

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting January 16, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 16, 2025, 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

BJ Kalaidi asked why the 24 Cathedral Place application was being heard separately from this meeting. She said they had requested a continuance to the January 16 meeting and said it appeared that they were getting special treatment.

Ms. Courtney explained that 24 Cathedral Place was a very large project and would take a long time to hear the item in a regular meeting; therefore it would allow the time and energy needed to hear the item. She said that the special meeting would be more of a workshop to allow for more open dialogue between the applicant and the board.

Mr. Weaver agreed that the fatigue factor was an issue for the board members and there would be a lot of public interest in the item, which would also add to the time spent on the item.

3. Approval of Minutes

MOTION

Mr. Beach MOVED to APPROVE the December 19, 2024 minutes as presented.

The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Beach, Weaver, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Item 6.a HP2024-0074 requested a continuance to the February 20, 2025 meeting.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda to include the request for continuance to February 20, 2025 for HP2024-0074. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0075 – Jennifer and Bradley Aufdenberg – Applicant & Owner 24 Nelmar Avenue

To modify the approved Part II of a Historic Preservation Ad Valorem Tax Exemption application to include replacement of the existing clay and concrete tile roof with a new clay tile roof on a residential building, constructed c. 1924, that is recorded in the Florida Master Site File and a contributing building to the Nelmar Terrace 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 previous review of Parts I and II, and without the support of evidence to the contrary, staff finds the board can **APPROVE** an **Amendment to the CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption at 24 Nelmar Avenue** if the HARB finds:

The proposed amended scope of work to the existing roof is generally consistent with the Secretary of the Interior's Standards for Rehabilitation

With the additional recommendation: The existing roof files will be salvaged to be used on another project if possible.

Ms. Aufdenberg agreed that since this was an expedited item, she would waive the hearing.

The Board presented their Ex Parte Communication.

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

The Board discussed:

There was consensus with the Board that this was an excellent application and the proposed roof tiles would provide a consistent match with the existing roof tiles.

MOTION

Mr. Weaver **MOVED** to **APPROVE** the amendment to HP2023-0075 for the replacement of the existing roof tile with a new clay tile. The motion was **SECONDED** by Ms. Potter.

VOTE ON MOTION

AYES: Weaver, Potter, Duncan, Beach, MacDonald

NAYES:

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) HP2024-0074 – Bradshaw Building LLC – Applicant

Kresge And Kids LLC – Owner
312 St. George Street

Continued from December 19, 2024

To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

This item requested a continuance to the February 20, 2025 meeting. See item 4.

7. Certificates of Appropriateness

7. (a) HP2024-0079 – Azman & Maria M Dayakli – Applicant & Owner
56 Charlotte Street

To construct a storage shed in the rear yard.

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 56 Charlotte Street:

1. APPROVE if the Board finds that the shed meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that minimally impacts the streetscape with the following condition:

A. The shed be constructed 3' from the side and rear of the southwest property corner

CONTINUE the application to allow the applicant time to consider a more appropriate location and/or shed design/materials and provide additional details.

Azman and Maria Dayakli reviewed the application.

The Board presented their Ex Parte Communication.

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

The Board discussed:

- The shed design should more closely match the design of the house
- Would the prefabricated structure be allowed in HP-2

Ms. Courtney advised that this was not addressed in the AGHP and that the Board would have to decide if it was acceptable.

- The location should be shifted to the southwest corner of the lot
- It might be best to paint the shed a dark color to match the front porch of the house
- Of the three foundation options, auger, slab on grade, or footing foundation, questioned which would be used in the construction of the shed
- Confirmed with the applicant that moving the shed to the southwest corner was acceptable

- This was a temporary structure that could easily be removed
- The purpose of the shed was to store certain equipment out of sight
- Did not like this type of shed in the HP Districts; however, if it was removed from view it would not have much effect
- Felt that this was completely inappropriate for the HP area
- Thought that the view scape should be taken into consideration for the neighbors
- Consider a lean to near the fence
- This was National Historic District, and the proposed building was a low-quality prefab unit
- The expense would not be too high to build a shed using simple framing, plywood, lathe and stucco
- It appeared that there could be an opportunity to build under the stair
- Use the same wood that the fence is constructed with so that the building would become part of the landscape, but do not attach it to the fence
- The Board would need a drawing of the new proposed structure

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0079 at 56 Charlotte Street to the February 20, 2025 meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2024-0082 – CPT Joel Palmer – Applicant
US Barracks – Owner
88 (82) Marine Street

For site changes to include new pavers along Marine Street, installation of new exterior lighting, and refacing an existing information board.

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 88 Marine Street if the Board finds that the proposed site alterations, as proposed or modified at the HARS's recommendation, meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

CPT Joel Palmer and Donald Jones, District Construction Manager for the Florida National Guard, reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- Thought that the presentation looked nice and did not see any necessary changes
- The proposal was appropriate
- Wanted to see the photometrics for the lighting for staff to review
- Needed more detail for the proposed wall around the sign
- Supported the idea of using more traditional materials for the loggia
- Wanted a drawing of the sign to be presented to staff prior to construction
- This was a good concept
- The column would be replicated in style not scale
- The landscaping would remain

MOTION

Mr. Beach MOVED to APPROVE Certificate of Appropriateness HP2024-0082 with the following conditions; Photometrics be provided to staff based on the location of the site pole lights; that the color temperature for the lights would be between 2800 and 3000 Kelvin; A detailed drawing or elevation showing the

scale proportion of the coquina low wall; the brick pavers throughout the property would match the city standards with brick and pattern, with all of the conditions to be reviewed by staff for approval. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Beach, Duncan, Potter, Weaver, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition

8. (a) HP2024-0080 – John Valdes & Associates, Inc. – Applicant
Danmac LLC – Owner
156 Avenida Menendez

For partial demolition of a building, constructed c. 1839-1930, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic District including removal of the later c. 1890 and 1930 additions along Avenida Menendez from the c. 1830s portion of the building addressed 59 Marine Street.

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 Demolition at 156 Avenida Menendez if the HARB determines that the applicant has provided sufficient information to justify demolition of 156 Avenida Menendez while retaining 59 Marine Street and with the condition that the applicant salvage useable materials in accordance with Sec. 28-89(5).

Les Thomas and John Valdes reviewed the application.

Ex Parte Communication: none

16 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 1 had comments.

Public hearing was opened.

Paul Thomas said that he was grateful for the new owners of Marine Street and said that he and the neighbors were in favor of the renovations.

BJ Kalaidi she felt that the historic character of Avenida Menendez had been changed. She discussed the sale of the property and was curious if the property would be eligible for ad valorem tax exemption. She felt that this was demolition by neglect.

Public hearing was closed.

The Board discussed:

- Felt that the older portion of the building was the anchor and agreed that the Mediterranean addition was inappropriate
- Supported the proposal
- Supported the proposal but thought that there should be a formal documentation of the existing structure on Avenida Menendez
- The 1839 portion of the building was a treasure and needed to be restored and preserved
- Was there a record of what the original front porch looked like as well as the fenestration so that there would be a match to the design and intent of the original building

Mr. Thomas advised that there were no photos available of this building and inside framing of the structure showed where the porch had been.

Mr. Valdes told the board that he had been looking for pictorial evidence of the territorial style building and said that the cedar shingle was period style from the turn of the last century.

- The connection between the two structures was important and would be a special place

- Agreed that the demolition was necessary
- Verified that there were two porches on the structure
- The age of the building would make the second story porch historic
- The stained-glass window was in a later addition and had been recycled into another project
- Needed to determine if a metal roof was appropriate for a territorial building
- Much of the block from the 1920 addition would be used, if possible, in the garden walls

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0080 for partial demolition at 156 Avenida Menendez, based on the findings that this was an inappropriate addition to an 1839 building. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) HP2024-0081 – Mary & Scott Siefken – Applicant & Owner **47 Abbott Street**

For partial demolition of a building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later one and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the existing pier foundation, and demolition of a detached shed 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 Demolition for Partial Demolition at 47 Abbott Street if the Board finds that:

1. The proposed partial demolition and new addition maintains the historic character and integrity of the structure
2. The scope of work is compatible with the historic structure's building envelope
3. Proposed changes will not compromise the overall historic character and integrity of the structure

Scott Siefken reviewed the application.

Ex Parte Communication: none

26 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 1 had comments.

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

The Board discussed:

- Felt that the current additions needed to be removed; however, the scale of the new addition was not fitting for the existing structure
- The demolition would be necessary
- The proposed addition would not affect the integrity of the building however, it did not fit with the Secretary of the Interior's Standards
- Advised the applicant to consider a hyphen to help to mitigate the scale of the proposed addition
- The addition was overwhelming
- The AGHP said that additions should be smaller in scale than the original structure

Mr. Siefken asked the Board to advise on changes to make to the plans for the addition to bring it into the desired character of the neighborhood. He explained that the house

had settled, and he wanted to stabilize the structure.

Mr. MacDonald asked if the house would be raised.

Mr. Siefken said that he wanted to restore it to its original height to offset the settling.

Ms. Courtney advised the applicant that there was staff available that would assist with the elevation information

Ms. Duncan advised lifting the house another foot above the minimum to allow for flooding

- Concerned about the window placement on the addition, there was no symmetry, and they did not match in size and height to the windows on the original building
- Thought that a hyphen with an additional entrance was a good idea
- Try to give some depth to the side of the proposed addition
- Agreed that the proposed addition looked like one big mass
- The setbacks were met, and the lot was non-conforming
- Agreed that the hyphen was a possibility
- The fenestration was out of balance
- Adding a porch down the side of the addition would help to break up the side
- A porch was a character defining feature of that area
- The desire was to have the addition be a foot in to make the new addition subordinate to the original structure

Mr. MacDonald asked if the applicant would agree to a continuance.

Mr. Weaver confirmed that the board agreed that the demolition was good.

Ms. Lopez explained how the new ordinance worked for the approval of partial demolition outside of the HP zones.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0081 Certificate of Partial Demolition to the February 20, 2025 meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

9. (a) Staff approved permits report

10. Other Business

11. Next Scheduled Meeting Date(s):

11. (a) Wednesday, January 22, 2025 – Special Meeting

11. (b) February 20, 2025 – Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 3:01 P.M.¹



Gaere MacDonald, Chairperson

¹ Transcribed by Michele Fudo