

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting December 19, 2019

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 19, 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
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the November 21, 2019 minutes as presented. Motion SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Wolfe asked that an item be added to the end of the agenda to allow staff to make a few announcements about the upcoming month.

Mr. Weaver asked that the Historical Society be allowed to make a presentation at the end of the meeting.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. Benoit and APPROVED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Appropriateness 2019-0123 – St. Johns Law Group – Applicant
Columbia Restaurant of St. Augustine, Inc. – Owner
98 St. George Street

To build an addition to the main building for a walk-in cooler.

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 to build an addition to the main building for a walk-in cooler at **98 St. George Street** because it meets the Secretary of the Interior's Standards (SOIS) for Rehabilitation 2, 8, and 9.

James Whitehouse waived his right to a presentation.

Ex Parte Communication:

(None)

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

MOTION

Mr. Benoit **MOVED** to **APPROVE** application 2019-0123 finding that the addition for the walk-in cooler does not adversely affect the historic character of the building and, as noted in the site report, it is not visible from the front façade. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, McDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (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 the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **253 Charlotte Street** with the following conditions:

- The HARB makes these findings to conclude that the replacement windows support SOIS numbers 2, 3, and 6:

- The windows need to be repaired/replaced
- The six (6) aluminum clad windows are an appropriate replacement window because the building is not a historic reconstruction
- The placement of these limited number of windows are in locations not visible/highly visible/accessible from the public right-of-way
- The two (2) wood windows are an appropriate replacement window for the street-level façade
- The applicant will provide a measured and scaled detail window section showing the current and proposed window sill, lintel, framing dimensions, profiles, and materials along with shutter details (if shutters are to be replaced) This will include finish paint and hardware that is consistent with the Spanish Colonial style represented in the AGHP. This may require a draftsman, architect, or contractor and may require additional approval by HARB if it is inconsistent with the design guidelines.

Karin and John White reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Colors would be brown and beige to match existing colors on the structure
- Two wood windows would be street-side and all others would be aluminum-clad

- Reinterpretation of the structure's original HARB approval
- Recommendation of having wood windows on main elevation (street-side) with aluminum-clad on secondary elevations
- Applicant's decision to use Pella brand windows
- Windows could not be factory painted, only primed
- Jeldwen aluminum-clad window was more expensive than the wood window according to the quotes submitted by the applicant

MOTION

Mr. Weaver MOVED to DENY application 2019-0087 because the windows were inappropriate and did not meet the HARB guidelines. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) Certificate of Demolition 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).

Ms. Wolfe read the staff report and said based on the previous Certificate of Demolition issued in 2018, lack of new evidence, and review of the AGHP without support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for the partial demolition of the building including the front

porch, gambrel roof, and small rear projections.

Kenneth Meiring was available for questions.

Ex Parte Communication:

(None)

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

Ms. Wolfe noted that there had been Code Enforcement action on the property and timely action was needed on the structure.

The Board discussed:

- Timeline for work to be done on the property
- Lifting of the house may be required and the applicant was prepared to do so if necessary
- Gambrel roof would be replaced with a gable

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2019-0109 for the partial demolition limited to the front porch, the gambrel roof, and the small rear projections at 103 South Street. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) 2019-0127 – Robert Crabtree – Applicant

56 St. George, LLC – Owner
56 St. George Street

To approve installation of lattice on flat roof.

Mr. MacDonald recused himself.¹

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 **consider the following interpretations of the Secretary of the Interior's Standards for Rehabilitation** for the installation of the lattice room at **56 St. George Street**:

- That the lattice is compatible in size, scale, and material and meets Standards number 9 and 10 because it is distinguishable as non-historic and removable without impacts to the structure; or,
- That the lattice is not compatible and does not meet Standard number 3 because it is not typically used on a roof-top location on buildings of this character and the applicant should consider the alternative of a recessed parapet in a material that may, be the same or a compatible alternative; or,
- That the lattice is not compatible in size, scale, and/or material to achieve Standard number 9 and a simpler and/or smaller railing system may be more appropriate. Although some mechanical equipment may be visible, a conjectural design may be avoided and/or the size may be closer to the intent of the AGHP

Robert Crabtree reviewed the application.

¹ Form attached to original minutes

Ex Parte Communication:

(None)

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

The Board discussed:

- Rooftop would not be used for the public and railing was for service of the mechanical equipment
- Recommendation to stain the wood so that it matched the existing building colors to help integrate the railing with the building
- Potential of natural graying of the wood to help blend with the building if the wood material was not pressure treated
- Building Code requirements which drove the design of the rail and lattice
- Possibility of allowing the natural graying of the wood within a certain time-frame; after-which the wood would be stained if sufficient graying had not been achieved

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2019-0127, 56 St. George Street, to approve installation of lattice on the flat roof with the condition that it be stained to match the color of the front porch. The motion was SECONDED by Ms. Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition and Partial Demolition

8. (a) 2019-0121 – Devon Drozd – Applicant
Devon Drozd Design LLC – Owner
119 Palmer Street

To demolish a building constructed in 1961 that is not recorded in the Florida Master Site File and is 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 for **119 Palmer Street** because it is not a local landmark or otherwise designated as a historic building.

Devon Drozd and Business Partner reviewed the application.

Ex Parte Communication:

(None)

16 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 the poor condition of the structure which had no historical significance.

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application 2019-0121, 119 Palmer Street, with no conditions. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) 2019-0124 – Cassidie Corwin and Scott Clarkson – Applicant
Cassidie Corwin – Owner
44 Ewing Street

To demolish a building constructed circa 1930 that is recorded in the Florida Master Site File and is 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 for **44 Ewing Street** because it is not a local landmark or otherwise designated as a historic building.

Scott Clarkson reviewed the application.

Ex Parte Communication:

(None)

12 certified notices were sent; however, there was no response.

Public hearing was opened however, there was no response.

The Board discussed the poor condition of the structure which had no historical significance.

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application 2019-0124, 44 Ewing Street, for full demolition. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Incomplete Items

9. (a) Preliminary Design Approval for the Design Standards for Entry Corridors 2019-0122 – Dixon Design Studio LLC – Applicant Desai Somabhai – Owner 88 San Marco Avenue

To build a new parking structure on the northwest corner of the property that is one story and stucco-finished with metal roof.

Robert Fenton clarified the incomplete application, stating that he had a site plan for the Board to review and he had not seen staff comments regarding the incomplete application as he had recently moved and did not receive the staff report that was sent out.

The Board discussed whether to move forward with the presentation considering staff not having been able to review additional information.

There was discussion regarding the legal process regarding creation of the Corridor Review Committee after the January 27, 2020 City Commission meeting.

Ms. Wolfe read the staff report and said based on a review of the San Marco Avenue Design Standards for Entry Corridors and without the support of evidence to the contrary, staff finds that the CRC/HARB may **CONTINUE** the application because the submittal requirements were not met. Additionally, staff recommends that the applicant consider site and design alterations to clearly demonstrate that the project meets the purpose and intent of the standards which may include adhering to the residential setback and landscape buffer, modifying architectural materials and/or form to meet a vernacular type of style, and adding a knee-wall along portions of the Hope Street frontage.

Mr. Fenton reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Jerry and Delia O'Hare of Barillo's Pizza wanted to ensure that adequate parking remained for the restaurant use on the property.

Charles Pappas questioned whether the project would bring Barillo's restaurant into non-conformance if it took away too many parking spaces.

Jessica Beach noted that the parking lot was utilized quite a bit for the pizzeria, she felt the structure could create unsafe ingress and egress coming out of the parking lot onto Hope Street. She asked that consideration be given to the finished floor elevation of the structure to ensure it did not trigger any storm water treatment requirements. She asked that existing grades be considered in terms of storm water retention and management. She felt that a pre-engineered building that was not designed to match the style of the neighborhood could detract from the historic value of the neighborhood.

Public hearing was closed.

The Board discussed:

- Concern for altering the parking of the restaurant use on the property
- Screening/buffering between the commercial use and the neighboring residential use
- Recommendation to move the structure further back from the street to match the deep setback of other garages on Hope Street
- Need for a site plan
- Need to see design that met Design Guidelines
- Desire to see details regarding parking, landscape screening,

ingress and egress from Hope Street, and building materials to be used

MOTION

Mr. Benoit MOVED to CONTINUE application 2019-0122 to the January 16, 2020 meeting, or the soonest meeting that the applicant can get a revised application submitted. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Wolfe reviewed due dates for the January meeting for the benefit of the applicant.

10. Planning and Building Staff Approved Permit Report

11. Other Business

11. (a) Discussion regarding HARB authority over University of Florida Historic St. Augustine properties

Ms. Lopez reviewed the topic via the memo attached to the Board packet.

Announcements by Staff

Ms. Wolfe noted that next month would include a discussion item regarding partial demolitions. She said that January 30, 2020, a public workshop would be held by the Resilient Heritage Team. She also added that there was proposed legislation regarding design review on infill construction of single-family homes.

Historical Society Presentation

Mr. Weaver and Megan Wilson presented a book regarding the history of St. Augustine to the Board and Staff.

12. Adjournment

There being no further business, the meeting was adjourned at 3:15 P.M.²



Catherine Duncan, Chairperson

² Transcribed by Candice Seymour