

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting November 16, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 16, 2023, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Vice-Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL: Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach
Absent Catherine Duncan, Chairperson (Excused)

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

2. General Public Comments for Items not on the Agenda

none

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the September 21, 2023; Regular Meeting minutes as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Weaver, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. Weaver Moved to continue item (6.e.) to the December 21, 2023, meeting. The Motion was seconded by Mr. Beach

VOTE ON MOTION:

AYES: Weaver, Beach, Benoit, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Weaver MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. Benoit.

MOTION CARRIED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness HP2023-0067 – Best Roofing & Waterproofing, LLC – Applicant Maria Pellecer – Owner 295 St. George Street Continued from September 21, 2023

To replace the existing asphalt shingle roof with a metal roof material.

Ms. Seymour advised the Board that no new information had been submitted by the applicant, and the permit had not been revised.

Mr. MacDonald asked if the Board wanted to continue this application again or should it be closed and moved to another hearing.

Mr. Weaver reviewed the previous discussions and stated that he did not have an issue with a continuance.

Mr. Weaver reminded the Board and staff that the Board had advised that replacement in kind could be handled administratively.

Ms. Lopez told the Board that if there were to be a decision at this meeting there would need to be a public hearing.

Ex Parte Communication:

(None)

Public hearing was opened, however there was no response.

The Board discussed:

Mr. Weaver restated for the record that the application was for a metal roof to be placed on a St. Augustine Colonial Revival Style building. The discussion seemed to be that this was not appropriate for that period and style of building. The Board gave the applicant the opportunity to come back, and there had been no new information provided and the applicant had not appeared at the last two meetings.

MOTION

Mr. Weaver MOVED to DENY item (6.a.) Certificate of Appropriateness HP2023-0067 based on the staff presentation and discussion that a metal roof on this period and style of building is inappropriate. The Motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Benoit, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6.(b) Certificate of Appropriateness HP2023-0064 – Southern Construction – Applicant Baijanti & Brothers Estates Inc – Owner 52 Charlotte Street Continued from September 21, 2023

To remove the existing driveway and walkways and install pervious pavers.

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 52 Charlotte Street if the HARB can make the following findings for the installation of brick pavers as proposed and/or modified by the HARB:

1.The proposed brick material, color, and design is compatible in quality, color, texture, finish, and dimension to appropriate paving materials.

2. Proposed paving meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Ex Parte Communication:

(None)

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

Doug Collins reviewed the application.

The Board discussed:

- Confirmed the use of a TremRon type product
- Confirmed the applicant had seen the recommendation of the clay brick paver
- Color and texture were important
- Thought the product would be appropriate for the back of the property, however, the front should be ribbon curve clay brick
- Coquina concrete would also be acceptable

- Surface needed to be compatible with the standards of the district
- Liked landscape buffers to soften the look
- Repour the ribbons using shellcrete and fill with gravel
- Use ribbons and brick in the middle to keep classic look
- Applicant wanted to eliminate any trip hazard
- Pavers would be set in sand
- There were brick pavers already in place for the sidewalk, would like to see the same for the rest of the property
- Patterns to be used would be running bond or basket weave
- An updated rendering of the proposal should be provided before the project was completed
- Supported approval if replacement of materials was in kind

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2023-0064; 52 Charlotte Street to remove existing driveways and walkways and to install coquina concrete ribbons where they now exist; to install clay brick pavers in either a running bond or basket weave pattern and in the parking area to install clay brick pavers in either a running bond or basket weave pattern and to provide staff with an updated drawing with notes that indicate the materials and the pattern that would be used. The Motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Benoit, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6.(c) Certificate of Appropriateness HP2023-0065 – Southern Construction – Applicant Baijanti & Brothers Inc – Owner 54 Charlotte Street

Continued from September 21, 2023

To remove the existing driveway and walkways and install pervious pavers.

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 can make the following findings for the installation of pervious pavers as proposed and/or modified by the HARB:

1. The proposed brick material, color, and design is compatible in quality, color, texture, finish, and dimension to paving materials
2. Proposed paving meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Ex Parte Communication:

(None)

Public hearing was opened, however there was no response.

This application was discussed with the previous application.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2023-0065; 54 Charlotte Street to remove existing driveways and walkways and to install coquina concrete ribbons where they now exist; to install clay brick pavers in either a running bond or basket weave pattern and in the parking area to install clay brick pavers in either a running bond or basket weave pattern and to provide staff with an updated drawing with notes that indicate the materials and the pattern that would be used. The Motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

**AYES: Weaver, Beach, Benoit,
MacDonald**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6.(d) Certificate of Demolition HP2023-
0062 – RKS Construction & Design, Inc. –
Applicant BCS Acquisition Group, LLC –
Owner 56 Carrera Street
Continued from September 21, 2023**

For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front 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 take the following actions for a Certificate of Demolition at 56 Carrera Street:

1. CONTINUE the application to allow that applicant time to provide additional information including replacement window and door specifications for the front elevation.

2. APPROVE the application with proposed mitigation of the front elevation with the following conditions and findings:

a. Conditions:

i. That specifications for the windows and doors provided by the applicant during the meeting are sufficient and consistent with the architectural design of the building, including simulated divided lites with raised muntin profiles if deemed necessary; AND,

ii. Any future window replacement being considered is addressed or additional HARB review may be required; AND,

iii. Documentation is/will be provided to ensure that the proposed windows will be installed within the window openings in a manner that matches or is compatible with the previously existing windows.

b. Findings:

i. That the proposed mitigation for the front elevation windows and doors is consistent with the previous condition of the building; AND,

ii. Mitigation, along with existing replacement windows on secondary elevations, which are not being modified, will not impact the architectural integrity of the building in such a way that it may no longer be considered a contributing building to the Model Land Company National Register Historic District in a future update.

Joshua Strickland reviewed the application.

Mr. Weaver asked for clarification of the original doors that were in place prior to the installation of the French doors.

Ms. Courtney advised that solid panel doors were in place prior to the current French door.

Mr. MacDonald questioned if the door was in place because of an apartment.

Mr. Strickland said that he felt that sometime in the past there had been three separate apartments. The future planned use would be a single-family home.

Ex Parte Communication:

(None)

Public hearing was opened.

BJ Kalaidi expressed concerned about the use of the term apartment. She asked if it

was possible to use this space for a short-term rental or an Air B&B.

Public hearing was closed.

The Board discussed:

- Windows were not submitted for review
- Application was not completed
- Aluminum Clad window could be used as an acceptable replacement
- Recognizes progress but the application was still not complete
- Repurposing the original door was acceptable
- One over one window was the solution
- Recommended a continuance
- Wanted to see a complete representation of the replacement window including the head, jamb, sills showing the profile; the recess of the window, what type of window and how big the sash was
- Needed to match the detailing that was there previously as well as the window lites

Mr. MacDonald asked the Board if they could support putting windows where the double doors had been, however Mr. Strickland indicated that the homeowner preferred the doors.

Mr. Benoit liked the French door look for the double door instead of the solid door panel. He suggested a Flush Glazed French door that was single lite and 60-inch

MOTION

Mr. Weaver MOVED to CONTINUE application HP2023-0062 56 Carrera Street to the December 21, 2023 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6.(e) Certificate of Demolition HP2023-0052 – Alexandra & William Daughtery – Applicant and Owner 15 Lovett Street **Continued from August 17, 2023**

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 advised the Board that the applicant had requested a continuance to the December 21, 2023 meeting.

See Motion under item four.

7. Certificates of Appropriateness

7. (a) HP2023-0077 – The Topsy Duck Parlor – Applicant Claude L. Jr. & Kristina G. Weeks – Owner 58 Hypolita Street

To replace an existing door on the east elevation, adjacent to Spanish Street, with a new design and add an awning above.

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 58 Hypolita Street:

1. CONTINUE the proposed awning to allow the applicant time to consider an awning design/material more appropriate to the architectural style of the building and surrounding district.

2. APPROVE replacement of the existing door with a wood half lite door to match the existing main entrance doors with the condition that the door be wood, have exterior muntins with a raised profile, and the number of lites be clarified with a justification for the decision.

Ex Parte Communication:

(None)

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

Robert Geiger reviewed the application.

The Board discussed:

- Building was a General Commercial Typology more than a Colonial Revival
- Thought the proposed awning was appropriate
- This was a clean way to update the door and provide another entrance
- Needed to match the lites of the side door to the pattern on the front door
- Replacement door should be only six-lite
- Bracket sign needed to be offset from the proposed awning
- Canvas was the most appropriate material for the awning, the door should be wood
- Bubble awning was not appropriate, needed to change the design to be more appropriate for the Historic District

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0077, finding that the overall improvements do not materially change the historic nature of the building, with the following conditions: (1). The side entry door was wood, six-lite and three horizontal panel to match the existing front doors and (2). The proposed awning be rectilinear in nature as opposed to the dome shape shown, canvas material in the hunter green color. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2023-0080 – Sarah Ryan Architect – Applicant Lions Beach Capital, LLC – Owner 171 Cordova Street

To construct a new two-story residential building with two units, following Opinion of Appropriateness HP2023-0030 and Certificate of Demolition HP2023-0029 approval with conditions.

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 171 Cordova Street:

1. APPROVE the application if the HARB determines that the new residential building meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design consistent with the AGHP and complimentary to the streetscape with the following conditions:

a. The proposed body color, Quartersawn Oak, is approved as presented or modified as recommended by the Board

b. The exterior door design(s) is clarified and the material is specified as wood.

The Board provided their Ex Parte Communication:

Sarah Ryan reviewed the application.

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

The Board discussed:

- Liked the modification of the stairs on the front of the house as it maintained the streetscape and helped to mitigate the height of the house compared to the other homes on the street
- House would be on piers which would help to manage the drainage issues.

- Motor court in between houses helped with the transition from the one-story to the two-story typology
- Felt that the second-floor porch should diminish more to make the transition to the one-story porch.
- Felt the applicant had addressed previous comments from the Board in the design presented
- Paint color was not part of the approved palette
- Needed clarification for the style of the front doors

Ms. Seymour confirmed that the color choice was approved.

Ms. Courtney advised the front door was 4621 Fir presented in a photograph for the record.

Mr. Weaver said the style is reminiscent of a Charleston style home, he asked if there was any way to mitigate the appearance of the columns and piers as they seem to be too tall.

Mr. Beach suggested landscaping.

Mr. Benoit said some sort of curb with back fill will take away some of the visible latticework.

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0080 171 Cordova Street as approved with the design based on the following conditions: (1). The front doors are the 4621 Fir with the HRP sticking, including a three-quarter door lite and (2). The paint will match the guidelines and (3). The front elevation, based on the lattice work, will be new detailing provided to staff to show the landscaping to reduce the lattice work and make it more compatible with the adjacent properties. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Beach, Weaver, Benoit, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) HP2023-0081 – Open City Architecture, LLC – Applicant TEP, Inc.– Owner 17 King Street

To modify existing storefronts of the commercial building including new fenestration patterns on the east elevation, adjacent to Aviles Street, and west elevation, adjacent to King Street; and, to construct a new gate on the south elevation along Artillery Lane.

Mr. Benoit recused himself from the application.¹

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 17 King Street:

1. APPROVE the proposed gate along Artillery Lane as proposed or modified by the HARB if the Board finds that it meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design; and,

2. CONTINUE the proposed storefront alterations to allow the applicant time to consider design modifications more consistent with the existing storefront design.

Conner Dowling, Sammy Hale, and John Moore reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

¹ Recusal form is with the original minutes

BJ Kalaidi stated that she was concerned with preserving the history of the City. She said that her main concern was the Woolworth's and civil rights connection. She felt that the City's history was not being told.

Public hearing was closed.

The Board discussed:

- Needed to maintain the current design as much as possible as this was a good example of the Lapidus design
- Supported the work on the gate
- Understood the safety issues
- The storefront should be preserved as much as possible
- Wanted to maintain the character of the storefront and repair or replace with the same style of architecture
- Should match the original design intent for the recessed entry feature

Mr. Beach asked if there was a possibility of restoring the original design.

Mr. Dowling explained that the Peace Pie building had the same entry condition, and the proposal was to change the store front because of the plate glass issue. He said that they would copy what the Plum Gallery had done to make the Forgotten Tonic #2 fit better with the rest of the store front. The front door was the only entry and exit to the building, so they would be using a double door instead of a single door.

Board discussion continued:

- Supported the replacement of the glass for safety issues
- Keeping the Woolworths store front as close to the original as possible was very important for maintaining the connection between the history of the store and the City
- Double door entry with Forgotten Tonic #1 provided better access to move products and equipment.

MOTION

Mr. Weaver MOVED to APPROVE application HP2023-0081 17 King Street storefront as designed; To APPROVE the Aviles Street series of store fronts with Forgotten Tonic number two to match the Peace Pie store front; To APPROVE a metal gate for the Artillery Lane façade based on a drawing with notes to be presented to staff. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition and Partial Demolition

8. (a) HP2023-0078 – City of St. Augustine – Applicant & Owner 90 S Dixie Highway

To demolish a commercial building constructed c. 1967 that is not recorded in the Florida Master Site File or located in a district.

Ms. Seymour reviewed the application.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

Ex Parte Communication:

(None)

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

Sarah Ryan reviewed the application for the Board.

Mr. Weaver asked if there had been any significant materials found that could be salvaged.

Ms. Ryan responded that none were found.

Public hearing was opened.

BJ Kalaidi understood that this building would be demolished, she said that she hoped this would be a good situation for the homeless. She mentioned the animal trough that existed on the property as a reminder of what this building was used for in the past.

Public hearing was closed.

The Board discussed:

Barry Fox advised the Board that the animal trough was a significant historical marker and would be protected. He said that the existing canopy would be saved as well. He said that the site would be fenced as soon as the buildings were removed.

Mr. Fox advised that the new structure would be a type of service center for the homeless population in the city, such as showers, laundry, and mail. He added that different providers would be able to use this site for services to the unsheltered.

Mr. Weaver expressed his concern for speculative demolition. He said that typically there would be a condition that plans and permits be in place before demolition occurs. He asked if there were any special or legitimate reasons to expedite this.

Mr. Fox advised the Board that this was related to budgeting. He said that the septic on the property had to be cleaned and there would need to be fencing placed on the property and one of the buildings sat very close to the Department of Transportation (D.O.T.) property line. He wanted to have a clean slate going forward.

MOTION

Mr. Weaver MOVED to APPROVE item (8.a). HP2023-0078 90 S. Dixie Highway to approve the demolition with no conditions and no need for salvage and

given the safety issues brought forth by the applicant no condition that a plan or permit be in place before the demolition. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Benoit, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) HP2023-0079 – City of St. Augustine – Applicant and Owner 92 S. Dixie Highway

To demolish a building constructed c. 1943 that is not recorded in the Florida Master Site File or located in a district.

Ms. Seymour reviewed the application.

STAFF DOES NOT MAKE RECOMMENDATIONS REGARDING CITY PROJECTS. THE HARB SHOULD MAKE A DETERMINATION BASED ON EVIDENCE PROVIDED.

Ex Parte Communication:

(None)

8 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.

This application was discussed under item (8.a.)

MOTION

Mr. Weaver MOVED to APPROVE item (8.b). HP2023-0079 92 South Dixie Highway to approve the demolition with no conditions and no need for salvage and given the safety issues brought forth by the applicant no condition that a plan or permit be in place before the

demolition takes place. The motion was
SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Benoit,
MacDonald

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) Proposed 2024 HARB Meeting
Dates**

**MOTION to APPROVE the scheduled
calendar for 2024 motion approved by
unanimous voice vote**

11. Next Scheduled Meeting Date(s):

(a) December 21, 2023 – Regular
Meeting

12. Adjournment

There being no further business, the meeting
was adjourned at 3:47 P.M.²

A handwritten signature in black ink, appearing to read 'Catherine Duncan', written over a horizontal line.

Catherine Duncan, Chairperson

² Transcribed by Michele Fudo