

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting July 18, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, July 18, 2023, 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
Brad Beach

Absent:

Paul Weaver, III

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

MOVED to APPROVE the May 18, 2023, minutes with the above corrections. The motion was SECONDED by.

VOTE ON MOTION:

AYES:

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan announced Items 6(a) HP2023-0034, 6(b) HP2023-0030, and Certificate of Demolition 6(c) HP2023-0029 had requested to be continued to the August 17, 2023, meeting.

Ms. Seymour noted item 5(a) had a companion application and the applicant asked if those could be heard back-to-back.

MOTION

Ms. Duncan MOVED to CONTINUE 30 Sanford Street HP2023-0034 and the motion was approved by UNANIMOUS VOICE VOTE.

MOTION

Ms. Duncan MOVED to CONTINUE 171 Cordova Street HP2023-0030 and the motion was approved by UNANIMOUS VOICE VOTE.

MOTION

Ms. Duncan MOVED to CONTINUE 171 Cordova Street HP2023-0029 and the motion was approved by UNANIMOUS VOICE VOTE.

MOTION

Mr. Benoit MOVED to APPROVE the Agenda as modified. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Beach, Duncan

NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0047– Les Thomas Architect - Applicant
Darrell Barhart - Owner
64 Marine Street

Les Thomas and Darrell Barnhart waived the right to public presentation and agreed to the staff conditions.

To demolish two rear detached buildings that are over fifty years of age, located in the Historic Preservation-One (HP-1) zoning district, with one labeled as a dwelling on the 1930 Sanborn Fire Insurance Map updated to 1965. (See companion Certificate of Appropriateness HP2023-0045.

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 APPROVE a Certificate of Demolition at 64 Marine Street because the detached secondary structures proposed for demolition are not local landmarks or otherwise individually designated as historic or contributing buildings.

The Board provided their ex parte communication.

23 certified notices were sent, 4 were returned in favor, 0 were returned opposed and 0 had comments.

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

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0047 at 64 Marine Street for the Demolition of the two outbuildings in the back of the property.

The motion was **SECONDED** by Mr. Beach.

VOTE ON MOTION:

AYES: MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness for Ad Valorem Tax Exemption HP2023-0034
Continued from June 15, 2023,
REQUESTING CONTINUANCE TO
AUGUST 17, 2023, MEETING
Historic Property Associates, Inc. - Applicant
Sanford Cedar LLC - Owner
30 Sanford Street

To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1880 and relocated to its present site c. 1917, is recorded in the Florida Master Site File, and is a contributing building to the Lincolnville National Register Historic District.

Applicant requested a continuance to the August 17, 2023, meeting. MOTION under Item 4

6. (b) Opinion of Appropriateness HP2023-0030 Continued from May 18, 2023 REQUESTING CONTINUANCE TO AUGUST 17, 2023, MEETING
Sarah Ryan Architect - Applicant
Lions Beach Capital LLC - Owner
171 Cordova Street

To construct a new two-story multi-family residence.

Applicant requested a continuance to the August 17, 2023, meeting. MOTION under Item 4

6. (c) Certificate of Demolition HP2023-0029 Continued from May 18, 2023 REQUESTING CONTINUANCE TO AUGUST 17, 2023 MEETING Sarah Ryan Architect - Applicant Lions Beach Capital LLC - Owner 171 Cordova Street

To demolish a residential building constructed c. 1950 that is recorded in the Florida Master Site File and located in the St. Augustine National Register Historic District as a non-contributing structure and in the Historic Preservation-One (HP-1) zoning district.

Applicant requested a continuance to the August 17, 2023, meeting. MOTION under Item 4

7. Certificates of Appropriateness

7. (a) HP2023-0039– Southern Construction - Applicant Baijanti Estates, LLC - Owner 54 Charlotte Street

To install new ventilation systems on the south and west 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 APPROVE a Certificate of Appropriateness at 54 Charlotte Street if the HARB finds that the proposed new ventilation systems meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary additions being installed on secondary elevations with the following conditions:

1. The equipment be painted to match the building
2. If the applicant provides clear evidence that a less conspicuous location is not feasible, the existing south elevation window sash be retained, and the window frame be protected with installation of the return air.

3. Any additional screening be applied as recommended by the HARB.

David Grandee reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- No site plan and concerned with the makeup air touching the property line
- Could be a concern to the neighbors depending on placement
- Was a modern accommodation and thought there was space for it in the back; however, could be hindered by stairs
- Questioned if there was a driveway down the side
- Questioned if the makeup air could be installed under the new stairs or the back to avoid bulkiness or being on property line
- Suggested using best efforts to move to the bump out to the south and if not could use the proposed as provided
- In favor of the application being continued to have a clear understanding of what would be done
- Should provide a site plan to show limitations

Mr. Grandee replied there was three feet to the property line, and it did not have a driveway, but a pathway with a fence to help block it from the neighbor. He said he was not opposed to finding a new location; however, he would have to speak with the HVAC installer.

MOTION

Mr. MacDonald MOVED to CONTINUE application 2023-0039 at 54 Charlotte Street for the installation of a hood system no problem with the venting side

but have questions answered and brought back in relation to the makeup air and be heard on August 17, 2023. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2023-0046– Les Thomas
Architect - Applicant
Robert M. Barnes - Owner
101 Marine Street

To construct a new pergola over the existing driveway adjacent to the building's north elevation.

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 **APPROVE** a Certificate of Appropriateness at 101 Marine Street if the HARB finds that the proposed pergola meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the condition that all posts, beams, and rafters of the pergola are confirmed to be wood.

Les Thomas reviewed the application.

Ex Parte Communication:
(None)

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

The Board discussed:

- Tied into the existing features of the home and pergola members were a good size
- Architecturally looked fine; but thought it could hinder mobility
- Could be removed and not affect the historic building

- Should be aware of setbacks and how close they were to neighboring properties
- Questioned if a pergola was considered a structure
- Asked if a condition could be added that it would have to meet setback requirements

Ms. Courtney advised anything approved would have to meet the building code. She said the building inspector noted cross bracing would be needed. She said all members of the pergola were provided and approved.

Mr. Thomas said they did not see a reason to add cross members but could add brackets to the corners to help with the bracing. He said if this needed to be setback they would as it for the owner's vehicles.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0046 with no condition other than further review in other departments was pending. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) HP2023-0044 – Les Thomas
Architect - Applicant
Mis Ventures LLC - Owner
21 Spanish Street

To extend the existing front porch and modify the location of the steps.

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 may **APPROVE** a Certificate of Appropriateness at 21 Spanish Street if the HARB finds that the proposed porch expansion and relocation of steps meets the Secretary of the Interior's

Standards for Rehabilitation #9 as a compatible contemporary design as proposed or modified at the HARB's recommendation.

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Design had an inviting entrance and kept the symmetry
- Did not obstruct the existing elevation
- Railings were low but questioned if they would have to be raised
- Had a modest front and engaged the street to be more pedestrian friendly
- Had not taken away from the building and it was important the building could be seen

Mr. Thomas noted the railings were not above thirty inches and could match existing.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0044 as submitted. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (d) HP2023-0040– Victorian House LLC
- Applicant and Owner
11 Cadiz Street**

To replace exterior wood siding and deteriorated decorative elements such as porch rails and spindles on the main

structure and detached secondary building.

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 CONTINUE a Certificate of Appropriateness at 11 Cadiz Street to allow the applicant time to further evaluate the overall condition of the siding and other wood elements proposed for replacement, consider repair rather than wholesale replacement and provide specifications or samples of proposed replacement material(s).

Ramos Patel reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Concerned with retaining the historic character of the building instead of having wholesale new
- Paint failure could be caused by a building system issues such as insulation and water
- New material would be less durable than what was present
- Repairs had been complete before and that was where the most rot was located
- Inspection report noted specific areas that should be repaired
- Should only replace what was identified
- In favor of approving the scope as noted on the report; however, if more work were needed would have to return to the Board
- Should be replaced in kind and a sample provided to the staff

Mr. Patel stated the intent was to do more repair work instead of replacement. He said it was only the siding that would be repaired.

Ms. Seymour advised she would need to see the existing profile to make sure it was a match.

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0040 11 Cadiz Street to replace the siding based on the scope identified in the inspection report provided in the submittal and provide a sample to staff that matches the profile and exposure, and scope was for the siding only. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Beach, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (e) HP2023-0045– Les Thomas Architect - Applicant
Darrell Barnhart - Owner
64 Marine Street**

To construct a new rear addition and porch with an outdoor kitchen and site features including new brick paved driveways and pergolas. (See companion Certificate of Demolition HP2023-0047).

Heard after item 5(a).

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 64 Marine Street:

1. APPROVE if the HARB finds that the proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design as proposed or modified per the Board's recommendations with the condition that the new addition, porch, and site feature materials be compatible with the AGHP

2. CONTINUE the application to allow the applicant time to modify the design as recommended by the HARB to be more consistent with the AGHP and Secretary of the Interior's Standards for Rehabilitation.

Les Thomas and Darrell Barnhart reviewed the application.

The Board provided their ex parte communication.

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

The Board and applicant discussed:

- Masonry wall would be removed due to damage from tree roots; however, questioned if the materials could be reused
- Maintaining the streetscape but raising the site two feet with fill and questioned the pergola height with the fill
- Questioned the copula as it was a new architecture element and if it would become the focal point of the addition
- Scale of the addition was good and did not feel it would be seen
- Lifting the house would help with the transition
- Wall would be shorter in length to help with the driveway entry
- The copula was subservient to the rest of the building and was useful
- Pergola was below the eve but registered with the top of the windows
- Questioned the height of the wall

Mr. Thomas replied the same block would be used and would be only on the front. He said the wall would be around four feet, and the driveway would slope up from the street with no gate.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0045 at 64 Marine Street, finding that the proposed

elevation of the existing structure and proposed additions were compatible with the Historic Preservation Guidelines with the one condition that the front wall reincorporate existing materials at the height the material would allow. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. (f) HP2023-0041– Don Crichlow & Associates - Applicant
Bruce A Maguire - Owner
303 St. George Street

To construct a rear addition to replace the existing rear wing and addition, a new rear uncovered porch, gabled dormer on the front porch roof, balustrade at the top of the hipped roof, and new front porch railing. (See companion Certificate of Demolition HP2023-0048).

HP2023-0048 heard simultaneously as they were the same property

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 may **APPROVE** a Certificate of Appropriateness at 303 St. George Street if the HARB finds that the proposed alterations as proposed or modified by the board are consistent with the AGHP and meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs.

Don Crichlow reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Questioned why the roof had a flat spot instead of a ridge
- Suggested altering the ridge line from parallel to the street to perpendicular to the street would be more compatible
- Questioned if all the windows and doors on the front would align
- Suggested walling the window in from the inside and leaving it on the outside
- Could add transom windows on the south elevation above the tubs in the bathroom to add fenestration
- Questioned if a break board should be added to show an addition
- Thought the material should be the same as it was more compatible since the addition was small

Mr. Crichlow agreed to the suggestions made regarding the roof. He said everything would align at the top and that was shown in the front elevation. He said the window was removed as it was a smaller room and the others were bathrooms.

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0041 at 303 St. George Street, as per the plans with the modifications: to run the two hips up to a ridge to connect the hips between an eight- and ten-foot ridge, leave the southwest window at the bedroom as a window visible from the outside, it can be disabled from inside, and add two transoms one over each bath in the two proposed bathrooms on the south façade, leave the shingles all the way around as shown. The motion was **SECONDED by Mr. Beach.**

¹ Break from 2:39p.m.-2:50p.m.

VOTE ON MOTION:

AYES: MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition and Partial Demolition

**8. (a) HP2023-0048– Don Crichlow & Associates - Applicant
Bruce A. Maguire - Owner
303 St. George Street**

For partial demolition of a residential building, constructed c. 1910-1917 that is recorded in the Florida Master Site File and located in the Historic Preservation-One (HP-1) zoning district, including removal of a rear wing and rear addition and modifications to the fenestration including permanent enclosure of existing window openings on the south elevation and replacement of a front door with a window. (See companion Certificate of Appropriateness HP2023-0041).

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 APPROVE a Certificate of Demolition for partial demolition at 303 St. George Street if the HARB finds that the proposed removal and/or alteration of existing features is consistent with the AGHP and/or appropriately mitigated by proposed new construction and would not negatively impact the building's eligibility to contribute to a district in the future; and, because the building is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:

(None)

16 certified notices were sent, 4 were returned in favor, 0 were returned opposed and 3 had comments.

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

The Board discussed:

- No issue as the addition was not well built and removing would make the home livable

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0048 on 303 St. George Street, to approve the Certificate of Demolition Partial Demolition as proposed. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Beach, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**8. (b) HP2023-0042– 16 Paws Realty Management LLC - Applicant and Owner
54-1/2 Carrera Street**

For after-the-fact partial demolition of a building constructed c.1912-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, including replacement of original wood windows with windows of new material and design.

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 may APPROVE a Certificate of Demolition at 54-1/2 Carrera Street if the HARB finds that the permanent removal and replacement of the original wood windows does not negatively impact the architectural integrity of the already altered building.

Susan Valzovano reviewed the application.

Ex Parte Communication:
(None)

20 certified notices were sent, 0 were returned in favor, 3 were returned opposed and 2 had comments.

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

The Board discussed:

- Unfortunate situation as the new materials were not compatible with the patterns, district, or the way they were installed
- Unable to have to have wooden windows as those were gone, and the ones installed would have never been approved
- Questioned if the Board should require more appropriate windows be installed
- Installed windows were not compatible with the existing building
- Questioned what the next steps were in the process

Ms. Lopez advised the violation would be sent to code enforcement regardless. She said they would review what codes had been violated. She said the applicant would have to prove if there was justification for the demolition of the original materials. She said the property was not in an HP district and the Board did not have purview over the material replacement; however, could determine if the applicant sufficiently prove their case.

Board discussion:

- Understood the Board did not have purview over the replacement
- Was in support of denying the application
- Did not understand how the work was completed without obtaining a permit
- Questioned who the contractor was that was working in St. Augustine without a permit

- Windows were not appropriate, and the home was outside the historic district; however, it was a contributing building
- Thought some of the original windows could have been saved

MOTION

Mr. MacDonald MOVED to DENY application HP2023-0042 54 ½ Carrera Street due to lack of evidence of the condition of the windows and no opportunity to rule on it because it was not ruled on by the Board nor was a permit pulled. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: MacDonald, Beach, Benoit, 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

11. Next Scheduled Meeting Date(s):

11. (a) Thursday, August 17, 2023 - Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 3:48 P.M.²


Catherine Duncan, Chairperson

² Transcribed by Elyse Wiemann