

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting November 21, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 21, 2024, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL: Gaere MacDonald, Chairperson
Brad Beach, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Linda Potter

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

James Whitehouse was to present item 8 on the agenda, he requested that this item be heard prior to 6.a. if possible.

Mr. MacDonald was not in favor of shifting the agenda because people time their appearance at meetings based on the agenda.

Mr. Weaver had a personal view that city items should go to the end of the agenda in deference to the public.

Ms. Courtney advised that FDOT had requested to be at the beginning of the meeting.

3. Approval of Minutes

MOTION

Mr. Beach MOVED to APPROVE the September 18, 2024 minutes as presented. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Beach, Duncan, Potter, Weaver, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Weaver MOVED to APPROVE the October 17, 2024 minutes as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Duncan, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the following modifications to the agenda; item 7.c. HP2024-0066 and item 7.a. HP2024-0050 would be continued to the December 19, 2024 meeting; item 7.b. HP2024-0065 was withdrawn; and item 7.d. HP2024-0055 would be continued to a date to be determined. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach, MacDonald
NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

**5. (a) Ad Valorem Tax Exemption Part III
HP2024-0059 – Elaine Darnold – Applicant
Elaine H. and Kenneth W. Darnold –
Owner 121 Kings Ferry Way**

Parts I & II Approved and Part III
Continued on October 17, 2024

To review parts I, II, and III of a Historic Preservation Ad Valorem Tax Exemption application, to certify completion of interior and exterior restoration and rehabilitation of a residential building, constructed between 1885 and 1894, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

Ms. Courtney read the staff report and said based on a review of the Secretary of the Interior's Standards, the Board's previous review and approval of Parts I and II, and without the support of evidence to the contrary, staff finds the HARB can APPROVE a CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption application for 121 Kings Ferry Way and RECOMMEND to the City Commission, who grants the exemption, with the following findings:

1. The completion of work to the exterior and interior to the c. 1885-1894 building, which is a qualifying property because it contributes to the Lincolnville National Register Historic District, complies or is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
2. The proposed work meets the criteria established by the Department of State (included in the attachments)

Kenneth Darnold had agreed to waive his presentation as this item was expedited.

Ex Parte Communication: none

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

There was consensus with the Board for approval.

MOTION

Mr. Weaver MOVED to APPROVE item 5.a. Ad Valorem Tax Exemption Part III HP2024-0059 121 Kings Ferry Way without conditions. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness – City Owned Property

**6. (a) HP2024-0073 – City of St. Augustine & FDOT - Applicant City of St. Augustine, State of Florida, & United States Government - Owner
111 Avenida Menedez & PID's 1961800000 & 1961700000 (Waterfront along A1A/Avenida Menendez, beginning south of the Bridge of Lions north to Charlotte Street)**

To replace the existing seawall and posts and chains with a new seawall and solid pedestrian barrier to tie into a proposed new National Park Service seawall to the north and to the city seawall to the south of the Bridge of Lions; and to lower the elevated promenade adjacent to the existing seawall on the north side of the bridge.

Ms. Courtney read the staff report and said staff does not make recommendations regarding City projects. The HARB should make a determination based on the evidence provided.

Ian Pond reviewed the application for the Board

Ex Parte Communication: none

Public hearing was opened

BJ Kalaidi asked when the project would be completed.

Mr. Pond and Karen Falkenberry advised that it would take at least one year to complete the project.

Public hearing was closed.

The Board discussed:

- Was a Certificate of Appropriateness the correct application or would the Demolition and Partial Demolition be the better application
- Supported the C.O.A. application
- Demolition and partial demolition were heard only in the HP 1-5 districts
- There had been some research in the area already
- There would be archeological observers present throughout the project
- Any work prior to starting the project to find any areas of archeological concern
- There was a cultural resource assessment survey prior to this stage of the project to evaluate the National Register eligibility of the project to include the existing seawall
- The State Historic Preservation Office (SHPO) would most likely be involved in the project
- Previous work had shown good faith on the part of the FDOT
- Liked the design of the wall
- Agreed that the wall design was consistent with the south wall
- The proposed height of the wall would help to protect the city
- How would the traffic circulation in the area be dealt with
- There was no expectation of blocking any lanes in the area and all supplies would

be delivered at times when the traffic was at a minimum

- Would the seawall be high enough to discourage flooding in the Castillo parking lot
- The National Park Service would be working on their own project, the FDOT project did not extend all the way to the Castillo
- An analysis had been conducted and the proposed wall would be eight and one-half feet high, which was seven feet higher than it was currently and would have a life of seventy-five years
- There were models available to predict how long the proposed wall height would be effective
- Confirmed that the height of the wall would meet up with the bridge and the wall would abut the bridge

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0073 to replace the existing seawall and posts and chains with a new seawall and solid pedestrian barrier to tie into a proposed new National Park Service seawall to the north and to the city seawall to the south of the Bridge of Lions; and to lower the elevated promenade adjacent to the existing seawall on the north side of the bridge. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Continued Items from the Previous HARB Meetings

7. (a) HP2024-0050 Certificate of Demolition (Partial)– Lianny Sanchez – Applicant and Owner
65 ½ Saragossa Street

Continued from September 18, 2024

For after the fact partial demolition of a residential building, constructed c. 1918-1920, contributing to the Model Land Company National Register Historic each Master Site File, including replacement of historic wood windows in a different material and design.

This item was administratively continued to the December 19, 2024 meeting. See item 4.

7. (b) Certificate of Demolition (Partial)
HP2024-0065 – A. Kroll Construction–
Applicant – Donna R & Scott G. Wendler -
Owner 132 King Street

Continued from October 17, 2024

For partial demolition of a residential building, constructed c. 1910-1914, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of an existing window opening with a door on the front facade.

This item was withdrawn.

7. (c) Certificate of Demolition (Partial)
HP2024-0066 – Arkon Builders Corp –
Applicant - First United Methodist Church
- Owner 118 King Street

Continued from October 17, 2024

For partial demolition and possible reconstruction of the west tower of a church building, constructed between 1910-1917, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District.

This item requested a continuance to the December 19, 2024 meeting. See item 4.

7. (d) Opinion of Appropriateness
HP2024-0055 – Rogers Towers, P.A. –
Applicant – Kasa, Hospitality, Inc. - Owner
24 Cathedral Place/Charlotte Street

Continued from September 18, 2024

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

This item requested a continuance to a later date to be determined. See item 4.

8. Certificates of Appropriateness

8. (a) HP2024-0071 – Design Cooperative,
LLC – Applicant
58 Charlotte Street LLC – Owner
58 Charlotte Street

To install mechanical equipment at the roof ridge screened with a cupola structure.

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 58 Charlotte Street if the HARB finds that the chosen design option meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Milan Milanovic and Mark Angelo reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- The cupola would be the most efficient way to mask equipment and capture the air flow needed
- Changes could be made in the future if necessary
- Preferred the dormer idea to keep the roof ridge clean

- Agreed the dormer was a better option
- The cupola would be from a different period
- Using the dormer would be difficult
- A chimney instead of a cupola would maintain the historic value of the building
- There was an existing chimney that could be copied
- A masonry finish or veneer for the chimney
- Minimally intrusive in the shape of a chimney was the best option

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0071 to construct a structure using the dimensions proposed for the cupola and a stucco veneer, providing a drawing to staff for administrative review. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) HP2024-0072 – KLT Construction, Inc. – Applicant J Prabhu, LLC – Owner 120 Avenida Menendez

To fill in an existing pool area at the southeast corner of the site to expand paved parking.

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 120 Avenida Menendez if the Board finds that the filling of the pool and expansion of the existing parking lot meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

James Whitehouse reviewed the application.

The Board presented their Ex Parte Communication.

Public hearing was opened.

BJ Kalaidi was concerned that the work had been done without the permit in place. She wanted a solution for the future to keep those types of situations from happening. from happening

Public hearing was closed.

The Board discussed:

Ms. Potter said this area was rich in historic artifacts, she asked how that aspect would be dealt with.

Mr. Whitehouse advised that there was no plan to disturb the land only to drill holes in the bottom of the pool and then fill the pool. He said that they were coordinating with Ms. White.

- It was not a good idea to bring in heavy equipment into archeological areas
- The intent was not to disturb any area along the bayfront or the alley way on the side of the building
- Some of the information presented in the application was related to a different project
- The A-14 form for archeological had been submitted on November 6
- Working without a permit went before the code enforcement
- Felt that there should be landscape screening to hide the cars in the parking lot
- The pool in the front of the hotel was a defining feature
- The depth of the pool in question was approximately 8 feet deep
- Felt the damage would have been done when the pool was constructed
- Screening the parking with landscape was a good idea
- Felt that this would be an improvement as the hotelier was losing parking on the

street with other developments in the area

- Drilling and filling the pool was not the issue, doing the work without a permit was a problem as it was required
- The archeology paperwork was filed but not complete
- There was a recommendation to continue the application
- Only a certificate of appropriateness was before the board and the archeology was a separate issue
- A proper approach would have negated this situation
- The board had the right to rule on that part of the application
- Needed guidance to accomplish the goals that the board had put forward
- Drilled holes in the pool were okay, needed to provide a landscape plan as well as the plan for the replacement wall

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0072 at 120 Avenida Menendez to the December 19, 2024 HARB meeting when the applicant will provide a landscape plan to properly screen the parking area and the signed document from Dr. White for completion of the archeology phase of the project. Should there be a safety concern in the interim the applicant would be able to make the area safe for the public. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Certificate of Demolition and Partial Demolition

9. (a) HP2024-0067 – Ace Door & Window Company, Inc. – Applicant
Randall L. Ringhaver Revocable Living Trust – Owner

50 Valencia Street

For partial demolition of a residential building, constructed c. 1951, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District including wholesale removal and replacement of windows with a different design and material.

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 and Partial Demolition at 50 Valencia Street:

1. APPROVE if the HARB can make the following findings:
 - a. The replacement windows, as proposed or modified per HARB recommendation, maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope
 - b. The replacement of the original windows will not compromise the overall historic character and integrity of the structure in such a way that it may not contribute to the district in a future update; OR,
2. CONTINUE to allow the applicant time to consider an alternative window replacement that is more appropriate in design.

Doug Stewart reviewed the application.

Ex Parte Communication: none

14 letters were sent out, 2 were returned in favor, 0 were returned opposed, and 0 had comments.

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

The Board discussed:

Mr. Weaver advised the board that he had participated in the update of the Model Land Company National Historic District. He said that this building would be added to the National Register when the update was completed.

- There was an attempt to repair the windows, but parts were not available
- Was there a metal contemporary window that would be compatible
- Felt that aluminum would be a better alternative, but would not match the profile of the current windows
- Marvin window had different styles that could be used for replacement
- Would a twin window in the larger openings be acceptable to the Board
- If the location of the window was not in the front of the building, that would be an acceptable solution
- The glass turning the corner was a nice feature and should try to be preserved
- No impact glass was in the plan
- Needed to maintain egress in certain windows
- False muntin in the middle could be achieved
- Thinness of the profile and the look of the aluminum was important
- Fiberglass window would work budget wise for the owner as some of the other window styles are not Florida approved yet
- Using the twin window option was the best way to finish the project

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0067 at 50 Valencia Street to replace all of the windows with the Marvin Essential product with pebble grey or white and the applicant will provide that for the staff to determine the exterior and interior finish, all of the windows would have the thin frame, all of the large windows would be fixed windows and twin single hung windows for the large windows with a minimal

divider in between. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. (b) HP2024-0070 – Austin Matheson – Applicant Caleb J. King – Owner 2 Tremerton Place

For Partial Demolition of a residential structure designated as a Local Historic Landmark, constructed c. 1917-1924, including removal of an existing detached c. 1950 garage apartment and alterations to the north and east elevations of the primary structure in relation to proposed additions.

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 HARB can take the following actions for a Certificate of Demolition for Partial Demolition at 2 Tremerton Place:

1. APPROVE if the board finds:
 - a. The proposed full demolition of the detached c. 1950's guest house/garage apartment is not individually designated as a historic structure and its loss will not impact the ability of the main residence to retain its status as a Local Historic Landmark.
 - b. Likewise, the proposed alterations to the existing historic house will not be highly visible from the primary façade or the street and will not limit its ability to retain its status as a Local Historic Landmark.

With the following conditions:

1. Care should be taken to avoid damage to the existing house's exterior and interior and its historic elements/materials during the alterations, including elevation of the

house and removal of the approved elements and the proposed construction of the addition.

2. For exterior and interior salvageable historic materials to be salvaged: The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties.

Austin Matheson and Les Thomas reviewed the application

The Board presented their Ex Parte Communication.

13 letters were sent out, 2 were returned in favor, 0 were returned opposed and 0 had comments.

Mr. Weaver asked how the Board should review the application as this building was considered a local landmark. The Demolition and Partial Demolition were on the application; however, he was concerned that there would be more that would fall under the purview of the HARB.

Ms. Courtney clarified what would be included in the application for demolition and partial demolition.

Les Thomas provided an additional review of the project for the board.

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

The Board discussed:

- The height of the new addition would be approximately twenty-three feet, and the existing ridge was nineteen feet
- Drawings showed an accurate scale
- The existing garage was not higher than the main house
- There was a small window on the east elevation that would be removed
- The plan was accurately drawn but not accurately stated
- This building was a local landmark, not a national register building
- If the Board wanted the window to stay, it could stay; however, the plans showed the window being removed
- There would be an archaeological study completed
- Supported the proposed demolition
- Raising the house would be a challenge because of matching the different brick
- The rear setback was not met; however, the building was being moved further from the property line than currently placed
- There was a zoning letter in the application packet, and it appeared that there was no need to go before the PZB as the letter indicated the same
- The new addition would be ok in the matter of scale
- Agreed with what had been said thus far
- Clarified that there would be three windows removed instead of two
- When it was a landmark building with so many changes, what impact did that have
- The changes would make the home more usable
- The changes should not affect the landmark status of the house
- This would add a great space to the area

MOTION

3. **Mr. Beach MOVED to APPROVE application HP2024-0070 2 Tremerton Place for partial demolition of an existing landmark status building with the following conditions: 1. That care be taken to avoid damage to the existing house exterior and interior and the historic elements during the alterations, including elevation of the house and removal of the approved elements and the proposed construction of the addition, and 2. For exterior and interior salvageable materials to**

be salvaged. The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Beach, Weaver, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

10. Planning and Building Staff Communications

10 (a) Staff Approved Permit Report

(Provided for informational purposes)

11. Other Business

11. (a) Information and Discussion related to the update of the 2014 Vision Plan

Amy Skinner provided an update on the vision plan she said that there had been several workshops, and the feedback had been very positive and the surveys that were online had proved to be successful with 430 people taking the survey. She said that the survey would be open until December 22, 2024. She provided some points for the board to consider for discussion in the joint meeting with PZB and CRC.

11. (b) Reminder of the joint HARB meeting scheduled with the CRC and PZB for Wednesday, December 11, 2024 at 9:00am

Ms. Skinner advised the Board that the meeting date had been changed to December 18, 2024 at 9 am.

12. Next Scheduled Meeting Date(s):

12.(a) December 11, 2024 – Joint Meeting with the CRC and PZB to discuss 2024 Vision Plan Update

See item 11 B

12.(b) December 19, 2024 – Regular Meeting

Ms. Courtney advised the Board of the proposed 2025 meeting schedule which were held on the third Thursday of the month except June 18, 2025

MOTION

Mr. Weaver MOVED to APPROVE the PROPOSED 2025 Calendar of meetings. The motion was SECONDED by Mr. Beach and PASSED by UNANIMOUS VOICE VOTE

13. Adjournment

There being no further business, the meeting was adjourned at 4:44 P.M.²



Gaere MacDonald, Chairperson

¹ Break 4:19 – 4:29 pm

² Transcribed by Michele Fudo