope, the applicant will be submitting an amendment form so that the narrative description matches the plans and completed work. The work performed was consistent with the previously issued COAs and the application will be complete with this amendment.

#### STAFF RECOMMENDATION

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **approve** a certificate of appropriateness for the ad valorem tax exemption application at 47 Cordova Street with the following condition:

1. Completion of the amendment form which corresponds to the approved and permitted scope of work identified in the plans of record.

  
Jenny Wolfe, MS Architecture Studies  
Historic Preservation and Special Projects Planner

DATE: 03/01/13  
PROJECT: 13-0000  
DRAWING: 13-0000-01  
REVISION: 01

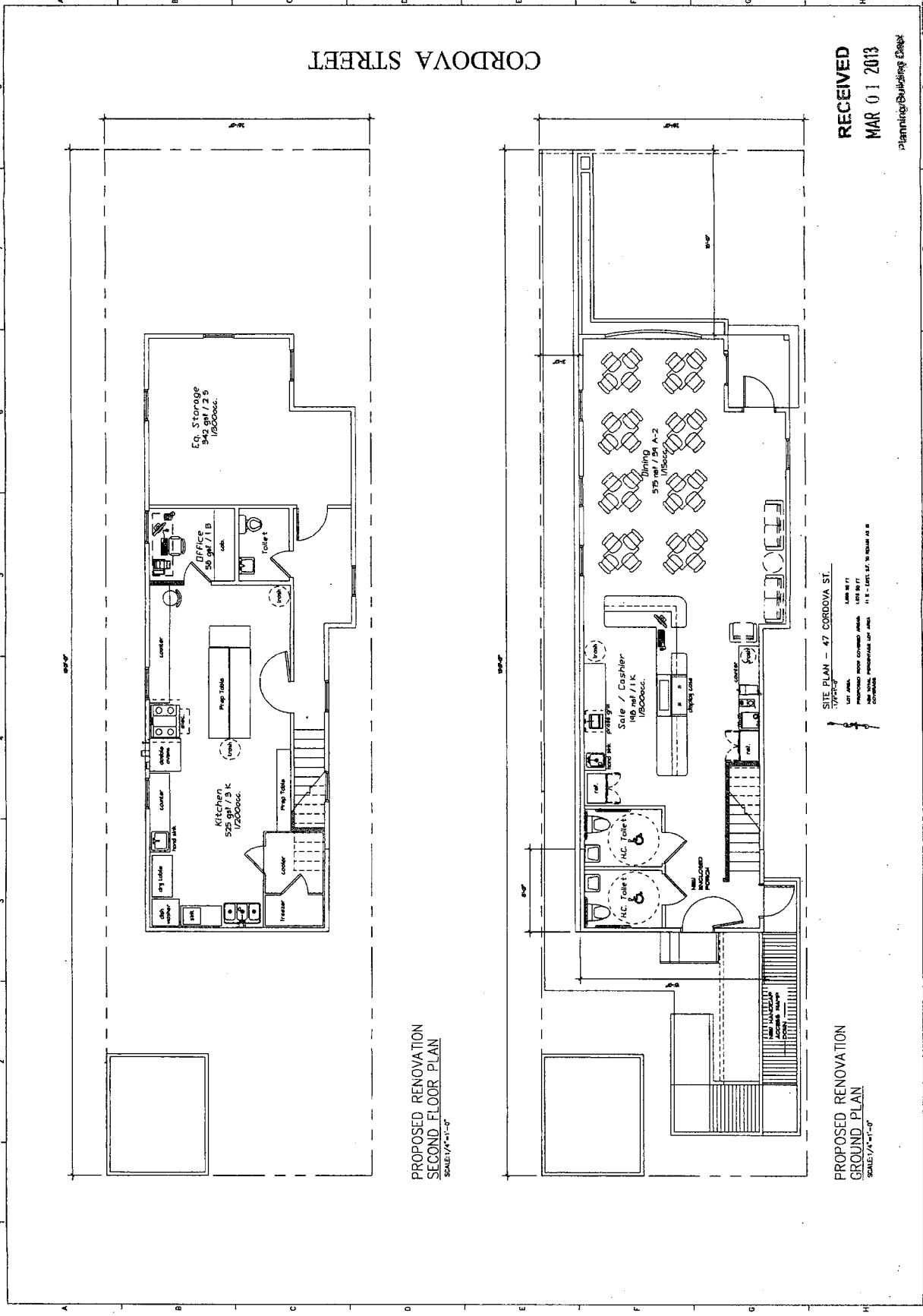
**47 Cordova St.  
Building Renovation**  
St. Augustine, FL 32084

NO.	DATE	DESCRIPTION
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3	03/01/13	ISSUED FOR PERMITS
4	03/01/13	ISSUED FOR PERMITS
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23	03/01/13	ISSUED FOR PERMITS
24	03/01/13	

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**RECEIVED**  
**MAR 01 2013**  
Planning & Building Dept.

**CORDOVA STREET**



**PROPOSED RENOVATION  
SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**PROPOSED RENOVATION  
GROUND PLAN**  
SCALE: 1/4"=1'-0"

**SITE PLAN - 47 CORDOVA ST.**  
17,737 sq ft  
LOT AREA: 1,200 sq ft  
PERMITTED GROSS COVERED AREA: 1,200 sq ft  
PERMITTED GROUND COVER: 100%  
COMMENTS: 1/4" = 1'-0". SEE 13-0000-02

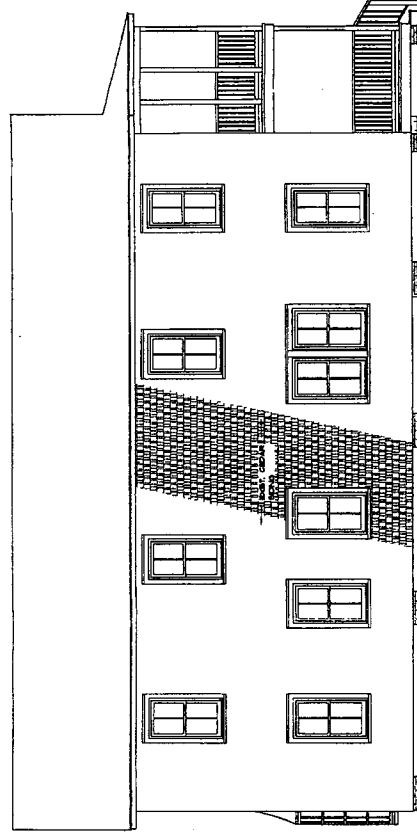
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**47 Cordova St. Building Renovation**  
St. Augustine, FL 32084

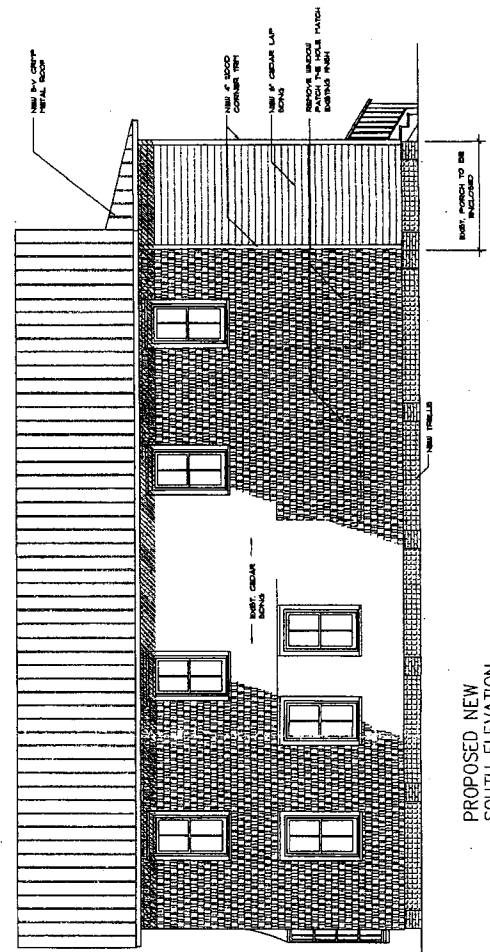
**47 Cordova St.  
Building Renovation**  
St. Augustine, FL 32084

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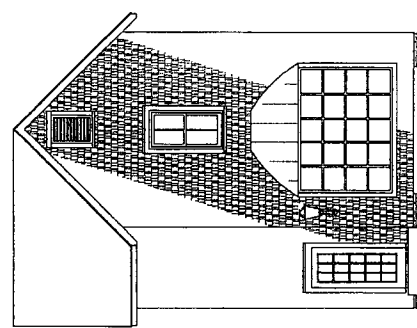
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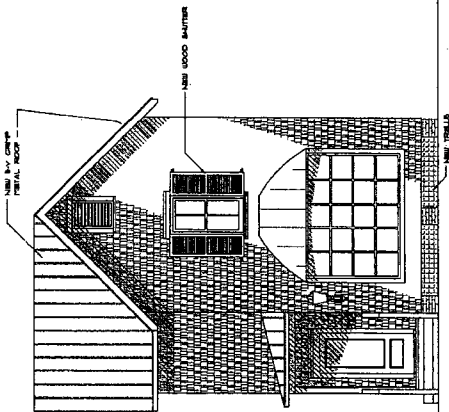
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SCALE: 1/4"=1'-0"



PROPOSED NEW SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING WEST ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED NEW WEST ELEVATION  
SCALE: 1/4"=1'-0"

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**47 Cordova St.**  
Building Renovation  
St. Augustine, FL 32084

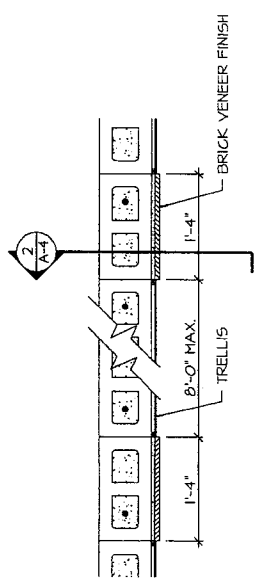
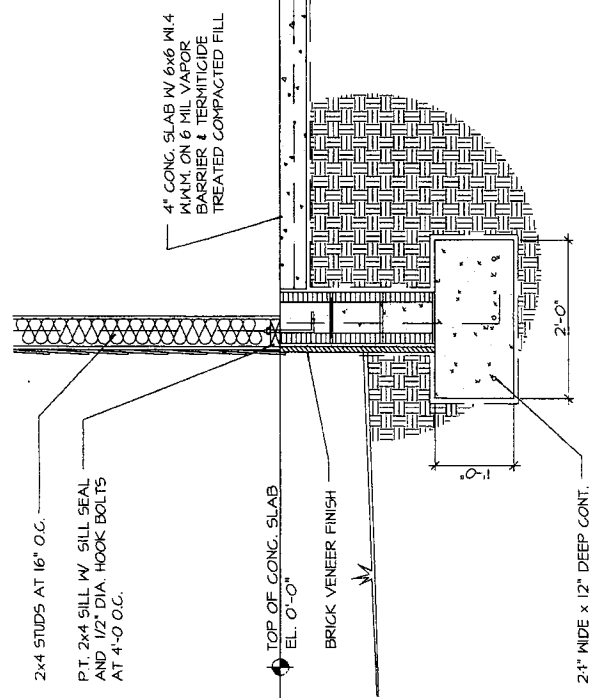
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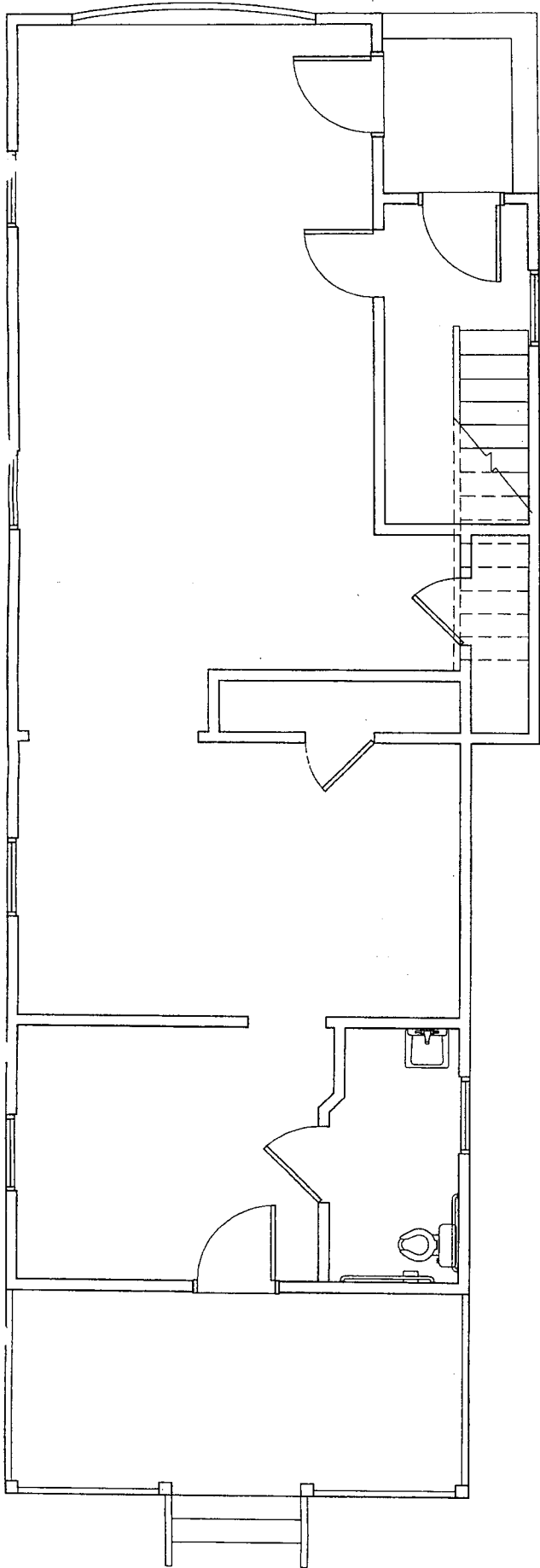
PROJECT	47 CORDOVA ST.
DATE	08/14/12
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CHECKED BY	
SCALE	



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**(A-4)** SCALE: 1/2" = 1'-0"

**2**  
**(A-4)** SCALE: 1/2" = 1'-0"

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INTERIOR SPACES RENOVATION

FIRST FLOOR PLAN	934	a/c
SECOND FLOOR PLAN	879	a/c
<b>TOTAL</b>	<b>1813</b>	<b>a/c</b>

BACK COVER PORCH

FIRST FLOOR PLAN	144	u/c
SECOND FLOOR PLAN	144	u/c
<b>TOTAL</b>	<b>288</b>	<b>u/c</b>

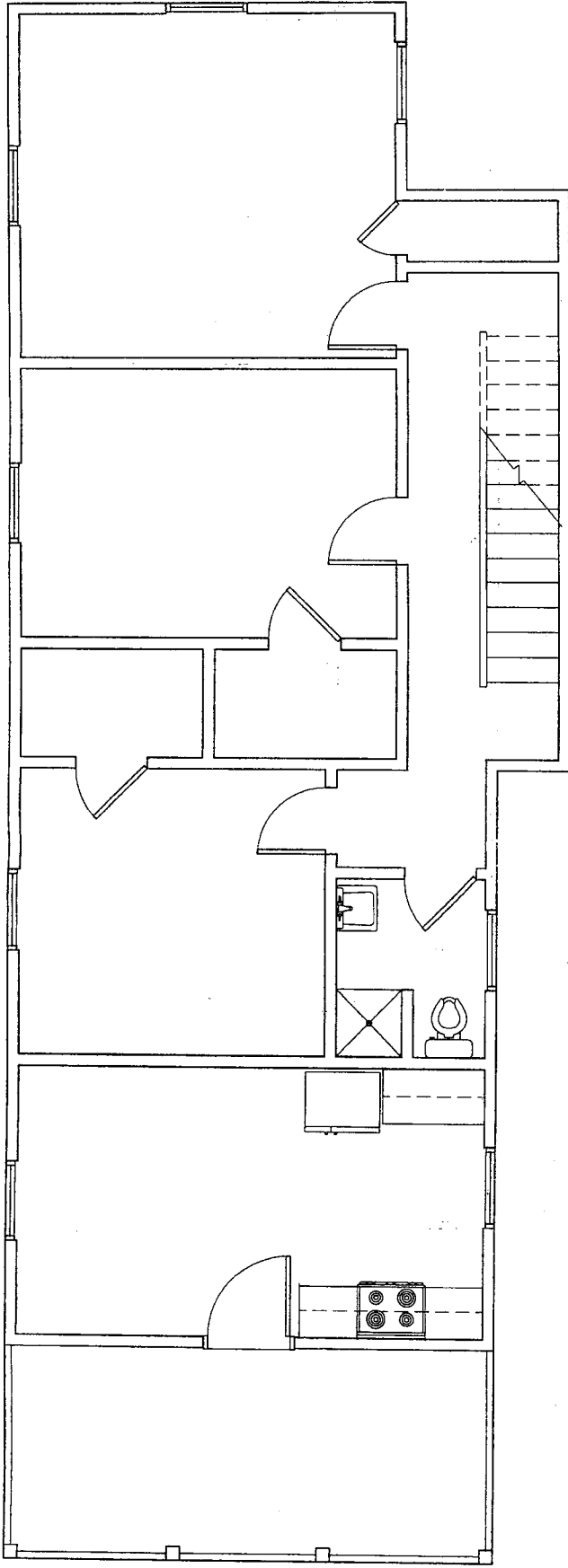
**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
EXISTING BLDG.

RECEIVED  
MAR 01 2013  
Planning/Building Dept

47 CORONA  
EXISTING PLAN





**SECOND FLOOR PLAN**

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

EXISTING BLDG.

47 CORONA  
EXISTING PLAN