

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting October 17, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 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
Jon Benoit
Gaere MacDonald

Absent:

Paul Weaver, III

City Staff:

Jenny Wolfe, Historic Preservation Officer
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary
Laura Morse, Recording Secretary

2. General Public Comments for Items not on the Agenda

The Board heard from the following:

- Mike Dixon

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the September 26, 2019 minutes as presented. The motion was SECONDED by Mr. MacDonald and APPROVED BY UNANIMOUS VOICE VOTE.

Ms. Duncan announced that the next meeting would be held November 21, 2019 at 1:00p.m.

4. Modification and approval of Agenda

Ms. Duncan announced the withdrawal of item 7(a).

Ms. Wolfe advised that the applicant for item 8(a) should have been listed as Dixon Design Studio. She asked that a discussion regarding the Resilient Heritage in the

Nation's Oldest City grant be added as a discussion item.

There was Board consensus to approve the agenda as amended.

5. Public Comments related to Expedited Hearing items:

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

5. (a) Certificate of Appropriateness 2019-0097 – Les Thomas Architect – Applicant Historic Fraser Properties – Owner 14 St. George Street (Parcel ID: 197290 0000)

To make alterations to a previously approved Certificate of Appropriateness to include adding two new second story balconies, a new door opening, and a new window.

Les Thomas agreed to staff conditions and waived his presentation.

Ms. Wolfe 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 two new balconies and changing the opening patterns at **14 St. George Street** because it is compatible with SOIS #9 with the following condition:

- Revise double French doors on the balconies to a single wood door that may be paneled and partially glazed

Ex Parte Communication:

(None)

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application 2019-0097 with staff condition regarding revising the French doors, finding that the other proposed changes were consistent with the Spanish Colonial style. The motion was SECONDED by Ms. Wingo.

Ms. Wolfe asked for clarification regarding balcony doors which were shown on the plans as two French doors, but recommended to be a single door.

Mr. Thomas agreed to install the single door per staff recommendation.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness F2019-0087 – John and Karin White – Applicant and Owner
253 Charlotte Street

To replace all of the existing windows with vinyl windows.

Applicant was not present and there was Board consensus to hold the item to the end of the meeting to allow the applicant time to arrive.

Item was revisited after item 10(a).

MOTION

Mr. MacDonald MOVED to CONTINUE Certificate of Appropriateness application F2019-0087 to the November 21, 2019 meeting to allow the applicant to appear before the Board with appropriate revisions to the application. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Macdonald, Wingo, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) 2019-0096 – Martin Gould – Applicant
E.M.A. Inc. – Owner
36 Charlotte Street

To construct a second story deck on the front façade and to replace an existing window with a door.

Item was withdrawn by the applicant prior to the meeting.

8. Certificate of Demolition

8. (a) 2019-0095 – Dixon Design Group – Applicant
H.A. and Debra Smith – Owner
22 Grove Avenue

To demolish a two-story garage constructed c. 1930 that is listed in the North City National Register Historic District and recorded in the Florida Master Site File.

Ms. Wolfe 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** Certificate of Demolition for the carriage house at **22 Grove Avenue** because it is an accessory structure and repair work may result in the lack of architectural integrity of the structure with the following conditions:

- The applicant record the building for archival purposes to include scaled drawing and photographs that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.
- The applicant makes a good faith effort to salvage the barn doors and windows

Deborah Smith was available for questions.

Ex Parte Communication:

(None)

30 certified notices were sent, 8 were returned in favor, and 3 had comments.

Public hearing was opened.

George Norman said that the subject structure was dilapidated, and the replacement structure maintained the historic nature of the main house and neighborhood.

Public hearing was closed.

The Board discussed:

- Poor condition of existing structure
- Proposed replacement structure appeared to match the existing structure and maintained the character of the area
- Desire to see salvage of components of the existing structure
- Condition of existing barn doors

- Applicant intended to replace the existing building with a similar structure
- Recommendation that the applicant have staff review of proposed replacement location to ensure setbacks were allowed
- Staff conditions to record the structure and salvage barn doors and windows

MOTION

Mr. MacDonald MOVED to APPROVE Certificate of Demolition application 2019-0095 with the conditions that the applicant makes a good faith effort to salvage the barn doors and windows and records the structure for archival purposes to be submitted to staff. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) 2019-0093 –Cronk and Duch Architecture – Applicant
L. John Arbizzani Revocable Trust – Owner
41 Carrera Street

To demolish a building constructed in 1951 that is not listed in the Model Land Company National Register District or in the Florida Master Site File.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds the Board can **APPROVE** a Certificate of Demolition for **41 Carrera Street** because it is not a local landmark or otherwise designated as a historic building with the following conditions:

- The applicant records the building for archival purposes to include

scaled drawings and photographs that will be submitted by the applicant to the Florida Master Site File with courtesy copy provided to staff.

- The applicant makes good faith effort to provide materials and features for salvage such as solid wood paneling, wood windows, etc.

John Arbizzani and Clifford G. Duch reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Elisa Nevel was concerned with the use of the replacement structure as a bed and breakfast or other commercial use but was in favor of the application as a residence.

Leslee Keys gave a brief history of the structure and felt that the previous residents would not object to the demolition.

Public hearing was closed.

The Board discussed:

- Comments from previous owner of the property in favor of the application
- Applicant agreed to staff conditions
- Home was not a contributing structure to the district

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Demolitions application 2019-0093 with conditions recommended by staff because the evidence submitted had justified that the building was not a contributing structure to the Model Land

Company Neighborhood and there were no findings that would suggest a Local Landmark designation for architectural or cultural significance that would be adversely affected by the demolition. The motion was SECONDED by Mr. MacDonald.

Ms. Wingo said the evidence was compelling enough to support the application but noted, in terms of historic preservation, it was significant that the house had all original features.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Certificate of Appropriateness for Historic Property Ad Valorem Tax Exemption

9. (a) 2019-0094 – 46 Avenida Menendez, Inc. – Applicant and – Owner 34 Granada Street

To certify the completion of rehabilitation work for an ad valorem tax exemption.

Ms. Wolfe read the staff report and said based on a review of the Secretary of the Interior's Standards ("Standards") and without evidence to the contrary, staff finds that a full an ad valorem tax exemption cannot be recommended for **34 Granada Street (a.k.a. 32 Granada Street)** because it is not completely consistent with the Standards. Staff recognizes significant work that was done to save the exterior shell of the building and its location on the streetscape but finds an incomplete degree of qualified historic rehabilitation work for the interior that rises to the level expected for the exemption program. She added, pending comment from the state program, staff is inquiring about the possibility of granting a partial tax exemption for the building exterior. Additionally, the applicant

may have additional information to provide documentation of the condition that warranted removal of features, replacement of features that are not-in-kind, and the ability to adapt the first floor to a new use without compromising the original features, floor-plan, and finishes.

John Arbizanni and Leslee Keyes reviewed the application.¹

Ms. Wolfe clarified that she was not notified that the applicant was planning to seek a tax exemption and did not review interior plans until after interior renovations had been approved by the building department.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi spoke in opposition to the application and disagreed with the option to allow a partial tax exemption. She was concerned with the use of the rear structure on the property.

Charles Pappas felt that the building was saved but not preserved and did not think the application warranted to the tax exemption.

Public hearing was closed.

The Board discussed:

- Historic Preservation staff's lack of involvement in approval of changes to the interior of the structure
- No verbiage within the settlement agreement referencing the tax exemption
- Examples of tax exemptions provided by the applicant did not provide precedent for the current application

- Little flexibility in the Ad Valorem tax exemption interior requirement
- Removal of interior stairs and other elements affected the historic integrity of the interior
- Partial tax exemption may be possible for efforts to preserve the exterior of the building
- Window configurations had not been changed, which helped to preserve some interior character
- Tax exemption program was designed to encourage preservation of the interior of historic structures
- Allowing a partial tax exemption for exterior work may make many more property owners in the historic district eligible for the exemption
- Requirements to bring the structure into compliance with modern codes necessitated the removal of staircase and other interior elements
- Little effort to replicate interior features that were removed
- Board's motion as a recommendation to the City Commission

Mr. Arbizanni did not want to continue the application.

Ms. Wolfe noted that the State Historic Preservation Office did not seem opposed to a partial tax exemption if City Code allowed. She added that there were requirements that limited eligibility to the program and may ease concerns of causing an overabundance of qualified properties.

The Board continued discussion regarding the tax exemption program, with some concerns that recommending approval of a partial tax exemption may be an over-reach of Board powers.

Ms. Lopez advised that the Board could find the exterior renovations compliant with program qualifications and allow the Commission to interpret the Ordinance and

¹ Additional documents attached to original minutes

determine the feasibility of a partial tax exemption.

MOTION

Mr. Benoit MOVED to RECOMMEND APPROVAL to the City Commission, in part application 2019-0094 for the tax abatement for the value of the improvements to the subject property with the findings that the exterior renovations and preservation of the building was completed to the Secretary of the Interior Standards for rehabilitation work; however, HARB finds that the interior renovations to the project were not in compliance with all Secretary of Interior Standards. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Variance to the Design Standards for Entry Corridors

**10. (a) 2019-0091 – P.J. Patel – Applicant
Umabhagu Equities, LLC. – Owner
841 Anastasia Boulevard**

To request modifications to the Anastasia Boulevard Design Standards including the frontage requirement, driveways, and parking.

Ms. Wolfe read the staff report and said the modifications can be approved if the CRC finds that strict application of the standards is not warranted and that granting the modification will fulfill the intent of the Standards using the criteria provided with the burden of proof to provide such evidence placed on the applicant.

Shannon Acevedo of Matthews Design Group reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 2 were returned in favor, and 1 had comments.

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

The Board discussed:

- Site conditions made 50% frontage requirement difficult
- Unique shape of property made separate ingress and egress drive aisles appropriate
- Proposed Mid-Century design was appropriate for the corridor
- Two retention ponds on the property
- Reducing drive-aisles to 14 feet to meet the guideline which applicant was amenable to
- Connecting proposed wall to the building to appear more as an extension of the building façade
- Proposed wall crossed the front of the building and continued along the front of the parcel
- Trees being saved by placing two parking spots along the side of the building

MOTION

Mr. MacDonald MOVED to APPROVE application 2019-0091 to allow the development with the decreased frontage, the ingress and egress drive-aisles at 14 feet in width each, and the parking on the side based on the findings that the request is consistent with the comprehensive plan and generally consistent with the purpose of the code, the proposed modification will not have a material negative impact on adjacent uses or the applicant proposes to mitigate the negative impact to be created by the modification, and compliance with the requirement is

technically impractical or undesirable based on site condition or approval of the modification would result in superior design. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

**AYES: MacDonald, Wingo, Benoit,
Duncan**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**11. Planning and Building Staff
Approved Permit Report**

(No presentation. Provided for informational purposes only)

12. Other Business

12. (a) Board Elections

Heard after Resilient Heritage Grant
discussion

Ms. Wingo nominated Ms. Duncan to continue in her role a Chairperson.

There was Board consensus to re-elect Ms. Duncan and Ms. Wingo as chair and vice-chair.

**12. (b) Notice of ordinance to create the
Corridor Review Committee**

Ms. Wolfe announced that the Board would be reviewing an ordinance to create a separate Corridor Review Committee consisting of three neighborhood representatives and two design professionals which would remove HARB's duty to review entry-corridor applications once the Commission passes the ordinance.

**Discussion Regarding Resilient Heritage
in the Nation's Oldest City Grant**

Ms. Wolfe said that there had been a kick-off meeting with the consultant team for the grant project. She recommended that there

be a meeting in conjunction with the November meeting to allow HARB to meet the team and provide input regarding the project. She asked for the Board's preference for scheduling the meeting.

There was Board consensus to have the consulting team meet with the Board at noon on November 21, 2019 prior to the regular meeting.

There was further discussion regarding including University of Florida operated properties in this or future grants.

13. Adjournment

There being no further business, the meeting was adjourned at 3:17 P.M.²



Catherine Duncan, Chairperson

² Transcribed by Candice Seymour