

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting April 15, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, April 15, 2021, 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
Barbara Wingo, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

City Staff: Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the March 18, 2021 minutes as presented. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald,
Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Mr. Benoit announced his recusal for item 7(b) as a contractor for the project.

Ms. Duncan advised that the applicant for item 6(b) requested a continuance to the May meeting.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda including continuance of item 6(b), 2021-0030, to the May 20, 2021 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) PL2021-0027 – 260 St. George St., LLC – Applicant and Owner **260 St. George St., LLC**

To replace the existing windows with new wood windows, existing stucco with new stucco, and existing siding with new wood siding.

Ms. Courtney read the staff report and said Based on the discussion at the March 18, 2021 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Appropriateness at **260 St. George Street** because it meets the applicable Secretary of the Interior's Standards 2, 4, 6, and 9 with the following conditions:

1. For replacement materials to only be used when existing materials or elements cannot be repaired in the areas on the building's north and south elevations and the west elevation of the rear wing as identified in the applicant's presentation
2. With the availability of hardware that allows windows to be locked in closed or open positions, the applicant should consider restoring the remaining windows that were not proposed for restoration that are still in original form (not permanently altered) and are repairable, where the lack of a counterbalance is the main issue given for replacement
3. For replacement elements to match the existing materials, style, dimensions: with same profile, reveal and texture for exterior finishes, and for replacement windows to be wood with no cladding, with the same window divisions as found on each building section, and to have exterior muntins with raised profiles
4. The existing architectural details should be retained such as the decorative rafter tails under the roof, the cornice boards, and the wood elements including rails on the side porch, both on the original block of the building;

And, **CONTINUE** the proposed HVAC systems until more information can be provided by the applicant to determine the impact will not be incompatible to the building's exterior.

Chris Middlebrooks reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Selective repair and replacement of wood and novelty siding to maintain as much of the original materials as possible
- Plan to replace front-facing windows with operational windows from the rear
- Recommendation to reconsider the in-swinging attic windows to mitigate potential storm damage to which in-swinging windows were susceptible
- Locations of various siding materials
- Replacement window design
- Desire from the Board to restore as many of the historic windows as possible while still maintaining egress requirements with recommendation from staff to use a bolt-mechanism to lock windows (open/closed)
- Concerns regarding HVAC locations
- Recommendation to mask lines for the proposed mini-split HVAC systems

Mr. Middlebrooks addressed Board concerns from the previous meeting.

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application PL2021-0027 finding that, overall, the application is consistent with the Secretary of the Interior's Standards and with the conditions as follows:

- Replacement materials will only be used when the existing elements are too far gone for repair
- Whole-scale replacement of stucco on the front of the property while keeping the windows and wood trim around the windows at the front and the sides of the 1920s addition
- Maintain existing architectural details such as the decorative rafter tails
- Windows being replaces will have muntin patterns to match the existing windows
- Using applicant's best judgement to repair windows, replacing only as necessary the nine-over-nine windows in the original portion of the house

The motion was SECONDED by Ms. Wingo.

There was a brief discussion regarding the inclusion of the proposed HVAC plans within the motion.

Mr. Benoit AMENDED his motion to include APPROVAL of the HVAC systems as-proposed with the condition that the applicant wrap the condensation and copper lines with aluminum and paint it to blend in with existing cladding. The amendment was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald,
Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) PL2021-0030 – Peter Hotz, Architect
of Peter Hotz Inc – Applicant
Michelle D. Ruby – Owner
308 St. George Street

To construct a two-story addition to the rear of the residential building, renovate the existing residence, and modify the site and landscape features to include an in-ground pool, patio, driveway, and retaining wall.

Applicant requested a continuance prior to the meeting. See Modifications to the Agenda for the motion to continue.

7. Certificates of Appropriateness

7. (a) PL2021-0047 – Marquis Latimer +
Halback, Inc.– Applicant
Lightner Museum of Hobbies Inc.– Owner
75 King Street

To modify the south garden with a revised plan to the previously approved wall adjacent to the sculpture peninsula and to add mosaic tile and a new fountain spray pattern to the existing fountain.

Ms. Courtney read the staff report and said Based a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **CONTINUE** a Certificate of Appropriateness at **75 King Street**, because it does not meet the applicable Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 9, & 10, and Local Standards for Rehabilitation 13.

Elijah George and David Bagnall reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi pointed out the staff report that detailed how the application did not meet Secretary of Interior Standards. She asked that the Board continue the application as recommended.

Public hearing was closed.

Ms. Courtney read a letter from Judy and Bill Angyalffy into the record voicing concern for alterations to the fountain and requesting that the memorial plaque be maintained that had been sent when the project was heard in August of last year.

The Board discussed:

- Lack of historic evidence that the proposed fountain mosaic was compatible with the design of the building
- Concern for the closing of a historically open-space area
- Connecting the wall to the statue base was inappropriate
- Recommendation to straighten the wall to meet flood mitigation preferences with a gate if the applicant wanted access to the statue
- Importance of protecting the memorial plaque in the fountain
- City Commission approved the request for the two parking spaces with conditions that the Lightner Museum board did not accept
- Clarification that the Lightner Museum operated and maintained the southern garden area
- Recommendation for a hybrid design with the aluminum fence previously approved around the statue installed along with the proposed wall ending in a way that a flood-dam could be installed if necessary

- Desire to see a written agreement or covenant that protected the memorial plaque in the fountain for the future

MOTION

Mr. MacDonald MOVED to CONTINUE application PL2021-0047 to the May 20, 2021 meeting to allow the applicant time to redesign the enclosure of the statue and to return with an alternative for the fountain and/or an agreement to leave the fountain as-is and preserve the Angyalffy plaque. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. (b) PL2021-0048 – Les Thomas Architect – Applicant
Tara Owen & Malcolm Frank – Owner
252 St. George Street

Mr. Benoit recused himself per his announcement during Modifications to the Agenda.²

To construct an addition to the rear of the residential building with gable roof and cupola with a proposed total height of 16' that follows an approved Opinion of Appropriateness application 2021-0014.

Ms. Courtney read the staff report and said Based on the HARB discussion at the February 18, 2021 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 252 St. George Street** because it meets the applicable Secretary of the Interior's Standards 2, 9, and 10, with the following conditions:

¹ Brief recess from 2:57p.m. to 3:04p.m.

² Form attached to original minutes

1. That the materials and finishes of the siding, roof, windows, and doors be compatible with the AGHP
2. The applicable doors and windows will have exterior muntins with a raised profile

Les Thomas and Tara Owen reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Design was appropriate as an addition
- Applicant met concerns raised by the Opinion of Appropriateness hearing

MOTION

Ms. Wingo MOVED to APPROVE Certificate of Appropriateness application PL2021-0048, 252 St. George Street, because it meets the applicable Secretary of the Interior's Standards with the conditions set forth in the staff report. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition

8. (a) PL2021-0043 – 904 Acquisitions, LLC – Applicant and Owner 29 Masters Drive

To demolish a residential building constructed c. 1910-1917 that is recorded in the Florida Master Site File and not located in a district.

Ms. Wolfe read the staff report and said Based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at **29 Masters Drive** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvageable historic materials, including the wood doors, windows, pine boards and interior knotty pine paneling, to be salvaged if possible
2. For archival documentation to include measured drawings of all exterior facades of the residential building and a site survey showing landscape elements and features like the fountain and old garage
3. To limit the time that the lot is vacant, the applicant shall submit the new building permit simultaneously with the demolition permit

Kevin Howard was available for questions.

Ex Parte Communication:

(None)

25 certified notices were sent; however, there were none returned.

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

The Board discussed:

- Historic connection to Connie May Fowler which did not reach criteria to designate the structure as a local landmark or National Register Structure
- Recommendation to put a plaque regarding the property's historical significance in front of the replacement structure

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application PL2021-0043 with the conditions detailed in the staff report. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) PL2021-0046 – Don Crichlow – Applicant
Margo C. Pope et al, Miriam C. Roberson, and Michael T. Cox – Owner
164 Marine Street

To demolish a residential building constructed c. 1917-1924 that is recorded in the Florida Master Site File and not located in a district.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at **164 Marine Street** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvageable historic materials, including the wood doors, windows, flooring and ceramic fixtures to be salvaged if possible
2. For archival documentation to include measured drawings of all exterior facades of the residential building

Don Crichlow, Miriam Cox Roberson, and Margo Cox Pope reviewed the application.

The Board provided their ex parte communications.

37 certified notices were sent, 12 were returned in favor, and 6 had comments.

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

The Board discussed:

- Failure of much of the foundation and other structural components, particularly on the north side of the building
- Costs of restoration would likely be exorbitant
- No basis for HARB to deny the request

Ms. Pope gave a brief history of the home and attempts to save the structure.

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application PL2021-0046, 164 Marine Street, with the conditions detailed in the staff report. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Discussion regarding Historic Preservation Work Plan 2021-2022

Ms. Wolfe gave a brief presentation regarding the Historic Preservation Work Plan, asked for Board input, and facilitated discussion regarding the following:

- The difficulty in managing grant applications
- Brainstorming meaningful incentives for saving historic homes outside of historic districts
- Fostering trade programs to encourage growth of people that can perform needed rehabilitation work on historic structures
- Necessity for incentivizing historic preservation and historic home ownership
- The need to educate realtors and buyers of historic properties
- Recommendation for additional, qualified staff to educate property owners when they first come into the Building Department to inquire about their property
- Improvements to hand-outs and information available on the website
- Informational videos regarding historic preservation to educate the public
- Recognition of homeowners that go above-and-beyond to preserve historic structures

Magen Wilson, Executive Director of the St. Augustine Historical Society, spoke in favor of the Historic Preservation Work plan and briefly discussed Historical Society projects that aligned with Work Plan goals. She expressed willingness for the Historical Society to work with City Staff to meet the goals of both organizations.

There was Board consensus to support the Historic Preservation Master Plan goals for 2021/22 as discussed and detailed by Ms. Wolfe.

Ms. Duncan recognized an article written by Ms. Wolfe and published in *Edible Magazine*.

11. Adjournment

There being no further business, the meeting was adjourned at 4:43 P.M.³



Catherine Duncan, Chairperson

³ Transcribed by Candice Seymour