

RESOLUTION NO. 2017- 35

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 34 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.

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. 2016-49 on December 12, 2016 finding that the application for historic preservation property tax exemption for property located at 34 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 34 Cordova Street, St. Augustine, Florida is owned by Claude L. Weeks, Jr. and Kristina G. Weeks, pursuant to O.R. 3934, PG 632; and

WHEREAS, the property meets the requirements of Section 196.1997, Florida Statutes; and

WHEREAS, the Board of County Commissioners finds it appropriate and in the public interest to grant an historic property tax exemption to Claude L. Weeks, Jr. and Kristina G. Weeks, the owners of the property at 34 Cordova Street, St. Augustine, Florida, for a period of ten (10) years beginning January 1, 2017 through December 31, 2026, 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:

1. The above recitals are accepted as findings of fact and incorporated by reference herein.

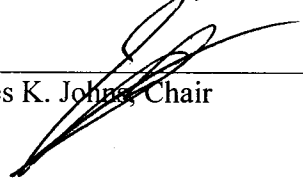
2. The Board of County Commissioners approves the historic property ad valorem tax exemption begins January 1, 2017, and expires December 31, 2026, for the improvements made to property located at 34 Cordova Street, St. Augustine, Florida.

3. To the extent there are any typographical or administrative errors or omissions that do not change the tone, tenor, or context of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 7 day of February 2017.

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

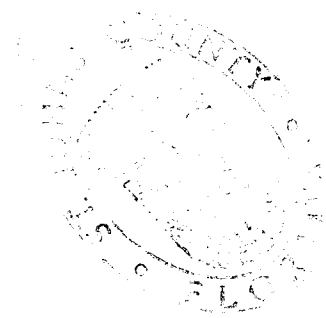
By: _____
James K. Johns, Chair



ATTEST: HUNTER S. CONRAD, CLERK

By: Pam Halterman
Deputy Clerk

RENDITION DATE 2/9/17



Prepared by and return to:

KIM KEITA
First International Title - LHP
2034 East Sample Road
Lighthouse Point, FL 33064

File Number: 49185-22

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this ^{17th} ~~5th~~ day of September, 2014, between US Bank NA, successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE5, Asset-Backed Certificates Series 2007-HE5 whose post office address is 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115, grantor, and CLAUDE L. WEEKS JR and KRISTINA G. WEEKS, whose post office address is 62 HYPOLITA ST, ST AUGUSTINE, FL 32084, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the St. Johns County, Florida, to-wit:

Beginning at a point on the Westerly side of Cordova Street, in the City of St. Augustine, two hundred eleven (211) feet, ten (10) inches, Northerly from the intersection of said West line of Cordova Street and North line of Carrera Street, run thence Northerly along Westerly line of Cordova Street, fifty (50) feet, thence Westerly two hundred one (201) feet ten (10) inches, thence Southerly thirty-nine (39) feet five (5) inches, thence Easterly two hundred (200) feet seven (7) inches to place of beginning. Said land situate, lying and being in St. Johns County, Florida.

Parcel Identification Number: 205380-0000

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

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

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

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

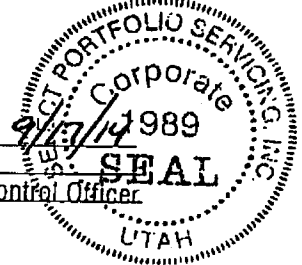
Signed, sealed and delivered in our presence:

Susan Newland 9/17/14
Witness Name: Susan Newland

Eric Nelson 9/17/14
Witness Name: Eric Nelson, Document Control Officer

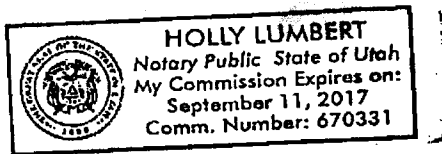
US Bank NA, successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE5, Asset-Backed Certificates Series 2007-HE5 by Select Portfolio Servicing, Inc., as attorney-in-fact

By: [Signature]
Name: Eric Nelson, Document Control Officer
Title: Eric Nelson, Document Control Officer



State of Utah
County of Salt Lake

The foregoing instrument was acknowledged before me this 17 day of SEPTEMBER, 2014 by Eric Nelson, Document Control Officer as Eric Nelson, Document Control Officer SELECT PORTFOLIO SERVICING INC AS ATTORNEY-IN-FACT FOR US Bank NA, successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE5, Asset-Backed Certificates Series 2007-HE5, on behalf of the Corporation, she () is personally known to me or () has produced _____ as identification.



[Signature]
Notary Public
Printed Name: HOLLY LUMBERT
My Commission Expires: 9.11.17

RESOLUTION NO. 2016-49

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 34 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 34 Cordova Street is owned by Claude L. Weeks, Jr. and Kristina G. Weeks, pursuant to O.R. 3934, PG 632, and is designated as an historic property under the terms of the local preservation ordinance; and

WHEREAS, on December 18, 2014, the Historic Architectural Review Board (HARB) for the City of St. Augustine reviewed and approved an application for work to be completed at 34 Cordova Street; and

WHEREAS, on August 26, 2016, a Certificate of Completion was issued by the Planning and Building Department of the City of St. Augustine; and

WHEREAS, on October 20, 2016, the HARB for the City of St. Augustine reviewed the work completed at 34 Cordova Street and approved a certificate of completeness, and recommended the property located at 34 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;

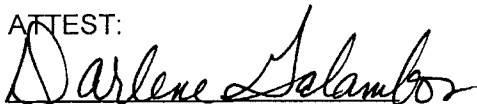
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Historic Preservation Property Tax Exemption. The City Commission for the City of St. Augustine, Florida, finds that the historic property located at 34 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 34 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, 2017 and expires on December 31, 2026.

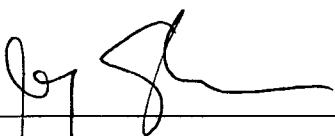
Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

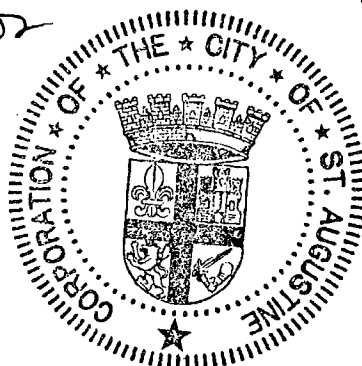
ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this 12th day of December, 2016.

ATTEST:



Darlene Galambos, City Clerk
(SEAL)



Nancy Shaver, Mayor-Commissioner

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 12th day of December 1, 2016, 2016, by Claude L. Weeks, Jr. and Kristina G. Weeks (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 34 Cordova Street, 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: 2-39 Model Land Co Sub City, Lot 7, Blk K as per OR3934, Page 632, St Johns County Clerk of the Courts; and further identified by the following parcel identification number: 20538-00000 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, 2017, to December 31, 2026.

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

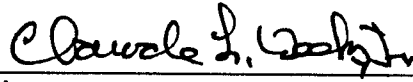
9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

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

OWNER

Claude L. Weeks, Jr.

Name

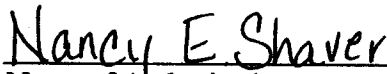

Signature

12.1. 2016

Date

LOCAL GOVERNMENT

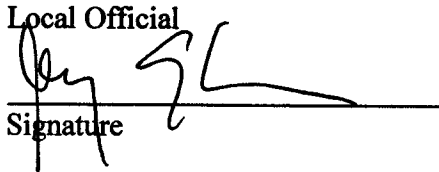
City of St Augustine


Name of Authorized

Local Official


Title

Signature


Date

12/12/2016

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

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

RECEIVED

DEC 01 2014

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

Planning/Building Dept.

1. Property identification and location:

Property Identification Number (from tax records): 2053800000 *Attach legal description of property.*

Address of property: 34 Cordova Street

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

Individually National Register Listed Locally designated historic property or landmark*

In a National Register District In a locally designated district

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

Name of historic district: Model Land Company National Register 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 and Building Department

Mailing Address: P.O. Box 210

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

Telephone Number: (904) 825-1060

2. Type of request:

Exemption under §196.1997, *F. S.* (standard exemption)

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

3. Owner Information:

Name of individual or organization owing the property: Claude L. Weeks, Jr.

Mailing Address: 62 Hypolita Street

City: St. Augustine, State: FL Zip Code: 32084

Daytime Telephone Number: (904) 824-1626

Name of additional owner at same mailing address: Kristina G. Weeks

Daytime Telephone Number: ()

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

PROPERTY ADDRESS: 34 Cordova Street

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

Name: Claude L. Weeks, Jr. Signature: Claude L. Weeks, Jr. Date: 12/1/14

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

Title: Owner Organization: _____

PROPERTY ADDRESS: 34 Cordova Street

B. EVALUATION OF PROPERTY

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

4. Description of physical appearance:

The building, constructed in the early 20th century as a single residence, is a one-story frame vernacular, L-shaped, cross gable roofed dwelling set brick piers. The exterior is sheathed in horizontal wood siding and is topped by a standing seam metal roof. The entry door is located under a porch, both of which were added. The door and sidelight are recent modifications. Original windows were 2/2 sash; a few windows have been cut into the walls and are either 1/1 sash or fixed glass. A brick and coquina chimney was added to the south wall. Single-story additions and porches are located on the east, south and west facades. The building witnessed major alterations over several decades, including closure of the front entry door; many were accomplished with materials and construction techniques incompatible with historic fabric. The building is in fair to poor condition with excessive termite damage throughout the structure.

Date of Construction: ca. 1904-1907 Date(s) of Alteration(s): ca. 1930, 1980, 1990

Has building been moved? Yes No If so, when? _____

5. Statement of Significance:

The building is a contributing building in the Model Land Company historic district, and was part of the unsold lots inventory of the Model Land Company in 1903. The neighborhood was developed after construction of the Flagler-era hotels to the north of the Hotel Ponce de Leon. The area's development continued through the mid-century and 1950s. According to City Directories and Sanborn Maps, this structure was constructed after that date, but prior to 1910. Several families occupied the property over time, with the Minorcan Segui family owning the property in recent decades.

6. Photographs and Maps:

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

C. DESCRIPTION OF IMPROVEMENTS

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

FEATURE 1	
Feature: Foundation Piers Approximate date of feature: ca. 1905 Describe existing feature and its condition: Brick piers supporting the original structure are in good condition, but may need to have additional support installed to bear weight for contemporary uses. Photograph Number: 1,2 Drawing Number: A-2, A-3	Describe work and impact on existing feature: The brick piers will be repaired to match original as necessary. The rusticated coquina concrete block inserts, located between some of the piers, are set in place, not installed. They are incompatible and will be removed.

FEATURE 2	
Feature: Latticework Approximate date of feature: ca. 1905 Describe existing feature and its condition: Wood lattice installed in a diagonal pattern is in poor condition and non-historic material. Photograph Number: 1,2 Drawing Number:	Describe work and impact on existing feature: New, gridded wood lattice will be fabricated and installed between the brick piers. Fasteners will not be visible.

FEATURE 3	
Feature: Horizontal wood siding Approximate date of feature: ca. 1905 Describe existing feature and its condition: All wood elements in building, including siding, are heavily water and termite damaged. Photograph Number: 1,2 Drawing Number: A-2, A-3	Describe work and impact on existing feature: New wood siding will be milled to match original materials. Existing siding that retains structural integrity will be repaired. New construction to accomplish ADA compliance for interior spaces will be sheathed with the same materials.

FEATURE 4	
Feature: Cross-gabled roof Approximate date of feature: ca. 1905 Describe existing feature and its condition: The metal covered roof has water and termite damage. Little to no underlayment is present between the roof structural members and the covering. Photograph Number: 1,2 Drawing Number: A-2, A-3	Describe work and impact on existing feature: The roof covering will be retained, and new materials will be installed to match. If structural integrity is identified as a concern during rehabilitation, reinforcing members will be installed to be compatible with the original fabric.

FEATURE 5

Feature: Chimney
Approximate date of feature: ca. 1960

Describe existing feature and its condition:

An original window was removed from the south wall of the building to accommodate this feature. An end wall brick sheathed narrow chimney was installed and includes a coquina interior hearth. Structural integrity of both masonry materials has been compromised with termite and water damage over decades.

Photograph Number: 1,3 Drawing Number: A-1

Describe work and impact on existing feature:

This non-original and heavily damaged element will be removed. A new 2/2 sash window will be returned to the opening which is visible from the interior framing and exterior siding. The window will be compatible with the original windows remaining throughout the building.

FEATURE 6

Feature: Doors
Approximate date of feature: ca. 1990

Describe existing feature and its condition:

Replacement doors were found throughout the structure, and other than the composite, modern front door and side light, are heavily termite damaged. The sizes of openings were modified over the years, and with the building settling, doors are unusable.

Photograph Number: 4 Drawing Number: A-2, A-3

Describe work and impact on existing feature:

Non-original doors will be removed, and compatible wood doors will be installed in the openings. ADA compliance will be achieved at the rear of the property to allow the front façade to be returned to a historically-compatible appearance.

FEATURE 7

Feature: Windows
Approximate date of feature: ca. 1905, ca. 1970

Describe existing feature and its condition:

Windows are original 2/2 double hung sash and some relocated from their original locations (such as that placed in the original front door opening). A southeast corner porch/sunroom has short sash windows in a 6/6 configuration. These will be repaired.

Photograph Number: 1,7 Drawing Number: A-2, A-3

Describe work and impact on existing feature:

Windows will be repaired or rebuilt, depending upon condition. New windows will be fabricated to match those on the building. In several cases the original vertical openings will be reestablished.

FEATURE 8

Feature: Trim and Front Porch
Approximate date of feature: ca. 1905
Describe existing feature and its condition:
Wood materials are in fair to good condition, enabling repair and reproduction in kind.
Photograph Number: 1 Drawing Number: A-2

Describe work and impact on existing feature:
The porch columns, trim and balustrade will be repaired to match historic photographs and evidence remaining on the building.

FEATURE 9

Feature: Rear entrance
Approximate date of feature: ca. 1905, altered
Describe existing feature and its condition:
A rear entrance that evidences changes in uses over time and features non-original materials is present.
Photograph Number: 5 Drawing Number: A-3

Describe work and impact on existing feature:
A new handicapped-accessible rear entrance and ramps will be installed.

FEATURE 10

Feature: Interior trim
Approximate date of feature: ca. 1905
Describe existing feature and its condition:
Fluted window trim and bull's eye corner boards are available in limited amount; all are termite eaten.
Photograph Number: 6 Drawing Number: A-1

Describe work and impact on existing feature:
New wood interior trim will be fabricated in a pattern that is appropriate to the time frame for the building. Baseboard of 6" height will be used.

FEATURE 11

Feature: Interior rooms, kitchen and bath
Approximate date of feature: ca. 1905, ca. 1980
Describe existing feature and its condition:
Interior rooms had been changed over time, including floor materials, plumbing and appliances. No historic fabric remained.
Photograph Number: 8,9 Drawing Number: A-1

Describe work and impact on existing feature:
New handicapped-accessible bath and kitchen will be installed at the rear (west) end of the building. Other rooms will be used for offices, meeting contemporary electrical and mechanical codes.

PROPERTY ADDRESS: 34 Cordova Street

D. PROPERTY USE

To be completed by all applicants.

1. Use(s) before improvement: residence
 2. Proposed use(s) after improvement: offices
-

E. SPECIAL EXEMPTION

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

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

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site.

2. How often does this organization or agency use the building or archaeological site?

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

PRE-CONSTRUCTION APPLICATION REVIEW

For Local Historic Preservation Office or Division Use Only

Property Identification Number: 2053800000

Property Address: 34 Cordova Street, St. Augustine

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

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

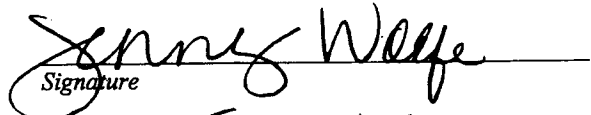
All work not consistent with the referenced standards and guidelines and criteria, is identified in the Review Comments.

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

Review Comments: _____

Additional Review Comments attached? Yes No

See staff report and
HARB minutes from
December 18, 2014


Signature

Printed Name: Jenny Wolfe
Title: Historic Preservation planner
Date: 12/3/14



City of St. Augustine

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

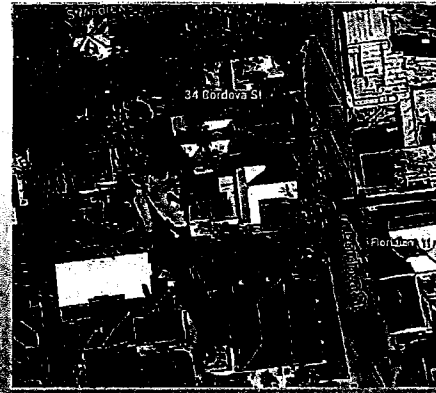


Prepared for December 18, 2014 Meeting

Certificate of Appropriateness

F2014-0145

34 Cordova Street



APPLICANT

Les Thomas Architect

OWNER

Claude L. and Kristina G. Weeks

REQUEST

To conduct a full building rehabilitation by modifying interior spaces and finishes, removing a chimney and side windows, adding an accessible ramp, constructing a property wall, and restoration of exterior features to be considered for an ad valorem tax exemption.

AGENDA ITEM

7(a)

PLANS DATED

December 8, 2014

Architectural Style:

Frame Vernacular

Construction Date:

ca. 1907

Florida Master Site File:

SJ0682

National Register Status:

Contributing to Model Land Company NR Historic District

Zoning District:

Residential, General One (RG-1)

Parcel Number:

205380 0000

Plan review:

This is an application for an ad valorem tax exemption for a major rehabilitation and adaptive use project on this structure and it faces the HP-3 zoning district which requires a COA.

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.

Demolition

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

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

Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features.

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 34 Cordova Street is a historic Frame Vernacular building that was constructed between 1904 and 1907 and is a contributing building to the Model Land Company National Register Historic District. The proposed exterior work requires review and approval by HARB because it faces the HP-3 zoning district.

In addition, the review includes an application for an ad valorem tax exemption for the full building rehabilitation and adaptive use. Evaluation of this project takes into consideration the Secretary of the Interior's Standards for Rehabilitation for interior and exterior changes as well as the standard review using the Architectural Guidelines for Historic Preservation.

- SOIS for Rehabilitation:
 - The building will have a new use which still requires the division of the interior spaces into rooms that serve as business offices.
 - Photographs and a floor plan depicting pre-construction conditions of the interior spaces are needed to evaluate the overall historic character of the original spatial arrangements.
 - Trim details and finishes that existed should be used to guide the new work.
 - There is conflicting evidence regarding the chimney. The 1930 Sanborn indicates a brick chimney was present and it was a typical detail to have opposing windows on either side.
 - Alterations to the foundation, stair, window opening (except the chimney location), exterior finish, and roof appear restorative and clearly meet the Standards.
 - New construction for the rear accessible entry and front property wall do not detract from the historic building


- AGHP/COSA Ordinances
 - The proposed work on the east building façade and new property wall which are visible to the HP-3 district is compatible with the AGHP because it retains the residential character and historic appearance of the building
 - More information is needed to determine if removal of the chimney constitutes as partial demolition for the removal of a significant historic feature

Additional application materials needed were noted on the completeness checklist and the applicant was notified with a letter dated December 3, 2014. Revised plans were submitted and are dated December 8, 2014 and additional photographs were provided dated December 9, 2014.

STAFF RECOMMENDATION

Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for the proposed adaptive use and rehabilitation of **34 Cordova Street**:

1. **APPROVE** a Certificate of Appropriateness for the exterior work as required by the AGHP to include the new front door, property wall, window revisions on the north elevations, the rear accessible entry, siding restoration, lattice infill between the brick piers, and adding a gable vent.
2. **CONTINUE** an application for ad valorem tax exemption and removal of the chimney because more information is needed to determine if all work items for the rehabilitation and adaptive use meet Standards 1, 2, 4, 5 and 6 and removal of the chimney may require a partial demolition application if it is a significant architectural feature.


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



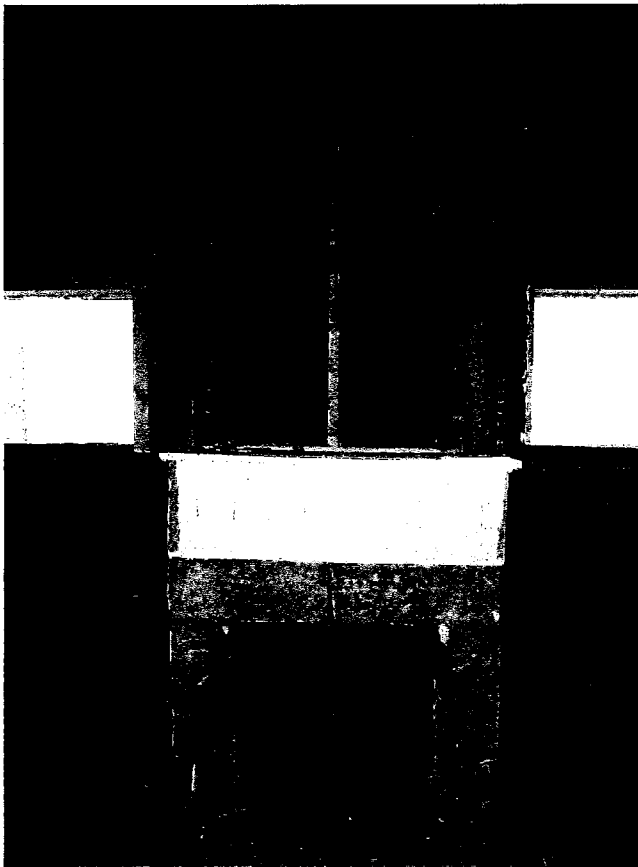
General Contractors

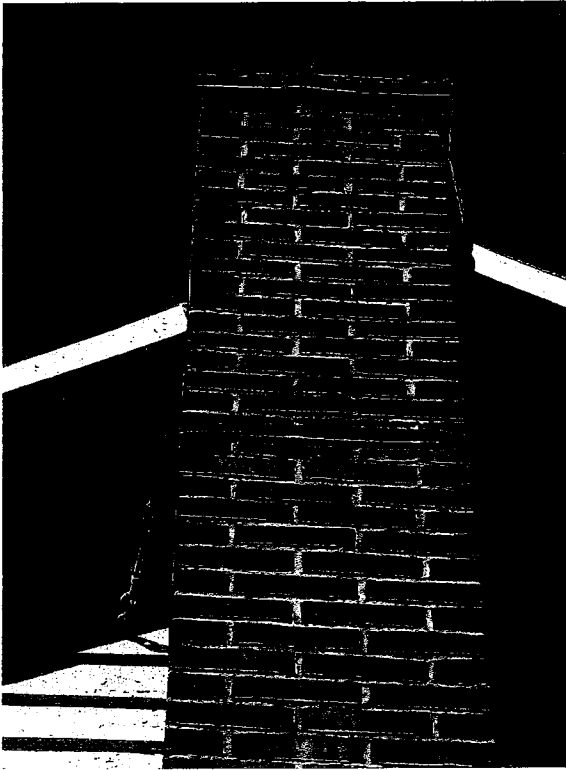
CGC 011558

P.O. BOX 3225
62 HYPOLITA STREET
ST. AUGUSTINE, FLORIDA 32085
PHONE 904-824-1626
FAX 904-829-1806
E-MAIL: lweeks@aug.com

34 Cordova St.
HARB Application 12/18/14

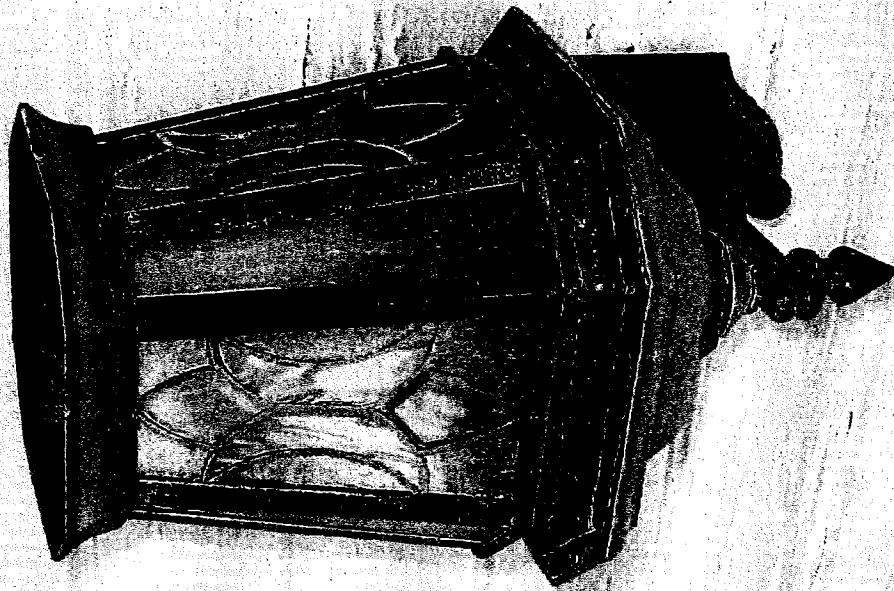


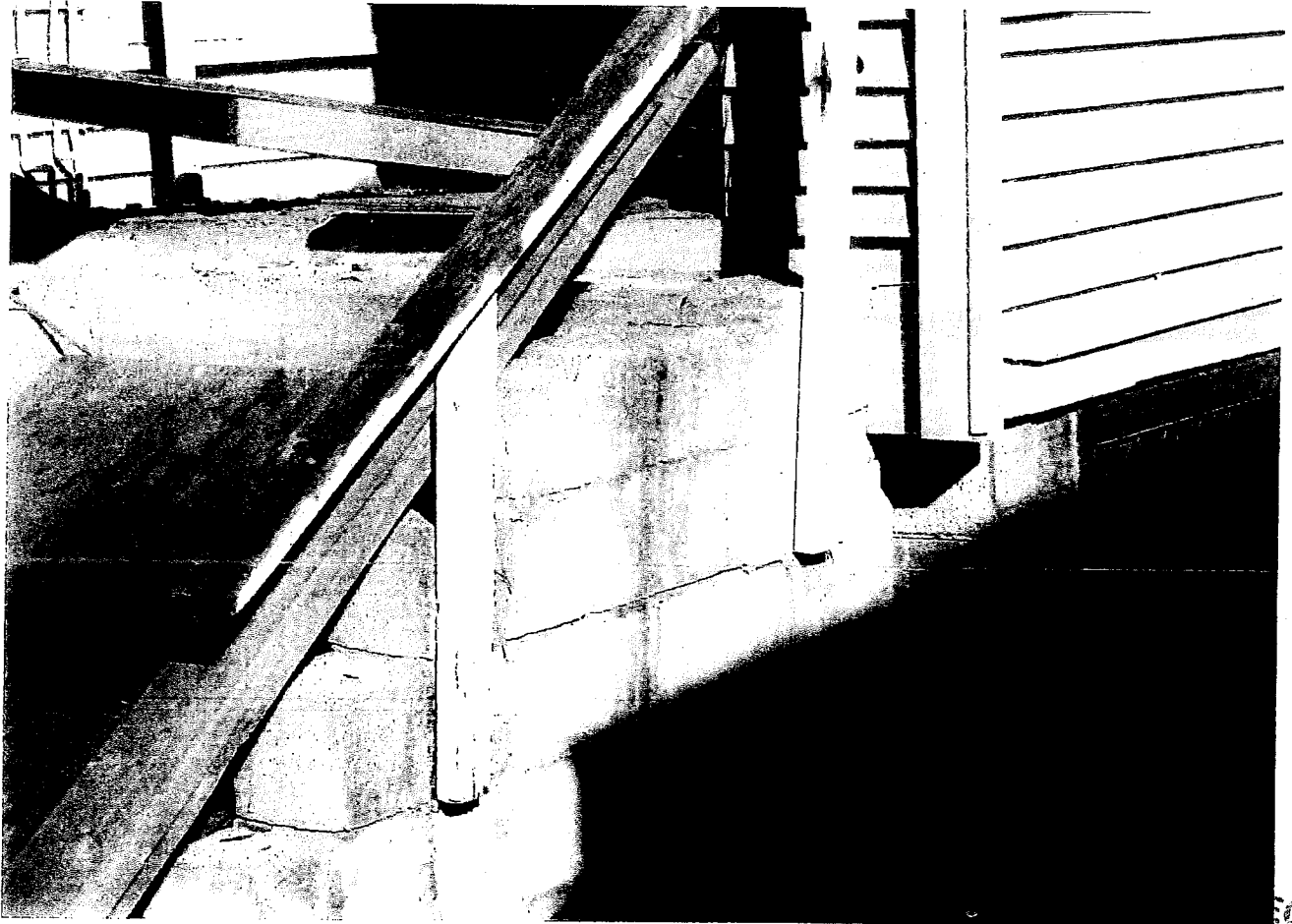






RECEIVED
DEC 09 2014
Planning/Building Dept





RECEIVED
DEC 09 2014
Building Dept.



3A Cordora St.



2

RECEIVED

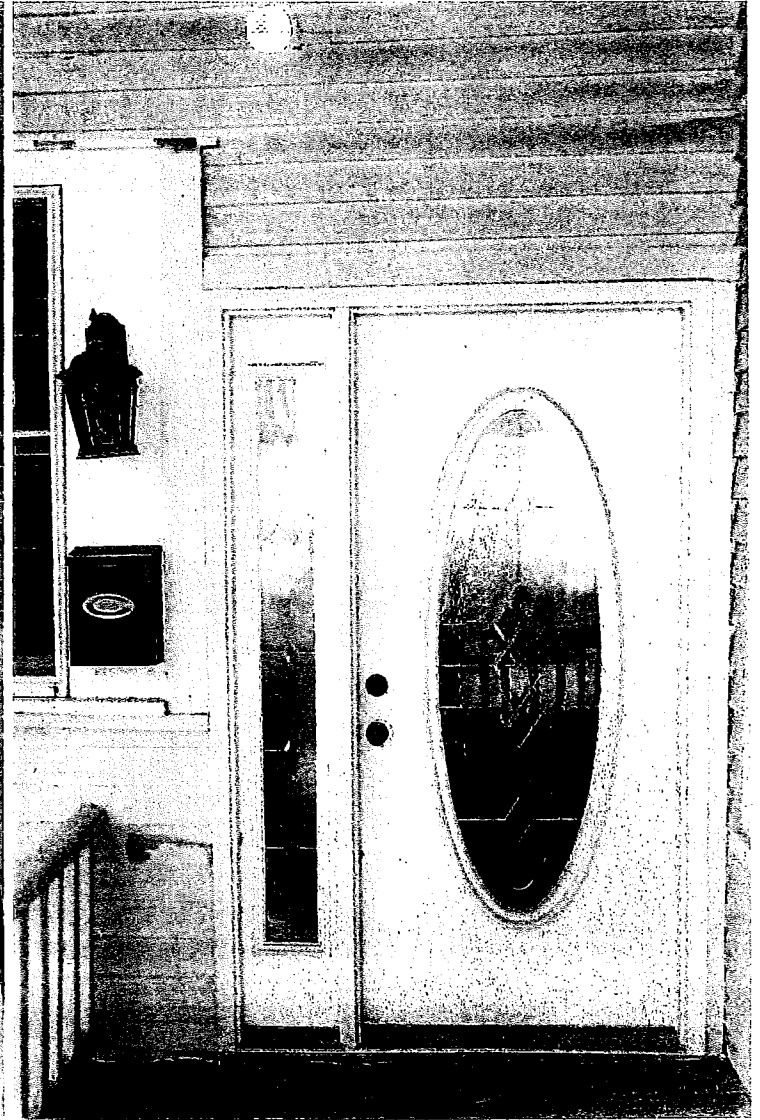
DEC 01 2014

Planning/Building Dept.

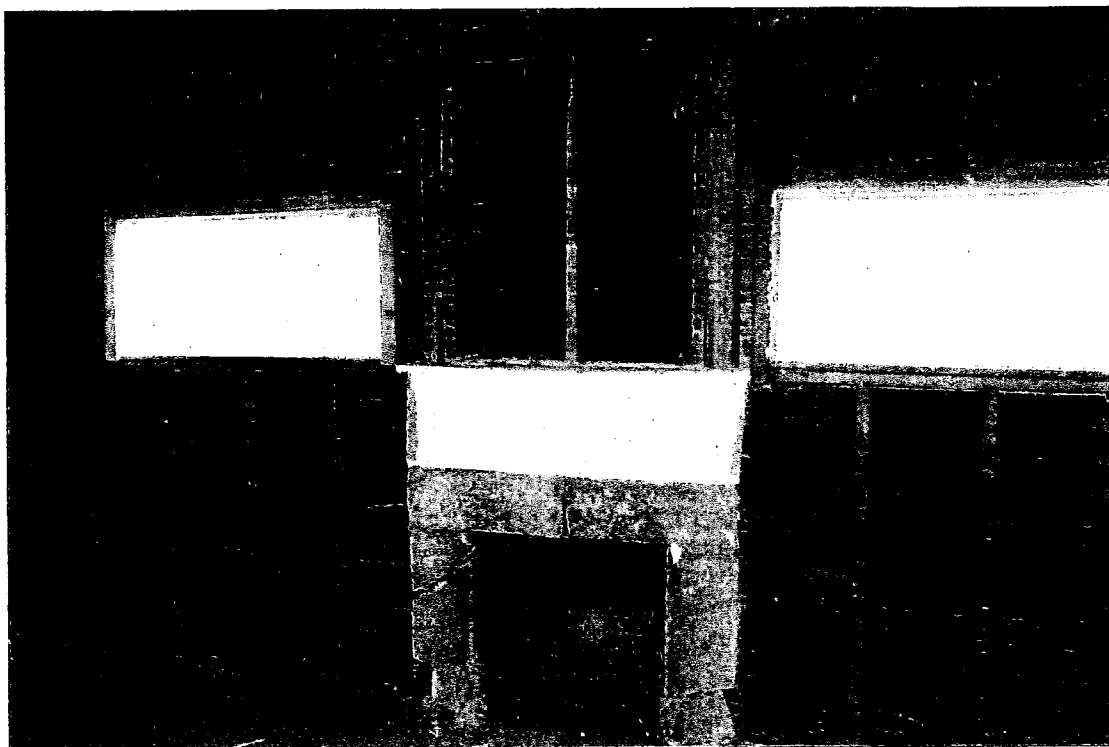
34 Cordova St.



6



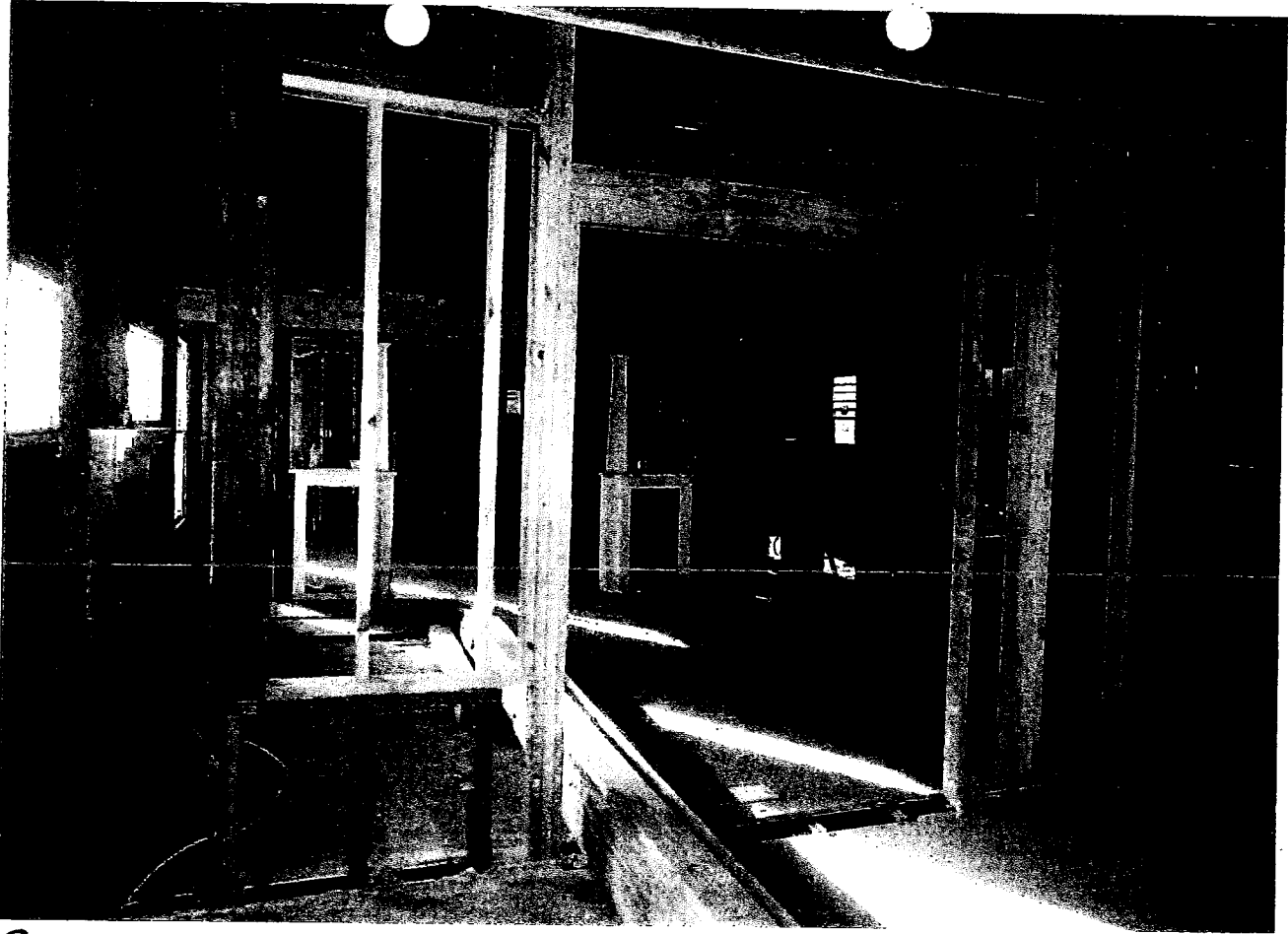
4



3

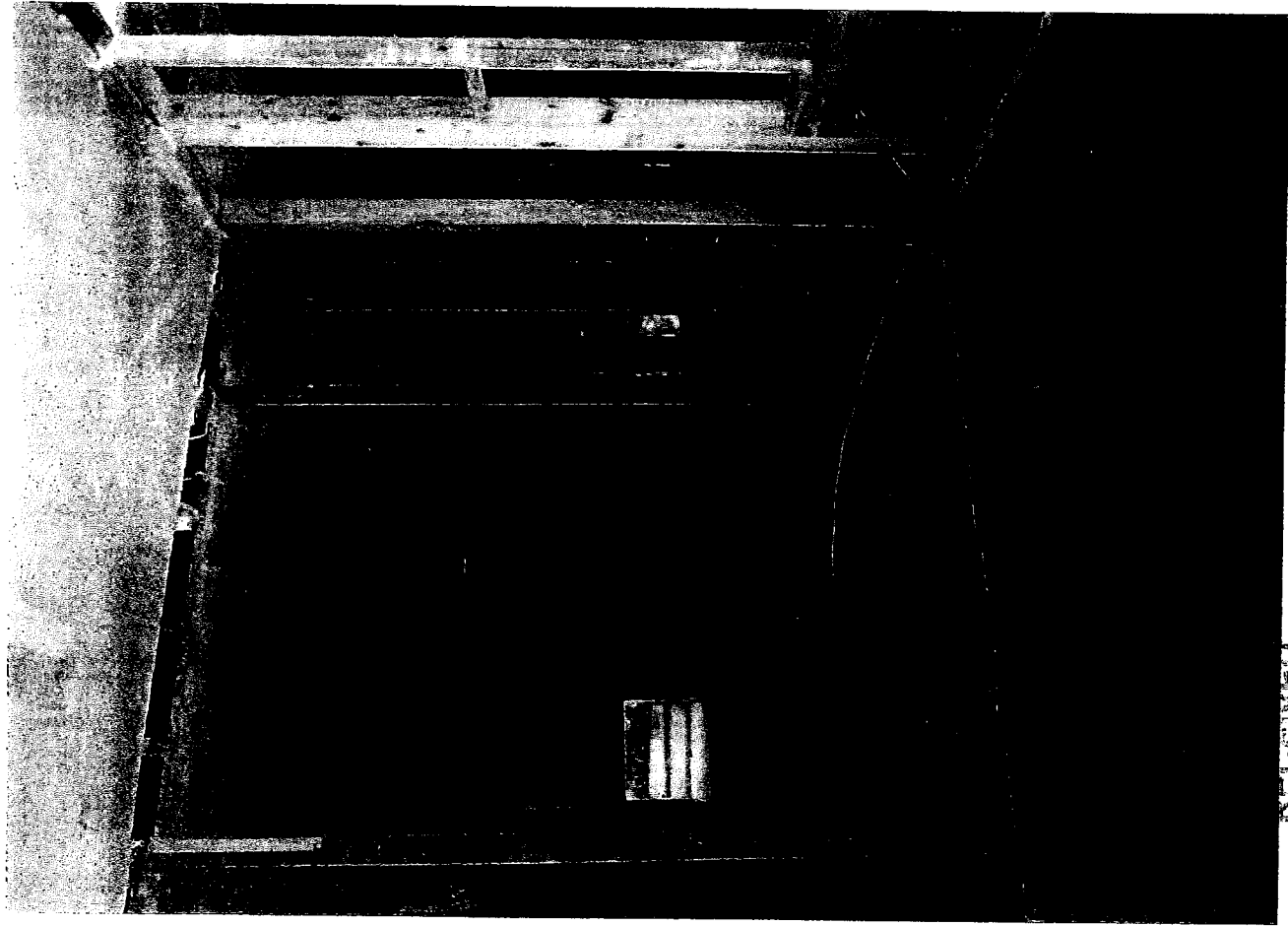
RECEIVED
DEC 01 201
Planning/Building L

34 Cordova St.



8

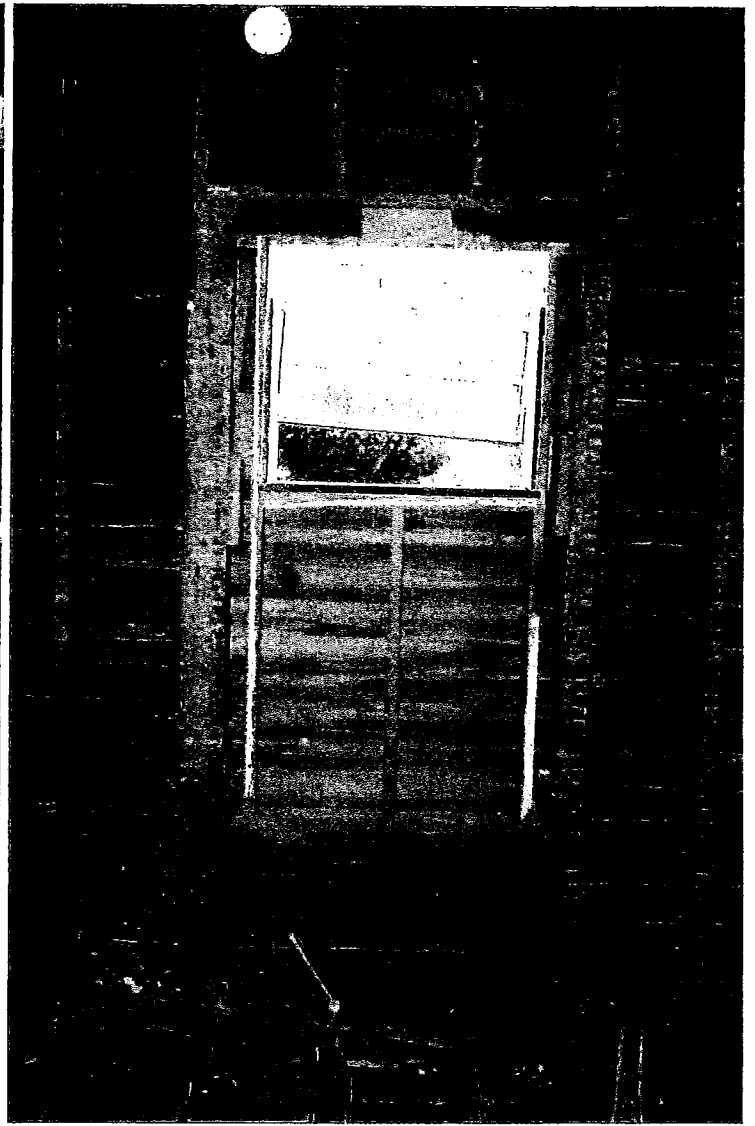
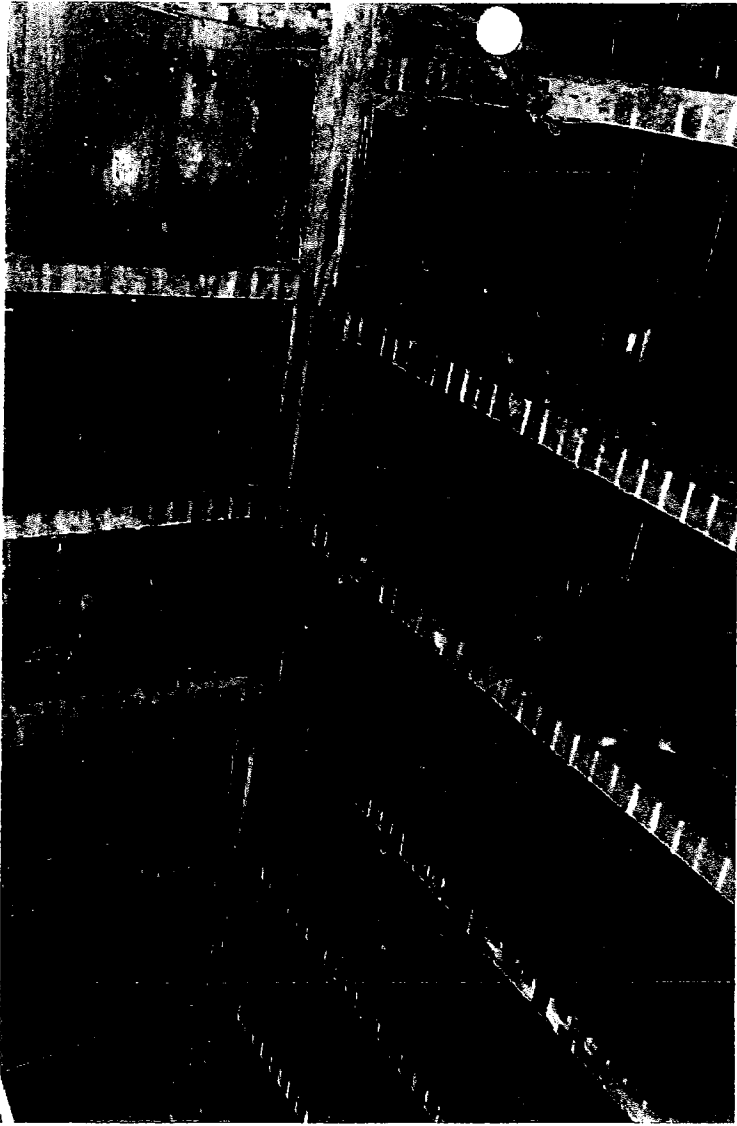
6



RECEIVED

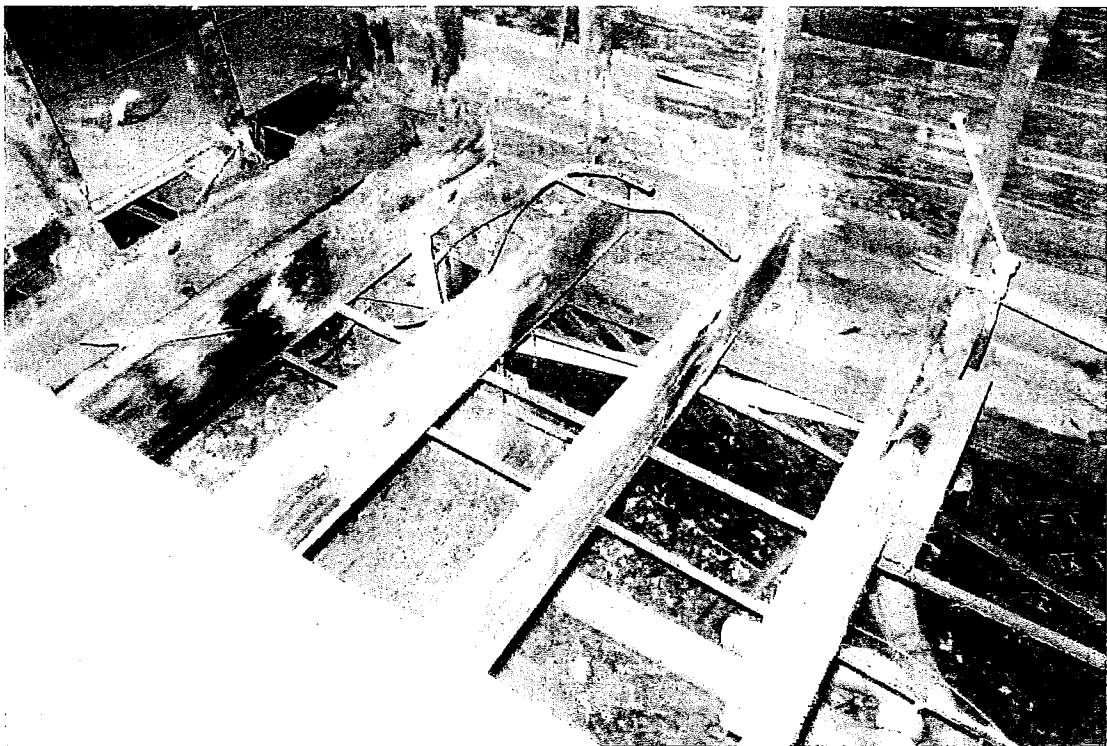
DEC 01 2014

Planning/Building Dept.



7

additional
interior
shots



RECEIVED
JUL 01 2014

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

FLORIDA MASTER SITE FILE

HISTORIC ST. AUGUSTINE PRESERVATION BOARD

HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM _____ 802== Site No. 8 SJ 682 1009==
 Site Name: 34 Cordova Street 830== Survey Date: 7807 820==
 Address: 34 Cordova Street, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: Model Land Company K 7 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Segui, Emma K. ;
 Address: 36 Cordova Street
 St. Augustine, Fla. 32084 902==
 Occupant or Manager: _____ 904==
 Type of Ownership: Private 848== Zoning: RG1
 NR Classification Category: Building 916== Recording Date: _____ 832==
 UTM: 17 469590 3307042 890== Location: T07S R30E N18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Harper, Robert W. (Assistant Curator) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

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

II. SITE DESCRIPTION, continued.

Original Use: Priv. Residence 838== Present Use: Priv. Residence 850==
 Date: +1907 844== Period: 20th Cent 845== Culture: American 840==
 Architect: _____ 872==
 Builder: _____ 874==
 Style: Frame vernacular 964==
 Plan Type: L-Shape 966==
 Exterior Fabrics: Wood weatherboard with cornerboards _____ 854==
 Structural Systems: Wood frame _____ 856==
 Features of Structure: (942)
 Window Type: DHS 2/2 _____ 942==
 Foundation: Brick piers with concrete block infill _____ 942==
 Roof Type: Gable intersecting _____ 942==
 Secondary Roof Structures: Hip and gable porches _____ 942==
 Porches & Balconies: 1 story open porch on front _____ 942==
 Chimney Location: Center ridge, end exterior ridge _____ 942==
 Materials: (882)
 Chimney: Brick _____ 882==
 Roof Surfacing: Metal, 3-V crimp _____ 882==
 Ornament Exterior: Jigsaw brackets _____ 882==
 Quantitative Data: (950-954)
 Chimneys: 2 952== Dormers: _____ 954== Stories: 1 950==
 Other: _____ 956==
 Surroundings: Mixed residential/commercial _____ 864==
 Relationship to Surroundings: Residential building facing the historic district. _____ 859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
 Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Commerce, Engineering, Real Estate,
Minorcans, Families 920==

Statement of Significance: (911==)

ARCHITECTURE

This one-story Frame Vernacular residence at 34 Cordova Street was constructed between 1904 and 1907. The one-story Porch with jigsaw brackets extends from the front.

The range of buildings in this area of Model Land Company Subdivision go from grand winter residences of the Flagler Era to expensive homes of the 1950's erected on the former site of the Flagler Mansion, "Kirkside", to more modest homes of several different generations. There are a number of churches of extraordinary architectural interest as well. The original development here was late Victorian or Colonial Revival in style, and this continues to give the area its character. But building, or rebuilding, in the area continues to the present day, given the desirability of the neighborhood, and it contains examples from many different time periods. The area is bordered on the east by the St. Augustine National Landmark Historic District, and one building, the Grace Methodist Church on 8 Carrera Street, is listed on the National Register of Historic Places. While retaining many outstanding buildings, this area has suffered from the past demolition of outstanding buildings like Kirkside and the Barcelona Hotel. The heavily institutional presence in the neighborhood, both church and college, creates continuing traffic and parking problems, and pressures for further demolitions. There is also a drainage problem in the area when it rains.

HISTORY

The core of the Model Land Company Subdivision evolved out of four late 18th century Spanish land grants and the Royal Powder House lot which was located approximately within the area encompassed by Cordova, Riberia, Saragossa, and Carrera Streets. The eastern boundary of this section was formed by the 18th century Rosario defense line.(1) In recognition of the Spanish heritage of the old city, Flagler named most streets in the subdivision after cities in Spain. With the exception of Cordova Street and St. Andrews Place, the late 19th century development in this core section represents the best in the subdivision, and includes the monumental Flagler churches and the large private residences of wealthy winter residents and senior officials of the Flagler organization. The Model Land Company re-

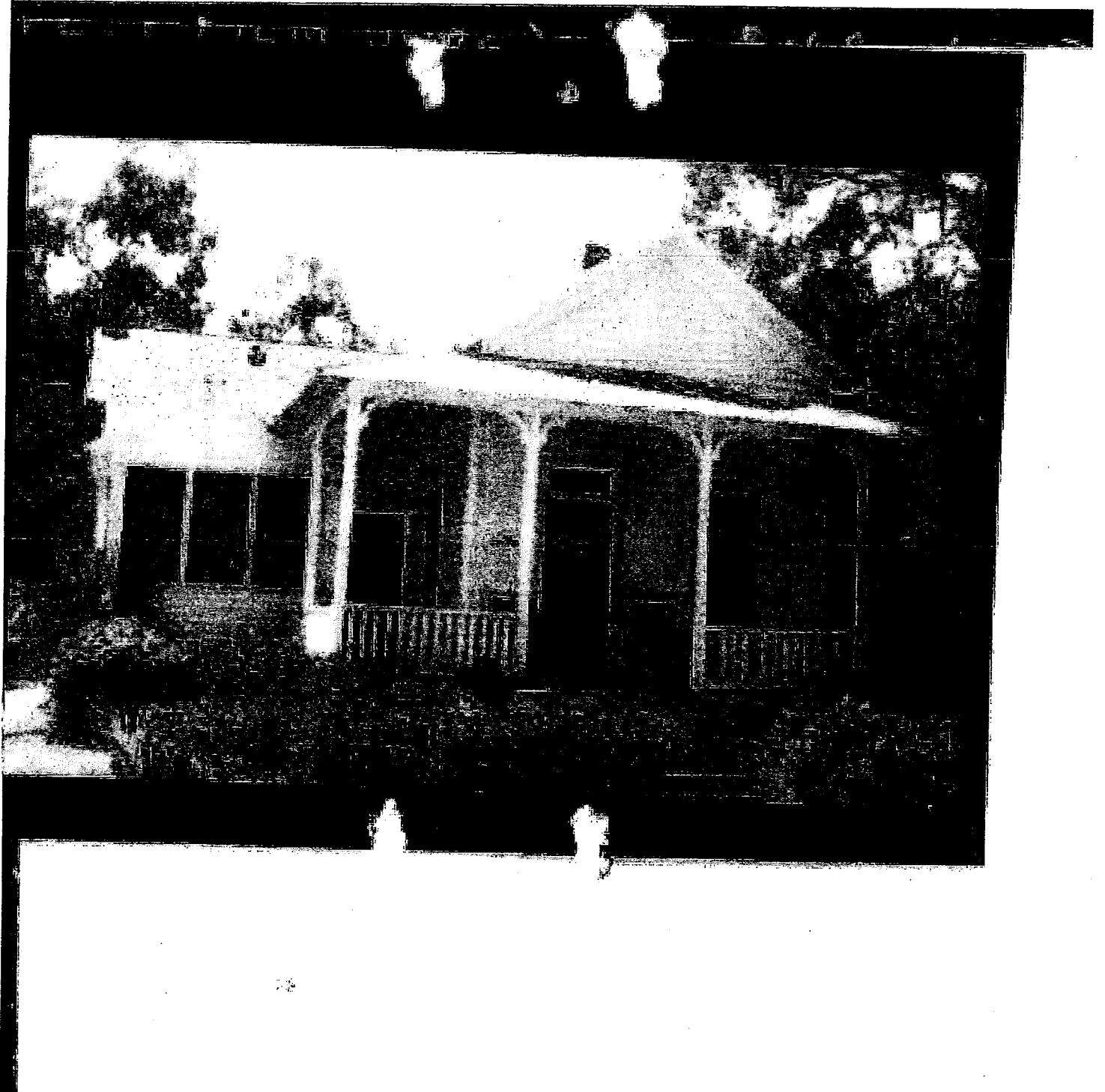
(over)

V. BIBLIOGRAPHY

1. Juan Joseph Elixio de la Fuente, "Plano de . . . San Agustín de Florida", January 22, 1764; Benjamin Clements, "Plan of the City of St. Augustine, 1834-1835".
2. H. H. Stackhouse, "The Model Land Tract: The Development of a Residential Neighborhood", El Escribano, Vol. 16 (1979), pp. 25-32.
3. St. Augustine City Directory, 1911-12 to 1934.

ceived title to the unsold lots in 1903 and development continued through the 1950's after the demolition of the Flagler winter home, "Kirkside", and the subdividing of the estate west of the Presbyterian church into spacious lots.(2)

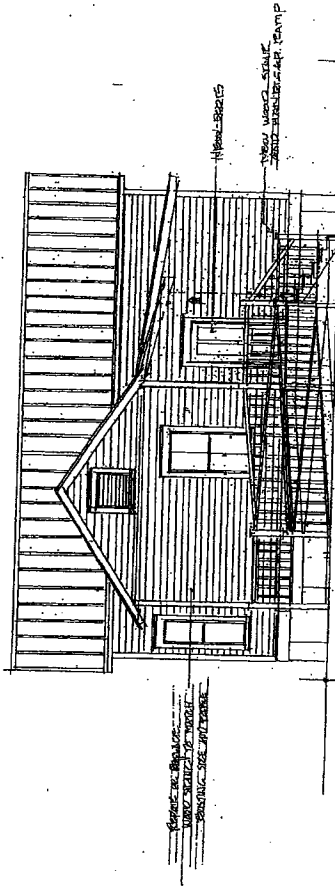
This residence at 34 Cordova Street was occupied by W. O. Boutwell, chief clerk of the Traffic Managers office, and Charles M. Milburn, a builder and contractor. Later residents include members of the Segui family. Donald S., a clerk; Eugene A., proprietor of "Billiards" and a real estate agent; and Gordon E., a student, all resided in the house.(3) Members of the Segui family descend from Minorcan colonists who migrated to St. Augustine from New Smyrna in 1777.



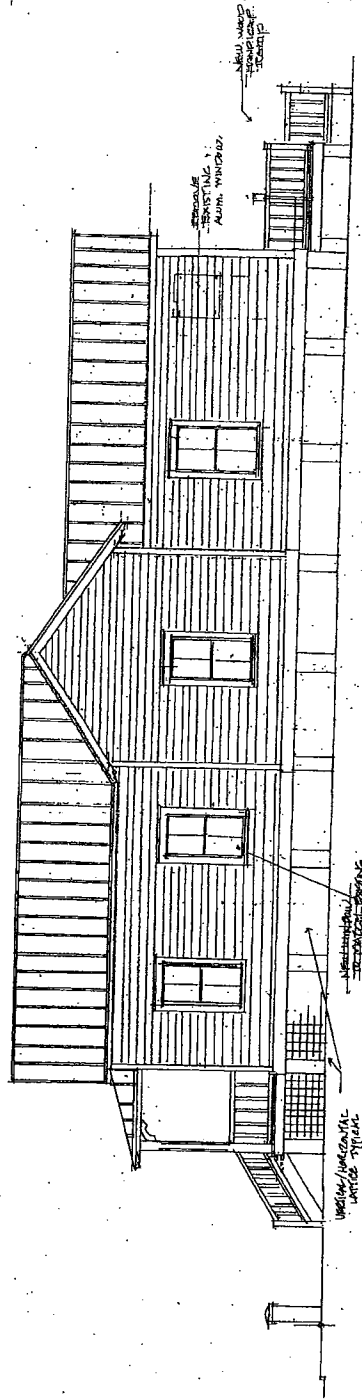
LES THOMAS
ARCHITECT
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9608

REMODELING FOR:
34 CORDOVA ST.
SAINT AUGUSTINE, FL. 32084

DATE: 12-5-14
BY: J.S. JORDAN
SCALE: 1/8" = 1'-0"
SHEET: A-3



WEST ELEVATION



NORTH ELEVATION

Mr. Price stated the way they were building the seawall; it would not obscure the view of the bay. He stated the elevation of the sidewalks would be the same elevation of the seawall.

Ms. Wallace asked if historical information could be used to wrap around the maintenance boxes.

Mr. Price stated anything could be placed on the boxes and that the wraps would last approximately a year and could be changed.

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

Ex Parte Communication:

(None.)

MOTION

Ms. Weaver MOVED to APPROVE Certificate of Appropriateness application F2014-0139 to construct a linear park connecting the seawall promenade near the City Marina and to approve the seven line items in the Staff Recommendations. Motion SECONDED by Mr. Armstrong.

VOTE ON MOTION:

AYES: Weaver, Armstrong, Wallace, Roark

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (g) F2014-0140 – City of St. Augustine – Applicant/Owner
75 King Street**

To modify the roof over an access door to the northeast fourth floor porch.

Ms. Wolfe said the historic Alcazar Hotel building had recently undergone a major roof rehabilitation project. She said the project goal was primarily to remove the tiles and replace the underlayment, and

then reinstall the tiles; however, during construction there was a minor change to the roof line in an area that was not visible from the street. She explained that the access door and roof of the fourth floor porch on the northeast corner of the building was altered from a short step under the exiting roof line, to two steps and shifted door opening which added a flat roof to a low sloped shed roof. She stated that the work was completed on the project element as per the attached images and since the photographs were taken the trim has been painted to match.

Public hearing was opened;

B.J. Kalaidi questioned the use of the patio, and whether the City would rent it.

Public hearing was closed.

Mr. Birchim replied that it was just an observation deck and that it was not being rented out.

Ex Parte Communication:

(None.)

MOTION

Ms. Wallace MOVED to APPROVE Certificate of Appropriateness application F2014-0140. Motion SECONDED by Mr. Roark.

VOTE ON MOTION:

AYES: Wallace, Roark, Weaver

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificate of Appropriateness with Ad Valorem Tax Exemption

**7. (a) F2014-0145 – Les Thomas Architect – Applicant
Claude L. and Kristina G. Weeks – Owner
34 Cordova Street**

To conduct a full building rehabilitation by modifying interior spaces and finishes, removing a chimney and side windows, adding an accessible ramp, construction a property wall, and restoration of exterior features to be considered for an ad valorem tax exemption.

Ms. Wolfe said based upon the review of the AGHP, and without support of evidence to the contrary, staff found that the board could take the following actions for the proposed adaptive use and rehabilitation of **34 Cordova Street:**

- **APPROVE** a Certificate of Appropriateness for the exterior work as required by the AGHP to include the new front door, property wall, window revisions on the north elevations, the rear accessible entry, siding restoration, lattice infill between the brick piers, and adding a gable vent.
- **CONTINUE** an application for ad valorem tax exemption and removal of the chimney because more information was needed to determine if all work items for the rehabilitation and adaptive use meet Standards 1, 2, 4, 5 and 6 and removal of the chimney may require a partial demolition application if it was a significant architectural feature.

Len Weeks stated that the property was a victim of an attempted arson. He reviewed a power point presentation with the board.¹⁶ He stated that the previous owner had already started renovations which were shown in the presentation. He stated that he had done some exploratory demolition and reviewed that as well. He said that there was severe termite damage discovered throughout the structure. He stated that all of the studs were not

¹⁶ A copy of which was attached to the original minutes.

structurally sound and that the nails holding the siding were rusted and the cause of the siding falling off. He said that the fireplace was not original to the house and that it was in severe disrepair and non-functional. He would like to remove it and replace it with a window which was what was originally in its place.

Mr. Weaver asked if the applicant had done any demolition after purchasing the property.

Mr. Weeks stated that he had obtained a permit and done some exploratory demolition. He clarified in his presentation what had been done prior to his purchase of the property and what he had done after purchase.

Leslie Keys stated that the fireplace was not part of the original structure as evidenced by photos presented by Mr. Weeks' which showed a window frame that was filled in to install the fireplace. She said that the fireplace was not up to code, and from what she could tell it was installed sometime in the 1930's. She further stated that the chimney was not attached to the wall of the structure, and the only thing holding it up was metal straps.

Mr. Weeks stated that his goal was to restore the building back to its original state, with the addition of ADA requirements and use it for office spaces. He stated that the coquina steps and the enclosed porch were not original to the home, and that they were originally made from wood. He also stated that he had been able to save enough of the interior decorative window frames to restore five windows within the structure.

Mr. Weaver asked why they did not want to keep the coquina steps.

Mr. Thomas stated that they were in poor condition and needed to be replaced and that there were no railings.

Ms. Keys said that the steps were not attached to the building anymore.

Public hearing was opened:

B.J. Kalaidi asked if there was any history attached to the building, and also if it would have a ten year tax exemption on the renovation.

Public hearing was closed.

Ms. Keys stated that the tax exemption would not apply to the handicap ramp, landscaping or the coquina wall; however, it would apply to the improvements to the building.

Ms. Wallace stated that she approved of the adapted reuse of the structure.

Mr. Weaver stated that there were two issues they needed to deal with:

- Certificate of Appropriateness
- Ad Valorem Tax Exemption

Mr. Roark asked if all the standards had been addressed.

Ms. Wolfe stated that Mr. Weeks had appropriately complied with the requirements.

Mr. Weeks informed the Board that those issues were addressed in his presentation and with the additional photographs provided to them prior to the meeting.¹⁷

Mr. Weaver felt that the fireplace/chimney was not a significant feature and that it could be removed.

Ex Parte Communication:

(None.)

¹⁷ A copy of which were attached to the original minutes.

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Appropriateness application F2014-0145 to rehabilitate the building, to remove the chimney, fireplace and side windows, to add an accessibility ramp, constructing a property wall and restoration of exterior features to include the removal of the existing coquina concrete steps and replacing them with wooden steps. Motion **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Roark

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Weaver **MOVED** to **APPROVE** Ad Valorem Taxes application F2014-0145 as proposed and with the condition that the applicant preserve as many decorative window trims as possible. Motion **SECONDED** by Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Roark

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Planning and Building Department's Report

9. Other Business

9 (a) Discussion regarding a proposal to install replica lions on the east end of the Bridge

Wolfgang Schau stated that he and his wife wanted to donate two similar lions on the island side of the Bridge of Lions to contribute to the existing ones on currently in place on the city side of the bridge. He reviewed a power point presentation

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
AMENDMENT SHEET**

Property Identification and Location:

Property Identification Number: 205380000
Address of property: 34 Cordova Street
City: St. Augustine, County: St. Johns Zip Code: 32084

AMENDMENT: Indicate all changes in the project work, giving the originally proposed treatment and the amended work item description:

Feature 7: Windows on southeast corner porch were termite and water damaged. New windows were fabricated.
Feature 10: Interior trim was heavily damaged and replaced with simple, unadorned molding. Baseboard remained at 6" as proposed originally.

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

Name: Claude L. Weeks, Jr. Signature: Claude L. Weeks, Jr. Date: 12/1/16

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

Title: Owner Organization: _____

Social Security or Taxpayer Identification Number: 267-08-4375

Mailing Address: 62 Hypolita Street

City: St. Augustine, State: FL Zip Code: 32084

Daytime Telephone Number: (904) 824-1626

Local Historic Preservation Office or Division Use Only

The Local Historic Preservation Office/ 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 above referenced 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 above referenced 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.

Review Comments: _____

Additional Review Comments attached? Yes No

See Staff report, HARB order and meeting minutes from October 20, 2016

Jenny Wolfe
Signature

Printed Name: Jenny Wolfe
Title: Historic Preservation Officer
Date: 12/1/16

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
PART 2--REQUEST FOR REVIEW OF COMPLETED WORK**

INSTRUCTIONS: Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views 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 the Pre-construction 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: 205380000

Address of property: 34 Cordova Street

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

2. Data on restoration, rehabilitation or renovation project:

Project starting date: September 2014 Project completion date: June 2016

Estimate cost of entire project: \$ 432,622

Estimated costs attributed solely to work on historic buildings or archaeological sites: \$ 408,475

- 3. Owner attestation:** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on December 18, 2014. I hereby 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 the Preconstruction 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, 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 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 is subject to criminal sanctions, pursuant to the *Laws of Florida*.

Name: Claude L. Weeks, Jr. Signature: Claude L. Weeks, Jr. Date: 12/1/16

Complete the following, if signing for an organization or multiple owners (see additional owners below):

Title: Owner Organization: _____

Social Security or Taxpayer Identification Number: 267-08-4375

Mailing Address: 62 Hypolita Street

City: St. Augustine, State: FL Zip Code: 32084

Daytime Telephone Number: (904) 824-1626

List Additional Owners:

Name: Kristina G. Weeks

Street: 62 Hypolita Street

City: St. Augustine, State: FL Zip Code: 32084

Social Security or Taxpayer Identification Number: 113-64-2653

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: 205380000

Property Address: 34 Cordova Street

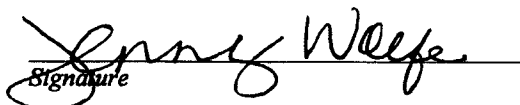
The Local Historic Preservation Office/ Division has reviewed **Part2 (Request for Review of Completed Work)** of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- Determines that the completed improvements to the above referenced property ***are 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.*, 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 the *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: _____

Additional Review Comments attached? Yes No

*See staff report, HARB order
and meeting minutes from
October 20, 2016*


Signature

Printed Name: Jenny Wolfe
Title: Historic Preservation Officer
Date: 12/1/16



City of St. Augustine

HISTORIC ARCHITECTURAL REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Prepared for October 20, 2016 Meeting



Certificate of Appropriateness and Certification of Completion for ad valorem tax exemption F2014-0145



APPLICANT	Les Thomas Architect
OWNER	Claude L. and Kristina G. Weeks
REQUEST	To certify the completion of work for the ad valorem tax exemption program for an interior and exterior building rehabilitation.
AGENDA ITEM	8(a)
PLANS DATED	August 26, 2016 Certificate of Completion issued
Architectural Style:	Frame Vernacular
Construction Date:	ca. 1907
Florida Master Site File:	SJ0682
National Register Status:	Contributing to Model Land Company NR Historic District
Zoning District:	Residential, General One (RG-1)
Parcel Number:	205380 0000
Plan review:	The applicant received a COA and initial approval of proposed work for the rehabilitation of the building and adaptive use to an office for the ad valorem tax exemption.

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 34 Cordova Street is a historic Frame Vernacular building that was constructed between 1904 and 1907 and is a contributing building to the Model Land Company National Register Historic District. The exterior work was reviewed and approved by HARB in 2014 because it faces the HP-3 zoning district.

This current review is for HARB to certify the completion of the work for the purpose of the ad valorem tax exemption for the full building rehabilitation and adaptive use. Evaluation of this project takes into consideration the Secretary of the Interior's Standards for Rehabilitation for interior and exterior changes as well as the standard review using the Architectural Guidelines for Historic Preservation.

- SOIS for Rehabilitation:
 - The building was adapted from a residence to an office and the interior floor plan was changed to accommodate the new use in a way that maintained a central hallway and individual rooms (now offices). Although the floor plan was modified, the character defining feature of the interior is maintained with divisions of space characteristic of a residence.
 - Materials and finishes were generally replaced although they maintain the character of the historic building in their design. In some cases historic materials were reused and recycled.
 - Changes to the exterior do not detract from the historic character of the building and its setting.
 - The completed work is consistent with the work approved by HARB in 2014.

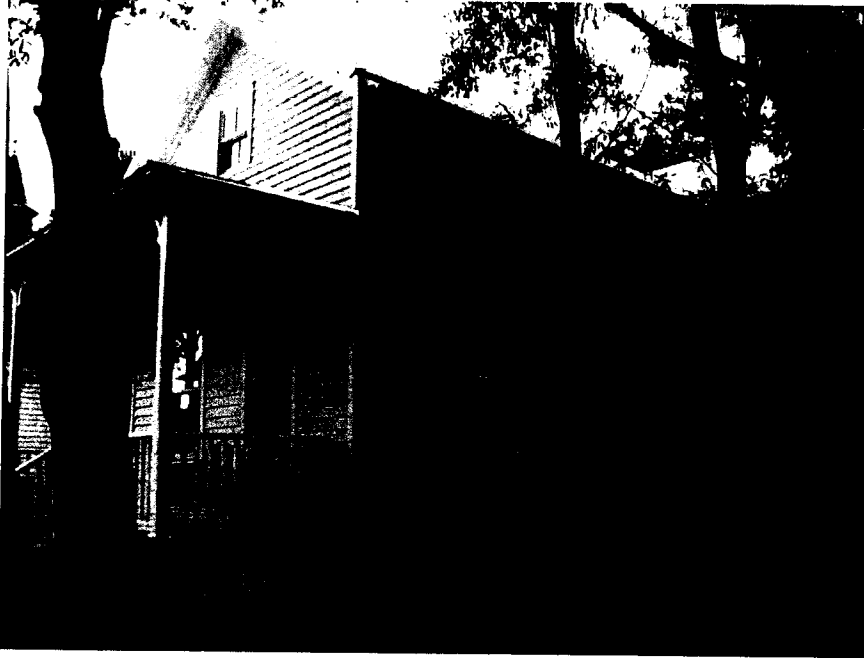
STAFF RECOMMENDATION

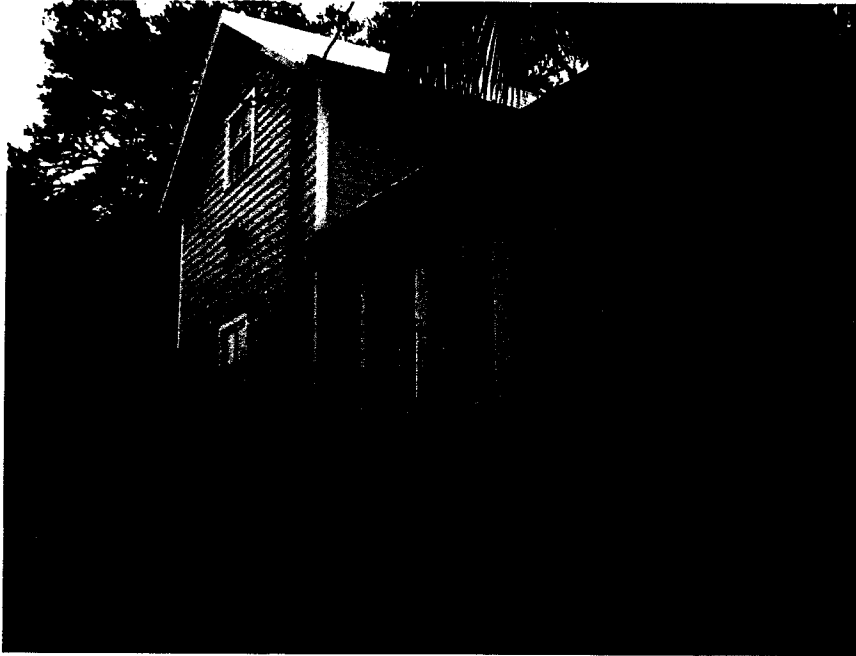
Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE the certification of the completed work for the ad valorem tax exemption at **34 Cordova Street**.

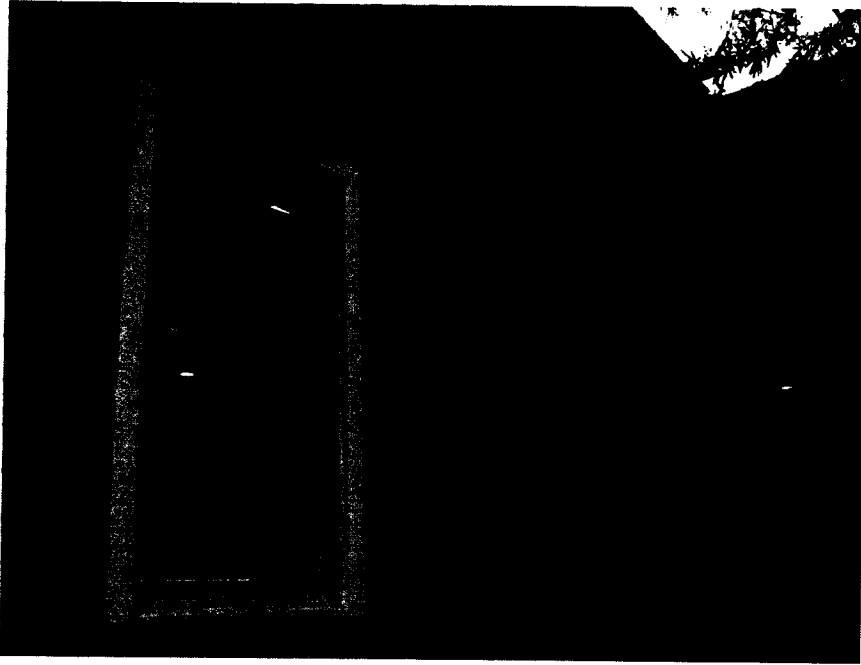


Jenny Wolfe, MS Architectural Studies
Historic Preservation Officer

Staff Photographs:







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

TYPE OF REQUEST:

- | | |
|--|--|
| <input type="checkbox"/> Appeal of Architectural Review Official | <input type="checkbox"/> Preliminary Design Approval for Entry Corridors |
| <input checked="" type="checkbox"/> Certificate of Appropriateness | <input checked="" type="checkbox"/> Certificate of Completeness and Recommendation for Historic Property Tax Exemption |
| <input type="checkbox"/> Certificate of Demolition | <input type="checkbox"/> Opinion of Appropriateness |
| <input type="checkbox"/> Certificate of Relocation | <input type="checkbox"/> Variance to Design Standard |
| <input type="checkbox"/> Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption | |

IN THE MATTER OF:

Case No.: 2014-0145
Applicant: Les Thomas Architect
Owner: Claude and Kristina Weeks
Address: 34 Cordova Street
Parcel Number: 205380-0000

RE: Certificate of Appropriateness and Certification of Completion for ad valorem tax exemption, pursuant to Section 28-89, City of St. Augustine Code, to certify the completion of work for the ad valorem tax exemption program for an interior and exterior building rehabilitation.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 20, 2016, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative was present at the October 20, 2016 Historic Architectural Review Board meeting and testified under oath, or was not present.
2. A public hearing was held, with notice given as required by law, and members of the public testified under oath, or no members of the public spoke on this issue.
3. The subject property has a zoning classification of Residential General One (RG-1).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and APPROVES **DENIES/ CONTINUES** the Applicant's request to certify the completion of work for the ad valorem tax exemption program for an interior and exterior building rehabilitation.

Subject to the following conditions:

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

DONE AND ORDERED, at a public hearing on the 20th day of October, A.D., 2016, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CASE NO. COA F2014-0145 REQUEST APPROVED / DENIED / CONTINUED

H. Randal Roark

Sign Name

H. Randal Roark

Print Name

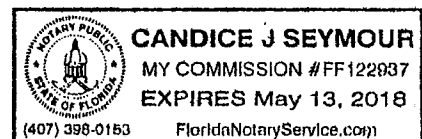
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, H. Randal Roark 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 20th day of October, A.D., 2016.

Candice J. Seymour
Notary Public, State of Florida



landscape and hardscape improvements within the front courtyard and surrounding site of the Government House at **48 King Street** to allow the applicant an opportunity to provide additional information and material.

Kaitlin Ross and Billy Triay presented a review of the application.³

Ex Parte Communication:

(None)

Public hearing was opened.

Ed Slavin spoke against the application.

Public hearing was closed.

The Board discussed:

- The no trespassing signs installed on the property
- Landscaping material concerns
- Tree removal
- Irrigation systems
- Distance of plantings from the building
- Plant materials to match historical time periods
- Memorial plaque relocation

MOTION

Mr. Roark MOVED to APPROVE application F2016-0133 based on the new and updated plans presented at the meeting. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Roark, Weaver, Wingo, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁴

³ Attached to original minutes

⁴ Brief recess between 3:37p.m. and 3:43p.m.

8. Certificate of Appropriateness for Completion and Ad Valorem Tax Exemption

8. (a) F2014-0145 – Les Thomas Architect – Applicant **Claude L. and Kristina G. Weeks – Owner** **34 Cordova Street**

To certify the completion of work for the ad valorem tax exemption program for an interior and exterior building rehabilitation.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** the certification of the completed work for the ad valorem tax exemption at **34 Cordova Street**.

Leslee Keys, Len Weeks, and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Ed Slavin spoke against the application.

Public hearing was closed.

MOTION

Mr. Weaver MOVED to APPROVE application F2014-0145, 34 Cordova Street, to approve a Certificate of Appropriateness for Ad Valorem tax exemption at 34 Cordova Street for work on the interior and exterior of the building. The motion was SECONDED by Mr. Roark.

VOTE ON MOTION:

AYES: Weaver, Roark, Wingo, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ad Valorem Tax Exemption – Amendment Information

Owner: Claude L., Jr. and Kristina G. Weeks

F2014-0145

34 Cordova Street

9/23/16

The houses at 34 and 36 Cordova Street were built between 1903 and 1910 as nearly mirror images of each other, part of the unsold building lots in the Flagler Model Land Company. In recent decades, both properties and the two-story building at the back of the property at 36 Cordova Street have been owned by the Segui family of Menorcan descent.

The buildings witnessed a variety of structural and non-structural modifications and contemporary updates over the decades. In some cases, these changes included removal of original materials, such as woodwork, doors, windows, roofing, some siding, etc. As in the case of the hardwood floors, they were covered with carpet, vinyl or ceramic tile, and had severe termite damage beneath these floor coverings. Modern light fixtures, bathroom facilities and aluminum single hung windows had been installed. Furthermore, the previous owners attempted a non-historic remodeling that removed plaster and components of the fireplace hearth and mantle. Then incompatible, fixed-light, horizontal windows were installed flanking the chimney (which was not original to the house and caused the removal of an original window opening), the latter was not stabilized and tied to the structure of the fireplace. This recent renovation project corrected these earlier revisions and returned the south wall of the main room to its original layout.

Unfortunately, the earlier changes provided a haven for vermin and insects to erode the integrity of additional original fabric. The damage was excessive and necessitated replacement of wood materials throughout the building. Removal of foundation block enclosures enabled a more historically-appropriate, aesthetic and breathable lattice structure which can assist in monitoring the condition of the rehabilitated structural floor materials. The former block piers and crumbling brick piers were replaced and reinforced using the old bricks from the existing piers and chimney.

Some of the original materials from this building that were not completely termite damaged were salvaged and recycled as well. The heart pine wainscoting salvaged from this building was cleaned and re-used as wainscoting for the new foyer. What floor joists could be salvaged were cleaned and re-milled for the front and rear entry doors, window sills, some window casing and trim, interior stair handrails, and other trim. The heart pine floors in the entry foyer and hall were salvaged from another home on St. George St. and reused in this building to try and match the original flooring as closely as possible. Wood for the new stair treads was salvaged from the Gould Building (ca. 1920) on Woodland Avenue in Deland, with assistance from Mark Shuttleworth and Florida Victorian Architectural Antiques. (That building was demolished for a Marriott Hotel.)

In many cases, new materials that were introduced were required to meet building code requirements accompanying the adaptive use, e.g., one-hour fire rated doors in openings, impact resistant windows, fire-stops in all of the air-conditioning ductwork, etc. A new unisex bathroom and ADA lift were provided at the rear of the house to meet the current ADA requirements.

In summary, the current owners took a great deal of time and additional expense to renew and maintain the look of the original home, while meeting the current building codes.

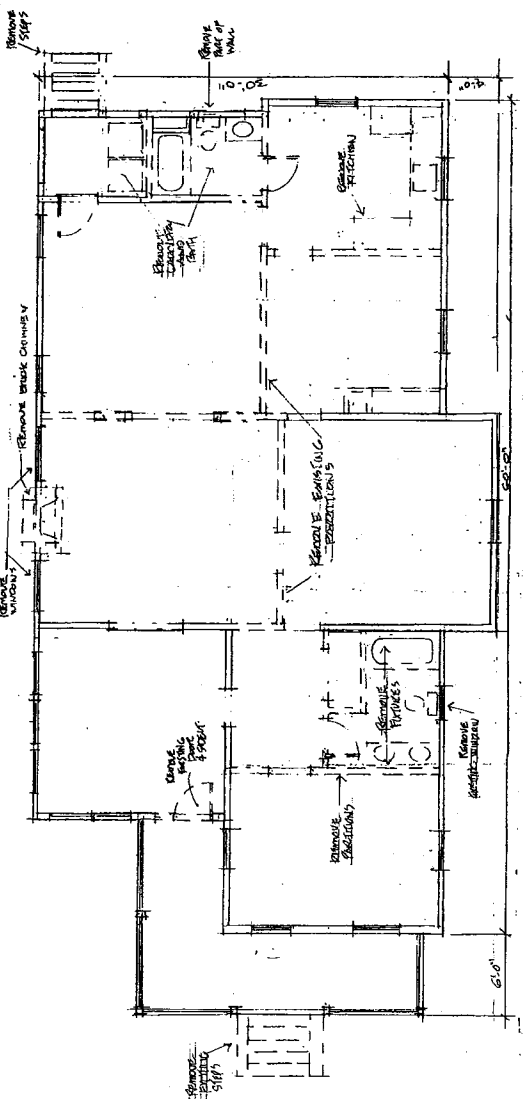
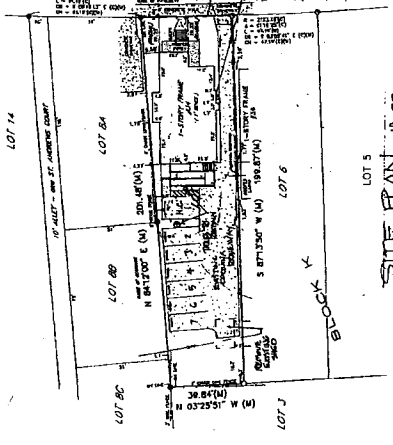
32 CORDOVA ST., ST. AUGUSTINE, FLORIDA 824-9508

LES THOMAS ARCHITECT

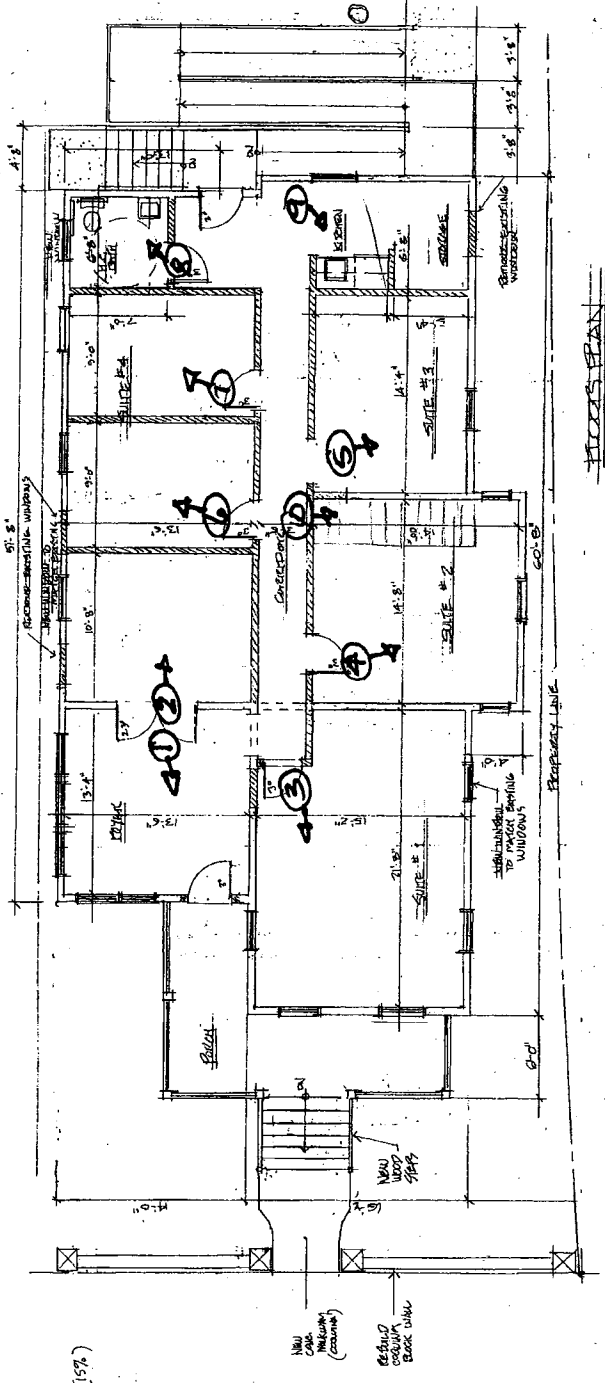
REMODELING FOR: 34 CORDOVA ST. SAINT AUGUSTINE, FL 32084

SHEET A.1
DATE 11-24-14
SCALE AS NOTED
DRAWN BY
CHECKED BY

CORDOVA STREET



EXISTING AND DEMO PLAN



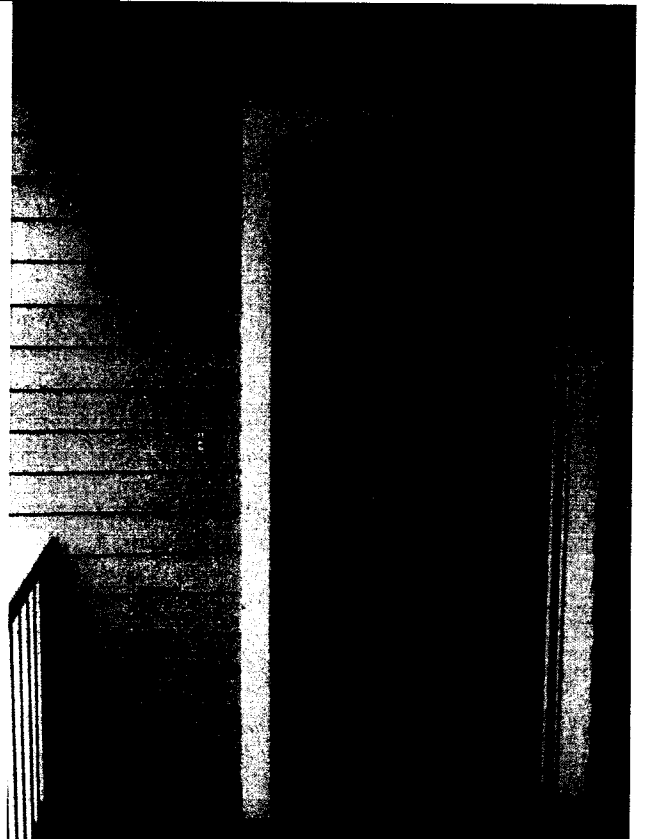
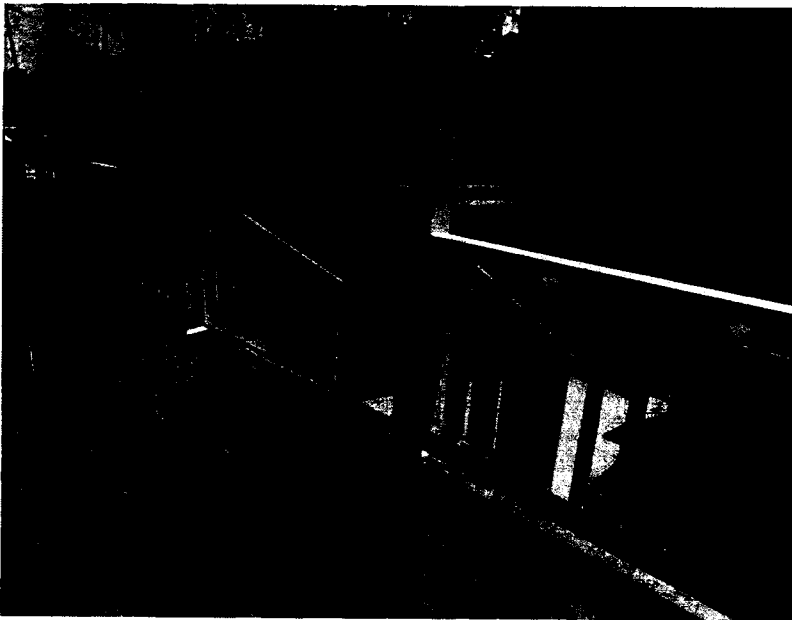
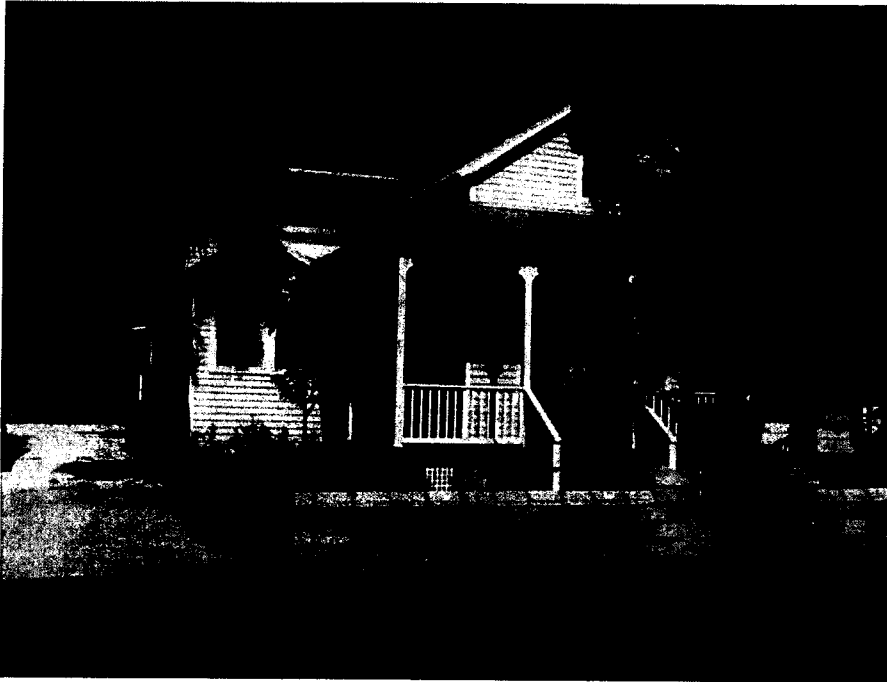
SITE INFO

LOT SIZE - 70x100.5 = 7005 SF
BUILDING COVERAGE = 1044 SF (15%)
FLOOR SPACE = 13745 SF
ARCHIVE'S = 272 SF

Photo 11 Left - View S
Photo 12 Left - View E

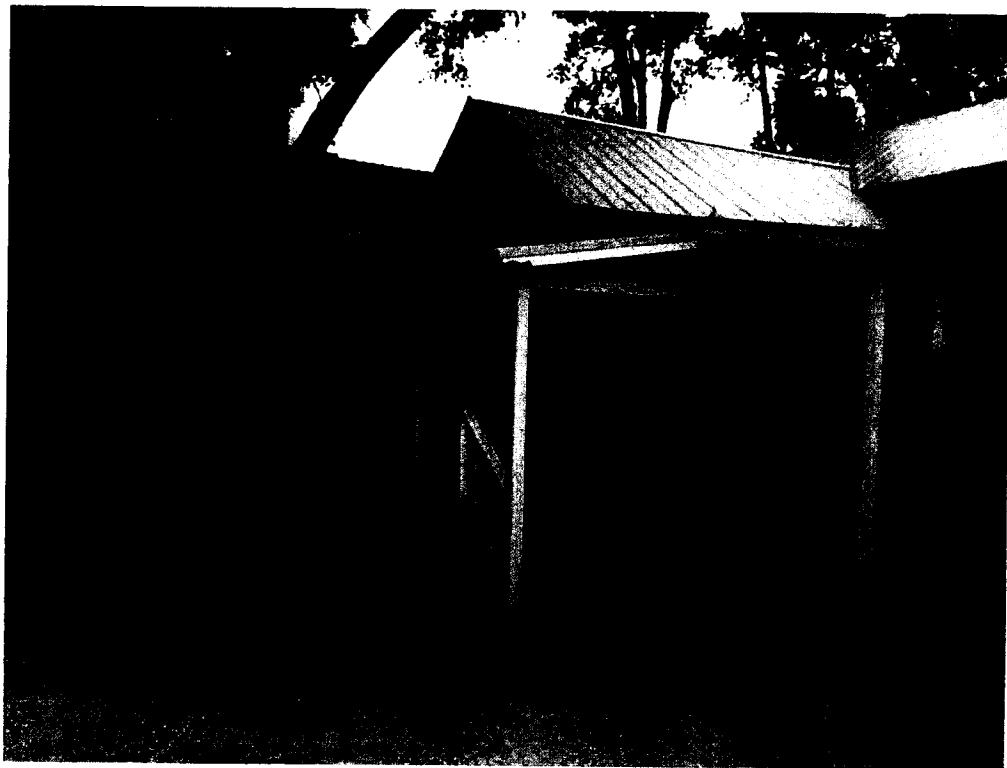
RECEIVED
SEP 22 2016
Planning / Building Dept.

34 Cordova Street
Len and Kristy Weeks
Exterior Photos – Completed Project



East (Front) Façade with reused North City block (from foundation in-fill) salvaged for low retaining wall; porch details reproduced; new front door in character with house design and materials

34 Cordova Street
Len and Kristy Weeks
Exterior Photos – Completed Project



South (Driveway Side) Façade
West (Rear) Façade with new rear entry

34 Cordova Street
Purchased 2014 by
Len and Kristy Weeks
Photographs after rehabilitation

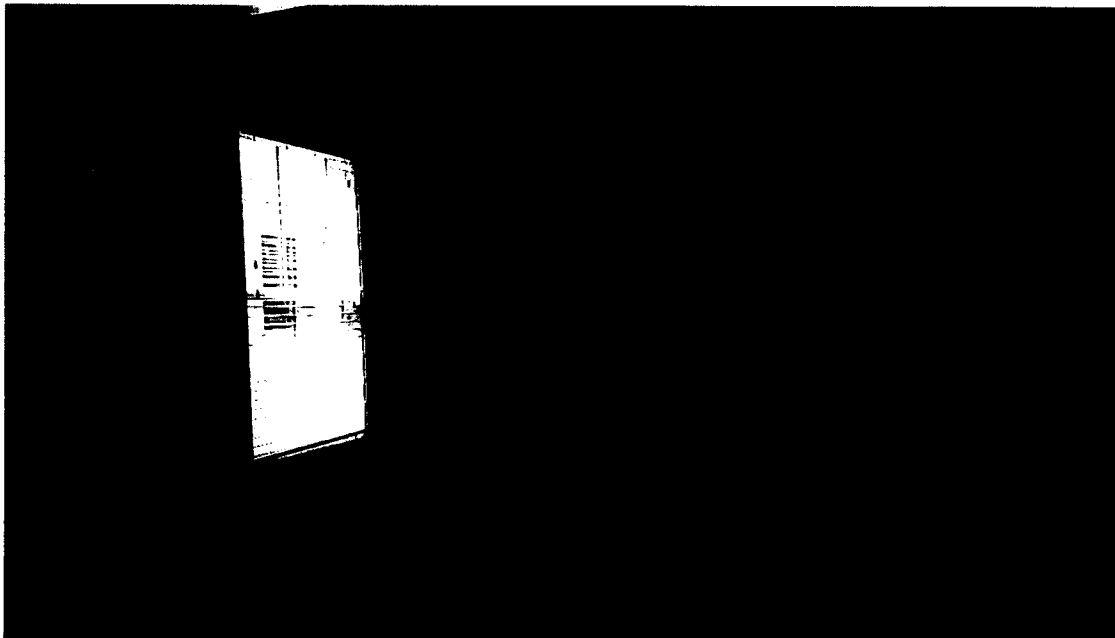
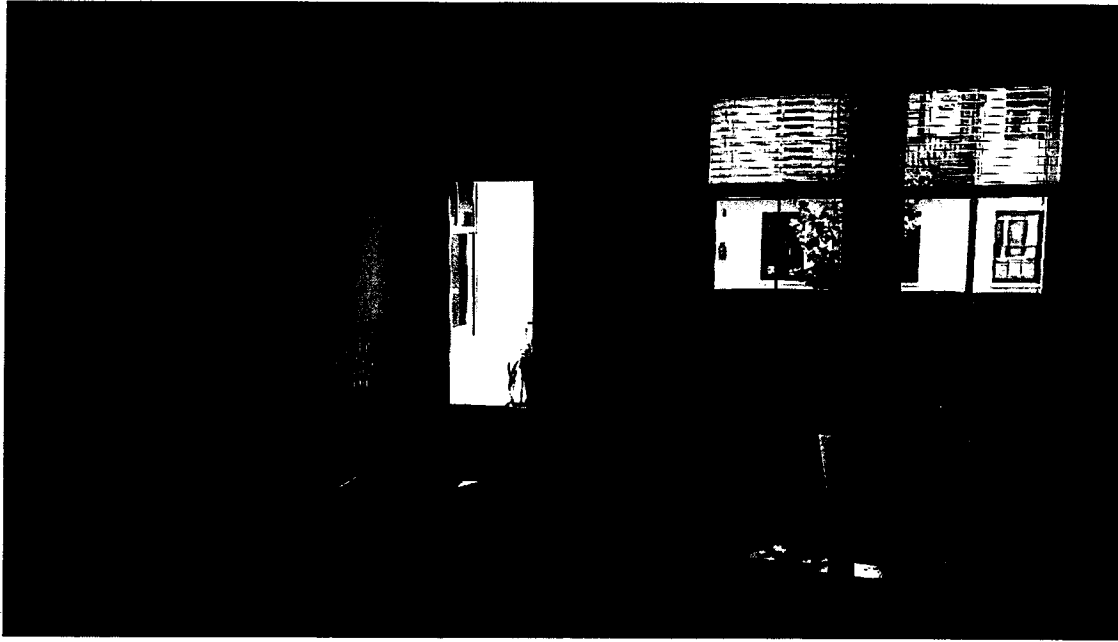
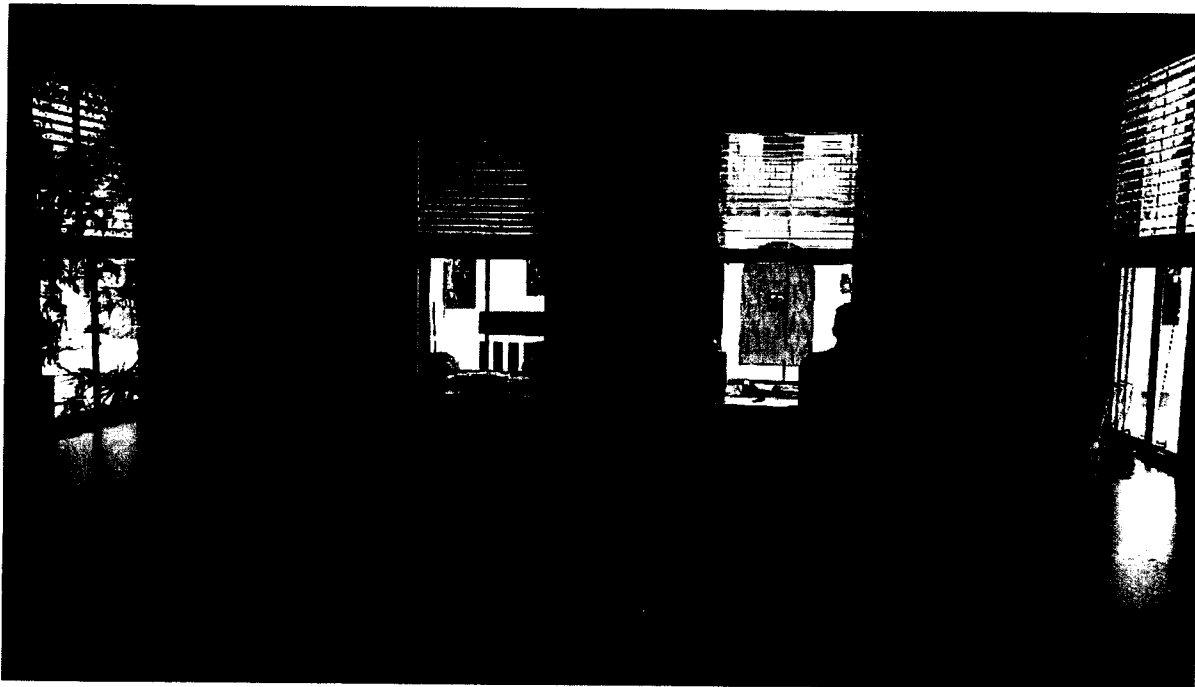


Photo 1: Porch/Sun Room converted to reception area
Illustrates hardwood flooring, wood wainscoting, wood framed windows
trim, and front door.

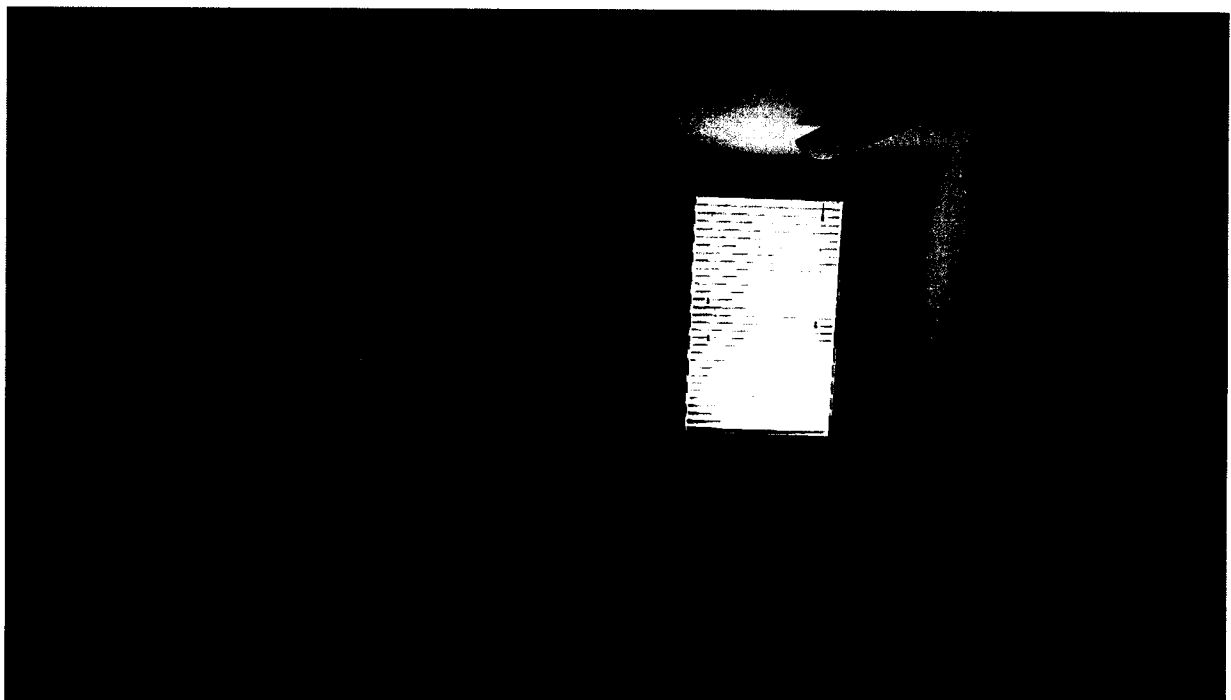
Photo 2: Dining Room converted to conference room

34 Cordova Street
Photo 3: Living Room
Photo 4: Bedroom
converted to office spaces
Windows and trim typical throughout building



34 Cordova Street

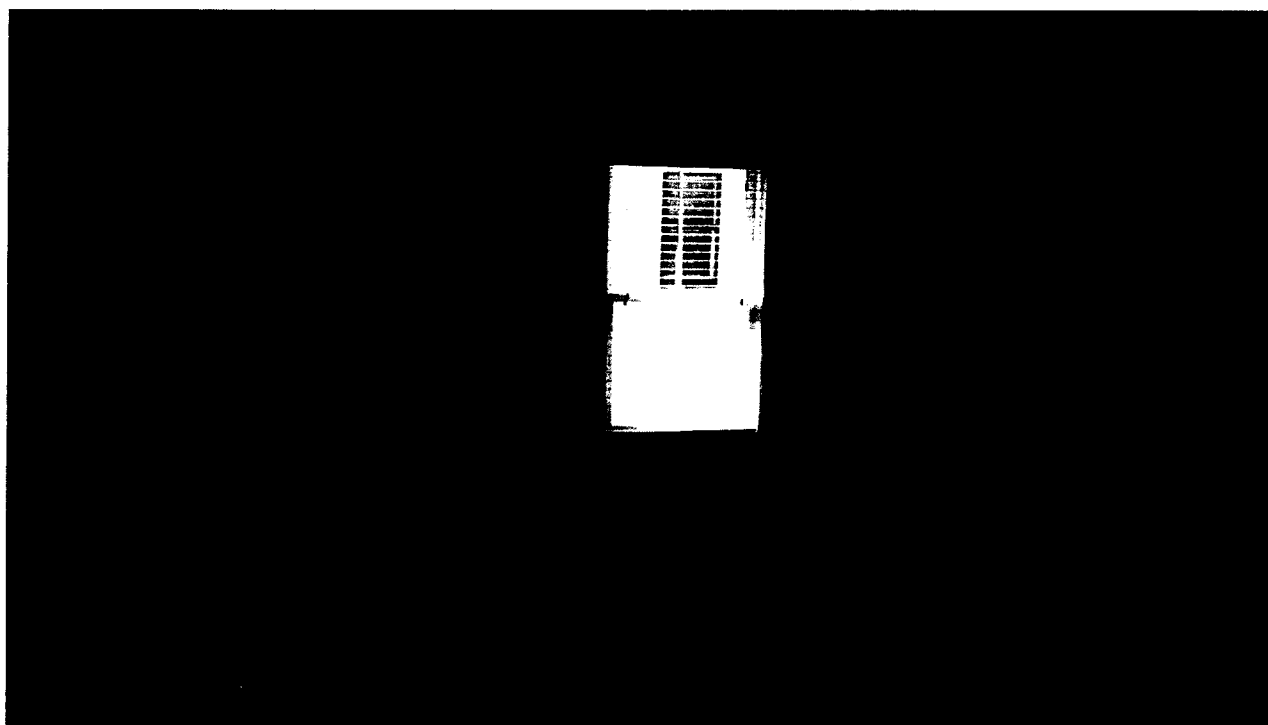
Photos 5 & 6: Former bedrooms converted for use as offices
woodwork, trim, windows and doors typical
throughout



34 Cordova Street

Photo 7: bedroom conversion for office use

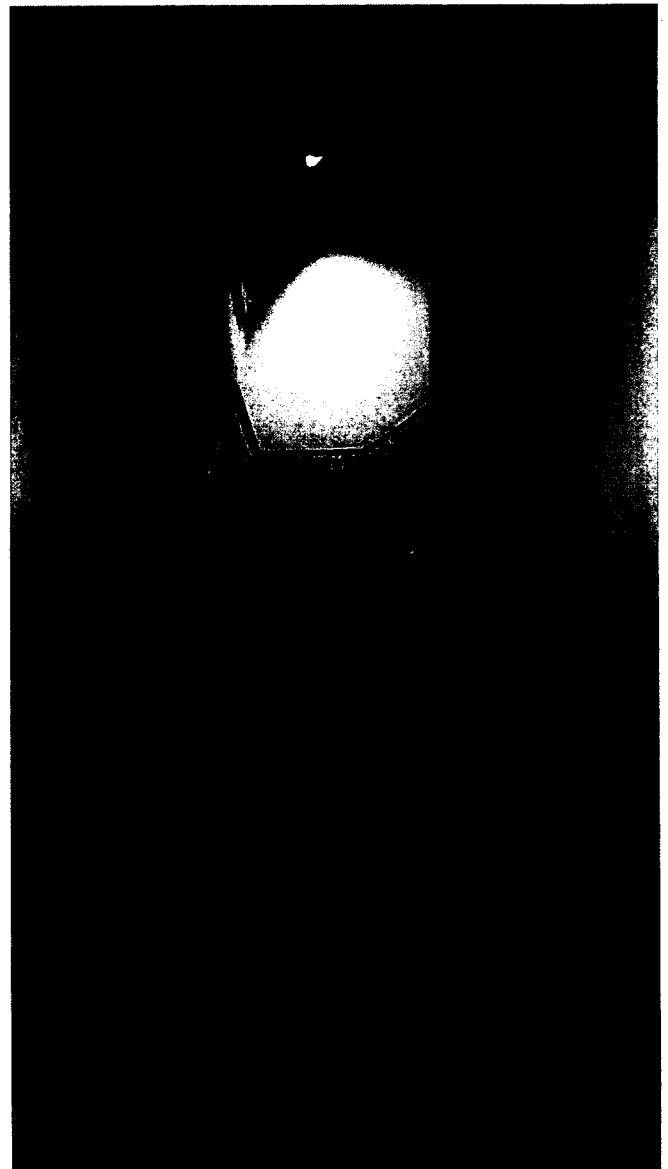
Photo 8: Handicapped accessible restroom



34 Cordova Street

Photo 9: Kitchenette for tenants

Photo 10: Attic stair access



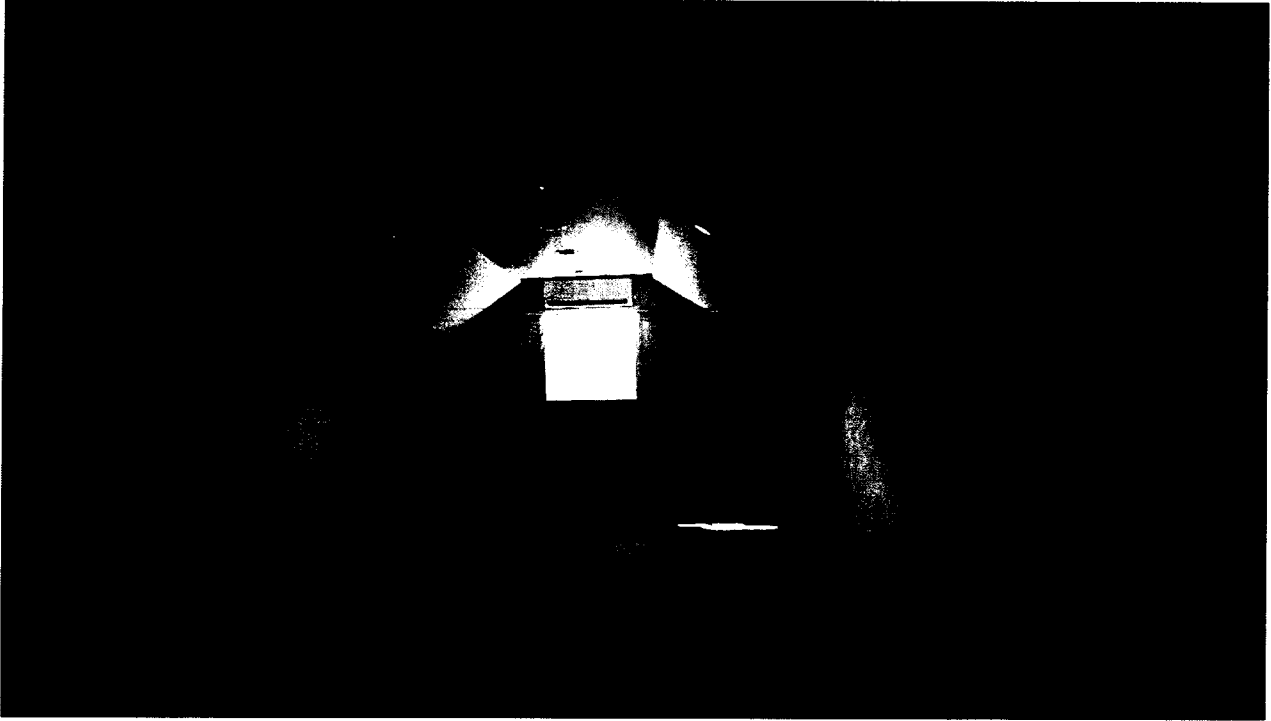
Severe termite damage necessitated replacement of wood throughout building, including the original attic stairs. Wood was salvaged from the Gould Building on Woodland Avenue in DeLand (being demolished for a new Marriott Hotel)

with assistance from

Mark Shuttleworth and Florida Victorian Architectural Antiques

<http://beacononlinenews.com/articles/2016/03/15/photos-demolition-work-gould-building>

34 Cordova Street
Photos 11 and 12:
Attic space finished for office uses



34 Cordova Street
Tax Exemption – Amendment
Photos at time of Property Acquisition
East (Front) Façade – View SW
and View NW



34 Cordova Street
Tax Exemption – Amendment
Photos at time of Property Acquisition
West (Rear) and South Side Facades – View E



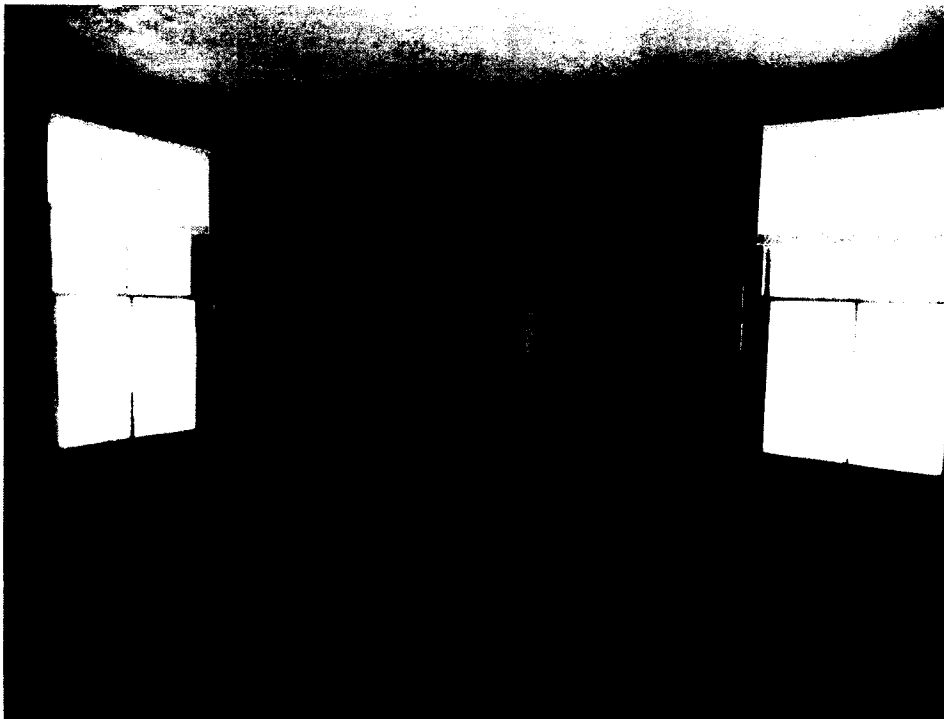
34 Cordova Street
Tax Exemption – Amendment
Photos at time of Property Acquisition

A private owner initiated a remodeling inconsistent with historic preservation standards. That owner recognized that maintaining the building was beyond his abilities and sold the property to Len and Kristy Weeks who undertook the rehabilitation.



Photos of Porch/Sun Room and Living Room with no original materials and exhibiting significant alterations

**34 Cordova Street
Tax Exemption – Amendment
Photos at time of Property Acquisition**



Original Dining Room used as bedroom; bedroom with vinyl flooring, drop ceiling and replacement moldings

34 Cordova Street
Tax Exemption – Amendment
Photos at time of Property Acquisition

Bedroom from which plaster and lathe had been removed;
rear exit from building (during rehab, converted to handicapped
accessible restroom)

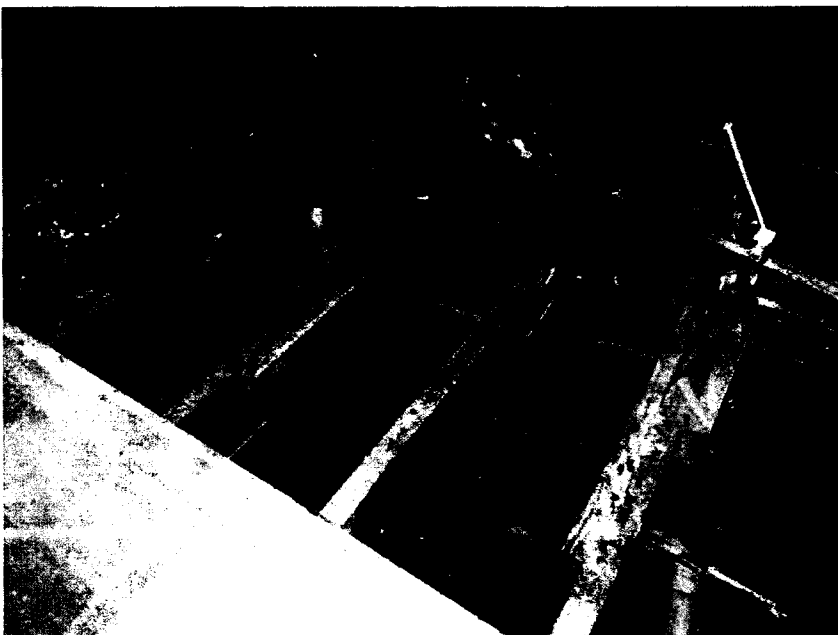
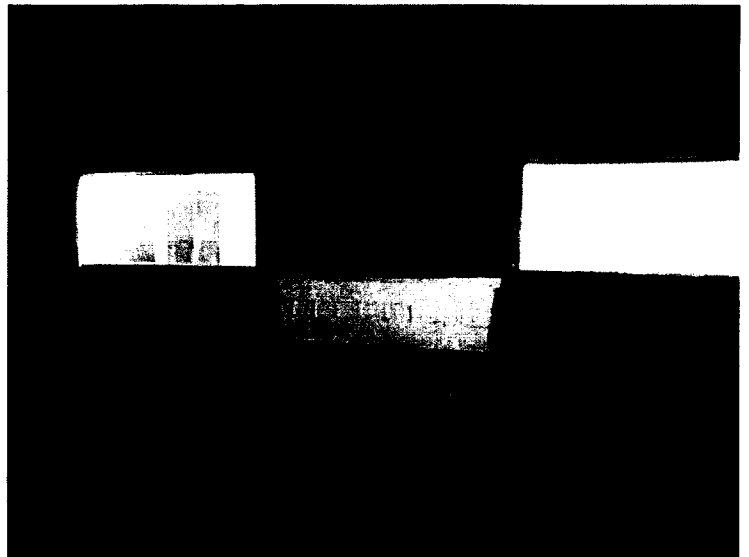
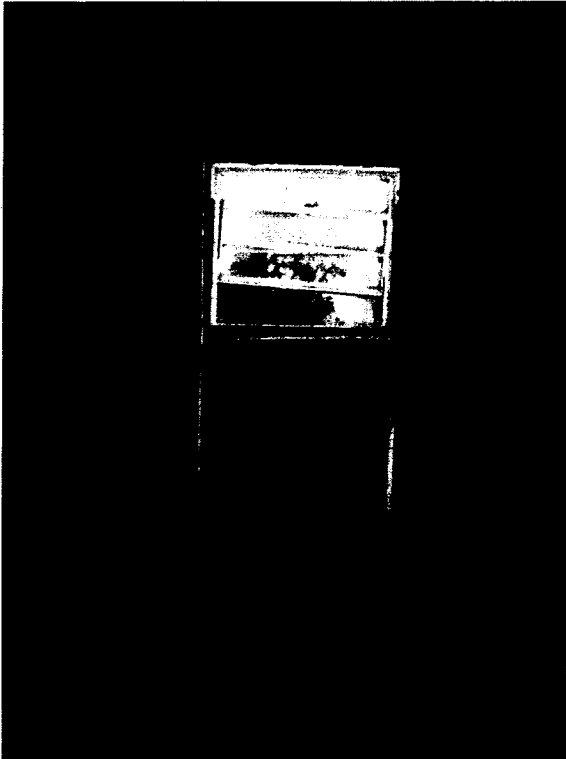


34 Cordova Street

Tax Exemption – Amendment

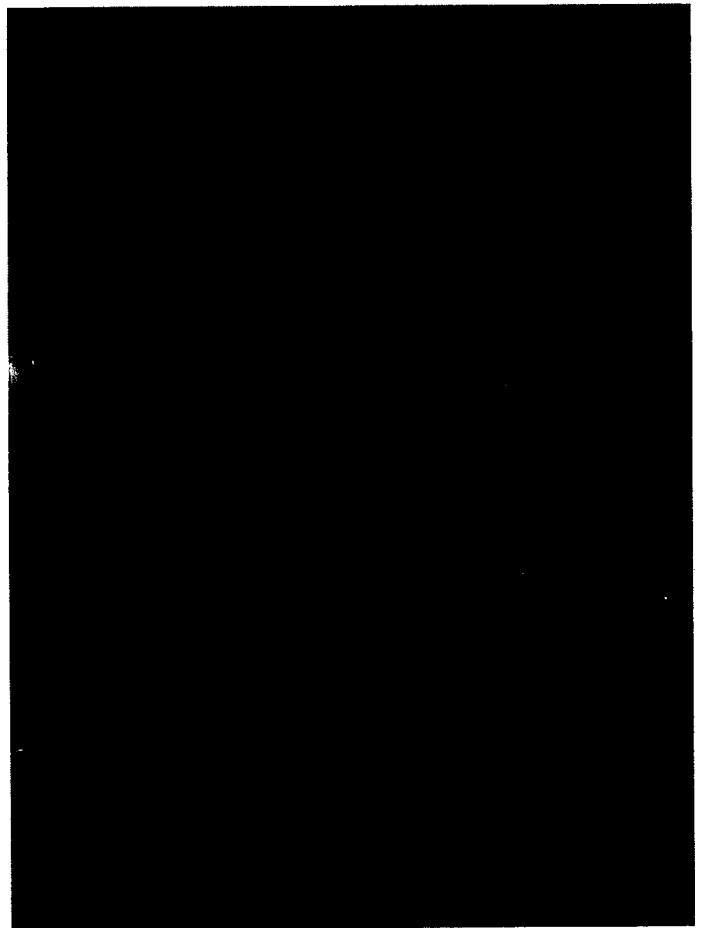
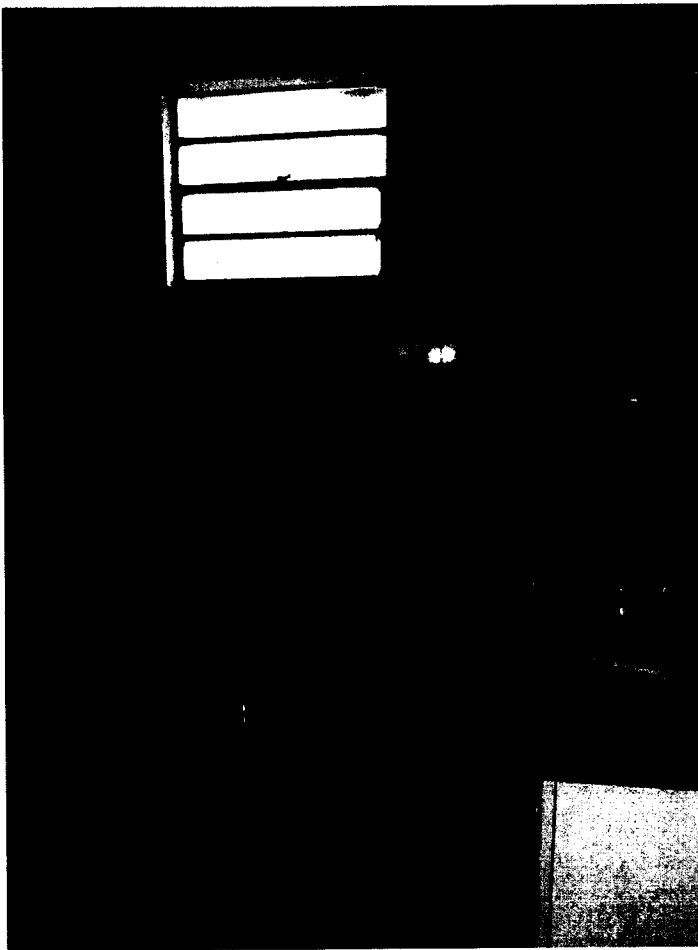
Photos at time of Property Acquisition

Structural damage to framing; evidence of insect infestation;
collapsed/collapsing firebox and fireplace



34 Cordova Street
Tax Exemption – Amendment
Photos at time of Property Acquisition

Bathrooms which had been added and altered at various times
in the 20th century; evidence of termite and water damage



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 2 8 of the City Code and the 2010 Florida Building Code.

Building Address: 34 Cordova Street Permit No. 2014-1566 Parcel No. 205380-0000

Owner: Claude L. Weeks Address: PO Box 3225 City: St. Augustine

State: FL Zip: 32085 Project Description: Interior and exterior renovations

Occupancy Class: B Construction Type: VB Occupant Load: 16

Building Area: 1,677 sq. ft. Use Zone: RG-1 FIRM Zone: AE-9

Finished Floor Elevation: 10.6 NGVD1929 Automatic Sprinkler: No

Contractor: Len Weeks Special Conditions: 2nd floor is uninhabitable



Building Official;
Richard "Buddy" Schauland

August 26, 2016
Date



Historic St. Johns County

Sharon Outland, Property Appraiser
 www.sjcpa.us email: sjcpa@sjcpa.us

Parcel Information

Strap: 2053800000
Mailing Address: 62 HYPOLITA ST SAINT AUGUSTINE FL 32084-0000
Site Address: 34 CORDOVA ST SAINT AUGUSTINE FL 32084-0000
Property Map: [Click here for Map](#)

Tax District: 452
Neighborhood Code: 610.30
Use Code/Description: 0100/Single Family
Sec-Town-Range: 18 - 7 - 30
Acreage: 0.23

Valuation Information

	2015 Certified Values	2016 Working Values
Total Land Value:	\$ 244,377	\$ 298,485
Total Extra Features Value:	\$ 0	\$ 0
Total Building Value:	\$ 18,423	\$ 61,768
Total Market(Just) Value:	\$ 262,800	\$ 360,253
Assessed Value:	\$ 262,800	\$ 359,281
Homestead Exemption:	\$ 0	\$ 0
Taxable Value:	\$ 262,800	\$ 359,281

Legal Information

2-39 MODEL LAND CO SUB CITY
 LOT 7 BLK K OR3934/632

Owner Information

WEEKS CLAUDE L JR, KRISTINA G
 WEEKS KRISTINA G

Exemptions

Sales Information

Date of Sale	Sales Price	Sales Ratio	Book & Page	Instrument Code	Qualified	Vacant or Improved	Reason Code
09/17/2014	\$ 248,500	144.97	3934 & 632	WD	U	I	12
09/16/2014	\$ 100	0.00	3934 & 614	QC	U	I	11
06/10/2014	\$ 100	0.00	3890 & 1217	CT	U	I	11
01/27/2007	\$ 100	0.00	2891 & 685	QC	U	I	11
02/01/1990	\$ 0	0.00	846 & 177		U	I	11

Building Information

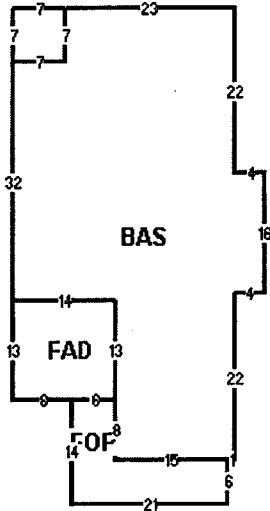
Building Details

Building Number: 1
Building Type/Desc: 0100/Single Family Residence
Building Model/Desc: 01 /Residential
Site address: 34 CORDOVA ST SAINT AUGUSTINE FL 32084-0000

Year Built: 1900
Gross Area: 1926
Heated/Cooled Area: 1703
Building Value: \$ 61,768

Structural Elements

Element: Element Desc: Type: Type Desc:
 EW Exterior Wall 32 Wood
 RS Roofing Structure 4 Gable Hip
 RC Roofing Cover 9 Metal
 IW Interior Walls 3 Drywall



IF	Interior Flooring	5	Carpet
IF	Interior Flooring	16	Pine Wood
HT	Heating Type	1	Air Duct
AC	Air Conditioning	1	Central
FR	Frame	8	Wood Frame
PL	Plumbing	8	8 Fixtures
EL	Electrical	2	Average
FN	Foundation	7	Piers and Posts
FS	Floor System	3	Wood Frame

Structural Elements Classifications

[Click here to enlarge](#)

[Building Sketch Descriptions](#)

Extra Features

There are no Extra Features

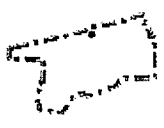
[Previous Parcel \(2053700000\)](#)

[Next Parcel \(2053900000\)](#)



Historic St. Johns County

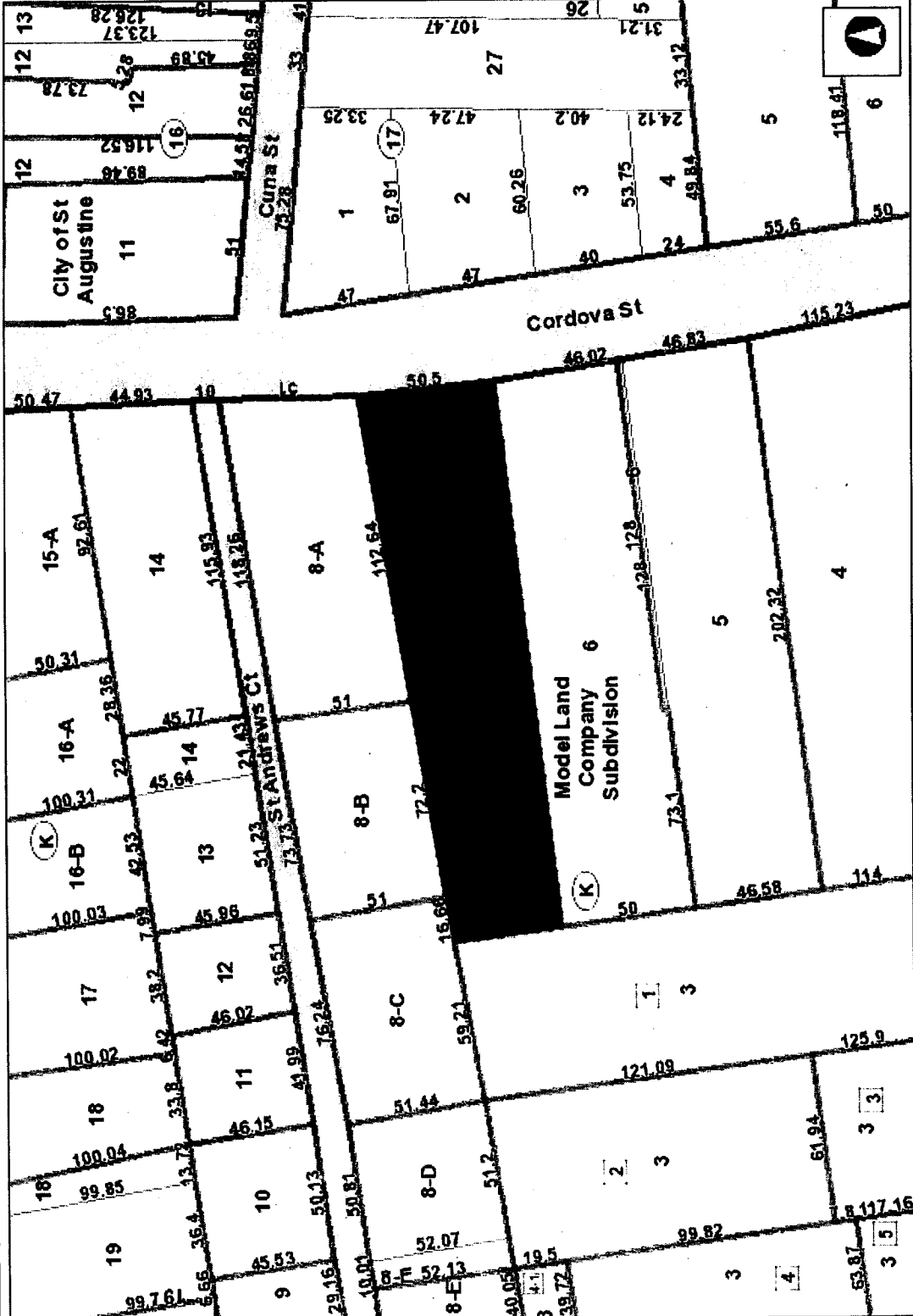
Sharon Outland, Property Appraiser
www.sjcpa.us
email: sjcpa@sjcpa.us



Location Map

Legend

- Subdivisions
- Subdivision Sub Section with AKA
- Sub Unplatted
- Sub Platted
- Condos



This information was derived from data which was compiled by the St. Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's Office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad-valorem assessment purposes.



Property Maintenance

City of St. Augustine

Property Information

Street # : Street Name: Unit # :

Zip Code: Sign Zone:

Parcel # :

tion/Township/Range: Archaeological District: Zoning:

Use Code: Tax District: Impact Zone:

Legal Description:

Adjacent Area: Heated/Cooled Area: Landuse:

Building Count: Year Built:

Flood Zone: Panel # :

Property Values

Amend 10 Cap:	<input type="text"/>
Agricultural Value:	<input type="text" value="\$ 0.00"/>
Assessed Value:	<input type="text" value="\$ 326,619.00"/>
Building Value:	<input type="text" value="\$ 55,269.00"/>
Class:	<input type="text" value="\$ 0.00"/>
Extra Feature Value:	<input type="text" value="\$ 0.00"/>
Exempt Value:	<input type="text"/>
Just Value:	<input type="text" value="\$ 326,619.00"/>
Land Value:	<input type="text" value="\$ 271,350.00"/>
Taxable Value:	<input type="text" value="\$ 326,619.00"/>
Total Land Value:	<input type="text" value="\$ 271,350.00"/>

Owner Information

Name:

Address:

City:

State: Zip Code:

Transfers

<input type="text" value="09/17/2014"/>	Date:	<input type="text" value="09/17/2014"/>
<input type="text" value="09/16/2014"/>	Adjusted Price:	<input type="text" value="\$ 248,500.00"/>
<input type="text" value="06/10/2014"/>	Book/Page:	<input type="text" value="3934/0632"/>
	Type of Deed:	<input type="text" value="WD"/>
	Qualified/Unqualified:	<input type="text" value="Qualified"/>
	Vacant/Improved:	<input type="text" value="Improved"/>