

## CITY OF ST. AUGUSTINE

### Historic Architectural Review Board Regular Meeting November 21, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 21, 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  
Julie Courtney, Historic Preservation Planner  
Xavier Pellicer, Mobility Coordinator  
Isabelle Lopez, City Attorney  
Candice Seymour, Recording Secretary

---

#### 2. Special Presentation

##### 2. (a) Introduction of the consulting team for "Resilient Heritage in the Nation's Oldest City" grant to include discussion and public comment

Ms. Wolfe introduced the subject.

Dr. Angela Schedel introduced the project team and presented the project schedule as well as the scope of work.<sup>1</sup>

Lisa Craig gave a presentation regarding community surveys and public workshops held related to community values in historic areas as well as ways to incentivize mitigation strategies, and recovery strategies.

Dr. Schedel presented sea level rise data to further illustrate the importance of the project.

Public comment was opened, and the Board heard from the following member:

- Commissioner Nancy Sikes-Kline

Public comment was closed.

The Board discussed the following regarding the project:

- Urgency of the project as yearly storm threats worsen
- Construction strategies to mitigate flooding
- Concern for the raising of structures and the effects on historic streetscapes and historic structures that cannot be raised
- Ability for the Board to provide comment on the project in the future
- The need to explore how the study and recommended regulations that stem from the study, would affect existing design guidelines
- Including institutionally owned buildings in the process
- Possibility of utilizing plant material and landscaping for flood mitigation, particularly plants that were salt-water tolerant.
- Importance of educating the public regarding flood mitigation strategies and associated costs

---

<sup>1</sup> Presentations attached to original minutes

- The need to provide incentives for property owners to utilize flood mitigation techniques
- Recommendation to illustrate the flood insurance rates at different building elevations
- Finding ways to utilize the manpower left without work after a storm to aid in recovery such as a certification program

Public comment was re-opened, and the Board heard from the following:

- Paul Thompson

The Board continued discussion:

- Mangroves for shoreline protection
- Providing the public standard wall details for flood mitigation
- The human element to historic preservation and flood mitigation
- Interests in computerized modeling as part of the project

### **3. General Public Comments for Items not on the Agenda**

(None)

### **4. Approval of Minutes**

#### **MOTION**

Mr. Benoit MOVED to APPROVE the October 17, 2019 minutes as presented. Motion SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

### **5. Modification and approval of Agenda**

Ms. Duncan announced that item 8(c) had requested a continuance.

#### **MOTION**

Mr. Weaver MOVED to CONTINUE application 2019-0109 to the December

19, 2019 meeting. The motion was SECONDED by Mr. MacDonald.

#### **VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Ms. Wolfe recommended that item 10(b) be heard prior to item 9(a) since they were closely related.

#### **MOTION**

Mr. Benoit MOVED to APPROVE the modifications to the Agenda. Motion SECONDED by Mr. MacDonald and APPROVED BY UNIMOUS VOICE VOTE.

Ms. Wolfe introduced new Historic Preservation Planner Julie Courtney.

### **6. Public Comments related to Expedited Hearing items:**

(None)

### **6. (a) Certificate of Appropriateness 2019-0104 – Paul J. Thompson – Applicant and Owner 168 Avenida Menendez**

To construct a 5' masonry and stucco property wall with wood gate and relocate existing fencing to the second-floor balcony.

Ms. Courtney 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 construction of masonry and stucco property wall with wood gate and relocation of existing fencing to the second floor balcony at 168 Avenida Menendez because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 2, 3, and 9.

Paul Thompson waived his right to a presentation.

#### MOTION

Mr. Weaver **MOVED** to **APPROVE** application 2019-0104, 168 Avenida Menendez as recommended by staff. The motion was **SECONDED** by Ms. Wingo.

#### VOTE ON MOTION:

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**6. (b) Certificate of Appropriateness 2019-0107 – John Valdes and Associates, Inc. – Applicant Gary and Laura Shivers – Owner 101 Marine Street**

To alter a portion of the rear, northeast corner of the building's first floor to include windows, doors, roofing and siding to accommodate interior renovations.

Ms. Courtney 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 alteration of a portion of the rear northeast corner of the building's first floor to include windows, doors, roofing, and siding to accommodate interior renovations at **101 Marine Street** because it meets the applicable Secretary of the Interior's Standards for rehabilitation 2, 3, 6, and 9

Steve Porter waived his right to a presentation.

Ex Parte Communication:

(None)

#### MOTION

Mr. Benoit **MOVED** to **APPROVE** application 2019-0107 because the modifications as proposed do not seem to effect the architectural integrity of the building and are in keeping with the existing style of the building. The motion was **SECONDED** by Mr. MacDonald.

#### VOTE ON MOTION:

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

**6. (c) Certificate of Appropriateness 2019-0110 – Environmental Land Managers, LLC – Applicant CHW LLC et al and 1 King Street LLC – Owner 1 King Street (a.k.a. 8 Marine Street)**

To replace existing concrete and coquina concrete walkways and non-paved areas with clay brick pavers in the front and rear building patio areas.

Ms. Courtney 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 replacement of existing concrete and coquina concrete walkways and non-paved areas with clay brick pavers in the front and rear building patio areas at **1 King Street, a.k.a. 8 Marine Street** because it meets applicable Secretary of the Interior's Standards for Rehabilitation 2, 8, and 9.

Tipton Gray waived his presentation.

Ex Parte Communication:

(None)

## MOTION

Mr. Weaver **MOVED** to **APPROVE** application 2019-0110, 1 King Street, a.k.a. 8 Marine Street, based in the staff report. The motion was **SECONDED** by Mr. MacDonald.

### VOTE ON MOTION:

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

### 7. Continued Items from Previous Meetings

#### 7. (a) Certificate of Appropriateness 2019-0087 – John and Karin White – Applicant and Owner 253 Charlotte Street

**To replace all of the existing windows with vinyl windows.**

Ms. Wolfe read the staff report and said based on a review of the AGHP and without evidence to the contrary, staff finds that the Board can **CONTINUE** a Certificate of Appropriateness for **253 Charlotte Street** to give the applicant time to consider a more compatible alternative.

John and Karin White reviewed the application with additional information for an aluminum-clad window as well as cost comparisons for windows of varying material-types.<sup>2</sup>

The Board discussed:

- The provided quotes for wood-windows, and the possibility of factory-painted wood windows as a viable option over aluminum-clad
- Compatible alternative materials based upon the Secretary of Interior Guidelines versus window treatment requirements in Historic

<sup>2</sup> Attached to original minutes

Preservation Districts which required like materials

- Option for the Board to deny the application and have the applicant appeal the decision to the City Commission

Ms. Wolfe reviewed the several options for the application as discussed by the Board. She noted the possible resubmittal of the application as a partial demolition of architectural features which would allow the applicant to make a case for economic hardship.

The Board continued discussion regarding the following:

- Applicant's lack of proof that the wood windows would be more burdensome to maintain over time
- Utilizing aluminum clad material on windows that could not be seen from the street, which had been done on previous applications for second-story windows outside of street-view
- Possibility of changing historic district regulations to allow reconstructions to be considered as contributing structures, which may help provide financial relief for property owners
- Most new construction in the historic districts utilized wood windows

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappis said there should be further information regarding the provided window quotes and maintenance, and more proof provided for an economic hardship argument. He felt that further proof of street sightlines should be provided if the applicant wanted to utilize aluminum clad material on windows that could not be seen from the street.

Public hearing was closed.

There was discussion regarding the applicant's options moving forward and the Whites voiced a preference to continue the application to further explore replacement options.

#### **MOTION**

**Mr. Weaver MOVED to CONTINUE application 2019-0087, 253 Charlotte Street to the December 19, 2019 meeting. The motion was SECONDED by Mr. Benoit.**

#### **VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **8. Certificate of Demolition**

##### **8. (a) 2019-0106 – Robin Bunnell – Applicant and Owner 107 Zoratoa Avenue**

**To demolish a building constructed in 1952 that is recorded in the Florida Master Site File and not located in a district. (Hurricane Damage).**

Ms. Courtney 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 **107 Zoratoa Avenue** because it is not a local landmark or otherwise designated as a historic building.

Rob Bunnell reviewed the application.

Ex Parte Communication:

(None)

17 certified notices were sent, 6 were returned in favor, and 1 had comments.

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

The Board discussed:

- No conditions were requested by staff because the building was non-descript; however, the Board could add conditions if they deemed it necessary
- Though the house was on two lots, the applicant intended to only build one house

#### **MOTION**

**Mr. Weaver MOVED to APPROVE application 2019-0106, 107 Zoratoa Avenue with no conditions. The motion was SECONDED by Mr. Benoit.**

#### **VOTE ON MOTION:**

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Ms. Wolfe advised the applicant regarding the Cedar trees on the property which may require review by the Planning and Zoning Board for removal.

##### **8. (b) 2019-0108 – St. Johns Housing Partnership, Inc. – Applicant and Owner 111 Masters Drive**

**To demolish a building constructed in 1948 that is not recorded in the Florida Master Site File and not located in a district.**

Ms. Courtney 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 **111 Masters Drive** because it is not a local landmark or otherwise designated as a historic building.

Bill Lazar reviewed the application.

Ex Parte Communication:

(None)

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

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

## MOTION

Mr. Benoit MOVED to APPROVE application 2019-0108 for the demolition of the existing residence at 111 Masters Drive having found that it is not a local landmark or otherwise designated as a historic building. The motion was SECONDED by Ms. Wingo.

### VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald,  
Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

### 8. (c) 2019-0109 – K. Kemper Meiring – Applicant Kenneth and Patricia Meiring – Owner 103 South Street

To demolish a building constructed ca. 1910 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District. (COD 2018-0005 is expired).

The applicant requested a continuance prior to the hearing. See modifications to the agenda for motion to continue.

## 9. Incomplete Items

### 9. (a) Certificate of Appropriateness 2019-0111 – Cronk Duch Architecture – Applicant 12 Avenida Menendez, LLC – Owner 12 Avenida Menendez

To demolish rear portions of the building and property features, construct an attached one story loggia and rear one story buildings, construct an attached one story building to the south with roof patio area, add an upper patio to the existing building, and to alter or construct other associated features within the existing building and site area (Building elevations were not provided at the application deadline and may have been submitted at a later time).

Mr. Weaver recused himself as a consultant for the applicant on the project.<sup>3</sup>

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 **CONTINUE** a Certificate of Appropriateness for the demolition of rear portion of the building, new construction, and other alterations at **12 Avenida Menendez**.

Joseph Cronk reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Lot coverage which was at 69.5% according to the applicant
- New construction would have needed to be in the colonial style; however, the existing building was Mediterranean Revival style
- Concern that the proposed addition did not emphasize a specific style
- Stucco loggia did not seem to be appropriate in style
- Large scale of the project

---

<sup>3</sup> Form attached to original minutes

- Possible effect of the project to the view-scape
- Adding additional landscaping or planters
- Recommendation from staff to recess building to allow addition of plant materials

John Arbizanni added that Police Chief Barry Fox had recommended the louvers in the open-air dining area to prevent trespassers.

- Recommendation to soften the pavilion and corner building in some way, possibly with plant materials
- Outdoor seating area helped to screen the proposed attached secondary structure
- Proposed addition clearly read as an attached secondary structure
- Possibility of a glass rail rather than the simple aluminum on the tops of the buildings with Board preference for the aluminum rail
- Opportunity for the applicant to utilize architectural features that were generally not allowed for new construction in the Historic District because of the style of the existing structure

## MOTION

**Mr. Benoit MOVED to APPROVE application 2019-0111 with the primary finding that because the building is a post 1821 building, that it is appropriate to construct additions that were not necessarily colonial or British colonial and therefore the applicant can add and modify the building, tying motifs to the original architecture which they have done within the application as long as they have met the zoning requirements and continue to work with the archeology department on any changes or improvements to the site and that the design team work with staff to include**

**additional green-scaping to soften the northwest corner. The motion was SECONDED by Mr. MacDonald.**

## VOTE ON MOTION:

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

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

## 10. City Projects: Certificate of Appropriateness

### 10. (a) Certificate of Appropriateness 2019-0103 – City of St. Augustine Public Works – Applicant City of St. Augustine – Owner Avenida Menendez and Marine Street intersection

**To construct pedestrian improvements across Avenida Menendez and Marine Street from Artillery Lane to the City Marina to include a crosswalk, signage, ADA ramp, and curbed islands.**

Ms. Wolfe read the staff report and said staff does not make recommendations for City Projects.

Xavier Peillicer, Mobility Coordinator, reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Project's primary purpose was safety
- Possibility of replacing simple DOT pipe railing with one that matches historic district railing
- Flashing beacon signs were the latest iteration of DOT signage for crosswalks

- Possibility of adding low-cut landscaping in the concrete island area
- Board preference to keep DOT railing
- Preference of brick paving for the crosswalk rather than paint striping

## MOTION

Mr. Benoit MOVED to APPROVE application 2019-0103 for proposed paving improvements along Avenida Menendez and Marine Street finding that the improvements will help pedestrian mobility without detracting from the City streetscape with the condition that the City employ the standard brick installation at the crosswalks and explore a way to soften the concrete islands with plant materials. The motion was SECONDED by Mr. MacDonald.

### VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**10. (b) Certificate of Appropriateness**  
**2019-0112 – City of St. Augustine Public**  
**Works – Applicant**  
**City of St. Augustine – Owner**  
**Cuna Street section between Charlotte**  
**Street and Avenida Menendez**

Heard prior to item 9(a).

To construct roadway improvements to match previously approved Downtown Improvement District design standards including coquina concrete and clay paving materials, light poles, string lights, street furniture, and removable fences and bollards.

Ms. Wolfe read the staff report and said staff does not make recommendations for City projects.

Jeremy Marquis and Elijah George reviewed the application with a presentation.<sup>4</sup>

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappis spoke in favor of the project citing positive impacts to the entrance of Cuna and Charlotte Streets. He recommended continuing use of the compactor trash cans for the project.

Public hearing was closed.

The Board discussed:

- Transitioning an area to more pedestrian-friendly access was a positive move
- Concern for the festoon lighting which may not be appropriate along the street
- Archeological resources and utilities under the area which the applicant and City were monitoring
- Street would be open to vehicular traffic 2:00am to 10:00am with use of retractable bollards
- Bollards could come in a dark finish that would help them blend with the area
- Curbing would be flat and there may be safety concerns; however, safety data did not reflect any increase in incidences due to flat curbing
- Importance of the view-scape from Charlotte Street which the project would improve, with the possible exception of the festoon lights
- Recommendation for more green-scaping to soften the area
- Possibility of testing the festoon lights to see if they would be compatible since they were for

---

<sup>4</sup> Attached to original minutes

ambiance purposes rather than  
general lighting

- Trash receptacle options
- Metal fencing design was appropriate

#### **MOTION**

Mr. Benoit MOVED to APPROVE application 2019-0112 finding that the paving plan is compatible with the Historic Streetscape design with the modifications that the applicant remove the festoon lighting from the design and return with a separate application for that element, that the applicant continue to work with the City Archeologist, and that the applicant get the dark finish for the bollards. The motion was SECONDED by Mr. Weaver.

There was a brief discussion regarding the separate application for lighting.

#### **VOTE ON MOTION:**

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

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

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

(No presentation. Provided for informational purposes.)

#### **12. Other Business**

##### **12. (a) Review schedule for 2020 proposed HARB meetings**

Ms. Duncan asked that the Board review the schedule and there was Board Consensus to keep the schedule as proposed.

Ms. Wolfe announced the Florida Trust and National Alliance for Preservation Commissions conferences for 2020.

#### **11. Adjournment**

There being no further business, the meeting was adjourned at 4:31 P.M.<sup>5</sup>



Catherine Duncan, Chairperson

---

<sup>5</sup> Transcribed by Candice Seymour