

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting August 17, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 17, 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
Jon Benoit
Paul Weaver, III
Brad Beach

Absent:

Gaere MacDonald, Vice-Chairperson

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

Ms. Courtney read an email from Tara Owens, regarding the Architectural Guidelines Historic Preservation.

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the June 15, 2023, minutes with the above corrections. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan announced Item 6(c) HP2023-0034 and 6 (d) HP 2023-0011 requested a continuance to the September meeting.

MOTION

Mr. Benoit MOVED to CONTINUE HP2023-0034 to the September 21, 2023, HARB

meeting. The motion was SECONDED by Mr. Beach and APPROVED BY UNANIMOUS VOICE VOTE.

Mr. Benoit MOVED to CONTINUE HP2023-0011 at 317 St. George Street, to the September 21, 2023, HARB meeting. The motion was SECONDED by Mr. Beach and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Ms. Duncan MOVED to APPROVE the modifications to the Agenda and APPROVED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Appropriateness HP2023-0039 Continued from July 18, 2023– Southern Construction - Applicant Baijanti Estates, LLC - Owner 54 Charlotte Street

To install new ventilation systems on the south and west elevations.

Dave Grande waived his right to a public presentation.

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. Any additional screening as proposed by the HARB.

Ex Parte Communication:

(None)

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

MOTION

Mr. Beach MOVED to APPROVE HP2023-0039 approved the design as amended in the 5(a) expedited hearing based on the proposed conditions to have the equipment tucked around the corner and painted to match the building. The motion was SECONDED by Mr. Weaver

VOTE ON MOTION:

AYES: Beach, Weaver, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5.(b) Certificate of Demolition
HP2023-0043- NIALVI LLC. - Applicant
Zhou Zhenxing - Owner
168 Marine Street

To demolish a building, constructed c. 1924-1930 that is recorded in the Florida

Master Site File and not located in a district.

Zhou Zhenxing waived her right to a public presentation.

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 168 Marine Street because it is not a local landmark or otherwise designated as a historic building.

The Board provided their ex parte communication.

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

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

Board Discussion:

- Home was not in the HP-1 district or a local landmark
- Photos indicate damage from Hurricane Matthew

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0043 finding that the structure was outside the historic districts and not a local landmark architecturally or in terms of the people or events that happened there. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Opinion of Appropriateness HP2023-0030 Continued from May 18, 2023 – Sarah Ryan Architect - Applicant Lions Beach Capital LLC - Owner 171 Cordova Street

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

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 an Opinion of Appropriateness at 171 Cordova Street if the HARB finds that the general concept, preliminary construction plans, details or specifications of the project meet the architectural requirements of the AGHP.

Sara Ryan reviewed the application.

The Board provided their ex parte communication.

An email was received in response to the application¹.

Public hearing was opened.

Michael Skjerning spoke in opposition to the application and said there was a 100-year-old oak tree that could be affected if the building was built. He asked the Board to consider the tree as it was the only Large Oak tree left in the area.²

Mr. Weaver questioned the health of the oak tree and if the tree had been surveyed by the City.

Mr. Skjerning replied he was unsure if it had been surveyed and thought an arborist could provide that information.

Public hearing was closed.

The Board discussed:

- In favor of the changes as they reflected the Boards comments from the prior meeting
- Thought the front of the home was too close to the property line
- Unsure if it would need to be pushed further back, which could be beneficial to the tree
- Renderings helped provide the context of the adjacent neighbors
- Landscaping added another layer to the building
- Changing the roof from gable to hip roof helped
- Porch had more bays than the others in the area and suggested having a one-story porch
- Having the single motor court on the south was the best solution

Ms. Ryan replied they were not opposed to pushing the home back and over to help with the setbacks and accommodate the tree and the stairs could also be reoriented. She said the foundation was on piers and a bridge foundation could be made to help the tree. She said the second story southern end porch could be removed and it could be transitioned to a one-story porch to continue to step down to the neighbor.

Ms. Seymour said the front setback had some room for this particular new construction as noted in the code.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0030 with the condition that the applicant works to shift the building design back and south and work on transitioning to the one-story format to the south. The motion was SECONDED by Mr. Weaver.

¹ Attached to original packet

² Attached to original packet

Mr. Weaver noted the porch design should be a transitional design between the two-story porch to the north and the one-story porches to the south.

Ms. Duncan added the parking court should be reduced and include the diameter of the tree in the site plan.

Mr. Benoit MOVED to include the AMENDMENTS to the motion. Mr. Weaver SECONDED the AMENDMENTS.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Demolition HP2023-0029 Continued from May 18, 2023

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.

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 171 Cordova Street:

1. CONTINUE the application until a Certificate of Appropriateness application is submitted and can be heard concurrently with the Certificate of Demolition per the AGHP; OR,

2. APPROVE because the building is not a local landmark or otherwise designated as a historic building with the condition that the demolition permit only be issued with the building permit for the replacement structure

which will first require approval of a Certificate of Appropriateness.

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

No additional certified notices were sent prior to the last hearing.

Public hearing was opened.

Lynn Scheirer spoke in favor of the application and noted she was pleased with the new plan. She noted a few weeks ago an arborist tagged trees on her property, and she did not want those removed. She asked for notification prior to tree removal.

Ms. Seymour advised trees were not in the Boards purview unless related to the landscaping of the site. She said trees were handled by Code Enforcement division and Planning and Zoning.

Public hearing was closed.

The Board discussed:

- Important to retain trees onsite
- Demolition had a one-year expiration date with an extension for six more months from administration
- Could add the condition to not demo the property without a building permit
- Questioned if all the trees were being removed from the property
- Tree on the property line could impact the neighbor and felt both parties should be supportive
- Not opposed to continuing the application until the Certificate of Appropriateness was submitted

Ms. Ryan stated she was comfortable with having a decision on the demolition as they could have a building permit within the year. She said the landscape plan was being

worked on, but a new survey had been provided. She said if trees needed to be removed, they would submit to Planning and Zoning.

MOTION

Mr. Weaver MOVED to APPROVE Item 6(b) Certificate of Demolition HP2023-0029 171 Cordova Street, approve demolition of the building as it was not a local landmark, or otherwise designated a historic building with the condition that the demolition permit only be issued with the building permit for the replacement structure that would require a Certificate of Appropriateness. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) Certificate of Appropriateness for Ad Valorem Tax Exemption HP2023-0034 Continued from June 15, 2023
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.

Mr. Weaver noted he would not vote on HP2023-0034 as he had to recuse himself from the application.

Applicant requested a continuance. See motion under item 4.

6. (d) Certificate of Appropriateness HP2023-0011 Continued from March 16, 2023 – Alan J. Frez Construction, Inc. - Applicant
Maria F. Gandarez - Owner
317 St. George Street

To replace existing wood novelty siding on the main residence; and, for after-the-fact approval of a new fence.

Applicant requested a continuance. See motion under item

7. Certificates of Appropriateness

7. (a) HP2023-0050 – Michael & Sandra Weiber - Applicant and Owner
228 Charlotte Street

To construct a new in-ground pool with associated pavers, fountain, and gate.

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 228 Charlotte Street if the HARB finds that it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the condition that the proposed brick pattern be specified.

Mike Weaver and Sarah Weaver reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- No issue with the brick pattern as it was simple

- Use of material was compatible and most the improvements were behind walls and out of view
- Questioned if the brick would be in the back only or extended to the property line and if the gate and fence were perpendicular to the wall or at an angle
- Suggested extending the wall forward to obtain a perpendicular fence
- Instead of changing the wall could go out far enough where the wall stepped down and then build out straight from the existing wall

Ms. Weaver said the angle was to connect to the existing wall which had a step-down pattern at the end instead of extending it which would block the front door. She said they were not opposed to extending the wall and building straight. She noted the pavers would only be in the pool area.

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0050 at 228 Charlotte Street to approve the design with the following conditions: brick pavers be only in the pool area with a running bond, and gate and fence runs in a perpendicular fashion and not an angle. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Beach, Weaver, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2023-0049– DJ's Clam Shack – Applicant Mikma Properties LLC - Owner 21 Hypolita Street

For after-the-fact approval of signage with colors and graphics that are not pre-approved.

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 21 Hypolita Street:

(1) APPROVE if the HARB can make the following findings:

a. The background and accent colors as presented or modified at the direction of the HARB are consistent with the architectural style of the building.

b. The 3-D graphic is appropriate for the architectural period of the building and the district; OR,

(2) CONTINUE to allow the applicant time to modify the sign design as recommended by the HARB.

Kaleb Odom reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Color changes and font had been discussed and had a compromise; however, the clam was an issue under the guidelines
- Banners and buoy were not appropriate for this particular location
- Thought this could have been resolved if the procedures had been followed
- In support of changes to the color and font requirements; however, felt the clam could be used in other ways throughout the restaurant
- Did not see any justification in keeping the sign as it did not meet the qualifications
- Sign should be modified to blend with the historic district
- Suggested moving the buoy to make it less visible and back ten feet from the right-of-way

- If able to meet the requirements would not need to return to the Board

Mr. Benoit questioned if the clam logo on umbrellas would fall into the Board's purview. He questioned if 'A' frame signs could be used.

Ms. Seymour explained any attention seeking graphics for commercial purposes within ten feet of a right-of-way was considered signage and would fall under the purview of the Board. She said 'A' frames were not allowed but they could use menu boards.

Mr. Odom stated they did use an 'A' frame sign to let patrons know about the indoor seating. He asked if the logo was one dimensional and the colors were more in line with the colonial style. He said he thought there were other options to have the clam closer to the colors that had been approved for the building.

Ms. Courtney said a simple line drawing would be appropriate; however, it could not be a cartoon-looking character.

Mr. Benoit asked if they could have multiple signs. He pointed out there was a second entrance.

Ms. Seymour advised the maximum number of signs allowed was three if there were two entrances.

MOTION

Mr. Weaver MOVED to CONTINUE Item 7(b) HP2023-0049 for an after-the-fact approval of signs with colors and graphics that were not pre-approved to the September 21, 2023, HARB meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

8. Certificates of Demolition

8. (a) HP2023-0051– Adcap Construction LLC - Applicant

Caleb J. King - Owner
2 Tremerton Place

To demolish a detached garage apartment building on a property that is recorded in the Florida Master Site File and designated a Local Historical Landmark.

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 the detached garage apartment at 2 Tremerton Place because it is not individually designated a historic structure and its loss will not impact the ability of the main residence to retain its status as a Local Historical Landmark.

The applicant was not present at the time of the hearing. There was Board consensus to move the item to the end of the meeting.

Ms. Courtney advised the applicant was unable to be reached at this time.

Ms. Lopez commented that typically the Board would continue the application in case there was any miscommunication.

MOTION

Mr. Weaver MOVED to CONTINUE Item 8(a) HP2023-0051 to the September 21, 2023, HARB meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

³ Break from 2:33p.m.-2:46p.m.

8. (b) HP2023-0053– Lance Gunther – Applicant
Jeffrey Gunther - Owner
18 Locust Street

For after-the-fact partial demolition of a residential building, constructed c. 1894-1899, that is recorded in the Florida Master Site File and contributing to the Abbott Tract National Register Historic district including replacement of original windows with windows of a different 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 can APPROVE a Certificate of Demolition at 18 Locust Street if the HARB can make the following findings:

1. That the applicant has provided sufficient evidence to justify replacement of the previously existing windows: and/or,
2. Removal of the original windows is mitigated by the replacement windows which match the original in size and material; and,
3. The partial demolition and replacement of original wood windows will not negatively impact on the building's ability to contribute to the district in a future update.

Michele Kernan reviewed the application.

Ex Parte Communication:

(None)

22 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- Concerns by staff did not hinder the home from being contributing

- Building survey noted the building was in good condition
- Did not feel the documentation provided was at the level of justification
- Windows were not true divided lite; however, a muntin could be applied to resemble a two over two
- Did not need a true divided lite to be an appropriate replacement and the material used was a good product
- Had replaced only the ones that were damaged
- Felt it was a good faith effort and what had been replaced was done well with the lack of the muntin
- Was a new feature and read as a more recent addition to the building
- Did not alter the contributing status to the building
- Felt the Master Craft company should be informed about the procedures and obtaining a permit

Ms. Lopez advised a letter could be provided to the owner of the company as a friendly reminder of the processes that should be followed.

MOTION

Mr. Weaver MOVED to APPROVE HP2023-0053 18 Locust Street, to approve a Certificate of Partial Demolition to include the replacement of certain original windows with a window of a compatible contemporary design. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES:

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) HP2023-0052– Alexandra & William Daughtery - Applicant and Owner
15 Lovett Street

To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site file and a

contributing building to the Lincolnville 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 that the following actions for a Certificate of Demolition at 15 Lovett Street:

1. APPROVE if the HARB finds that the applicant has provided sufficient evidence of deteriorated structural integrity and/or undue economic hardship; OR,

2. CONTINUE to allow the applicant time to consider demolition alternatives and/or provide additional information as requested by the HARB.

William and Alexandra Daughtery reviewed the application.

Ex Parte Communication:

(None)

35 certified notices were sent, 1 was returned in favor, 5 were returned opposed and 5 had comments.

Public hearing was opened.

Michael Southerland said his concern was about how many homes were being demolished in the area and felt some of the homes in the area were worth the investment.

Public hearing was closed.

The Board discussed:

- Only able to support the demolition if there was an economic hardship; however, some were worse off than this one
- Should maintain the historic character of the neighborhood
- Felt the Ad Valorem savings could offset the additional cost

- Was a National Register District and though it was an important contributing building to Lincolnville
- Questioned the finish floor elevation of the home and asked if the home needed to be lifted due to flooding
- Unable to justify the demolition of the building
- Building could be renovated as the details were significant
- Information provided was anecdotal, and questioned what options were available
- Insurance would increase substantially if the home was not lifted
- Intent was to save the building however not economically feasible

Ms. Seymour said in the application packet a worksheet was provided. She said it was up to the board to decide if the information provided was sufficient.

Mr. Weaver suggested continuing the application to allow the applicant to provide more information.

Mr. Benoit pointed out there was a structural engineers' report that noted the home should not be lifted.

Mr. Daughtery said the elevation was around eight feet and the insurance on the home would increase substantially if it were not lifted. He said the eleven points were followed regarding the economic hardship and as an investor and homeowner in Lincolnville, he wanted to preserve the history in the neighborhood but thought the conditions of the building were beyond repair.

Mr. Benoit clarified economic hardship was not comparing new construction versus renovation; however, it was the return on investment from renovations.

MOTION

Mr. Weaver MOVED to CONTINUE HP2023-0052, 15 Lovett Street application

to demolish a residential building to the September 21, 2023, HARB meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach, 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

Ms. Courtney advised the AGHP was in the final editing stages. She said there had been many questions regarding Ipe wood. She said past applications had requested to use this type of wood; however, had been denied. She asked the Board if this type of wood could be used for decking or a balcony.

The Board had a brief discussion regarding the use of Ipe wood and how it was not a good compromise as it could not be painted and would have to stay natural or have an oil finish. They continued to discuss the AGHP and how it would have to have final approval by the City Commission.

Mr. Weaver noted it was important to have qualified Board members even though community participation was important.

Ms. Courtney reviewed the guidelines for the Board members and explained if they wanted to amend the guidelines it could be submitted to the City Commission.

Ms. Duncan suggested reading more of the public notices into the record as it was a way to include the community input.

The Board had a lengthy discussion regarding alternative materials, partial

demolition, and restoration/rehabilitation standards.

Robert Balch said there were some species of wood that were better than others. He said some mills were able to assist with the details. He said developing a pathway on policies and relationships in the community was key to assisting the public.

Ms. Courtney advised the partial demolition ordinance would be heard on second reading by the City Commission on August 28, 2023.

11. Next Scheduled Meeting Date(s):

a) Thursday, September 21, 2023, Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 4:58 P.M.⁴



Catherine Duncan, Chairperson

⁴ Transcribed by Elyse Wiemann