

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting January 17, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 17, 2019, 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
Toni Wallace
Jon Benoit
Paul Weaver, III

City Staff:

Jenny Wolfe, Historic Preservation Officer
Kelli Mitchell, 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 December 20, 2018 minutes as presented. Motion SECONDED by Ms. Wallace and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

Ms. Duncan announced that the applicant for 18 St. George Street requested their hearing be moved forward in the agenda.

MOTION

Ms. Wallace MOVED to APPROVE the modifications to the Agenda including hearing item 6(c) prior to item 6(a). The motion SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Wallace, Wingo, Benoit, Duncan¹

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Appropriateness 2018-0178 – BBC Woodworking – Applicant

Michelle Bova – Owner
306 St. George Street

To construct a rear addition which requires the removal of a rear wall and staircase.

Ms. Mitchell 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 for **306 St. George Street** with the condition that the applicant provides additional information in the foundation design.

¹ Mr. Weaver recused himself from the vote due to its inclusion of item 6(c).

Bob Bonner waived his right to a presentation and agreed with staff recommendations.

Ex Parte Communication:

(None)

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

It was clarified that the item was expedited because the proposed changes affected only parts of the structure that were previously added and not an original feature of the historic structure.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2018-0178 for 306 St. George Street with the condition to clarify the foundation design as listed in the staff report. The motion was SECONDED by Ms. Wingo.

Ms. Wallace noted that the site was within an archeological zone and the applicant stated he was aware of the requirements associated with the zone.

VOTE ON MOTION:

AYES: Weaver, Wingo, Benoit, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition 2018-0118 – Charles M. Sapp and Emily S. Pugh – Applicant and Owner **160 Oneida Street**

To demolish a building constructed in 1894 that is a contributing building to the Lincolnvile National Register Historic District and that is listed in the Florida Master Site File.

Ms. Mitchell 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 the Certificate of Demolition for **160 Oneida Street:**

1. **APPROVE** the proposal if the Board determined that denying the application would cause undue economic hardship
2. **CONTINUE** the proposal to give the applicant time to confirm whether the building faces structural failure and/or whether the building can be feasibly salvaged

Charles Sapp reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 3 were returned in favor, and 2 had comments.

Public hearing was opened.

Tom Schubert spoke in favor of the application citing that the structure had no historical integrity. He felt that the neighborhood would rather see an appropriate replacement structure along the street that could be easily designed with appropriate character.

B.J. Kalaidi cited the history of the abandoned structure. She spoke against the application and felt the building could be saved.

Public hearing was closed.

The Board discussed:

- Historic and architectural integrity were present in the structure
- Case for economic hardship was not clear

- Property qualified for Ad Valorem Tax Exemption if it were rehabilitated
- Desire to see comparison in costs of rehabilitation versus demolition and reconstruction from qualified contractors or engineers
- Concern for the loss of historic properties in Lincolnville at the risk of losing National Register Historic District status
- Steps for meeting necessary building codes and possible variances due to historic status

MOTION

Ms. Wallace MOVED to CONTINUE application 2018-0118 at 160 Oneida Street to the February 21, 2019 meeting in order that the applicant may provide the required information discussed during the hearing. The motion was SECONDED by Weaver.

VOTE ON MOTION:

AYES: Wallace, Weaver, Benoit Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Appropriateness 2018-0121 – Don Crichlow & Associates – Applicant

**Steven and Linda Lohrke – Owner
320 Charlotte Street**

To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.

Ms. Mitchell 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 for **320 Charlotte Street** to allow the applicant to consider reducing the garage addition to one story and reducing the vertical elements

of rear additions to be compatible with the height, scale, size, and placement of the historic building.

Don Crichlow reviewed the application with a presentation.²

Ex Parte Communication:

(None)

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

The Board discussed:

- Changes to the rear addition were more in keeping with scale of the existing structure
- Desire to see physical examples of two-story garage apartments along the street, similar to the proposed, which the applicant noted were primarily stand-alone structures
- Design of proposed two-story garage overpowered the historic structure due to the height and forward setback
- Recommendation to lower dormer further to further reduce impact on the historic structure
- Desire for single-story garage addition rather than proposed two-story garage apartment

Mr. Crichlow presented an altered plan which illustrated a garage design that matched the 20 foot height of the existing historic structure.

The Board continued discussion regarding:

- Recommendation to also lower the stairwell roof
- Desire to see more detailed renderings of newly proposed lower-profile garage apartment

² Attached to original minutes

Ms. Lohrke asked whether she could bring the garage up to the front property line if the structure remained single-story.

There was further discussion regarding the scale and setback of the existing structure in relation to the proposed garage apartment. The Board recommended moving the garage back.

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness application 2018-0121, 320 Charlotte Street, to the February 21, 2019 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wallace, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

6. (c) Certificate of Appropriateness 2018-0134 – Don Crichlow & Associates – Applicant 18 St. George Street LLC – Owner 18 St. George Street

Item was heard prior to item 6(a).

Mr. Weaver recused himself as a consultant for the applicant.

To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.

Ms. Mitchell read the staff report and said based on a review of the AGHP and the previous HARB approved Opinion of Appropriateness and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **18 St. George Street** with the following conditions:

³ Brief recess from 3:25p.m. to 3:34p.m.

1. HARB makes a finding that the gate width and the altered south façade addresses previous concerns about conjectural patterns and compatibility with the historic setting
2. The applicant will revise the door hardware to be reviewed by staff

William Smith, Don Crichlow, and Ellen Avery-Smith reviewed the application with a presentation which outlined changes from the previous application.⁴

The Board provided their ex parte communications.

Public hearing was opened.

B.J. Kalaidi spoke against the application being moved forward on the agenda because other members of the public that wished to speak on the item may not have arrived yet.

Public hearing was closed.

The Board discussed:

- Colored elevation helped break the massing of the structure
- Paint colors
- Previously approved 11 Spanish Street restaurant
- Courtyard space
- Varying colors and dimensions along the connectors and main buildings read as multiple structures
- Concern for utilization of French doors
- Concern for gate width which was proposed to be larger than the 50 inch maximum cited as appropriate within the AGHP
- Interpreting the guidelines regarding allowed doors and gate widths
- Applicant willing to work with staff to determine appropriate door handle style

⁴ Attached to original minutes

- Applicant's willingness to compromise on the gate width
- Recommendation to include an additional fenestration along the side facing Spanish Street

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application 2018-0134 with the following conditions:

- That the applicant will work with staff to come up with an approved hardware schedule
- That the applicant will work with staff to come up with an approved final paint schedule
- The the applicant will add some fenestration to the west elevation of the bathroom building on the site.

The motion was **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Benoit, Wallace, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) 2018-0175 – A.D. Davis
Construction – Applicant
St. George Street Properties – Owner
30 St. George Street

To replace the existing wood siding with a composite siding.

Ms. Mitchell read the staff report and said staff cannot make a recommendation on replacement with composite material because there is no clear guidance in the AGHP or the SOIS regarding replacement of the entire siding of a historic building in a composite material. She noted that The Historic Preservation Master Plan

recognizes that the AGHP needs to be updated to reflect modern materials.

Mike Davis reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi was concerned with setting precedent for allowing applicants substitute materials rather than what was required.

Public hearing was closed.

The Board discussed:

- Desire to know the fire resistance rating for preservation purposes
- Possibility of updating the AGHP to include substitute materials in the future
- Application intended for the north and south side only with the east side, which faced St. George Street, remaining the same
- Desire to know what the Secretary of the Interior and State Historic Preservation Office opinions of the product were
- Importance of wood to maintain historic integrity
- Alternative wood options
- Only the siding, not the trim would be replaced
- Portion of North siding was behind a wall and would remain unseen and applicant would be willing to only replace that area
- Desire to know further product specifications

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness application 2018-0175 to the February 21, 2018 meeting with the condition that

further research and information regarding the proposed composite siding be presented. The motion was **SECONDED** by Ms. Wallace.

VOTE ON MOTION:

AYES: Weaver, Wallace, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) 2018-0176 – Harrys of America LLC – Applicant
Charles F. Hamblin LLC – Owner
1 Anderson Circle

To alter an existing building to include installing new stairs and lighting; adding rooftop furniture, railings, and two balconies; reconstructing the arched window; replacing an existing awning with a pergola and two existing doors with glass doors; and making other in-kind replacements.

Ms. Mitchell 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 for **1 Anderson Circle** to allow the applicant time to address the issues mentioned in the staff report.

Joe Cronk reviewed the application with a presentation.⁵

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi emphasized the importance of the building and was concerned with the future use of the structure. She asked where parking would be if the building were to be used for a restaurant.

⁵ Attached to original minutes

Public hearing was closed.

The Board discussed:

- Detailed drawings well-illustrated the scope of work
- Balconies were in character with the style of the building
- No parking requirement due to location in downtown historic district
- History of renovations to the structure and concern for selective restoration to different iterations of the building with a recommendation to stick to one period
- Use intended to be restaurant on the first and second floors with third story office space
- Willingness of applicant to reduce the size of the pergola
- Glass versus iron or aluminum interior balcony railings with recommendation that glass may not be appropriate

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0176 with the following constraints:

- That the trellis or pergola be reduced in scale to be worked through with staff and the applicant
- To retain the original main entrance door as it is today
- To work with staff to get the landscaping plan brought to code inclusive of the tree plantings and grass selection

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

VOTE ON MOTION:

AYES: Benoit, Weaver, Wallace, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition and Partial Demolition

8. (a) 2018-0161 – TBL Construction, Inc. – Applicant
Fishbites Trading Lllp – Owner
190 Nix Boat Yard Road

To demolish a structure constructed in 1967 that is not listed in the National Register of Historic Places or in the Florida Master Site File.

Applicant was not present.

MOTION

Mr. Weaver MOVED to DEFER the application to the end of the meeting to allow the applicant time to appear. The motion was SECONDED by Ms. Wallace and APPROVED BY UNANIMOUS VOICE VOTE.

Item was revisited at 5:08p.m.; however, the applicant had remained absent.

MOTION

Mr. Weaver MOVED to CONTINUE application 2018-0161 to the February 21, 2019 meeting. The motion was SECONDED by Ms. Wallace and APPROVED BY UNANIMOUS VOICE VOTE.

8. (b) 2018-0174 – Les Thomas Architect – Applicant
Joseph and Susan Bebry – Owner
57 Marine Street (a.k.a. 154 Avenida Menendez)

To partially demolish a building constructed in 1885 that is listed in the Florida Master Site File and is a contributing building in the St. Augustine Town Plan Historic District to include removing and replacing a two story front porch.

Ms. Mitchell read the staff report and said based on a review of the AGHP, the previous HARB Certificate of Appropriateness, and without the support of evidence to the contrary, staff finds that the can **APPROVE** a Certificate of Demolition for **57 Marine Street (a.k.a. 154 Avenida Menendez)** with the following condition:

1. Testimony by the applicant regarding the porch conditions and confirmation that the finish materials will match the previously approved COA

Les Thomas reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 1 was returned in favor.

Public hearing was opened.

B.J. Kalaidi spoke against the application citing questions regarding the authenticity of the application and concern for after-the-fact demolition.

Public hearing was closed.

The Board discussed:

- Clarification of replacement building material
- Lack of condition assessment for shingle replacement
- Physical evidence of the condition of the property illustrated the condition
- Maintaining shingle-style appearance was in keeping with the existing style of the building
- Siding replacement did not generally trigger partial demolition review; however, structural replacements did come before HARB

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0174 with the condition that the final product match the drawings as previously approved. The motion was SECONDED by Ms. Wallace.

VOTE ON MOTION:

AYES: Benoit, Wallace, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) 2018-0177 – Keith Waheed – Applicant and Owner 268 West King

To demolish a building constructed in 1924 that is listed in the Florida Master Site File and that is not listed in the National Register of Historic Places.

Ms. Mitchell 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 **268 West King Street** with the following condition:

1. The applicant records the structure for archival purposes prior to demolition to include photographs and scaled measured drawings that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff

Keith Waheed reviewed the application.

Ex Parte Communication:

(None)

20 certified notices were sent, 1 was returned in favor with comments.

Public hearing was opened.

B.J. Kalaidi cited photos from within the packet which included an RV and the

detached garage to be demolished. She was concerned with the architecture of the modular replacement house.

Public hearing was closed.

The Board discussed:

- Structure may be included in the future King Street Entry Corridor Standards
- No evidence to support a denial

MOTION

Mr. Weaver MOVED to APPROVE application 2018-0177. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, Benoit, Wallace, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Other Business

9. (a) Discussion and recommendation regarding the King Street Entry Corridor Design Standards

Jeremy Marquis presented the Guidelines Update by addressing topics discussed at the HARB/PZB joint workshop held on January 9, 2019.⁶

The Board discussed:

- HARB jurisdiction and Public processes between FDOT for reconstruction of San Sebastian Bridge
- Possibility of utilizing zoning as a tool for incentivizing facilitation of side-street access through aggregation or private agreements with the additional step of modifying existing codes

⁶ Presentation attached to original minutes

- Upper floor setbacks and building heights
- Concern with urban sprawl in the County and opportunities to incentivize and increase residential density in response to the increasing population

Public comment was opened and the following member of the public gave comment:

- John Pappis

The Board continued discussion with the following subjects:

- Legacy Building designations and impacts of the designation on rehabilitations to help maintain the overall character of the structure
- Legacy Building designation did not protect a structure from potential demolition; though such a structure would require HARB review for Certificate of Demolition
- Concern for reducing the protection of structures that were not designated Legacy Structures
- Possibility of different levels of Legacy Structure designation
- Building entrances and possible secondary entrance review
- Different zones along entry corridor and graphics were helpful

There was Board consensus to move forward with the King Street Entry Corridor Design Standards, with consideration to Board-recommended changes and discussion, and present the Standards to the PZB for recommendation to the City Commission.

9. (b) Discussion regarding any recommended updates to the 2016 HARB Rules of Conduct

(Not discussed)

9. (c) Announcements regarding upcoming workshops

(Not discussed)

10. Review of Conflict Statements from Previous Meetings

(None)

11. Adjournment

There being no further business, the meeting was adjourned at 6:26 P.M.⁷



Catherine Duncan, Chairperson

⁷ Transcribed by Candice Seymour