

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting June 20, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 20, 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
Jon Benoit
Paul Weaver, III
Gaere MacDonald

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 May 23, 2019 minutes as presented. Motion SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

(None)

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness F2019-0008– Garden 54 LLC – Applicant TIITF/Department of State – Owner 54 St. George Street

To make alterations to an existing outdoor space to include planting new vegetation and installing pavers and granite for walkways, a wood deck, two small walls, and decorative elements.

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 **54 St. George Street** with the following conditions:

- The applicant confirm the lighting details to include light output
- The applicant provides brick pattern to staff
- The applicant removes the exotic, non-native plant and replace it with a native beach flower (heliathus debilis) or another pre-approved plant
- The applicant provides a plant list for the proposed potted plants, which should be listed in the AGHP or native to the Spanish Colonial Period

Len Weeks reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi wanted to ensure that Mr. Weeks was authorized to speak on behalf of the applicant. She felt that there should be a clear site plan before the application was approved.

Charles Pappis agreed that there needed to be a complete site plan before the application was approved.

Public hearing was closed.

The Board discussed:

- Utilization of AGHP approved plants rather than those proposed
- Possibility of approving replacement brick where existing brick was on the property which may not require HARB review
- Need for documentation of the existing area and a site plan clearly illustrating the proposed replacements
- Proposed up-lighting fixture was appropriate with staff recommendation to reduce brightness to 2700K
- Importance of the historic building and the applicant's lack of preparation

MOTION

Mr. Benoit MOVED to APPROVE application F2019-0008 with the following conditions:

- 1. The applicant conform the lighting temperature to be 2700k as recommended by staff**
- 2. The applicant keeps any plant materials to those approved in the AGHP**

- 3. Applicant keeps any brick changes to the existing layout with the Chicago clay-fire brick as a replacement in-kind**

The motion was SECONDED by Mr. Weaver.

There was further Board discussion regarding:

- Type of lighting fixture which was acceptable
- Brick paver replacement included area paved with concrete blocks
- Running-bone pattern preferred by Board
- Include documentation of existing brick layout
- Possibility of continuing the application or having the application administratively approved should the applicant replace the brick in-kind

Mr. Benoit modified his motion to APPROVE the application with the following conditions:

- 1. That the applicant confirms the lighting temperature to be 2700k as recommended by staff with the fixtures as presented**
- 2. The applicant keeps added plant materials to those approved in the AGHP**
- 3. To approve a modified scope of work for the Chicago clay-fire brick installed in existing brick and/or concrete paved areas in a running-bond pattern similar to what exists on the site with a drawing illustrating the existing paved area**

The motion was SECONDED by Paul Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi wanted to ensure that Mr. Weeks was authorized to speak on behalf of the applicant. She felt that there should be a clear site plan before the application was approved.

Charles Pappis agreed that there needed to be a complete site plan before the application was approved.

Public hearing was closed.

The Board discussed:

- Utilization of AGHP approved plants rather than those proposed
- Possibility of approving replacement brick where existing brick was on the property which may not require HARB review
- Need for documentation of the existing area and a site plan clearly illustrating the proposed replacements
- Proposed up-lighting fixture was appropriate with staff recommendation to reduce brightness to 2700K
- Importance of the historic building and the applicant's lack of preparation

MOTION

Mr. Benoit **MOVED** to **APPROVE** application F2019-0008 with the following conditions:

1. The applicant conform the lighting temperature to be 2700k as recommended by staff
2. The applicant keeps any plant materials to those approved in the AGHP

3. Applicant keeps any brick changes to the existing layout with the Chicago clay-fire brick as a replacement in-kind

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

There was further Board discussion regarding:

- Type of lighting fixture which was acceptable
- Brick paver replacement included area paved with concrete blocks
- Running-bone pattern preferred by Board
- Include documentation of existing brick layout
- Possibility of continuing the application or having the application administratively approved should the applicant replace the brick in-kind

Mr. Benoit modified his motion to **APPROVE** the application with the following conditions:

1. That the applicant confirms the lighting temperature to be 2700k as recommended by staff with the fixtures as presented
2. The applicant keeps added plant materials to those approved in the AGHP
3. To approve a modified scope of work for the Chicago clay-fire brick installed in existing brick and/or concrete paved areas in a running-bone pattern similar to what exists on the site with a drawing illustrating the existing paved area

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

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Appropriateness
F2019-0023 – Extreme Window & Door
Solutions Inc. – Applicant
Wilma R. Delorenzo Revocable Trust of
1995 and Delorenzo Trust – Owner
74 Marine Street

To replace the existing wood windows with vinyl impact windows.

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 **74 Marine Street** to give the applicant time to provide additional information on the proposed windows.

Derek Crosby and Ronald Henson reviewed the application

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi wanted to ensure that the applicant used appropriate materials and wanted to ensure that the record reflected the real wood.

Public hearing was closed.

The Board discussed:

- Wood window sample was an appropriate material
- Desire to see muntin pattern matching the existing
- Desire to see a window condition report

MOTION

Mr. MacDonald MOVED to APPROVE application F2019-0023 utilizing the Pella

all-wood window presented with type of wood chosen by the customer with the provision that a window condition assessment report be provided to staff for the existing window and the mullion layout matches the existing six-over-six. The motion was SECONDED by Mr. Weaver.

There was discussion regarding the window color which could be approved administratively as long as the applicant utilized a pre-approved color.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Benoit
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) Certificate of Appropriateness
F2019-0022– City of St. Augustine
General Services – Applicant
City of St. Augustine – Owner
Toques Pl and Hypolita Street Parking
Lot

To alter an existing stucco wall on Hypolita Street.

Applicant was not present and there was Board consensus to defer the application to the end of the meeting.

Ms. Wolfe announced that the applicant had withdrawn the application.

7. Certificates of Appropriateness

7. (a) F2019-0062 – Jerry Dixon –
Applicant
TIIFT/Department of State– Owner
42 St. George Street

To replace kitchen hood and install a new wood fence around existing mechanical equipment.

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:

- **APPROVE** a Certificate of Appropriateness for the fence with the condition that it is raised to five and a half feet and;
- **CONTINUE** a Certificate of Appropriateness for the kitchen hood to give the applicant time to consider another location for the equipment so that it can be better screened.

Gerald Dixon reviewed the application with a presentation.¹

Ex Parte Communication:

(None)

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

The Board discussed:

- Options for screening the hood system
- Moving the make-up air on the opposite side of the roof where it would be less visible
- Possibility of adding landscaping to help screen portion of the system on the roof
- Traditional Colonial fencing could create a false sense of history and shorter fence height would differentiate the new addition

MOTION

Mr. Benoit MOVED to APPROVE application F2019-0062 with the fence height as proposed, with the stipulation that the applicant include landscaping along the south side of the shed addition and use best efforts to install landscaping along the west side to

screen the equipment as feasible. The motion was SECONDED by Mr. Weaver.

Mr. Weaver recommended painting the mechanical equipment to help it blend into the area.

Mr. Benoit amended his motion to include painting the hood assembly a dark color to blend in with the shed addition a the back. The amended motion was SECONDED by Mr. Weaver.

The Board discussed:

- Height of the fence and AGHP requirements versus the Secretary of Interior Standards
- Clarification that the state will only allow trees in pots and the recommended landscaping may not be feasible or considered a requirement for approval since it was not a request of the application

Ms. Lopez advised that the landscaping could be included as a recommendation for appropriate screening should the applicant choose to utilize it.

Mr. Benoit restated his motion to APPROVE the application with the following conditions:

- Height of the fence could remain as proposed because it is screening a small section that is not visible from the street for mechanical equipment that requires ventilation
- Hood installation as proposed with the recommendation to screen with landscaping along the south and west sides
- The mechanical equipment be painted a dark color to blend in with the proposed addition.

¹ Attached to original minutes

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

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

7. (b) F2019-0064 – Vista Hotel III, Inc. – Applicant and Owner 16 Avenida Menendez

To make alterations to an existing hotel to include constructing new elevators and a second story walkway.

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 the walkway and elevators at **16 Avenida Menendez** with the following conditions:

- The metal screen art and internal illumination is removed
- The applicant provides information on the proposed plants and bricks, the materials that will cover the cricket element, and the light features
- The applicant uses a compatible material for the canopies
- The applicant reduces the lot coverage or changes the building's zoning category

Sarah Ryan reviewed the application.

The Board provided their ex parte communications.

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

The Board discussed:

- Metal screen panels, their material and construction
- The building, while in a historic district, was not a historic structure nor a reconstruction of one and made utilizing the AGHP difficult
- Original Monterey style of the building which was later altered to reflect a Mediterranean Revival style
- Concern that the proposed metal panels were not compatible with the rest of the structure's design and recommendation to consider other more appropriate designs
- No internal illumination from the elevator shaft
- Cover over stairwell which was not compatible as proposed and recommendations to consider alternatives or provide examples of similar designs on historic buildings

Mark McConnell spoke regarding the canopy over the stairwell which was designed to disappear within the architecture. He noted the method was commonly used on National Register buildings when additions were necessary on industrial or commercial buildings. He added that the metal screening was proposed as a way to reduce the massive look of the elevator shafts.

There was a brief discussion regarding the continuance of the item and its subsequent hearing at an upcoming Planning and Zoning Board meeting during which time Troy Blevins confirmed that the continuance would not hinder the PZB hearing which may not be required.

MOTION

Mr. Weaver MOVED to CONTINUE application F2019-0064 to the July 18, 2019 meeting. The motion was SECONDED by Mr. Benoit.

² Brief recess from 2:50p.m. to 2:57p.m.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) F2019-0065 – Nathan Goldberger – Applicant
Sisters of St. Joseph – Owner
241 St. George Street

To construct a new addition and to install a new door.

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 **241 St. George Street** with the following condition:

- The applicant brings in a site plan to verify that the addition meets the lot coverage requirements

Nathan Goldberger reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Addition blended with original structure and materials were compatible
- Casement window on the plan showed a 9-light window, but the proposed windows were intended to match the existing building
- Applicant would submit site-plan to verify lot coverage

MOTION

Mr. Weaver **MOVED** to **APPROVE** application **F2019-0065** with the condition that the applicant provides an updated site plan to staff to ensure the addition meets the lot coverage requirements. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES:

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Appropriateness – City Project

8. (a) F2019-0063 – City of St. Augustine Public Works – Applicant
City of St. Augustine – Owner
St. George Street [Parcel ID: 196150 0001] and 10 South Castillo Drive

To install solar compacting trash cans.

Ms. Mitchell noted that staff does not provide recommendations for city projects.

Todd Grant, Deputy Director, Public Works, reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi felt that the wraps should represent the full character of the City.

Public hearing was closed.

The Board discussed:

- Pictures on the trash cans appeared as advertising and did not fit historic district character
- Recommendation for a wrap that mimicked coquina
- Various color options

- Including the City logo

MOTION

Mr. Benoit MOVED to APPROVE application F2019-0063 for the device in a black color with the City Seal on the front under the trash symbol because it reduces the number of trash cans on the street and provides better ability to manage the trash in the tourist district. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Benoit, Duncan, MacDonald,
Weaver, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Approved Permit Report

(Provided for informational purposes)

10. Other Business

(None)

11. Adjournment

There being no further business, the meeting was adjourned at 4:18 P.M.³



Catherine Duncan, Chairperson

³ Transcribed by Candice Seymour