

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting June 16, 2022

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 16, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the May 19, 2022 minutes as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Weaver, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan announced HP2022-0026, 163 School Street, and HP2022-0037, 1 Palm Row were withdrawn by the applicants.

Ms. Seymour said HP2022-0020 and HP2022-0021, Certificates of Appropriateness for Castillo Drive Lot 14 and Lot 15 had not provided any new materials due to being ill. She said the applicant wanted the applications continued but she had not received that information in writing

formally. She said staff recommended continuing to allow the applicant the opportunity to provide a complete package.

Mr. Weaver asked if the applicant would be present.

Ms. Seymour said she was uncertain.

Mr. Weaver suggested waiting to see if the applicant were present before continuing.

MOTION

Mr. Weaver MOVED to AMEND the agenda eliminating withdrawn applications Item 6(b), HP 2022-0026 and Item 7(b) HP 2022-0037 but maintain the remainder of the agenda as presented. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) HP2022-0008–Certificate of Demolition (Continued from March 17, 2022) Michael Silverio Sr., Shotgun Saragossa LLC– Applicant & Owner 74 Saragossa Street

To demolish a building constructed ca.1904-1910 that is recorded in the Florida Master Site File and is an altered but contributing structure to the Model Land Company National Register Historic District.

Ms. Seymour 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 take the following actions for a Certificate of Demolition at 74 Saragossa Street:

1. APPROVE the application if the HARB finds that the additional evidence of deteriorated structural integrity and case for undue economic hardship as provided is sufficient to justify demolition of the National Register District contributing structure with the following conditions:

a. For any salvageable historic materials to be salvaged, if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

b. To limit the time that the lot is vacant, the applicant shall submit the demolition permit application and the building permit application for a replacement structure simultaneously; OR,

2. CONTINUE the application to allow the applicant time to provide further evidence of undue economic hardship, and any additional documentation as required by the HARB to justify demolition of the structure.

Michael Silverio reviewed the application.

Ex Parte Communication:

(None)

21 certified notices were sent, 1 were returned in favor, 7 were returned opposed and 0 had comments.

Public hearing was opened.

Scott Siefken said it was a shame the home had to be torn down but understood if it was in disrepair. He was concerned with the replacement structure as it should blend in with the architecture in St. Augustine.

Ms. Duncan advised that the Board did not have purview regarding the replacement structure.

Melinda Rakoncay said she was concerned with the replacement structure as the proposed replacement did not relate to the area. She said in some areas she thought the Board had purview over replacement structures.

BJ Kalaidi said she was unaware the Board had a second choice and the application was able to go before the Code Enforcement Board. She said the character of the City was changing daily basis.

Public hearing was closed.

The Board discussed:

- Was opposed to the demolition until the Building Official provided a letter
- Application had a lot of opposition
- Had an expert opinion from the Building Official
- Property had been occupied six months ago
- Did not feel there was an economic hardship
- Only able to review the demolition and not the future proposed structure

- Encouraged the applicant to make the property look nice and fit the area
- Building Official deemed the resident unsafe
- In support of the demolition even with the opposition from the public
- Leaned towards restoration rather than removal; however, agreed with the Building Official

Ms. Seymour informed the Board the Building Official was available for questions.

MOTION

Mr. Benoit **MOVED** to **APPROVE** application HP2022-0008 finding the building had lost some of its historic integrity with changes to the windows and exterior siding and finding the applicant had provided sufficient evidence the building had fallen in disrepair and was lacking structural integrity . The motion was **SECONDED** by Mr. MacDonald.

Mr. Benoit **AMENDED** the **MOTION** to include the applicant make a good faith effort to salvage any historical materials and the demolition permit be withheld until applying for new building plans to avoid an empty lot.

Ms. Seymour advised the demolition permit had been issued.

Mr. Benoit **withdrew the requirement of withholding the permit. The motion was SECONDED by Mr. MacDonald.**

VOTE ON MOTION:

AYES: Benoit, MacDonald, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) HP2022-0026 Certificate of Demolition (Continued from April 21, 2022) Bart Piniak– Applicant **163 School Street, LLC- Owner** **163 School Street**

To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District, including the existing detached garage and removal of existing roof and aluminum siding related to a second-floor addition and renovation. (Removal of garage approved at the April 21, 2022 meeting)

Withdrawn by Applicant.

6. (c) HP2022-0030 Certificate of Appropriateness (Continued from May 19, 2022) White's Wharf LLC– Applicant & Owner **135 Avenida Menendez**

To alter plans from a previously approved Certificate of Appropriateness with design and layout modifications to elements including the fenestration and walkway to the sea wall, and changes to window, door and exterior materials. (Partially approved at May meeting).

Ms. Courtney 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 take the following actions for a Certificate of Appropriateness at 135 Avenida Menendez:

1. **APPROVE** if the board finds that the revised plans and materials are reasonably compatible with the AGHP; or
2. **CONTINUE** to allow the applicant time to make modifications as recommended by the HARB necessary for the design and/or materials to be reasonably compatible with the AGHP.

Jennifer White Conner and Julie Alfred reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response

The Board discussed:

- Material was turned in late and staff did not have time to comment
- Windows were approved last month, and part of the application was to change the windows
- Project was complex and was unfair to ask the Board to decide without a staff report
- Design was unable to be submitted in a timely fashion

Ms. White Conner apologized to the Board for the late materials. She said the architect was unable to have the information on time.

Discussion continued:

- Upper windows were in context
- Lower windows were six over three; however, suggested to have a thicker muntin like above
- Folding doors behind the cabana were in context
- Many of the openings and elevations looked equal; however it was a wraparound porch
- Gable end window treatment was a repeat of the other side and thought it matched other elements on the building
- Awing windows were under overhangs and information was provided
- Bifold doors were a utility type door and were reasonably compatible as they were not visible from the HP2 district
- Not materially changing the design of the building
- Change in the bifold doors which had a transom but now does not

- Provided a more accurate drawing on the grids on the windows

Mr. Weaver questioned why architect would not come to the meeting to speak.

Ms. Alfred said it was nearly impossible to have an architect or engineer respond within twenty-four hours and to receive plans back in less than a month. She said no one wanted the building to be more perfect than they did and there had been changes as the architect had completed these plans six years ago.

Board discussion:

- Window patterns were correct, and the gables were improved by the increase in the fenestration
- Was a good overall design
- Board policy was to have materials ready in order to make an informed decision

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0030 as revised and submitted based on findings of reasonable compatibility and visibility HP2. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, MacDonald, Duncan

NAYES: Weaver

MOTION CARRIED 4/1

6. (d) HP2022-0034 Certificate of Appropriateness (Continued from May 19, 2022) Matthews Design Group, LLC—Applicant Bishop of the Diocese of St. Augustine—Owner 259 St. George Street

To pave an existing dirt parking lot and add a landscape buffer along Charlotte Street.

Ms. Seymour 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 take the following actions for a CERTIFICATE OF APPROPRIATENESS at 259 St. George Street:

1. CONTINUE the application to allow the applicant time to consider a more appropriate design or paving material as recommended in the AGHP; OR,

2. APPROVE the application because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 as a compatible contemporary design if the HARB finds that the proposed coquina concrete, pervious pavement material, and brick pavers are appropriate as submitted with pervious concrete color specified by the HARB.

Shannon Acevedo and Deacon Bryan Ott reviewed the application.

The Board provided their ex parte communication.

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

The Board discussed:

- Space was used for morning and afternoon pick up, parking for parents if needed during the school day, play for the students, and overflow parking for events and the Cathedral Basilica
- Front lot of the school was asphalt
- Landscaping on the street was a vast improvement
- From experience, the dirt underneath the pervious concrete would shift, and could cause the surface to crack and settle
- The plan landscape buffer was good, and neighbors would appreciate it
- In favor of the pervious concrete as it was a compatible material

- Questioned the color as it should be compatible with the brick and the coquina concrete
- Should be more of a tan/grey color
- Match what the City had used and should work with all the materials
- City colorization recipe was the benchmark and the pervious color should match
- Should have a joint between the coquina concrete and the pervious concrete
- The brick border should be more delineated
- Lighting was in the main parking lot and not in this space; however, the area was mainly used during the day
- Applicant had address many of the questions from the Board
- Applicant agreed to the tabby concrete for the main drive aisle with brick detail
- Was more in line with the AGHP guidelines
- Brick paver would look better if it was on both sides of the driveway and would help with delineation

MOTION

Mr. MacDonald MOVED to APPROVE application HP2022-0034 and utilizing the City's recipe for the shellcrete and matching the pervious concrete to that and using a clay brick paver running soldier giving a 12-inch-wide border would be on both sides on the driving component. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (e) HP2022-0020 Certificate of Appropriateness (Continued from April 21, 2022) NO NEW MATERIALS
Grace Contracting, LLC –Applicant
Zigiz Holdings, LLC –Owner
28 W. Castillo Drive - Lot 14

To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

Applicant was not present.

Ms. Lopez advised the next HARB meeting was on July 21, 2022 if the Board was inclined to continue the application.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2022-0020, 28 West Castillo Drive Lot 14 to July 21, 2022. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (f) HP2022-0020 Certificate of Appropriateness (Continued from April 21, 2022) NO NEW MATERIALS **Grace Contracting, LLC – Applicant** **Zigiz Holdings, LLC – Owner** **28 W. Castillo Drive - Lot 15**

To construct a new 1-1/2 story single family residence along Grove Avenue and a two-story detached building with a garage and residential space above to the rear along W. Castillo Drive with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

MOTION

Mr. Weaver MOVED to CONTINUE HP2022-0021 28 West Castillo Drive Lot 15 to July 21, 2022 HARB meeting. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) HP2022-0040 – Len Weeks **Construction Design Development –** **Applicant** **Lightner Museum of Hobbies– Owner** **75 King Street**

To replace four (4) original terra cotta columns on the south terrace to match existing; and, to replace existing flagpoles and hardware on the south elevation.

Ms. Courtney 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 HARB can APPROVE a CERTIFICATE OF APPROPRIATENESS at 75 King Street, if the board can make the following findings:

1. The overall proposed project scope will not negatively impact the architectural integrity of the historic building.

2. The proposed replication of the terra cotta columns and decorative elements meets the Secretary of the Interior's Standards for Rehabilitation 6 (Repair or Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence).

3. The proposed replacement of the existing flagpoles meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10 (Compatible Contemporary Design for New Alterations and Additions / Reversibility

of New Alterations and Additions). With the following conditions:

- a. Remnants of the historic terra cotta columns and detailed elements will be retained by the Lightner Museum.
- b. That the applicant can show that the size of the replacement flag poles, in both diameter and height, are similar to the existing and that the disc details on the existing poles will also be replicated.
- c. That the applicant adequately provides details that the overall impact of the proposed lighting will be soft enough to preserve the historic ambiance of the building.

Schaffer Weeks reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Rakoncay spoke in favor of the application and said after reading the report and listening to the presentation she agreed it should be replaced. She said when the originals were taken down, they needed to be removed with dignity in order to be preserved in the Lightner Museum.

BJ Kalaidi asked if it was necessary to have fourteen flags with lights attached. She said the garden was supposed to be open to the public, but it was not. She said the illumination would be nice for the garden, but it should be open to everyone.

Mr. Weeks said the brackets being used for the flag poles would be replicas of what was there now. He said the lighting would be up lighting to shine on the American Flag, which would enable the flags to stay up year-round. He said the lights would be dim warm lighting.

The Board asked why the garden was not open to the public.

Ms. Lopez said what occurred was the lease terms between the City and the Lightner Museum did not include open access to the garden. She said when it came before HARB there was a request to fence and redo the fountains which would require additional room in the parking lot, and as a concession, the garden be open to the public during business hours; however, the spaces were not needed and the lease did not take place.

Mr. MacDonald said it was unfortunate that the garden was not open as that was how it had been presented to the public and HARB.

Public hearing was closed.

The Board discussed:

- Anything that could be salvaged should be
- Presentation covered all the topics that were in question and research was well done
- Terracotta columns were a character defining feature
- Would preserve the historic material by adding it to the Lightner collection
- Felt this was a reasonable alternative and thought replacement was being done correctly
- Asked if there would be any repair or replacement of the existing wall surface
- Suggested flagpole lighting be on ground level

Mr. Weeks said if repairs were necessary, those would be made. He said there was a bolt pattern for the replicas and the same pattern would be on the walls. He said the lights were attached to the flagpole and the wires would not be seen.

Discussion continued:

- Felt the preservation program was working and was in support of the rework and repair
- Not in favor of having the lighting on the poles as it will be difficult to hide and suggested perhaps moving in a different direction if it did not work
- If grant monies were used, more oversight was required

Ms. Duncan read Mr. Hershel Shepard's letter into the record. She said her concern was this was not real terracotta and it was being replaced with terracotta. She said the colors and materials would be different if it was not terracotta according to the letter from Mr. Shepard.

Discussion continued:

- Questioned if an engineer had come to determine the problems
- There was no survey identifying the damage on each column
- Questioned what the replacement would look like as the building was important
- Flagpole caps were copper not gold
- Flagpoles would be replaced and there would be a total of fourteen
- The abutments that were there would stay
- New flagpoles would be directly on top of the abutments
- The columns were real terracotta; however, the spirals Mr. Sheppard referred to were terracotta concrete
- Goal was to have true restoration
- Would not know the status and integrity of the pieces until it was removed
- Entire disassembly would be required to replace the support
- Preferred the process of exploration and reuse, then to full replacement
- Same conclusion based on information provided from two manufacturers
- Would rather have historic pieces if those could be removed and reused

- Could approve through selective repair and replacement on case by case basis
- The oversight was as important as the project
- If project were funded through a grant the state would require a preservation architect
- Unsure if the applicants would wait for the grant as the applicant felt it could be a safety issue
- Board should require a Preservation Architect
- Needed a survey completed by an architect to determine the extent of the damage
- If there was a level of oversight required with or without state funding was willing to entertain if needed
- Suggested providing approval to take one apart to determine what needed to be done
- Not able to patch and have a uniform finish as the new section would not blend
- Preservation Architect should be there from the beginning to be certain this was moving forward correctly
- Architect would add value and expertise
- Should not preempt what the architect could provide
- Should provide a conditions report, assessment, and demolition plan before able to be approved
- Questioned if the color would match

Mr. Weeks said this was natural terracotta and the color maybe slightly different due to weathering.

Ms. Lopez said the project referenced in the letter was what Mr. Sheppard worked on which was the spires and those were terracotta concrete. She said this project was real terracotta.

Mr. Weeks noted this was a true restoration project.

Discussion:

- Would take down the copper collar and ball for duplication for all fourteen
- Flag poles were made of wood and were twenty-five feet tall and six inches in diameter
- Flagpoles could be approved as presented contingent upon a matching copper disk and copper ball

Mr. Weaver said the application could be continued until August 18, 2022, and if more time were needed, they could contact staff to request more time.

Mr. Weeks agreed to August 18, 2022.

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0040 and PARTIALLY CONTINUE. The approved was as follows; the addition of ten flag poles and the replacement of four flagpoles with the anodized aluminum with the change to the proposed plan with the top fennel and saucer detail that was on the pole be copper to match existing conditions. The Partially Continued portion of the application related to the terracotta columns with the request that the applicant engage a historic preservation architect, survey the column conditions, and make a recommendation inclusive of a demolition plan to the August 18, 2022 HARB meeting. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. (b) HP2022-0037 Oasis Equity Holdings, LLC - Applicant & Owner
1 Palm Row (Vacant Lot)

Withdrawn by Applicant

To construct a new residential building with an attached garage and associated courtyard area with pool and landscaping on the vacant lot at the northwest corner of Palm Row and St. George Street.

8. Opinion of Appropriateness

8. (a) HP2022-0039 – Troy Blevins – Applicant
Kasam Hospitality, Inc. – Owner
22-24 Cathedral Place

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

Ms. Courtney 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 CONTINUE an OPINION OF APPROPRIATENESS at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.

Anish Patel and Troy Blevins reviewed the application.

The Board provided their ex parte communication.

Public hearing was opened.

Melinda Rakoncay said the project was interesting and she thought it was a way to

¹ Break from 3:18p.m.-3:27p.m.

improve Charlotte Street; however, the main concern was authenticity as it was in the heart of the historic district. She said according to the guideline's, new construction adjacent to historic buildings should not create a false sense of historical development. She said she was in favor of the concept but encouraged the use of authentic building materials as the proposed buildings should blend in.

BJ Kalaidi felt there was a huge problem in the City and suggested this space could be used for the homeless. She said hotels were being built for the tourist. She said the perk they were offering with the trash cans could have been done without these buildings. She said her concern was how this would look with the Exchange building. She encouraged the Board to keep the character of the City for the residents and not only the tourist.

Public hearing was closed.

The Board discussed:

- Questioned if the buildings could be reviewed separately to provide a more detailed review
- Concerned with the process of what the review as there were several proposed buildings
- Needed better in and out on the streetscape as historically the buildings would have never touched
- Buildings were right on the street and very tall
- Evidence showed the area was densely populated with buildings before; however, this seemed to be more
- Architecturally concerned with the porches on the on the Plaza as it could change the noise level
- Guidelines specify buildings should not replicate but should be compatible
- Proposed roof deck was not compatible
- Having three story buildings on Charlotte Street was intense
- Applicant not opposed to having space between the buildings
- Ordinance downtown indicated all new construction would be British or Spanish Colonial unless the building had Mediterranean architecture
- Proposed was a nod to a time period in history
- Unsure if this was the direction that should be taken
- Understood the need for the density as it would help the return on investment
- Understood the problems with having wood windows but it was a requirement in the historic district
- Concerned with the towns overlay as it should be considered
- Was a Planned Unit Development (PUD) and exceptions were able to be made to the towns overlay
- Board had flexibility, but the City Commission had the ultimate decision
- New buildings should be compatible with established buildings
- Had more of a Mediterranean style at both ends of the street between the Cathedral and the Carriage Reality
- The context could focus on the years between 1914-1926
- Large buildings were there during the Colonial period
- Unsure if putting Colonial buildings in this context would work
- Florida House did not exist as depicted in drawings
- Sanborn maps showed masonry building just west of the courthouse
- Buildings were competing and a hierarchy should be established
- Questioned the common thread as the buildings should tie together
- Should review the context as it could help the size, scale, and tie into the adjacent buildings
- Unsure how this would change the view scape and how historic buildings would be viewed
- Thought the view scape could be lost
- Unsure the impact this could have as the renderings only provided a bird's eye view

- Challenge was new construction being more prominent than the historic buildings
- Context was of the upmost importance
- Buildings across the street were one story and the proposed was three stories high
- Last time there was a proposed project in this boundary the Board referred to Manucy's Book
- Questioned how to engage the City Commission and for the applicant to have an understanding before having multiple meeting for it to be denied or returned to HARB
- Drawings were a nod to the historical references but should be less intensive and fall within the guidelines

Ms. Courtney said according to the AGHP *"new buildings in HP2 were required to be in the form of St. Augustine Style reconstructions with permutation of development from 1565-1821"*. She noted the property was a PUD which allowed more flexibility. She said it was up to HARB to determine if it was a reasonable and compatible change to stray from the AGHP in this instance. She said there were surrounding properties not in the Colonial style and had informed the Board about the different styles and the different zoning which would require an amendment to the PUD language as the current PUD did not have information regarding the style it had to be built in, but more about the uses that were allowed. She said the Planning and Zoning Board (PZB) would have to review the changes in the zoning regulations. She said HARB needed to review the deviations from the AGHP and determine if those were compatible.

Discussion continued:

- Asked to not endure a Certificate of Appropriateness without having prior input from the City Commission
- Could be a condition in the PUD agreement that it would have to return to

HARB for the Certificate of Appropriateness

Ms. Lopez agreed. She said the Board could complete the Opinion of Appropriateness and forward it to the City Commission for their review. She said once the concept was approved it could return to HARB for a Certificate of Appropriateness review.

Discussion:

- Should not waste time or money on a concept that would not be accepted
- Favored having flexibility on the design era and should use their best judgement
- The Exchange Bank was focal point of the concept and adding Colonial buildings would be out of context
- Should look like individual buildings and not one large building
- New construction had seven architectural aesthetics
- Prior projects selected one style and was uncertain if the proposed project needed seven styles as that would hinder any of them from being completed well
- Different styles would make it difficult for the Board to review all the details
- If the buildings were separated completely, then perhaps different styles would be easier to review
- Unsure if it was appropriate to block the view of historic buildings with the proposed project
- Sanborn maps showed the scale and mass of the previous buildings
- Should show the buildings down Charlotte Street currently to understand the area
- Historically the context next to the Exchange Bank building were two-or-three-story buildings
- Felt the renderings were misleading as it did not provide the view from the street
- Contribution to the community could be a green space to provide a quality experience to the people and a better street scape

- Buildings were thirty-two feet to the roofline
- Other buildings in area were thirty-five feet but only to peaks and towers and not a full three stories

Ms. Duncan asked if there was a condition for the height.

Ms. Lopez said in a PUD any condition could be added.

Ms. Courtney said there was a thirty-five feet height requirement; however, mechanical or chimneys could be higher.

Mr. Weaver said that did not mean the Board had to allow that.

Mr. Benoit said he was concerned with relaying information to the City Commission and the applicant. He said he thought there was too little Colonial context to mandate that style; however, he could embrace early 20th century hotel and commercial architecture. He asked how to articulate the height change, or the Board could recommend it being only thirty-five feet high with some variation.

Board continued:

- Benchmark should be plaza then the Exchange Building and should decrease as it moved away
- Applicant not opposed to having separate buildings but unsure if the parking structure would be visible
- Parking should not be taller than the buildings
- Normally larger hotels were set back and not directly on the sidewalk
- Colonial and commercial feel was to be built on the street line
- Board felt it would be difficult to have an approval for buildings to the property line on the entire corner
- Zoning would allow a certain percentage of the lot frontage on the street, but

another percent would need to be setback or open space

- Willing to eliminate the rooftops decks and the frontage could be left the same
- Should create separations between the buildings
- Applicant had no issue with breaking the buildings up and was flexible and wanted some direction moving forward
- Felt this portion of history in St. Augustine was lost and that was why the applicant chose this direction
- Board was fine with not sticking with Colonial but concerned with how this would fit
- Applicant should bring back renderings with a full street scape and try to stay within the thirty-five feet height
- Most of the vista would be seen from the bridge, but it would be minimum as what was blocked already was about twenty-five feet
- Project would be done at the highest quality
- Should look at height, materials, roof form, massing, setbacks, new should blend with the context
- HP2 had a lot coverage maximum and wanted to know how it would compare
- At 100% lot coverage was a big deal but thought it would be addressed at PZB; however, HARB was allowed to review massing

MOTION

Mr. Weaver MOVED to CONTINUE Item 8(a) HP2022-0039 22-24 Cathedral Place to continue to the July 21, 2022 meeting with all the feedback provided. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

**AYES: Weaver, Benoit, Beach,
MacDonald, Duncan**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

**9. Certificate of Demolition and Partial
Demolition**

**(a) HP2022-0038 – Michael P. Hubbard,
LLC– Applicant
William J. Barlow– Owner
13 Pine Street**

To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building to the Abbott Tract National Register Historic District to include the front porch, a second story addition on the east elevation, portions of wood siding, and modifications to fenestration on all elevations.

Ms. Seymour 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 take the following actions for a Certificate of Demolition at 13 Pine Street:

1. APPROVE if the HARB determines the project scope does not exceed the threshold of a partial demolition, and will not permanently alter the contributing building's architectural integrity, with the following condition:

a. For any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28- 89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

2. CONTINUE the application to allow the applicant time to provide a revised project scope or economic hardship information, if the HARB determines that the proposed demolition exceeds the threshold of a partial demolition.

Michael Hubbard and Julia Moiseeva, Black Box Design, reviewed the application.

Ex Parte Communication:

(None)

14 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- Proposed new front door was centered on the elevations but in the plans, it was not
- Front of the home had been compromised as the windows were not original
- Building had been highly modified in the front and back
- Front door should be visible from the street and suggested reconsidering the elevation
- Was in support of the application, but should add some conditions regarding materials
- Wood siding would go back with the same character
- New fenestration and window patterns were an improvement
- In support of the demolition
- Questioned why there was a change to the façade where it was historically

Ms. Moiseeva said when working with their clients, they tried to understand how they

² Break from 5:16p.m.-5:26p.m.

wanted to live in the space. She said they work together to fulfill their needs.

Discussion continued:

- Suggested extending the porch beyond the house and then the door could be shifted between the columns
- Should center the door on the columns if moved
- Suggested the east side window on the second floor be aligned with the window on the first floor
- Could approve the elevations and ask the plans to be brought up in sync with the elevations or could continue the application to determine the door being moved

Ms. Courtney informed the Board they did not have design purview and should focus on what was being removed to determine if the existing elements being removed or modified would not be compatible or would remove the architectural integrity.

Mr. Benoit felt there was enough evidence provided regarding the door.

Mr. Weaver said this was a historic two-story building with a stair hall at one time and the door was there because of that and to move it created a false sense of history.

Mr. Hubbard said this was important to the client as they wanted the home to be more symmetric with the door and window placement. He said everything was centered on the peak of the house instead of the width.

Ms. Moiseeva agreed the door would be changed as she had made a mistake on the plans.

Mr. MacDonald said they were removing remodeled windows to obtain more windows that kept in the style of the house.

MOTION

Mr. MacDonald MOVED to APPROVE the modifications in HP2022-0038 at 13 Pine Street, reconfiguration of stairs, the shifting of the door centered and the changing out of windows to the design shown in the plans. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: MacDonald, Beach, Weaver, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**9. (b) HP2022-0035 (Continued from May 19, 2022 without hearing)–
Oasis Equity Holdings, LLC - Applicant & Owner
93 Oneida Street**

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation and elevation including the front porch and rear wing, modifications to the window and door fenestration, and replacement of windows and exterior materials; and, to relocate the structure on the property.

Ms. Courtney 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 take the following actions for a Certificate of Relocation and Demolition at 93 Oneida Street:

1. APPROVE the proposed relocation of the existing house if the board finds that the increased proposed setback/new location on the lot will not have a negative impact to the streetscape.

2. Review the application for partial demolition if the board finds the project scope does not exceed that threshold

a. If approved, add the condition for any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.

3. Continue the application to allow the applicant time to provide updated and a more comprehensive structural assessment and economic hardship information if the HARB determines that the proposed project scope for this NRHD contributing structure exceeds the threshold of a partial demolition.

Hunter Hayden reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 3 had comments.

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

The Board discussed:

- Raising, moving, and renovating the house was good
- It was a reuse of an existing home and it would put life back into it
- Addition was modest in scale and behind the current house
- Had a door in front of a column but was not in the Board's purview
- Door was off center currently
- Rear addition was not historic according to Sanborn maps in 1924
- Not opposed to the addition due to the condition and it not being original
- Porch was of concrete block construction and not original to the home

Mr. Weaver said after reviewing the Sanborn maps, the setbacks were consistent and close to the street but asked what the setback was in the original approval.

Ms. Courtney said they needed a Variance from Planning and Zoning Board for a four-foot front yard setback. She said the current setback was two and a half feet for a total of six and half feet.

Mr. Weaver said he wanted to be consistent with the previous decision as there was no parking and that was important. He questioned how far they would need to have the parking.

Ms. Duncan said eighteen feet was a typical parking space and the building setback in the front was two foot four inches and the distance to be moved was seventeen feet seven inches and would be twenty feet back from the street. She pointed out there was a ten-foot setback in the rear.

Mr. Hayden said perhaps they could move up one foot but that would not allow for a truck to park in the space.

Mr. Weaver said the purpose was to allow parking, but it should only be large enough as needed to achieve parking.

Discussion continued:

- Thought there could be an issue with having two driveways
- City Code required one driveway apron for the two vehicles
- Building needed to be elevated and moving back to achieve modern parking accommodation was an appropriate compromise

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0035 finding the existing building had seen nonhistorical additions and alterations to the front porch and the rear as evidence by the Sanborn maps and existing construction, finding moving the building back would

not have adverse impacts to the existing streetscape with the condition that the owner implore best efforts to salvage and repurpose any architectural elements if found reusable. The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. (c) HP2022-0036 (Continued from May 19, 2022 without hearing)
Oasis Equity Holdings, LLC - Applicant & Owner
95 Oneida Street

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Ms. Courtney read the staff report and said based on a review of the AGHP, HARB discussions and approval with conditions related to a previous partial COD application for this property, and without the support of evidence to the contrary, staff finds that the Board can take the following actions for a Certificate Demolition at 95 Oneida Street if the board finds that the project scope does not exceed the threshold of a partial demolition and will not compromise the architectural integrity of the contributing building or historic district:

1. To approve the removal of the one-story rear wing.

2. To approve portions of the two-story front porch not to include the permanent removal

of the turned posts and character defining porch's gabled roofline.

3. For any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(2)d6: The board may require, at the applicant's expense, salvage and preservation of significant building materials, Architectural.

Hunter Hayden reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 3 had comments.

Public hearing was opened.

Melinda Rakoncay said she reviewed the new plans and asked if the applicant was adding a clear modern window next to the front door, which seemed inappropriate to the fenestration.

Public hearing was closed.

The Board discussed:

- Stairs were steep and would be turned and extended for safety
- Had seen sidelight next to the full light door on the front of homes
- Interior was an open concept from the front door
- Suggested flanking the front door with some sidelights
- Pictures showed the door was centered on the columns, but the floor plans showed was different
- Overall, thought it was appropriate
- Elevations showed the front porch was tucked in six inches and the columns were set into that, the floor plan showed it was straight in line with the side of the building

- If fine with the elevation and could be consistent with the floor plan only six inches would be lost on the porch and would avoid an odd transition where the porch would tie into the main roof
- Door material was wood with a one over one glass with a glass sidelight
- Upstairs porch door had not been decided upon
- Suggested the door be centered with sidelights on both sides with a grid pattern on the lights
- Addition in the back had eight feet to the north that was new
- Had two peaks in both directions and would not peak in two directions as the house was not square
- Roof would be metal and would make sure there was enough of a slope
- Front would have a shed roof
- The loss of a gable on the front that was a character defining feature
- Would be reroofing the house due to a hole
- Should maintain the gable roof and aesthetically would add value and an architectural feature
- Suggested making the sidelight smaller and shift it in front of the stairs instead of the front door and leave the door where it was
- The addition was only one story
- Unsure about having full glass in the front door as to having a wood door
- Suggesting having a half glass light in the front door and upstairs could be full light; however, unable to mandate
- Siding was aluminum but would keep the wood if able
- Felt this was almost a full demolition
- Some windows were originals but other were replaced with aluminum
- Sketch that had been approved previously kept the center gable as the focal point with the shed roofs flanking it which became secondary
- Would have to bring the main roof over the porch

- Could extend the roof on the porch side to side and keep the center gable as the focal point

Ms. Courtney clarified the shed roof proposed was fine and add the gable roof centered.

Ms. Duncan said because it was so minimal, it should come off the fascia of the shed roof and then form the gable.

MOTION

Mr. Beach MOVED to APPROVE HP2022-0036 for the partial demolition of the front porch, existing fenestrations, windows, and doors, siding if required and replace with new in the same place with keeping the architectural front entry feature as the character defining element with the gable entry hat. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Beach, Weaver, Benoit, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Courtney asked what was meant by keep the siding and replace with new as needed.

Mr. Beach said it would be replacing where needed but was full removal of the aluminum siding.

Ms. Courtney asked if the applicant would keep the wood siding if salvageable.

Mr. Hayden replied in the affirmative and said he was not sure of the condition and did not want to start this project without approval from the Board. He asked if the siding needed to be replaced in its entirety, could he return the Board.

Ms. Duncan said when he knew what was there, he needed to inform the staff. She said

if wood was found he needed to patch in new wood.

Ms. Courtney advised it could be wholesale replacement of the siding, but the staff would be informed.

10. Planning and Building Staff Communications

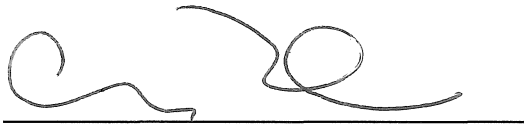
10. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

11. Other Business

12. Adjournment

There being no further business, the meeting was adjourned at 6:42 P.M.³


Catherine Duncan, Chairperson

³ Transcribed by Elyse Wiemann