

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting March 20, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, March 20, 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:

Absent

Gaere MacDonald, Chairperson
Brad Beach, Vice-Chairperson (Excused)
Paul Weaver, III
Catherine Duncan
Linda Potter
Randall Roark (Alternate)

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

Ms. Courtney presented Robert "Bob" Nawrocki, the Chief Librarian for the St. Augustine Historical Society's Research Library for the past fifteen years, with a special recognition award for his contributions to the city.

Mr. Weaver offered his personal thanks to Mr. Neurocki.

3. Approval of Minutes

none

4. Modification and approval of Agenda

6.a. was withdrawn by the applicant

6.b. requested continuance to the April 17, 2025 meeting

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda including item 6.a HP2024-0079 56 Charlotte Street being withdrawn; Item 6.b HP2024-0081 47 Abbott Street would be continued to

the April 17, 2025 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Potter, Roarke, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Appropriateness HP2025-0018 – Les Thomas, Architect – Applicant

Patrick and Melissa Sullivan – Owner
103 Marine Street

To add a two-story covered porch addition and over-door canopies to the existing garage apartment 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 103 Marine Street if the HARB finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a

compatible contemporary design and alterations to the garage apartment are not visible from the street.

Ex Parte Communication: None

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

The Board Discussed:

There was consensus with the Board for approval.

MOTION

Ms. Duncan MOVED to APPROVE Certificate of Appropriateness HP2025-0018 at 103 Marine Street. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Roarke, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) Certificate of Demolition HP2025-0010 – Elev8 Demolition – Applicant Sandra Russaw Fluitt, Jaqueline Russaw Allen, & Joyce Russaw Browne – Owner 53 Evergreen Avenue

To demolish a residential building, constructed c. 1950 that is recorded in the Florida Master Stire File and not located in a district..

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 53 Evergreen Avenue because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication: None

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

Mr. MacDonald advised the Board that the owners were not able to attend the hearing. He said that four letters had been received, two being opposed, and he also had questions for the applicant. He thought the application should be continued.

Mr. Weaver said that his experience in his time on the board, was that if the applicant was absent, the item would be continued.

Ms. Lopez wanted to keep the hearing complete. She advised that the board should not open the hearing unless the board was willing to hear any testimony and decide the application, she said that the applicant would not be able to provide a rebuttal or cross examine. She felt that a continuation was appropriate.

Ms. Duncan thought that because this item was on the expedited agenda, there were too many questions and perhaps the item should be moved to the regular agenda.

Mr. Weaver stated that the board did not have to go along with the expedited status of an application or the recommendations of the staff. He said that since there was opposition, that could be the justification of placing the item on the regular agenda.

Ms. Lopez advised that the board could pull an item from the expedited portion of the agenda at their discretion.

Ms. Seymour told the board that the owner was out of state and their representative would not be attending either. She said that the owner agreed with staff recommendations and wanted the application to be heard.

Ms. Lopez said that the owner would have to respond in writing that they were willing to forgo any hearing.

Ms. Seymour advised that she had an email from the owner stating the same.

Ms. Duncan read the email that stated the owner would waive the right to present any

additional information. She wanted to be sure that the owner was aware that the application could be denied.

Mr. McDonald said that there was a choice for the board to hear the item or continue.

MOTION

Mr. Weaver **MOVED** to **CONTINUE** application HP2025-0010 to the April 17, 2025 meeting. The motion was **SECONDED** by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Potter, Roarke, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous HARB Meetings

6. (a) Certificate of Appropriateness HP2024-0079 – Azman & Maria M Dayakli – Applicant & Owner 56 Charlotte Street

Continued from January 16, 2025

To construct a storage shed in the rear yard.

(No new information received)

This item was withdrawn by the applicant. See item 4

6. (b) Certificate of Demolition (Partial) HP2024-0081 – Mary and Scott Siefken – Applicant & Owner 47 Abbott Street

Requesting Continuance to April 17, 2025

To for partial demolition of a residential 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.

This item was continued to the April 17, 2025 meeting. See item 4.

6. (c) Certificate of Demolition (Partial) HP2025-0006 – 20/20 Commercial Holdings Washington LLC – Applicant & Owner 142 Washington Street

Continued from February 20, 2025

For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above to a balcony with access doors, after the fact replacement of wood windows with windows of a new material and design, and replacement of the front entry door in a new material and design.

Ms. Seymour read the staff report and said based on a review of the AGHP and without th support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition for Partial Demolition at 142 Washington Street:

1. **APPROVE** the application as presented or modified by the HARB if the Board finds that the proposed modifications maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope in accordance with SOIS for Rehabilitation #9; OR,
2. **CONTINUE** the application to allow time for the applicant to provide plans for a more appropriate design.

Shane Jackson reviewed the application.

Ex Parte Communication: None

25 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.

The Board discussed:

- Confirmed the scope of work to include the application of muntins on all the windows, removing original windows and replacing with French doors to provide access to a proposed balcony
- Advised the applicant that the front windows were to be replaced with six over light
- The secondary elevations would have the applied exterior muntin
- The applied muntin appeared to be a good product
- Replacing the front door was okay
- The balcony with French doors was not acceptable
- The balcony was not a part of the original structure and would create a colonial appearance that was not part of the original structure
- The four windows on the front of the house should match the original six-over window that was still existing

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Partial Demolition HP2025-0006 142 Washington Street with the following conditions: the two existing windows would remain; there would be no balcony; replace the four windows on the main façade with six over one light; apply the four over four muntin/grid on the secondary elevations; replace the front door as proposed; keep the single columns on the front porch and replace the concrete steps with brick; the porch banisters to be approved by staff. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

**AYES: Weaver. Potter, Duncan, Roarke, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY**

7. Certificates of Appropriateness

7. (a) HP2025-0019 – 1 Palm Row LLC - Applicant and Owner 1 Palm Row

To make modifications related to the rehabilitation of the residential building, including roof replacement in a different material and design, new siding on the existing rear addition, repairs and modifications to existing porches, windows, and doors, adding new lighting sconces and a new paver driveway, and reconstructing the existing masonry wall along the east property line in a new configuration.

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 1 Palm Row:

1. APPROVE if the Boards finds that proposed alterations and substitute materials as presented or modified by the HARB meet the Secretary of the Interior's Standards for Rehabilitation #9 as compatible contemporary designs, OR
2. CONTINUE to allow the applicant time to modify the proposed plans per HARB recommendations

Hunter Hayden reviewed the application and presented a sample of the proposed copper roof material for the board to examine.

Ex Parte Communication: None

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

The Board discussed:

- The novelty wood siding described what already existed on the house
- The replacement sconces had not been selected, but could be approved by staff
- The pavers would be placed at the back driveway
- Confirmed the style of the roofing product that would be used
- Siding on the concrete addition should match the original or have a different color/finish to differentiate it from the original structure
- Putting siding on the concrete addition would be restorative and would help to integrate the addition into the rest of the building
- The alterations to the front porch seemed appropriate
- Aluminum Clad window would be acceptable for the secondary elevation as well as the addition
- The wood windows in the house would be restored
- Clay pavers should be used
- Galvalume would be a good option for the roof material
- In order to maintain the patina for the masonry wall, materials would be repurposed
- The shutters were to be restored unless they were so deteriorated that they would have to be replicated
- The plantation style will be maintained
- Roof sample provided was not appropriate
- The jalousie glass window would be replaced with a single panel window light
- An archeological review may need to be completed
- The Galvalume 5v Crimp style roofing material was appropriate for the HP-1 district
- A copper roof was not appropriate for HP-1

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0019 at 1 Palm Row with the following modifications: the roof would be a 5v crimp roof with a Galvalume finish; the existing coquina wall would be reused in the masonry wall which would terminate at the corner of the existing house; the windows installed in the addition in the rear would be Marvin Elevate (an aluminum clad window); the rear elevation would have the siding to match the house; the shutters would match existing shutters; the front porch would remain as it is; and the pavers for the driveway area would be as shown using clay pavers. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Roarke, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. (b) HP2025-0016 – Casey Tafuri – Applicant Chip Shot Properties L.L.C. – Owner 32 St. Francis Street

For after-the-fact fenestration changes, including wholesale window replacement; and, to replace an existing canopy on the east elevation and modify front balcony decking.

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 an after-the-fact Certificate of Appropriateness at 32 St. Francis Street:

1. CONTINUE to allow the applicant time to choose more appropriate window and/or decking materials and designs, OR,
2. APPROVE if the Board finds that the application, as proposed or modified by

¹ Break 2:47 – 2:57 pm

the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Mark Wainwright reviewed the application.

Ex Parte Communication: None

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

The Board discussed:

- The original material of the canopy and the material that would be used to restore or replace was information that needed to be provided
- Verified that the canopy would be replaced with the same material
- The canopy could be repaired
- This building was in HP-1 and the only option was to use the wood-replacement windows
- The historic photo included in the packet showed the original windows and the importance of the height of the window
- Would the shutters be replaced
- Pella windows would be an appropriate replacement for the original windows
- There needed to be a sample of the window prior to approval
- Drawings of the planned renovation were needed
- There should be a structural engineer to evaluate the canopy
- Recommended approved color for HP-1

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0016 at 32 St. Francis Street to the April 17, 2025 meeting. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Rourke, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition and Partial Demolition

8. (a) HP2025-0017 – Grayanna Investments LLC – Applicant & Owner 186 Blanco Street

For partial demolition of a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including replacement of windows in a different material and design, removal and replacement of an existing rear addition, and alterations to the porch including new handrails and removal of existing posts and columns on the south elevation to allow for a new addition.

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 186 Blanco Street if the Board finds the proposed replacement windows, door, and rear addition maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope and the removal of two coquina concrete and wood posts to allow for an addition on the south elevation will not compromise the overall historic character and integrity of the structure.

Les Thomas and Grayson Katz reviewed the application.

Ex Parte Communication: none

20 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi said she had concerns about this house being in Lincolnville and possibly becoming a short-term rental. She stated that she was glad that the owner would be

living in the house. She asked the board to review any responses to certified letters.

Public hearing was closed.

The Board discussed:

- Two by four framing would be used on the front porch fill in area
- There may be an issue with the setback for the proposed addition
- The proposed plans looked good
- Window replacement was based on what had been existing
- Suggested a one-over-one wood window for replacement rather than the vinyl
- The purpose of the window replacement was to return the building to a more original/historic look
- Vinyl window was not appropriate, a clad window would be better
- A thicker profile for the windows would be more acceptable
- This building was not in an HP District so there was room for flexibility

MOTION

Ms. Duncan MOVED to APPROVE Certificate of Partial Demolition HP2025-0017 at 186 Blanco Street as proposed, and staff would review the profile on the cut sheets. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Roarke, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. MacDonald provided an update for the house at 93 Oneida Street and said the owner had agreed to move the structure rather than demolish it.

9. Certificate of Appropriateness – City Owned Property

9. (a) HP2025-0011 – CBVR Telecom Design Group and Cellco Partnership Successor in Interest to Verizon Wireless – Applicant

Various areas within/adjacent to the existing City right-of-way (including PID 961500001) near the addresses of 17 King, 43 Cordova, and 98 St. George Streets

To install a new cell antenna and related cellular equipment in each of the locations.

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 take the following actions for a Certificate of Appropriateness at the proposed location adjacent to 98 St. George Street, 43 Cordova Street, and 17 King Street:

1. CONTINUE the application for all three proposed antennas to allow for an analysis of other potential designs, locations, or other technology that would be less visibly impactful, or to provide more clarifying information on the real visual impact if located in this or other historically significant areas, OR
2. DENY the application if the HARB determines any of the following:
 - a. The proposed overall design of the cell antennas and related equipment is inappropriate within the historic context of its proposed location and the high visibility within the right-of-way will have a negative impact to the architectural, historical, and cultural integrity of the significant Town Plan National Historic Landmark (NHL) area and the St. Augustine National Register Historic District (NHRD)
 - b. The cellular equipment does not meet the criteria of the Secretary of the Interior's Standards (SOIS) for Rehabilitation 2, 5, 8, or 9

- c. The proposed design and location cannot be mitigated in a desirable way that would meet the requirements of the AGHP and/or SOIS.

Per State Statute 337.401(7)(k), HARB's authority is not limited to enforce historic preservation zoning regulations consistent with the preservation of local zoning authority under 47 U.S.C.s.332(c)(7) (see language in attachments).

Courtney Barnhardt and Chris Milnes reviewed the application, explaining that the cell network in the city was at capacity and the new antennas were necessary to address adequate coverage for citizens and first responders as well.

Ms. Lopez asked for clarification whether the applicant was talking about the city or the county²

Ex Parte Communication: none

Public hearing was opened.

Charles Pappas said that it was important to address this issue because there was a real problem with coverage in the city due to the extreme volume. He thought that flexibility was the key to success with this project.

Public hearing was closed.

The Board discussed:

Ms. Potter asked where other towers had been placed as related to other historic districts. She advised the applicant that how it looked in a historic district was very important. She asked about the height and confirmed that the poles would be thirty-five feet in height.

Mr. Milnes said existing streetlights could be repurposed for use for the cell antenna

Mr. Weaver said that the concern was, the proposal was out of scale for the historic district. He asked if there was a way to put the antennas on buildings.

Mr. MacDonald suggested using the top of the Bank building as well as the top of the parking garage so that the antennas would be out of sight.

Ms. Duncan had an expectation upon the return of the applicant that would show various examples of how they could be installed but hidden. She was also concerned that the archeological aspect had not been taken into consideration. She felt that putting cell towers above the ground was a much better option. She thought that creativity needed to include better sites and better camouflage.

Mr. Milnes pointed out the problems when antennas were mounted on the top of buildings.

Ms. Barnhardt asked if it would be acceptable to place antennas behind buildings in the alleyways off the main streets.

Ms. Lopez suggested that the secondary roads in the city should be considered.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0011 to the April 17, 2025 HARB meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

9. (b) HP2025-0020 – City of St. Augustine – Applicant and Owner

² Mr. Rourke left the meeting 4:09 pm

³ Break 4:48 – 5:04 pm

Various addresses throughout the city, including areas but not limited to HP-1 to HP-5, and within/adjacent to the existing right-of-way (PID 961500001 and 1960400001) along King, Aviles, Charlotte, Cuna, Cordova, and Granada Streets, Cathedral Place, Castillo Drive, the A1A, the VIC, Castillo de San Marcos parking lot, and City parking garage.

To install intelligent transportation systems improvements as part of the SMART St. Augustine project in St. Johns County. Proposed elements include new roadside units to existing mast arms, power service poles, pull boxes, pole mount cabinets, digital kiosks, arterial dynamic messaging signs, rapid flashing beacons, mobility hubs, parking information signs, electric vehicle charging stations, flood sensors, cell modems, bicycle racks, and information kiosks, and open trench and directional bore conduit installation.

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

Reuben Franklin, Nicole Mottler and Johnathan Katz reviewed the application advising that this was part of the city's long range mobility plan.

Ms. Mottler reviewed the CRAS (Cultural Resource Assessment Survey) evaluation and advised the types of sites or buildings that would be considered in an Area of Potential Effect.

Mr. Franklin spoke about the flood sensors and said that they would be placed in manholes and would not be visible, they would send messages in real time to advise of areas that were experiencing flooding. He continued and gave examples of how the various equipment would appear and the choices that were available as far as color and height.

Ms. Lopez asked if it would be possible to add the city seal to the parking signs in the city parking areas.

Ms. Duncan referenced the charging stations and was advised that the ones proposed were level two charging stations. She thought that the EV charging stations should be in one place, preferably at the top of the parking garage.

Mr. MacDonald had a different perspective and thought that the EV charging stations should not be in the downtown area at all as the city was trying to go to no cars. He did not think that the message was consistent with the idea of getting rid of cars in the downtown area.

Ex Parte Communication: None

Public hearing was opened.

Charles Pappas said that the charging stations were "destination" chargers and are designed to get people into certain areas, not to travel long distances.

Public hearing was closed.

Ms. Duncan asked if there were any other historic cities that had this type of signage. She asked what the kiosks were designed to do. She thought they appeared too big.

Mr. Franklin advised that these would assist visitors to find the STAR circulator.

Mr. Katz explained that there would be other information available for visitors to access to enhance their experience in the city. He said that the size was necessary to accommodate the screen and hide the power source, and There would be six total in the city.

Mr. Franklin agreed that the charging stations on Cathedral Place would be eliminated.

Ms. Mottler advised that they had identified several areas where there would have to be archaeological supervision or observance.

MOTION

Ms. Duncan **MOVED** to **APPROVE** Certificate of Appropriateness HP2025-0020 to show concurrence with the findings of the CRAS; the historic district signage would be chestnut brown; the main signage on the state roads would be black; one charging station would be removed from the historic district and relocated; the charging stations in the historic district would be black; the charging stations at the parking garage would be white; the bike racks would be black; the signage (digital kiosks) would be chestnut brown; the city logo/crest would be on the signage. The motion was **SECONDED** by Ms. Potter.

VOTE ON MOTION:

AYES: Duncan, Potter, weaver, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Planning and Building Staff Communications

10. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

11. Other Business

11. (a) Request to move HARB regular business meeting from July 17 to Tuesday July 15 at 1 pm, to allow staff and interested board members to attend the Preservation on Main Street (POMS) Conference.

www.preservationonmainstreet.com

MOTION

Mr. Weaver **MOVED** to change the date of the July 17, 2025 to July 15, 2025 at 1:00 PM. The motion was **SECONDED** by Ms. Duncan.

VOTE ON MOTION

AYES: Weaver, Duncan, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

b) Upcoming Historic Preservation training and conferences that may be of interest to board members

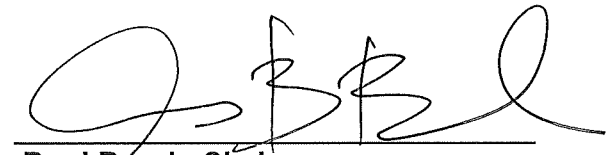
New Chairperson

Ms. Duncan nominated Mr. Beach to be the chair and was seconded by Mr. Weaver; this **PASSED BY UNANIMOUS VOICE VOTE**

Mr. Weaver nominated Ms. Potter for Vice chair and was seconded by Ms. Duncan; this **PASSED BY UNANIMOUS VOICE VOTE**.

12. Adjournment

There being no further business, the meeting was adjourned at 6:23 P.M.⁴


Brad Beach, Chairperson

⁴ Transcribed by Michele Fudo