

78 SPANISH STREET RENOVATION

Issue: Vertical accessibility to the front entrance.

Analysis: The applicant is requesting a waiver from providing vertical accessibility from the sidewalk to the main entrance of the building. The property in question is on the historic register and the local City of St. Augustine Architectural Review Board denied the applicant's request to install either a lift or a ramp system, based on degradation to the historic significance of the structure. The building is being converted from a single family residence to commercial use with retail on the first floor, professional offices on the second and storage on the third. The issue is not financial, rather it is the applicant's inability to reconfigure the entrance to provide accessibility.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to the entrance, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: 78 Spanish Street Renovation

Address: 78 Spanish Street, St. Augustine, Florida 32084

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Joseph Teisan

Applicant's Address: 47 Grove Ave, St. Augustine, FL 32084

Applicant's Telephone: Home 904-824-1617 FAX _____ None _____

Applicant's E-mail Address: email@imagination.net

Relationship to Owner: Family Member

Owner's Name: Barbara W. Teisan

Owner's Address: 47 Grove Ave., St. Augustine, FL 32084

Owner's Telephone: 904-824-1617 FAX _____ None _____

Owner's E-mail Address: _____ None _____

Signature of Owner: _____ **Appears on hard copy submittal** _____

Contact Person: Joseph Teisan

Contact Person's Telephone: Cell 310-770-2960 E-mail Address: email@imagination.net

3. Please check one of the following:

New construction.

Addition to a building or facility.

Alteration to an existing building or facility.

Historical preservation (addition).

Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

78 Spanish is a vernacular construction of the late 19th Century consisting of 2 ½ stories containing 1700 square feet. Originally a single-family residence, proposed use is retail first floor, professional offices, second floor and storage third floor. Previous uses have been commercial (book store) and rooming house. During the present term of ownership, the house has withstood a major fire, and sustained considerable damage, and shortly thereafter, a lightning strike which destroyed the chimney. The house and its adjacent neighbors survived a fire of the early 20th Century which destroyed all similar buildings in the historic district east of the property to the bay. A letter affirming the house's historic standing in the local historic register is enclosed.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

Two bids were secured for the renovation, both in the vicinity \$220,000.00. One such quote is attached.

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

In two separate rulings (10/21/2004 and 10/20/2007) the City of St. Augustine Historic Architectural Review Board (HARB) denied construction of handicapped access devices to the property as being historically inappropriate. The first ruling denied the use of a lift/elevator the other ruling denied the renovation of the front porch to accommodate a handicapped ramp.

Because of the width of the east boundary, and no other access to the property from the south,

west, or north boundaries, there is no available alternative for compliance for handicapped access.

The St. Augustine Planning and Building Department referred the issue to the Commission for a request for waiver so that building permits may be obtained and renovation may begin.

7. Requirements requested to be waived. Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue 1: We request waiver of Florida Building Code 11-4-1-7 Accessible buildings: Historic Preservation. This is the only issue.

There are no other issues.

8. Reason(s) for Waiver Request: The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

[XX] The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

We learned from the Building Department that 78 Spanish Street is the first property in the city that has been referred to the State-level council and commission for an accessibility waiver. Though many structures in St; Augustine are of historical significance, they either predate the mandate for accessibility or had sufficient lot size and placement to provide access without serious defacement of the defining historical qualities of the building. Essentially, 78 Spanish is a building 24 feet wide on a 25 foot lot with a 7'8" front setback, and no access or easement from the other three sides of the property.

[XX] Substantial financial costs will be incurred by the owner if the waiver is denied.

The hardship is caused by the fact that 78 Spanish is now a residential building in a predominantly commercial area. The surrounding commercial area and unavailability of off-street parking due to lot size and limited access creates an environment no longer conducive to residential use. All buildings in the immediate and surrounding areas are commercial or about to become commercial. A number of these buildings house bars with late night music, foot and auto traffic. Substantial financial costs will be incurred if the waiver is denied because its highest and best use of retail business on the first floor and professional offices on the second floor, or some such commercial use, will be denied. Reversion to private residential use will not attract a tenant. A rooming house, hostel or college dormitory was considered, but would still require handicapped access. Additionally, income from these uses would not amortize renovation costs, taxes, insurance, operating expenses and maintenance.

We have made a diligent effort to comply with the applicable codes. Our primary residence has been mortgaged to provide initial renovation funds for this building. Since approaching the city in

April of 2006 pursuing compliance with the building codes and historic preservation mandates, mortgage carry on these funds exceed \$18,000 and we are still months away from receiving a building permit. More so, because of the delays and the changing climate in the mortgage market, we are finding it difficult to secure additional funding, except through private lenders at substantial increases in cost of money. The project is in peril and we are threatened with the prospect of shuttering the house and abandoning any further attempts to restore the building. This will deny the city a vibrant historical landmark in a major tourist path, one of the few remaining 18 century houses in the neighborhood.

[XX] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

Neither the ramp nor the lift was approved by HARB for construction, therefore no costs were compiled. The design of the ramp, which the architect just managed to fit into the available space by cutting into the porch, would not be a significant increase in cost.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

Not applicable as noted above.

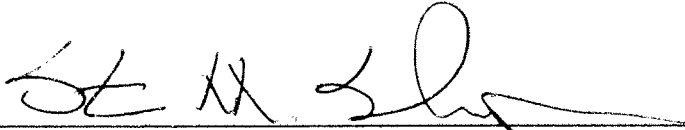
10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

_____ Comment Of Steven M. Schuyler _____

Many alternatives were considered as a means to comply with the handicapped access issue. There is only 7.8 feet between the street curb (no sidewalk) and the porch. HARB did not approve my design to create a ramp in this area since a substantial cut into the porch would be required to build the ramp within the mandated incline and turn radius.

One such alternative was to move the house back into the lot, providing room for a ramp without defacing the porch. However the east boundary (frontage) of 25 feet diminishes to a west boundary line of 23.43 feet. Being at almost zero lot line, any movement westward would constitute an encroachment.

I have recommended that the client consider other devices to adhere to the spirit of the law in providing access amenities. These would, for example, include a buzzer or bell at surface level which would signal the need for assistance in entering the building. Other alternatives would be those that the Council and Commission may recommend during the course of these proceedings. Any such recommendations will be incorporated into subsequent designs.



Steven M. Schuyler

Signature (appears on the hard copy)

Phone number: (904) 810-9833

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 1st day of November, 2007

Signature Barbara W. Teisan

Printed Name: Barbara W. Teisan

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. While this applicant has not officially applied for building permit, he has conferred with City of St. Augustine officials to inquire as to what is the most efficient and code complying way to proceed with his plans. His narrative correctly describes his efforts to improve the property while respecting the city's desire to preserve the historical significance of the structure. The applicant has requested a variance from this office to allow him to renovate and change the use of the existing building without meeting the requirements of Section 11-4.1.6 and Section 11-4.2 thru 11-4.35 of the 2004 Florida Building Code. Pursuant to F.S. 553, this office does not retain the authority to waive any requirements of Florida Codes. This power is vested upon the Florida Building Commission.

b. This office has reviewed the applicant's request for variance and concurs with the contention that an unreasonable and extreme hardship exists which preclude the applicant from developing, using and enjoying the property to its fullest and best use. The location of the property coupled with its historical significance create conditions which preclude developing the property in compliance with accessibility codes. Because of the historical nature of our city, local ordinances have been adopted which aggressively protect historically significant properties.

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

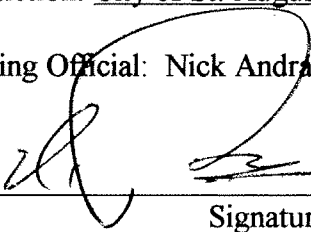
Yes No Cost of Construction _____

Comments/Recommendation Therefore, it is the recommendation of this office that the Florida Building Commission approve the request for waiver of the requirements of Section 11-4.1.6 and Section 11-4.2 thru 11-4.35 of the 2004 Florida Building Code.

Jurisdiction: City of St. Augustine

Building Official: Nick Andrade, C.B.O.

Certification No. PBC243



Signature

11-6-07

Address: P.O. Box 210, St. Augustine, FL 32085

FAX 904-209-4335

LIST OF ADDITIONAL ATTACHMENTS

Photo—two views of 78 Spanish Street

Letter dated October 22, 2007 to State Historic Preservation Officer from Steven M. Schuyler, Architect (and my cover letter)

Letter dated October 25, 2007 from Tom Scofield, Historic Preservation Planner, City of St. Augustine to Steven M. Schuyler

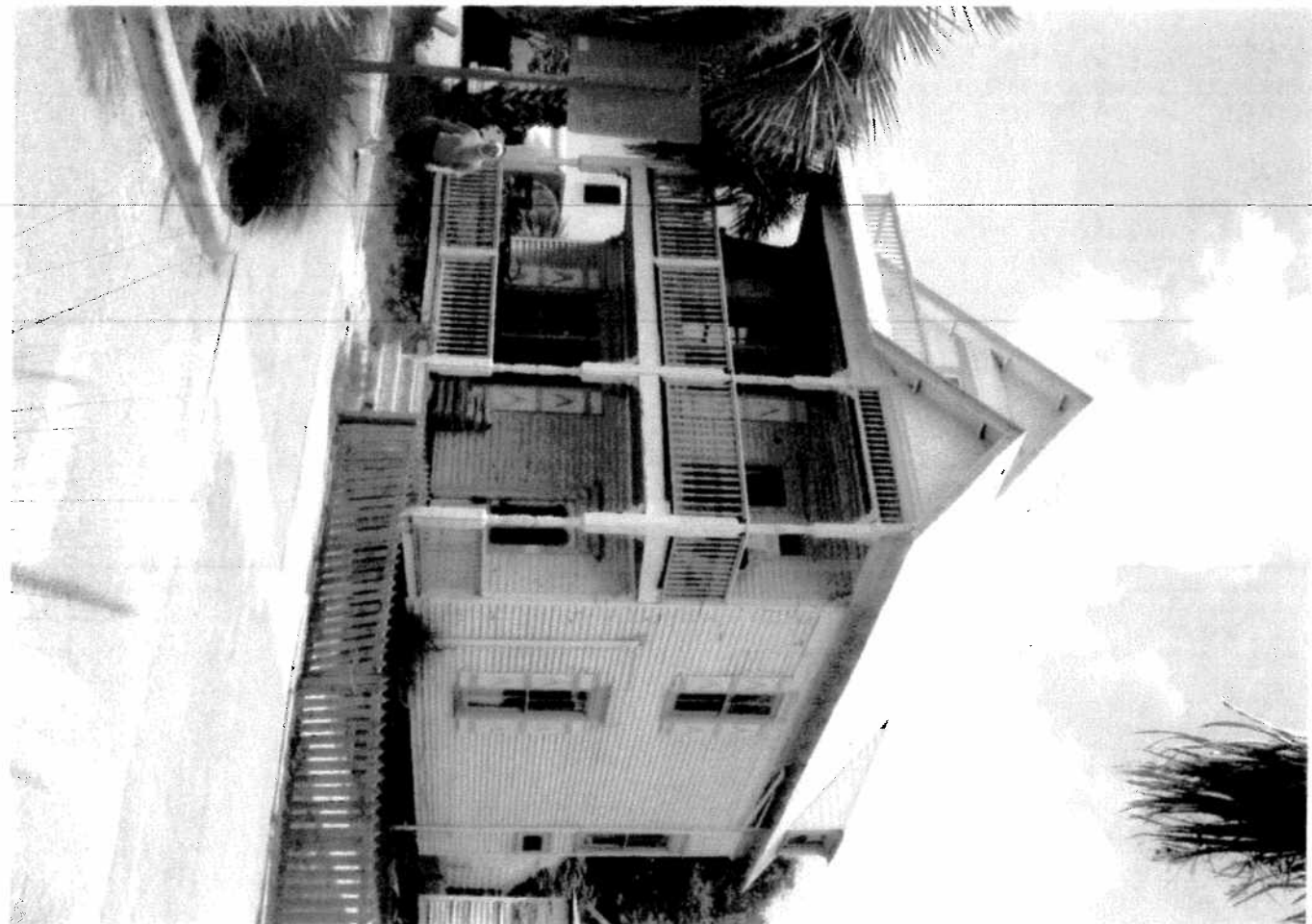
Web copy of St. Augustine Record article “Fire Engulfs House in Historic District” dated 12/22/2000

Construction Estimate dated 8/15/2007

Ruling dated 10/21/2004 by the City of St. Augustine Historic Architectural Review Board (HARB)

Ruling dated 10/20/2007 by the City of St. Augustine Historic Architectural Review Board (HARB)

28 SPANISH ST



1 November 2007

Bureau of Historic Preservation
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250
Attn: Phillip Wisely

Re: Consultative Process on the 78 Spanish Street Renovation (St. Augustine)

Ref: SHPO Consultation Requirements for ADA projects

Mr. Wisely:

Enclosed is a letter and attendant documents from Steve Schuyler outlining our case for a waiver from accessibility requirements based on the historical significance of the house at 78 Spanish and your consultative approval. Your response will become part of the package submitted to the Florida Building Commission for their consideration at the December 10-12 meeting in Orlando.

Package submittal deadline for me is 9 November. I'm not sure of your delivery path, but I am to send my application to:

Attn: Mary-Kathryn Smith
Department of Community Affairs
Codes & Standards Section
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

And an electronic copy to:

mary-kathryn.smith@dca.state.fl.us,

In addition to your usual disposition, please mail and/or email your response to Ms. Smith so that it may be included in the Commission review. I will note in my cover letter to her that the request has been sent to you and is in process.

Regards

Joseph Teisan
47 Grove Ave

St. Augustine, FL 32084
310-770-2960
email@imajinosity.net

STEVEN M. SCHUYLER
ARCHITECT, P.A.

1095 ANASTASIA BLVD.
ST. AUGUSTINE, FLORIDA 32080
PH:(904) 471-3341 • FAX: (904) 471-0481

October 22, 2007

State Historic Preservation Officer
Bureau of Historic Preservation
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

RE: 78 Spanish Street
St. Augustine, Florida

This letter is to initiate the consultation process for the owner to gain relief from the requirements of accessibility at the above property, specifically providing a ramp or lift to the entry level of the structure. The following items address the information requested by the SHPO.

A. The property at 78 Spanish Street is a frame vernacular with Victorian details. It was constructed between 1884 and 1888, and is a contributing building to the St. Augustine HP-2 zoning district. A letter from the City of St. Augustine is enclosed.

B. The structure is deficient in vertical accessibility. The front porch is approximately twenty inches above grade. Photographs are enclosed.

C. Enclosed are drawings for a handicap ramp for the front of the building that would remove most of the front porch. This ramp as well as a handicap lift have been denied by the City of St. Augustine Historic Architectural review board. Alternative points of entry are not possible due to site constraints. The north side of the building is the property line and the south side of the building is approximately two feet from the property line making access to the rear yard impossible. The rear yard is surrounded by private property.

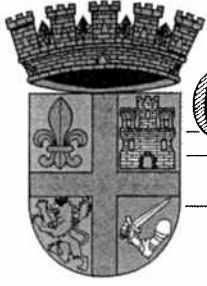
D. The inclusion of a ramp or lift will require the removal of the vast majority of the existing front porch deck and will obscure the remaining rail details. This building is largely identified by the porch and it's detailing. To significantly alter the porch would threaten the integrity of this historic structure.

We thank you in advance for your consideration in this matter and look forward to any questions or comments you may have.

Sincerely,

Steven M. Schuyler
Architect, P.A.

Teisan.l2



City of St. Augustine



St. Augustine, Florida

Planning/Building

October 25, 2006

Steve Schuyler, Architect
24 Cathedral Place, Suite 300
St. Augustine, FL 32084

Re: Historic district status for 78 Spanish Street

Dear Mr. Schuyler:

As per your request, I have reviewed the historic district status for the building located at 78 Spanish Street, St Augustine, Florida. Our records show that the frame vernacular dwelling built 1884-88 was listed as a contributing building in the City of St Augustine National Register Historic District when an update of the nomination was prepared in 1986. A recent visit to the property reveals that the exterior of the building has been altered since its listing in the National Register of Historic Places. It is my professional opinion, however, that these alterations do not change its contributing status.

Please contact me at the Planning and Building Department at (904) 209-4326 should any additional questions or concerns arise regarding this matter.

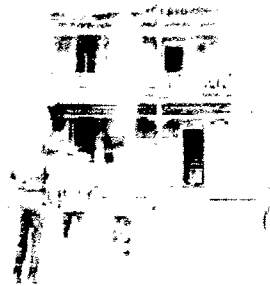
Sincerely,

Tom Scofield, A.I.C.P.
Historic Preservation Planner

cc: Case File F2007-0289

RETRIEVED FROM ST. AUGUSTINE RECORD ARCHIVES

1. (12/22/00) Fire engulfs house in historic district
Smoke billowed into the late afternoon St. Augustine air Thursday as a downtown three-story apartment house was heavily damaged by fire.



St. Augustine police officer Jason Etheredge watches as firefighters battle the house fire on

Fire engulfs house in historic district

By MARGO C. POPE and MICHAEL REED
Staff Writers

Smoke billowed into the late afternoon St. Augustine air Thursday as a downtown three-story apartment house was heavily damaged by fire.

The 19th century house at 78 Spanish St. has three apartments, but none of the residents were home when the fire started around 4 p.m.

The house is a landmark for people on Spanish Street, an imposing structure of pink and white with Victorian gingerbread trim. It is sandwiched between a parking lot and a 1 1/2-story 1840s house. That house was not damaged, according to Lt. Kenny Skinner of the St. Augustine Fire Department.

The cause of the fire was still unknown late Thursday night, but Fire Marshal John Rayno said it appeared to have started on the first floor.

"It was one of those balloon frame buildings," Rayno said. "It started on the ground floor and went straight up because there were no breaks (between floors) to stop the fire."

No damage estimate was available Thursday night pending further investigation.

Skinner said the department received a 911 call and he was among the first three firefighters on the scene at 4:11 p.m. In all, a dozen St. Augustine firefighters and six from county fire stations 5 and 14 and county rescue 15 also answered the call.

"It had a pretty good head start because it was pretty much involved on the south and southeast side of the building when we got there," Skinner said about how long the fire had been burning before the emergency call was received.

"When we got there, there was a wall of smoke on the southeast side of the house," firefighter Brian Erb said.

Damage, said Skinner, was heaviest in the south and southeast sections of the house. The north and northwest sections, he said, were not damaged other than the windows the firefighters had to break to gain access.

Firefighter James Blount was injured when a nail went through his thumb. He was treated at Flagler Hospital and released.

At one point in the fire, the attic rekindled, and smoke and fire filled the attic and third floor. All firefighters were ordered out of the building for a period of time.

They returned and as they worked on the house, the St. Augustine Police Department established a perimeter to keep people away, diverting traffic around a section of Cordova Street at Cathedral Place, at Cordova and Valencia streets and Treasury and Spanish streets.

Assistant Police Chief Loren Leuders estimated the crowd at 150 people.

Spectators filled Treasury Street south of the parking lot at Spanish and Treasury streets.

Many of them were just passing by and stopped to satisfy their curiosity, but some were huddled together with tears and expressions of disbelief.

At one point, a high-pressure stream of water shot out of a fire hose and deflected off the house. It arched backwards and high into the air, falling on the crowd below. The people scattered and tried to find cover, but many of them got wet.

As word spread, several of the home's residents came to the scene and stood among the spectators.

One of the residents was Marsha Terrell. She lives with her son and daughter on the first floor. Terrell works at the St. Francis House, the local soup kitchen.

She had to sit and watch helplessly as the flames took over her home.

Archie Williams, executive director of St. Francis House, and some of the soup kitchen regulars were at the scene to comfort Terrell.

In the midst of the destruction, a fund was started. Williams said it happened spontaneously. People in the crowd were dropping money into a white, plastic bucket to help the victims.

On the first floor, a dramatic rescue occurred. A dog was found huddling in a corner, and J.C. Costeira from Station 1 brought him out of the house safely.

The animal was having trouble breathing, so firefighters fed it oxygen through an improvised apparatus. The dog got its air through a glove that had been connected to an oxygen tube.

Three fish on the second floor also survived the blaze. They were removed from their aquarium as the flames died down.

The firefighters eventually doused the flames, but the embers were still hot, and the wood was still smoking.

Firefighters were on the third floor at that time and one had crawled onto the roof. They started throwing the contents of the room to the street below to prevent the fire from resurging. Papers, clothes, blankets and furniture fell from the third story window and onto Spanish Street.

Meanwhile, on St. George Street, it was business as usual. Hundreds of people, only a block east of the heavy smoke, were oblivious to the Fire Department's battle.

The three-story building with an attic was built around 1886, historian David Nolan said. "It was perfect, just gorgeous and had all that wonderful gingerbread on it," he said after learning of the fire.

"The thing about this building is that it was the last surviving building of its style in St. Augustine," he said.

In the late 1880s when oil magnate Henry Flagler came to St. Augustine to build his Ponce de Leon and Alcazar hotels, others started sprucing up.

The firm of Cole and Mance was hired to enlarge the Magnolia Hotel on St. George Street.

"Cole and Mance had a particular style in which they put a little porch into a gabled roof," he said referring to a roof style incorporated into the Magnolia, too. "I think they designed that house because it had that same gabled roof design."

Nolan became familiar with the house while doing part of the Historic Property Index of St. Augustine buildings built prior to 1930. This house is one of 2,500 included in the file.

The site file is open to the public at the St. Augustine Historical Society Research Library.

Leslie Wilson, assistant reference librarian, said the file defines the house as having: decorative barge board siding, a two-story open porch with turned spindle ornamentation, and decorative jigsawn rafters.

The house is listed by the property appraisals office as owned by Barbara Teisan, but she could not be reached for comment.

According to the property appraiser, the assessed value of the 2,619-square-foot house is \$135,250.



BP Builders Inc.
 221 Jasmine Rd
 St Augustine, FL 32086
 (CBC1255280)

Phone #	(904) 392-3007
Fax #	(866) 618-7591

Estimate

Date
8/15/2007

Name / Address
Joe Teisan 78 Spanish St St Augustine, 32085

Project			
78 Spanish St			
Description	Rate	Qty	Total
Total Renovation (detail on attached Sheets)	222,651.00	1	222,651.00
Building Permits (not yet established)	0.00	1	0.00
<p><i>DOGS INCLUDE:</i> PERMITS IMPACT FEE</p> <p><i>INCLUDES:</i> DRAWINGS</p>			
Total			\$222,651.00

78 SPANISH--ITEMIZED JOB LIST

Item	Total	Notes
SITE PREP		
Public Works	10,144.00	Sewer/Fire Sprinkler Taps Sch for 14August
Excavation		Plumbing and fire sprinkler lines
Demolition		Entry slab, stairs
Tree Removal		South perimeter palmettos--3 lg/6 sm
Total Site Prep	16,144.00	
PLUMBING	5,200.00	
Sewer connection and drains		Replace
Toilet		Floor 1 and 2
Restroom--Faucet connection hot/cold		Floor 1 and 2
Kitchenette--Faucet connection hot/cold		Floor 1 and 2
Shower		Stub-in Floor 2
Restaurant plumbing stub-in		Floor 1 Rear--hot/cold/heater/ice machine
Water Heater-On Demand		Floor 1 and 2
Landscape sprinkler connection		Rear/Front
Stub-in		Floor 3 Restroom/Kitchenette
Plumbing Fixtures		Researched estimates--Not a plumber's quote
Commmode	400.00	ea 2
Sink/faucet assembly	300.00	Restroom--Floor 1 and 2
Sink/faucet assembly	400.00	Kitchenette--Floor 1 and 2
Sink Top	400.00	Restroom Floor 1 and 2
Vanity cabinet	500.00	Restroom Floor 1 and 2
Mirror/Upper cabinet/light	400.00	Restroom Floor 1 and 2

	Tissue/Towel dispensers	50.00	Restroom Floor 1 and 2
	Exhaust fans	80.00	Restroom 2
	Bars, Racks, Hooks	100.00	Restroom Floor 1 and 2
	Counter Top	500.00	Kitchenette--Floor 1 and 2
	Cabinet--upper/lower	800.00	Kitchenette--Floor 1 and 2
	Total Plumbing	9,130.00	
CARPENTRY			
	Rough Carpentry/Framing		
	Roof/floor/wall framing		Floor 1 Rear--approx 60 sqft--Rear See Plans
	Restrooms		Floor 1/2 (not to handicapped specs)
	HVAC Closets and Soffits		
	Interior wall prep		As required
	Exterior wall reinforcement		Plywood as required
	Interior Traim and Base Boards		Floor 1 and 2--install/repair
	Frames and Sills		Reinforce/Rebuild/Replace as necessary
	Exterior Wall Repair		Replace/seal
	Lattice skirting (vinyl)		Frame and install
	Rear Deck		Reinforce/Refinish
	Glass		Replace as necessary
	Doors		
	Front Door		Refinish existing door or equivalent
	Rear Dutch Door		Renovate existing door or equivalent
	Interior Doors		Refinish surface and rehang--total 3
	Side Window Panel		Floor 1 rear--2 panels--see plans

	Interior Fire Rated 20 min.	2,160.00	PLASTRO 32 in -3 total @ 720. 6 wks delivery
	Interior Fire Rated 20 min.	720.00	PLASTPRO 36 in--FL 1-Rear
	Interior-Restroom		Total 2
	Interior Unit 2		32"X8"--Optional
	Rear Double Door		Align/Rehang Existing Door
Finish Carpentry			
	Book Shelf Unit 2		
	Locks		
	Display shelf Unit 1		
	Storm shutter hardware and Panels		All exterior windows and door
	Interior Rails and Stairs		Repair as necessary
Flooring			
	Retail--Floor 1 Carpet	455.00	6.40 per sqyd w/pad-
	Office--Floor 2 Carpet	710.00	10,00 per sqyd w/pad
	Tile Floor FL 1 Rear		12X12" White-match existing
	Laminates		1.50 to 2.60--Selected areas FL 1 and 2
	Wood Flooring		2.80 to 5.00--Selected areas FL 1 and 2
	Floor Repair		Selected areas FL 1, 2 and Landings
	Complete Front Porch Surface FL 2		Seal and finish (and ceiling of FL 1 Porch)
Total Carpentry		88,500.00	
HVAC			
Heating and Cooling Systems			install wiring--FL 3
	HVAC Unit	5,566.00	Floor 1
	HVAC Unit	5,111.00	Floor 2
	Air Exchange		

	Duct		
	Vent		Firewall/Other
	Temp Controls, Energy Mgt.		Separate systems Floor 1/2
	Total HVAC	10,677.00	Per Paul/Chapman
ELECTRICAL			
	Electric Wiring		
	240-50 volts Floor 1/2/3		2 meters, 3 if possible
	Extra-Capacity Breaker Box		Anticipate high usage lessee Floor 1
	Exterior Light Fxtures		
	Security		

	Entry		
	Interior light Fixtures		
	Chandelier Unit1		Unit 1 Front Room and Parlor
	Rack Lighting Unit 1		
	Safety		
	Exit Signs		
	Total Electric	21,000.00	

OTHER			
	Insulation	4,800.00	
	Roofing--rear slope (400 sqft)		Metal roof over single-ply modified torch down
	Entry Steps/Rails/slab		
	Step/Rails		See plans elevation
	Brick Work		See plans elevation--skirt and slab

Fire Sprinkler System	11,000.00	W/shutoff valves to rear FL 1
Signage		
Address		78 Spanish
Identity		1880 House
Total Other	15,800.00	

COMMUNICATIONS

Wire Network		
Phone		Wiring only--Lesses buy/rent equipment
Cable		3 Units--separate billing--Floors 1/2/3
Internet Broadband		
WiFi		
Total Communications Network	3,500.00	

SECURITY

Security System		Floor 1/2/3
Four Camera/Monitor Set		
Wiring		
Motion Sensor		
Siren		
Smoke Detectors		
Total Security System	2,800.00	

DRYWALL

Dry Wall 5/8' Fire Rated		18 sheets on hand
Dry Wall Other		Including ceiling
Total Dry Wall	17,000.00	

PAINTING

--	--	--

	Interior Walls		Prep and paint
	Interior Trim		Including stairs, railings, spindles
	Wainscott		Prep and paint
	Exterior Walls		Prep and paint
	Exterior Trim		Cover blue trim w/ approved color
	Deck		Prep and paint
Total Painting		8,000.00	

Addition

Masonry/Slab/Prep	12,000.00
Doors/Window	900.00
Frame/Siding/Porch	9,100.00
Roof	2,600.00

Total Addition

24,600.00

Total Direct Costs	217,151.00	
INDIRECT COSTS		
Final Cleanup	500.00	
Insurance		
Permits and utilities		
Plans & Specs	5,000.00	
Total Indirect Costs	5,500.00	
TOTAL JOB	222,651.00	



City of St. Augustine



St. Augustine, Florida

Planning/Building

November 3, 2004

Jeremy Teisan
47 Grove Avenue
St. Augustine, FL 32084

Re: Certificate of Appropriateness 2004-1042

Dear Mr. Teisan:

On Thursday, October 21, 2004, the Historic Architectural Review Board (HARB) met and discussed your application to add an elevator at 78 Spanish Street.

Specifically, the HARB **denied** the application as per the attached executed order.

Pursuant to 28-29(g), City of St Augustine Code, an appeal may be taken by any person aggrieved by the decision of the board provided such appeal is filed with the Planning and Building Department within thirty (30) days of the date of the action which is the subject of such appeal.

Sincerely,

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

MK:kdd

cc: William B. Harriss, City Manager
James Whitehouse, Staff Attorney
BDAC File

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

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

ORDER TO DENY
CERTIFICATE OF APPROPRIATENESS
CASE NO. 2004-1042

IN THE MATTER OF:

APPLICANT: Jeremy Teisan
47 Grove Avenue
St. Augustine, Fl 32084

OWNER: Barbara Teisan

RE: Certificate of Appropriateness pursuant to Section 28-29, City of St. Augustine Code, to add an elevator.

DESCRIPTION OF SITE OF CERTIFICATE OF APPROPRIATENESS:
78 Spanish Street

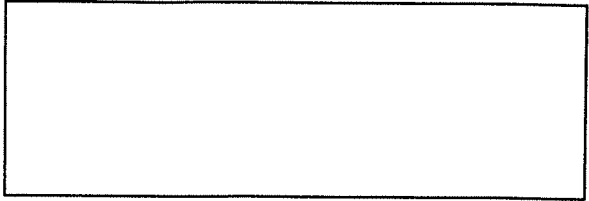
LEGAL DESCRIPTION: City of St Augustine S1/2 of Lot 6 Block 18 OR953/143 &1116/32(Q C)

PARCEL NUMBER: 198300-0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON OCTOBER 21, 2004, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative was present at the October 21, 2004 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 Historic Preservation Zone Two (HP-2).

ORDER

- That based upon the evidence, testimony and exhibits presented at the hearing, the Certificate of Appropriateness is denied.

DONE AND ORDERED, at a public hearing on the 21st day of October, A.D., 2004, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CERTIFICATE OF APPROPRIATENESS REQUEST DENIED.

DANA STE. CLAIRE, CHAIRMAN
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 3rd day of November, A.D., 2004.

Notary Public, State of Florida

PAMELA HALTERMAN
Notary Public, State of Florida
My Comm. Exp. Aug. 15, 2005
No. DD050371



City of St. Augustine



St. Augustine, Florida

Planning/Building

October 5, 2007

Steven M. Schuyler, Architect
1095 Anastasia Boulevard
St. Augustine, FL 32080

Re: Certificate of Appropriateness – Case No. F2007-0289
78 Spanish Street

Dear Mr. Schuyler:

On Thursday, September 20, 2007, the Historic Architectural Review Board (HARB) met to discuss your application to construct a rear addition and wheelchair ramp at 78 Spanish Street.

Please note that the copies of two executed orders are attached. One specifically states the **approval** by the HARB of your request to construct a rear addition with the conditions as outlined. The other specifically states the **denial** by the HARB of your request to construct a wheelchair ramp with the reasons as specified.

In reference to the approved order, please contact the Planning and Building Department at (904) 825-1065 for the proper permits, fees and other requirements before proceeding with your project in accordance with HARB's decision.

In reference to the denied order, pursuant to 28-90(g), City of St Augustine Code, an appeal may be requested by any person aggrieved by the decision of the board provided such appeal is filed with the Planning and Building Department within thirty (30) days of the date indicated on the enclosed order. Please contact the Planning and Building Department at (904) 825-1065 if you have any questions regarding these matters.

Sincerely,

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

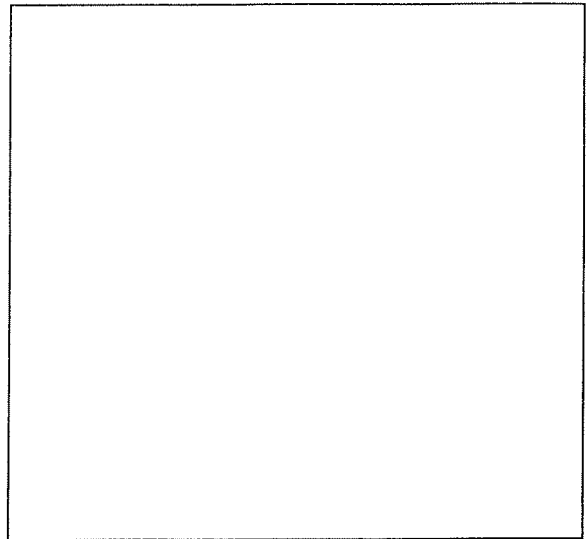
MK:ts

cc: Barbara Teisan, 47 Grove Ave, St Augustine, FL 32084
William B. Harriss, City Manager
Karen Rogers, City Clerk
✓ BDAC File

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

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

**ORDER TO DENY THE PORTION OF
CERTIFICATE OF APPROPRIATENESS
CASE NO. F2007- 0289
FOR A WHEELCHAIR RAMP**



IN THE MATTER OF:

APPLICANT: Steven M. Schuyler, Architect
1095 Anastasia Boulevard
St. Augustine, FL 32080

OWNER: Barbara W. Teisan
47 Grove Avenue
St Augustine, FL 32084

RE: The portion of the Certificate of Appropriateness application pursuant to Section 28-89, City of St. Augustine Code, pertaining to the construction of a wheelchair ramp.

SITE DESCRIPTION FOR CERTIFICATE OF APPROPRIATENESS:
78 Spanish Street

LEGAL DESCRIPTION: City of St Augustine, South ½ of Lot 6, Block 18 as per OR 953/143 & 1116/32 (QC)

PARCEL NUMBER: 198300 0000

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON SEPTEMBER 20, 2007, AND BASED ON THE TESTIMONY AND EVIDENCE, THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative was present at the September 20, 2007 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 Historic Preservation-two (HP-2).

ORDER

1. That based upon the evidence, testimony and exhibits presented at the hearing, the Certificate of Appropriateness is denied only for the portion of the application pertaining to the construction of a wheelchair ramp, based on the following grounds:
 - The proposed wheelchair ramp will damage and diminish character-defining spaces and features of the historically significant building including the profile of the building, perpendicular lines of the façade including porch railings and deck, the means of approach, the building's architectural authenticity, and sense of elevation.
 - The proposed modifications do not provide a reasonable balance between accessibility and the preservation of significant historic features.

DONE AND ORDERED, at a public hearing on the 20th day of September A.D., 2007, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

CERTIFICATE OF APPROPRIATENESS REQUEST APPROVED.

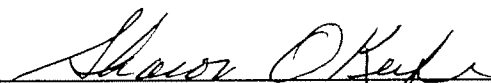


PAUL WEAVER, CHAIRMAN
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

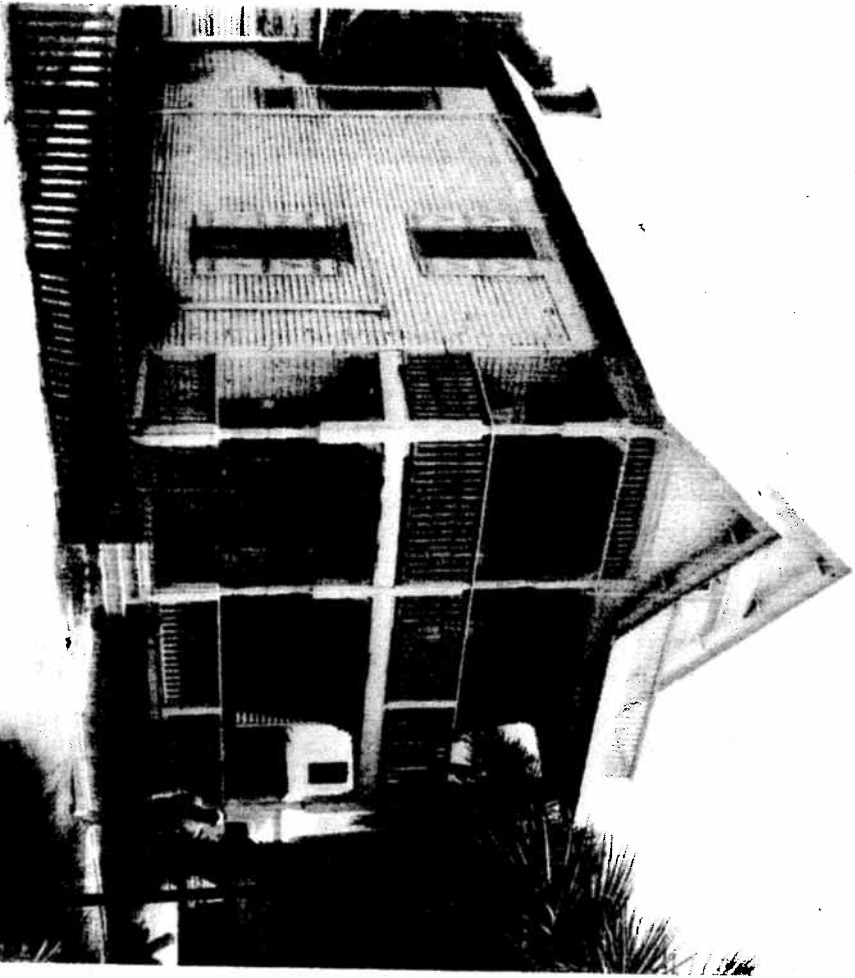
I HEREBY CERTIFY that on this day, Paul Weaver personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and Paul Weaver, personally known to me and who is the person who executed the foregoing instrument and acknowledged before me that he executed the same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

Witness my hand and official seal, this 12th day of October, A.D., 2007.



Notary Public, State of Florida

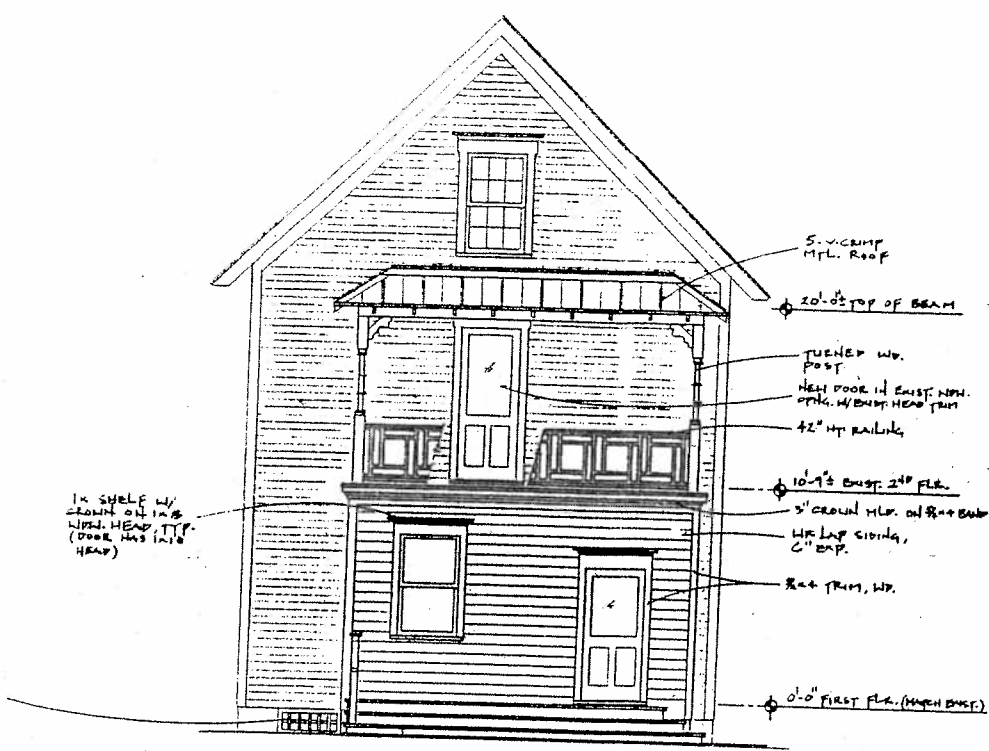




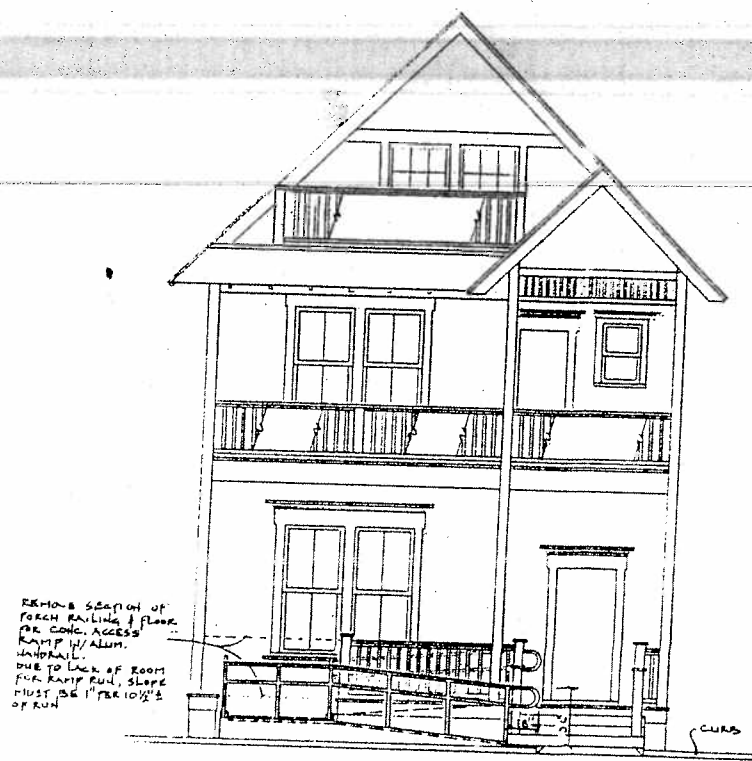
72 HEMLOCK ST

REVISIONS	#
3/15/07	1
RAMP	2

STEVEN M. SCHUYLER
ARCHITECT, P.A.
1085 ANASTASIA BLVD.
ST. AUGUSTINE, FLORIDA 32080
TEL: (904) 471-3341 FAX: (904) 471-0481
www.steamarchitect.com



REAR (WEST) ELEVATION
1/4" = 1'-0"

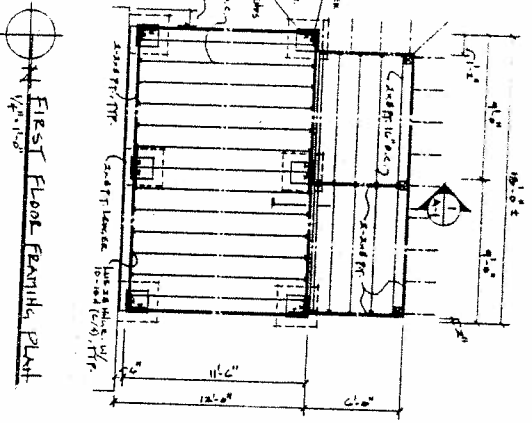
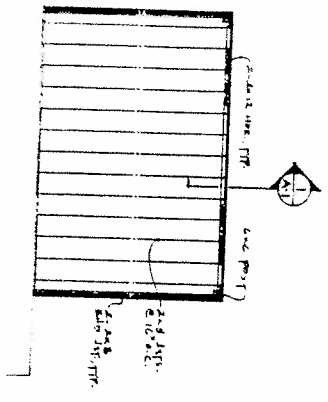
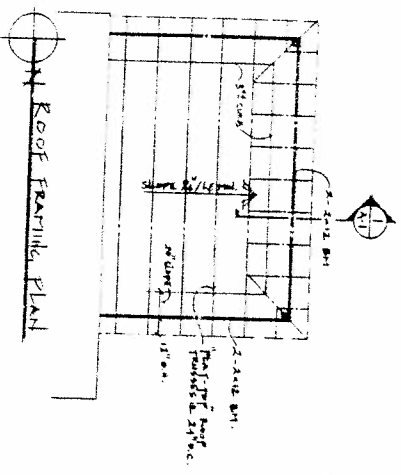
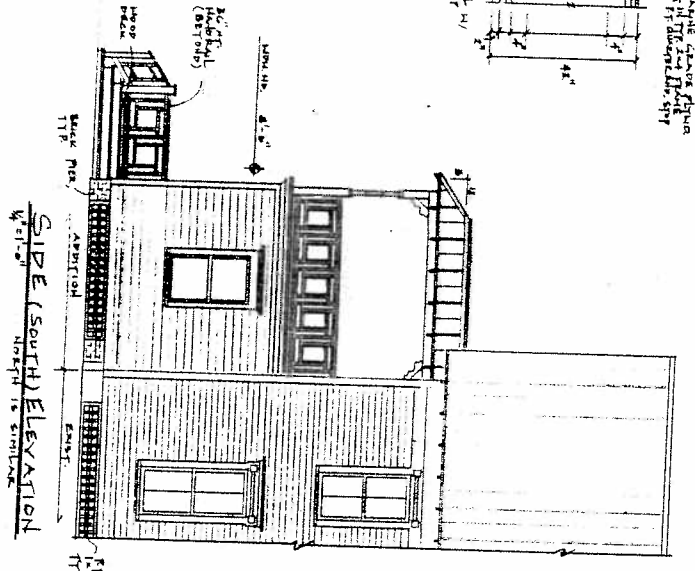
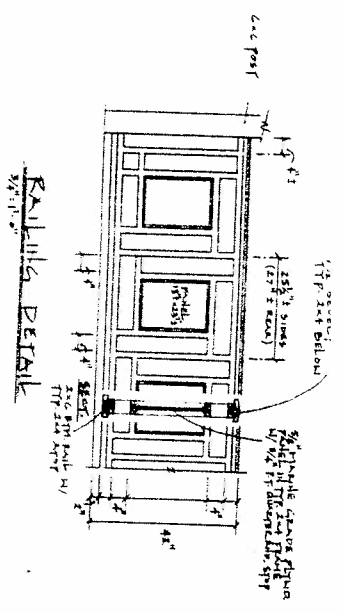


FRONT (EAST) ELEVATION
1/4" = 1'-0"

A REPRODUCTION OF
 78 SPANISH STREET
 SAINT AUGUSTINE FL

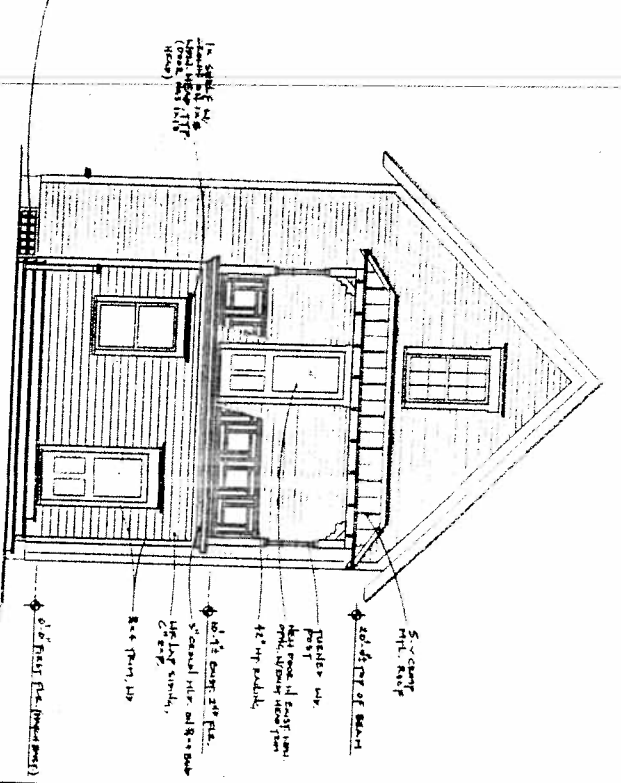
ELEVATIONS

DATE	5/10/07
SCALE	NOTED
DRAWN	SCB
JOB	06-D20
SHEET	2
A-2	
OF 2 SHEETS	

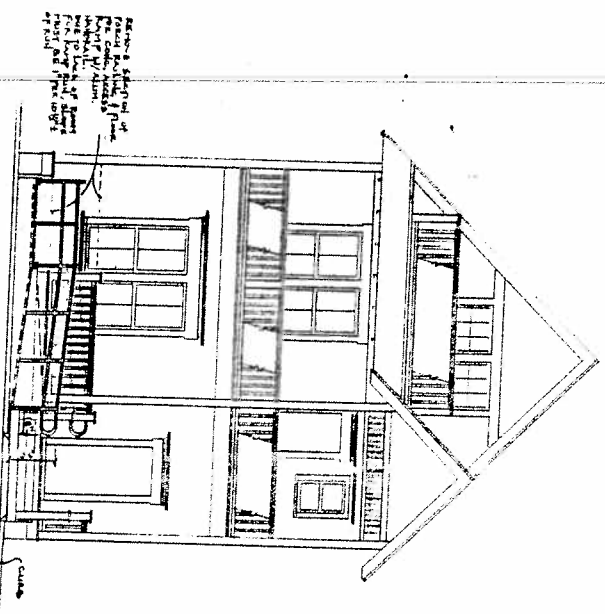


ROOF FRAMING PLAN
1/2\"/>

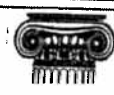
FIRST FLOOR FRAMING PLAN
1/2\"/>

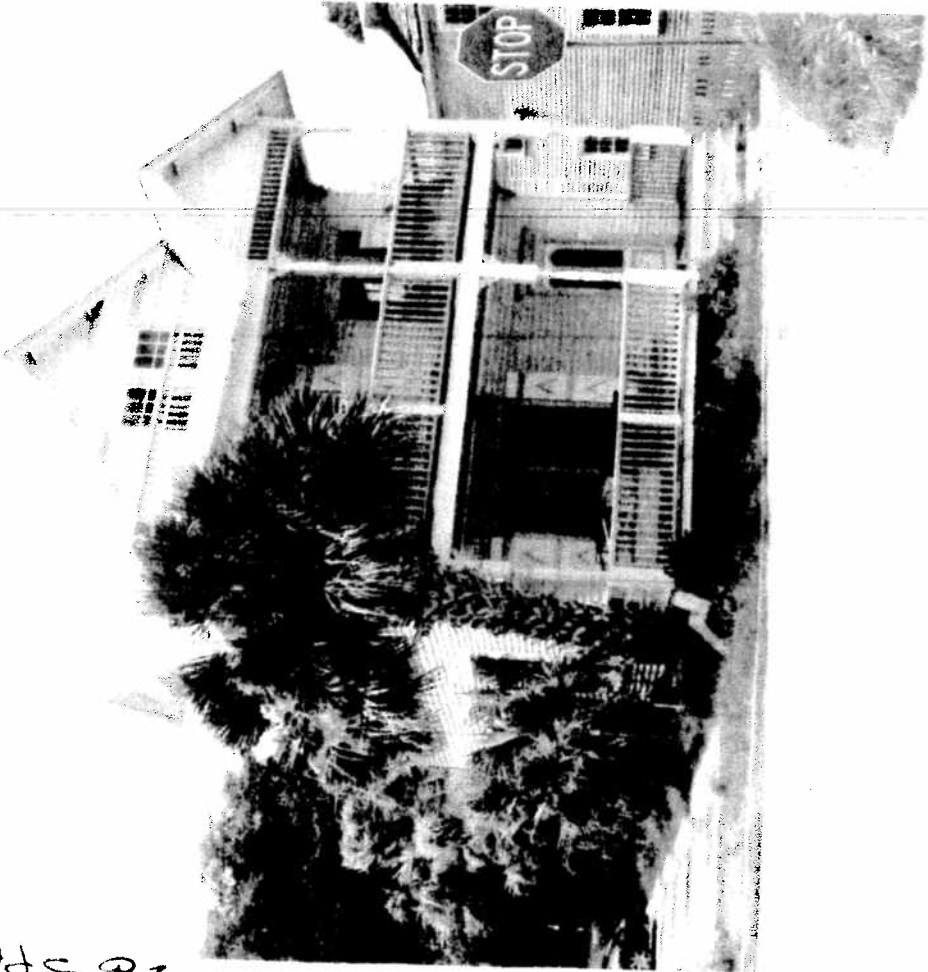
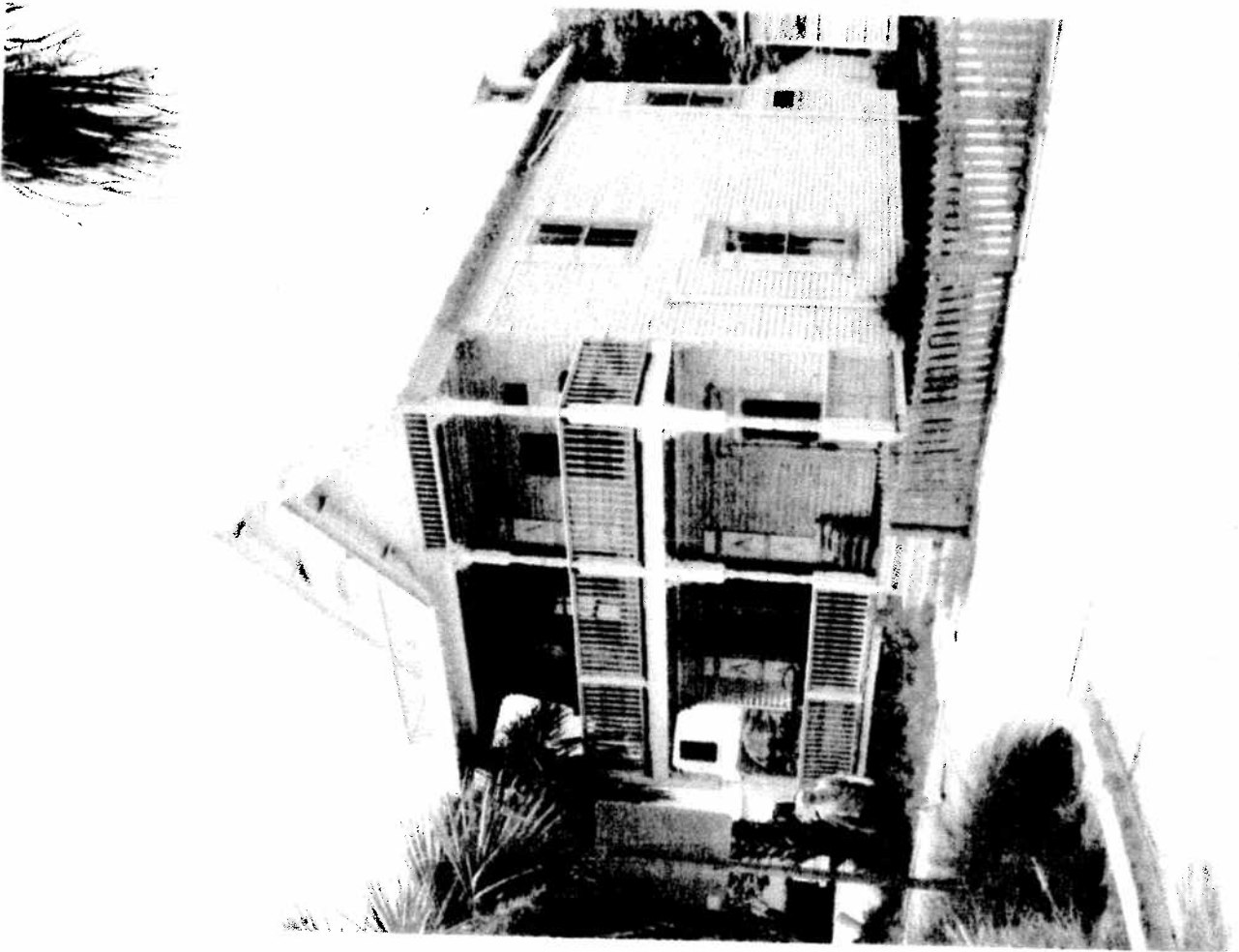


REAR (WEST) ELEVATION
1/2\"/>



FRONT (EAST) ELEVATION
1/2\"/>





78 SPANISH ST