

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting April 17, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, April 17, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Brad Beach, Chairperson
Linda Potter, Vice-Chairperson
Paul Weaver, III
Catherine Duncan

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 shared the emergency information card for residents, provided by the police or sheriffs department.

3. Approval of Minutes

MOTION

Mr. Weaver **MOVED** to **APPROVE** the February 20, 2025 minutes as presented. The motion was **SECONDED** by Ms. Duncan.

VOTE ON MOTION:

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

4. Modification and approval of Agenda

Item 6.a. requested a continuance to the May 15, 2025 meeting.

MOTION

Mr. Weaver **MOVED** to **APPROVE** the Agenda including the modification of item 6.a. being continued to the May 15, 2025

meeting. The motion was **SECONDED** by Ms. Duncan.

VOTE ON MOTION:

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

5. Public Comments related to Expedited Hearing items:

None

6. Certificate of Appropriateness

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

Requesting Continuance to May 15, 2025

This item was continued to the May 15, 2025 meeting. See item 4.

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.

6. (b) HP2025-0026 – A to Z Roofing and Construction Inc. – Applicant
Sara & Byrom Young – Owner
172 Avenida Menendez

To replace the existing standing seam metal roof with a different metal 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 APPROVE a Certificate of Appropriateness at 172 Avenida Menendez if the Board makes the following finding:

1. The proposed standing seam metal roof, with finish as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Charles McComb reviewed the application.

Ex Parte Communication: None

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

The Board discussed:

- The color seemed appropriate
- The neighboring property had the same color roofing
- Only the front porch area would be done at this time
- Replacement was in kind
- The replacement roof would measure 15.5 inches in between the seams
- Galvalume would be more appropriate; however, the proposed replacement was acceptable

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0026 at 172 Avenida Menendez with the proposed medium bronze color. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) HP2025-0031 – St George Street Ventures LLC – Applicant & Owner
52 St. George Street

For wholesale replacement of second and third story windows with different 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 Appropriateness at 52 St. George Street:

1. APPROVE if the HARB finds that the replacement window design and material, as proposed or modified by the HARB, meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

- a. With the condition that the muntins will be on the exterior, with a raised profile

Tracy Douglas, Tim Cubler, and Calvin King reviewed the application.

Mr. King displayed a sample of the proposed replacement window, which was a fibrex material.

Mr. Weaver advised that this was in the HP-3 area, and he felt that what windows existed currently were not appropriate for the area.

Ms. Duncan thought that a few of the windows on the front should be wood. Second floor front and the dormer windows. She said that the windows in the back and on the addition could be the new material.

Ex Parte Communication: None

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

The Board discussed:

- Wood windows and not the composite replacement for the front elevations of the building
- This was the “front porch” of St. Augustine and was the reason that this area was selected for rehabilitation
- The composite replacement window would be acceptable for the secondary elevations
- A high-quality window was necessary.
- The original structure should have wood windows, and the addition could have the replacement windows
- Because this was an important historic building, wood windows should be used
- It was important to maintain the profiles and the trim depth, the wood window would provide both as opposed to a composite material
- The wood window had a patina and quality that was hard to duplicate
- The details for the installation needed to be provided
- The proposed window was a wood clad with the fibrex material
- The board was asking for wood through and through
- Needed to advise the window company that this was an historical project
- The six windows on the main façade would have a high priority
- Suggested using the Hershel Shepherd drawings for reference

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0031 52 St George Street to the May 15, 2025 meeting. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Opinion of Appropriateness

7. (a) HP2025-0032 – Loci Architects, LLC – Applicant

Kenneth D. Hagler – Owner

5 Palm Row

Ms. Duncan recused herself.¹

To modify the existing duplex structure and site, including removal of the existing rear porch and steps, and possible removal of existing cisterns, to allow for a new addition and replacement of existing decorative shutters with operable shutters; and to construct a new residential structure on the vacant portion of the property along the north side of Palm Row.

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 Opinion of Appropriateness at 5 Palm Row:

1. **APPROVE** if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit; OR
2. **CONTINUE** to allow the applicant time to submit additional details as required by the Board for approval.

Jennifer Peachier reviewed the application. She reviewed the plans for the addition on the original building and the plans for the proposed new building across the street.

The board presented their Ex Parte Communication.

¹ Recusal from with original minutes

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

The Board discussed:

- Confirmed that the new building would have the same footprint as the existing buildings on the street and would be approximately two feet higher
- Removal of the rear porch was acceptable as this would not be visible from the street
- Replacing the shutters was also acceptable with the appropriate material and design
- Asked for clarification of the non-historic materials that would be used to include clad windows and how much flexibility was available
- Preserving the cisterns would add character
- New construction needed a sight line study
- There needed to be compatible mass and scale with the other buildings on the street

Ms. Seymour read an email from a neighbor on Palm Row into the record, expressing support for the project as well as some concerns with the new construction.

- Proposed addition on the back side of the older building worked with the overall existing house design
- Maintaining the exterior cladding added consistency to the neighborhood
- Casement windows at the top were square and the new ones were more rectangular to allow for the egress requirement
- Needed to use a realistic approach to the finish floor elevation
- Municipal Code allowed for a maximum height of thirty-five feet and two and ½ stories
- The new building looked like it would be three stories; however, the third-floor space was under the roof area

- Would like to see an elevation comparison between the older buildings and the proposed building
- The new building was in an important archeological zone and needed the city archeology to be involved

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0032 at 5 Palm Row to modify the existing duplex structure and site; removing the rear porch and steps, retaining the cisterns if possible; allow for the replacement of the existing shutters with the most appropriate operable shutter; to construct a new residential structure on the north side using proper mass and scale and using the proper alternate materials. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

8. (a) HP2025-0029 – Justin and Krista Ahmad – Applicant & Owner 66 Saragossa Street

To review parts I and II of an Historic Preservation Ad Valorem Tax Exemption application for the elevation and proposed rehabilitation of a residential building constructed c. 1904-1910 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Historic District.

Ms. Courtney read the staff report and said based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can APPROVE a Certificate of Appropriateness for Parts I and II of the Historic Preservation Ad Valorem Tax

Exemption at 66 Saragossa Street fit eh HARB finds:

1. This was a qualifying property since it was listed as contributing to the Model Land Company National Register Historic District
2. The proposed scope of work to the exterior and interior of the existing building had been sufficiently clarified and complies or is generally consistent with the Secretary of the Interior's Standards for Rehabilitation
3. The proposed work meets the criteria established by the Department of State (see last document of attachments)

With the condition:

If more replacements or alterations were performed than was indicated or new work was proposed prior to Part III of this application was heard by the HARB, an amended project scope should be submitted for this ad valorem tax exemption application.

Justin Ahmad reviewed the project for the board.

Ex Parte Communication: None

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

The Board discussed:

Ms. Duncan said that this was a great project with great drawings and it appeared that all the details had been recognized. She asked what alternate material was proposed for the replacement in the back of the house.

Mr. Ahmad advised that a metal roof was proposed; however, cost was a factor. Wood siding was what they wanted to use.

Ms. Duncan suggested board and batten as a potential replacement at the rear of the house.

Mr. Weaver was supportive of the project. He advised that this was a qualifying property. He was concerned that the stair did not look like it met code, and the interior was in very bad shape. He thought that there was room for flexibility.

Ms. Potter clarified the roof material.

Mr. Ahmad advised the board that the contractor suggested asphalt roofing as a cost-saving feature; however, the metal roof had been selected. He said that when the building was raised the chimney was removed because it had collapsed, but the bricks had been salvaged and may be used for a feature wall or a brick walkway. He added that the wood from the fireplace had been salvaged to make shelving on the interior of the house.

Mr. Beach said that part I and II were satisfied and it was very important to document all replacement materials.

Ms. Duncan advised the applicant to keep staff involved at all times.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0029 66 Saragossa Street; finding that the building was a qualifying property in the Model Land Company National Register District; the proposed scope of work to the interior and exterior of the building complied with the Secretary of the Interior's Standards for Rehabilitation; the proposed work met the criteria established by the Florida Department of State. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

9. Certificates of Demolition

9. (a) HP2024-0081 – Mary and Scott Siefken – Applicant and Owner
47 Abbott Street

For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and contributing 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 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, in keeping with the Secretary of the Interior's Standards for Rehabilitation 2 (Retention of Distinguishing Architectural Character)
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, in keeping with the Secretary of the Interior's Standards for Rehabilitation 9 (Compatible Contemporary Design for New Alterations and Additions)

Scott Siefken reviewed the application.

Ex Parte Communication: None

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

The Board discussed:

- If the rear addition was centered, there would be no visibility from the street
- Landscaping could be used to hide the addition
- It would look good if the ridge of the new addition and the ridge of the existing matched
- There were two trees currently in place that would hide the addition on the front elevation
- The proposed demolition was acceptable
- The changes that the board previously suggested had been incorporated into the plan
- The window configuration had been changed
- The new windows would match the size of the original except on the north side
- The rear elevation showed three columns on the first and second floor; however, four would match what exists on the front
- Three doors on the first floor were too many, the one in the middle should be a window
- Change the upper window above the tub to two windows with the same width.

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0081 at 47 Abbott Street as proposed with the following conditions: to add the tree in front of the five foot extension to obscure it; on the rear elevation to have four columns equidistant apart on the first and second floors; to replace the center door on the rear elevation with a window matching the light configuration of the windows on that elevation; on the second floor of the rear elevation to replace the large window on the far left with two paired windows to match the light and configuration of the

² Break 2:50 – 3:01 pm

windows on that elevation. The motion was **SECONDED** by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**9. (b) HP2025-0009 – Susanne Sellars –
Applicant & Owner
91 Kings Ferry Way**

For partial demolition of a residential building, constructed c. 1904-1940, that is recorded in the Florida Master Site File and contributing to the Lincolnville National register Historic District, including replacement of the existing two-story porch decking and railings, rear elevation siding, and rear elevation windows with new materials and designs.

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 action for a Certificate of Demolition for Partial Demolition at 91 Kings Ferry Way:

1. APPROVE if the Board finds that the proposed replacement decking, railings, windows, and siding maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope, meeting the Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design for New Alterations and Additions)

- a. With the condition: Hardie board siding to be used on the rear of the house will be smooth, without wood grain

OR

2. CONTINUE to allow the applicant time to propose other replacements that are more compatible with the historic building, in both design and material.

Susanne Sellars, Clair Sellers, and Dan Lang reviewed the application.

Ex Parte Communication: None

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

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

The Board discussed:

- The new windows would be a vinyl clad.
- Decking would be Trex which looked like wood but was more durable
- In the HP-1 district was a vinyl clad window was appropriate
- The Anderson windows that were referenced were a composite clad not vinyl
- Certain HP areas have higher standards than others
- This was more of a rehabilitation project
- Hardy Board on the rear elevation was acceptable as long as it was smooth
- The windows were proposed to be one over one
- Railing would be used on both floors and the sample provided was an appropriate material
- The design of the spindle was too decorative to use on both floors, a simpler design was preferred
- A straight picket would be less ornamental and more fitting for the framed vernacular building

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0009 at 91 Kings Ferry Way with the proposed Anderson windows one over one; using the composite porch material and a simple picket, either square or round, with only small turn that would have to be approved by the staff; the siding replacement would be smooth Hardy Lap Siding; the deck

material would be a Trex like material with a natural or gray color, and finally the columns would be square wrapped. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. (c) HP2025-0028 – New Direction Construction LLC – Applicant Robert P. Jr. and Angela N. Hrdlicka – Owner 27 Lovett Street

For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, to include wholesale replacement of siding and windows with new materials and designs.

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 CONTINUE a Certificate of Demolition for Partial Demolition at 27 Lovett Street to allow the applicant time to consider a more appropriate replacement siding and window materials/designs and provide additional information regarding the extent and method of window replacement.

Angela Hrdlicka and Brett Hary reviewed the application.

Ex Parte Communication: None

27 certified notices were sent, 2 were returned in favor, 1 was returned opposed and 2 had comments.

Public hearing was opened.

BJ Kalaidi said that Lincolnville was changing and needed to be protected. She was concerned that the wholesale

replacement of windows and siding would change the character of the building.

Public hearing was closed.

The Board discussed:

- The existing windows were aluminum
- The proposed replacement was a vinyl-based mezio style
- Should there be an attempt to go back to the original wood style window
- A clad window would be appropriate for this area as the guidelines were somewhat different for this area
- All of the original windows were gone, and a compatible contemporary design replacement was acceptable

Ms. Seymour explained the concerns with vinyl windows because they tend to sit very flat, and avoiding nail fin installation would be preferred.

- There should be some shadow line and depth with the windows
- The proposed materials would make the building look flat
- There were areas that had problems with the siding; but other areas seemed to be okay
- Wanted the project to be more specific in detail to see if there could be a possibility of salvaging any materials
- Wood siding could be approved by staff
- There were no drawings showing the windows that would be used for replacement
- A window schedule should be provided
- The window detail needed to be shown including the sills and the shading as well as the material that would be used
- Aluminum clad one over one window would be the best choice

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0028 at 27 Lovett

Street to the May 15, 2025 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

9. (d) HP2025-0023 – Sarah Ryan
Architect – Applicant
Trinity Independent Methodist Church
Inc. – Owner
84 Bridge Street

For partial demolition of a church building, constructed c. 1913, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, to include dismantling of the existing bell tower and reconstruction with new materials, removal and replacement of bricks around the building base with installation of new flood vents, removal of an existing chimney visible from the west elevation, replacement of an existing pier at the northeast building corner, and various repairs to exterior brick and windows to match existing.

Ms. Courtney read the staff report and said based on a review of the AGHP, previous discussion by the HARB at the 2021 meetings, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Partial Demolition at 84 Bridge Street if the following findings can be determined by the HARB:

1. The newly submitted structural engineering plans clearly define the necessity to reconstruct the building's failing bell tower in a manner that is structurally sound since the existing tower and materials have deteriorated too far.
2. The reconstruction of a matching bell tower will mitigate the partial demolition/permanent removal that is

limited to the tower, and that the other proposed work that requires temporary removal will help assist in the restoration of other important and unique features, such as the existing stained-glass windows, wood doors, wood shingle top of the existing bell tower, and the tower's decorative arch details

With the following condition:

1. For any salvageable historic materials to be salvaged if possible in accordance with Sec. 28-89(6): 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.

Mark McConnell reviewed the application.

Ex Parte Communication: None

24 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 1 had comments.

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

The Board discussed:

- There were no construction documents for the new tower, and these were important for the future in the event that work had to stop for some reason
- It appeared that the plan was to leave the deteriorating walls that were attached to the building
- Concrete Masonry Unit (CMU) would not be placed on top of crumbling brick
- Wanted to see the architectural details prior to approval
- There was no information describing how the process would go forward
- Questioned the timing of the project as the funding was in place

³ Break 4:20 – 4:35 pm

- Re-creation of the tower was part of the project
- The drawings would be provided soon
- This building was in crisis mode
- Wanted to move forward as quickly as possible
- Confirmed that the project had to go out for open bid

Ms. Lopez advised that this was not a privately funded project, she said that this was a city project in collaboration with the LCRA and would be managed by the city.

Ms. Courtney advised that conditional approval would allow the contractor to move forward with the project While the construction documents were being prepared.

- Correct brick material was important
- The bricks on the building were a sand fired brick that had been manufactured in Deland
- Mitigation for the softness of the brick
- CMU as a base and then brick

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0023 at 84 Bridge Street for the partial demolition of the church bell tower with the following conditions: complete construction documents including wall sections, window, head, jamb, door, sill details, water proofing details, sections through the bell tower portion in case it would need to be reconstructed and details of how it joined up with the existing two walls that would be maintained without new foundations below; additional samples of brick would be provided with a tumbled edge to replicate the softer edge of the current brick; The motion was SECONDED by Mr. Weaver with the additional condition that any materials would be salvaged according to Section 28-89.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. (e) HP2025-0010 – Elev8 Demolition – Applicant
Sandra Russaw Fluitt, Jacqueline Russaw Allen, & Joyce Russaw Browne – Owner
53 Evergreen Avenue

CONTINUED FROM MARCH 20,2025

To demolish a residential building, constructed c. 1950, that is recorded in the Florida Master Site 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.

Sandra Russaw Fluitt reviewed the application.

Ex Parte Communication: None

Public hearing was opened.

Reginald James had lived in the neighborhood for many years and confirmed that the house was in great disrepair.

Public hearing was closed.

The Board discussed:

Mr. Beach confirmed that the property would be beautified with fencing and landscaping and there were no plans to rebuild at this time.

Mr. Weaver advised that the building had no historic status.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0010 at 53 Evergreen Avenue based on the staff recommendation that the building had no historic status and was not a local landmark and not located in a National Register District. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. (f) HP2025-0030 – Old City Law, PLLC – Applicant

Ponce Hospitality, Inc. – Owner
1306 N. Ponce de Leon Boulevard

To demolish a commercial garage building constructed c. 1963 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 take the following actions related to a Certificate of Demolition at 1306 N. Ponce de Leon Boulevard:

1. APPROVE because the existing structure is not a local landmark or otherwise designated as a historic building, with the following conditions:
 - a. Archival Documentation: The board may also require at the applicant's expense, the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings. A Florida Master Site File survey should be completed.
 - b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties

OR

2. CONTINUE to allow time for:

- a. The applicant to consider the adaptive use of at least the original portion of the structure that consists of the northern wing and masonry canopy
- b. The consideration of a local historic landmark designation for the northern portion and the center masonry canopy, which would require further HARB review

Troy Blevins and Anish Patel (counsel for the applicant) reviewed the application.

Ex Parte Communication: None

8 certified notices were sent, 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:

- The awning on this building was the only piece that was significant
- This was the Phillips 66 standard design during that period
- This building was not designated as a landmark and was not located in a National Register District
- Recommended documentation with professional photography
- St. Augustine was the only city in the country that had architectural examples from the 16th century to the 21st century
- Was there a way to incorporate the canopy into the proposed parking area
- One idea would be to use it as a tourist information center
- The awning had value that could be repurposed
- Remove the newest addition only on the building
- Save the awning as a piece of outdoor sculpture

Mr. Beach asked the applicant if the ideas presented would be considered.

Mr. Patel advised the board that there would be landscaping in the proposed parking area and in the future there could be further development. He said that any other plans were at the owners discretion.

- This feature did not meet the requirement for a local landmark
- This was now mitigation for the demolition
- Salvaging and repurposing were the intent
- The main part of the building had slanted glass and that seemed to be a significant feature
- While the building did not rise to be a local landmark, it was iconic.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0030 at 1306 N. Ponce de Leon Boulevard with the conditions: that the applicant, at his own expense record the structure for archival purposes prior to demolition and the recording should be photographs and measured drawings and they should salvage and preserve building materials, architectural details, ornaments, fixtures and the like, particularly the canopy with a good faith effort to repurpose the canopy. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. (g) HP2025-0025 – AVS Builders, Inc. – Applicant

Elliot C. Pacetti & Wanda L. Wicker – Owner

24 Macaris Street

To demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and

contributing to the Fullerwood Park Residential National Register Historic 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 CONTINUE a Certificate of Demolition at 254 Macaris Street to allow the applicant time to supply additional information/evidence related to undue economic hardship to support the claim that rehabilitation of the existing structure is cost-prohibitive compared to demolition and new construction.

Victor Saris, Wanda Pacetti, Thomas Byrd, and Billy Pacetti reviewed the application.

Ex Parte Communication: None

14 certified notices were sent, 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:

Ms. Duncan asked if the intent or goal was to recreate this structure.

Mr. Saris said that at this point in the rehabilitation, it had been determined that there was no longer anything to save.

Ms. Duncan confirmed that the house had not flooded and was currently was at the base flood elevation plus one. She pointed out that the fair market value seemed low compared to the cost of the repairs and wanted to see a comparison in the cost of the remodel compared to the cost of rebuilding.

Mr. Weaver was not convinced that the building did not still contribute to the Fullerwood District. He observed that the work to date had been discussed in the previous meeting.

Mr. Saris advised that as they have gotten further into the project it had become evident that there was nothing worth saving.

Mr. Beach told the applicant that they were trying to save the building.

Mr. Weaver did not agree that this building had reached total disrepair. He advised that the applicant had to show economic hardship.

Mr. Saris advised that the engineer report had advised that rehabilitation was cost prohibitive.

Mr. Weaver said that the applicant would have to show that there would be undue financial hardship. He was concerned that the procedures should be followed and the applicant had to deliver the documentation. He said that he would not support demolition without the documentation.

Mr. Saris asked for clarification regarding the information that was needed.

Ms. Seymour advised all present where the list of information needed for financial hardship was found in the packet.

Ms. Courtney added that the code clearly stated that for a contributing building within a National Register District, the burden was on the applicant to show economic hardship.

Ms. Duncan said that the goal of the Board was to protect the integrity and retain the bones of the building. She again advised the applicant that there needed to be evidence presented in order to allow for a full demolition.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0025 at 24 Macaris Street to the May 15, 2025 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁴

10. Certificate of Appropriateness – City Owned Property

10. *(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 *For April 17, 2025 review, a new location of the Toques Place parking lot was proposed

CONTINUED FROM MARCH 20, 2025

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:

⁴ Break 7:00 – 7:04 pm

- 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 (NRHD)
- 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 Maher reviewed the application advising that if the antenna was allowed in the Toques Place parking lot, the one on Spanish street would not be needed.

Ex Parte Communication: None

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

The Board discussed:

Mr. Beach said that the technology was here to stay, and it was important to have the antenna sites mapped out so that a decision could be made. He thought that it was a good idea to try to locate the antennas out of sight, rather than in the middle of parking areas.

Mr. Weaver wanted to have the opinion of the city's archeologist to see what needed to be researched.

Ms. Duncan stated that there should be maps to look at with optional locations that could be worked out at the next meeting negating the purpose of a workshop. She said keeping the antennas off to the side and as low as possible was preferred.

Mr. Weaver felt that a standard could be set so that going forward cell companies would be able to get their projects completed in a timely manner.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0011 to the June 18, 2025 meeting. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Planning and Building Staff Communications

11. (a) Staff Approved Permits Report

(Provided for informational purposes)

12. Other Business

12. (a) Save the Date! Historic Window Workshop, hosted by the Historic Preservation Division, Saturday – May 10 (9am-1:30pm): Includes informative overview of window restoration with live demo, followed by a hands-on component

12. (b) Annual St. Augustine History Festival – May 7-11, 2025:

<https://www.staugustinehistoryfestival.com>

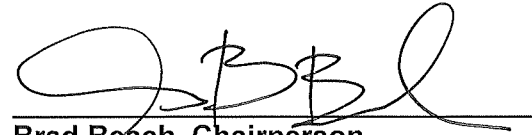
12. (c) Celebrate National Preservation Month – May 2025! A special proclamation is planned to be presented at the April 28th City Commission meeting.

13. Next Scheduled Meeting Date(s)

13.(a) May 15, 2025 – Regular Meeting

14. Adjournment

There being no further business, the meeting
was adjourned at 8:17 P.M.⁵



Brad Beach, Chairperson

⁵ Transcribed by Michele Fudo