



FLORIDA DEPARTMENT *of* STATE

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Governor

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Secretary of State

November 6, 2023

Jena Dennis
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RE: Received by DHR: October 13th, 2023
Project: *ADA Sec. 202.5 Exemption Waiver Review:*
301 North Main Street, Hastings, Florida, 32145
Exemption Type: Vertical Accessibility

To Whom it May Concern:

At your request we reviewed the above referenced property pursuant to the procedures set forth in Section 202.5 – *Alterations to Qualified Historic Buildings and Facilities*, 2020 Florida Accessibility Code for Building Construction, 7th Edition, codified in 28 CFR Part 36 and equivalent procedures implementing Sections 553.503 of the Florida Statutes.

The above referenced property is a locally designated historic structure. It was designated by the St. John's County Cultural Resources Review Board in August 2022. The property, historically known as the Stanton Motors building, was constructed in a Commercial Masonry Vernacular style, featuring a 2-story, 8-bay, building with a flat roof behind a decorative parapet. As part of the original construction, the rear portion of the building is a 1-story rusticated Masonry Vernacular building featuring multiple vehicular openings, in-filled spaces, and a character-defining center-aligned monitor roof with clerestory window units. To the rear of that is a one-story addition with a gable roof that differentiates that structure from the original flat roofed structure. The Stanton Motors building was erected in 1927 and directly relates to the growth of the community of Hasting during the early automobile era in Florida. On the interior of the building, the rear addition is to be retrofitted to accommodate back-of-house activities such as docking. The single-story portion of the historic building is to be largely preserved and rehabilitated as an event hall. The front, 2-story portion of the building is intended to operate on the first floor as a lounge/lobby, bridal suite, and grooms, while the second story is to be maintained as unoccupied, publicly inaccessible storage. Additionally, the second story of the building, which contained a dentist office between being Stanton Motor offices and today, contains hand-painted murals by A. E. "Beanie" Backus (i.e. "the father of Florida landscape art"). These murals define each wall are a significant to the structure and the community.

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
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The only viable location for a LULA or full-scale elevator would be at the Southeast corner of the property within the existing stairwell. However, due to the occupancy use of the second floor (i.e. storage) and the fact that the walls contain character defining, hand-painted murals which constitute the work of a master, the Division of Historical Resources feels that the construction of an elevator or LULA to the second story of this building could alter or destroy the historic fabric of the building and threaten its historical significance.

Therefore, it is the opinion of this office that the property **is eligible** for the exemption granted Qualified Historic Buildings and Facilities per Section 202.5 of the FACBC, 2020 as the considered measures to meet full compliance with the requirements for accessible routes and vertical accessibility would threaten or destroy the historic significance of the above referenced project. With that in mind, the first floor spaces of this property are all intended to be publicly accessible event venue space and it is the opinion of the Division of Historical Resources that the exemption proposed for vertical accessibility not be extended to other ADA concerns in the building. Once renovated, the publicly accessible spaces should meet the existing accessibility code to the extent possible.

If you have any questions, please contact Kyra Lucas, Historic Preservationist, by email at kyra.lucas@dos.myflorida.com, or by telephone at 850.245.6339.

Sincerely,

A handwritten signature in black ink, appearing to read "Dr. Kyra N. Lucas", with a long horizontal flourish extending to the right.

Dr. Kyra N. Lucas
Supervisor
Survey, Registration, and Technical Services
Bureau of Historic Preservation