

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting
May 19, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Monday, May 19, 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
Barbara Wingo (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

none

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the January 22, 2025 Special Meeting minutes as presented. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

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

MOTION

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

VOTE ON MOTION:

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

4. Modification and approval of Agenda

Item 8.a was withdrawn by the applicant

Item 8.d requested a continuance to the June 18, 2025 Meeting.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda including a continuance for item 8.d HP2025-0025. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

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

5. Public Comments related to Expedited Hearing items:

None

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

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

To amend the approved Part II of a 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 Register Historic District, to include modifying the existing enclosed front porch and dormer elements on the front facade.

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 if the HARB finds:

1. This is a qualifying property since it is 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 has been sufficiently clarified and complies with 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 being heard by the HARB, an amended project scope should be submitted for this ad valorem tax exemption application.

Justin Ahmad reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- Thought that the proposal was a very good solution
- It appeared that the house would be brought back to its original design
- This was a restorative measure for the structure
- Confirmed that one side of the porch area would be walled off with no access
- Verified that the windows that were salvaged would be usable for the project
- Supported the proposed design

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0029 at 66 Saragossa Street to amend Part II of a 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 Register Historic District. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Duncan, Potter, Wingo, Weaver, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

**7. (a) HP2025-0031 – St. George Street Ventures LLC – Applicant & Owner
52 St. George Street**

Continued from April 17, 2025

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 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 raised profile

Tracy Douglas and Terry Kubler reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- The proposed replacement window was appropriate
- This was a very good choice for window replacement
- The casing, head jamb and sill details around the window needed to maintain the same dimensions
-

MOTION

Ms. Duncan MOVED to APPROVE application HP2025-0031 at 52 St. George Street for the wholesale replacement of the second and third story windows with a different material with the condition that staff was provided, for administrative approval, the head, sill and jamb details

which were based on the drawings provided. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Wingo, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2025-0037 – Patricia Dobosz – Applicant My Tato, LLC – Owner 105 Marine Street

For after-the-fact and future window replacement and fenestration changes.

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 Appropriateness for the after-the-fact and future window replacement and fenestration changes at 105 Marine Street to allow the applicant time to provide additional information related to the after-the-fact and future replacement of windows and fenestration changes on the building and to consider more appropriate replacement window and door materials and designs.

Patricia Dobosz reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- Thought it best to keep the historic nature of the structure by using wood replacements
- Changes would be made over time as the apartments would be renovated as they were vacated
- This application included eight windows; however, the applicant wanted to include all windows

- Wood would be the most appropriate replacement
- Previous renovations had been done as per the standards at the time
- There needed to be a window survey provided to show the character of the building
- There should be a clearer presentation going forward
- Previous renovations on the interior included window replacement that had not been reviewed by HARB
- Vinyl windows were not an option
- Look at old pictures to find a consistent pattern for replacement
- There was some flexibility with side elevations
- Window assessment for each window including the head, jamb, and sill
- Wood clad on the secondary facades
- Find a company that can do all wood windows as well as clad windows
- The slider door was not appropriate for this building
- The Board needed to give the applicant some direction for the next meeting
- Provide the window survey as well as details and samples of the proposed windows
- Needed to include in the window survey those windows that had been replaced without a permit as a condition in the motion

Ms. Duncan expressed concern that doors and windows were being replaced without approval. She wanted to know if there was a process by which those contractors could be fined.

Ms. Lopez advised that the process was to use Code Enforcement as the mechanism to administer fines. She said that if there were parts of the building that did not receive approval for the changes, those things could become code enforcement issues. She advised that clarity in the next application would alleviate many questions.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0037 to the June 18, 2025 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Wingo, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) HP2025-0016 – Casey Tafuri – Applicant

Chip Shot Properties L.L.C. – Owner
32 St. Francis Street

Continued from March 20, 2025

For after-the-fact fenestration changes, including wholesale window replacement on the sides and rear; and, to replace an existing canopy on the east elevation, modify front balcony decking, reconstruct the rear access stairs with new configuration, change stucco finish from rough to smooth, and modify the existing detached garage 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 CONTINUE an after-the-fact Certificate of Appropriateness at 32 St. Francis Street to allow the applicant time to provide additional information regarding the replacement window specifications.

John and Jeff Alman reviewed the application.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi wanted information to be included for the entire project when the applicant presented.

Public hearing was closed.

The Board discussed:

- The replacement window information was needed as well as the specs for the canopy and deck
- There were a number of things that were happening with the building
- The stucco change would depend on when it was placed on the building
- Needed to see designs and specs for the wood windows, stairs, and canopy
- Thought the application should be continued
- Needed to see the window configurations and how they would be installed
- The casing, jamb, head and sill details were needed
- Inquired if there were any historic photos of the building.
- There was a window survey provided in the packet for review
- The six over six windows were wood windows and the windows on the front were not being replaced

Mr. Alman asked the Board for clarity on the window selection going forward.

Ms. Duncan advised that the goal would be to match, as closely as possible, the existing windows on the building. She asked that the elevations show which windows were going to be replaced. She added that the garage door should not have windows, and should present a more carriage house look.

Ms. Courtney asked the HARB to discuss the fenestration changes.

After a brief discussion the Board determined the dormer size needed to be the same as what was existing and the window sizes should match the original on the side elevations. The stair in the back was tucked behind the building and was appropriate; however, the details needed to be provided. The garage should be more historical, and the stucco finish needed to be determined as

there were several buildings on the street that had a smooth finish.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0016 32 St. Francis Street to the June 18, 2025 meeting. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Wingo, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

8. Certificates of Demolition

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

Continued from April 17, 2025

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

This item was withdrawn by the applicant. See item 4.

8. (b) HP2025-0036 – Reiter Roofing, Inc – Applicant
Peter Schirduan – Owner
19 Sevilla Street

For partial Demolition of a residential building, constructed c. 1917-1922, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of existing

¹ Break 2:38-2:47

roof material with a different material and design.

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 19 Sevilla Street if the HARB finds that the proposed metal panel roof material maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope per the Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design).

The applicant was not present. The Chair moved this item to the end of the agenda.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0036 at 19 Sevilla Street to the June 18, 2025 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Wingo, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) HP2025-0033 – Gloria Daniele – Applicant and Owner 58 Riberia Street

For partial demolition of a residential building, constructed c. 1962, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, including replacement of the existing decorative metal porch posts and railings with new material and design.

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 58 Riberia Street if the Board finds:

1. That the proposed replacement porch posts and railings maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope per the Secretary of the Interior's Standards for Rehabilitation #9 (Compatible Contemporary Design)
2. Removal of the original metal porch posts and railings will not compromise the overall historic character and integrity of the structure

Gloria Daniele reviewed the application.

Ex Parte Communication: none

12 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 wooden post option was fine
- What was the period of significance for the Model Land Company

Ms. Courtney said there was no formal review of this property at this time.

Mr. Weaver advised that this house was not considered historic at the time that the National Register had been established, and technically, the period of significance ended in 1930.

- Could there be an aluminum railing and pole
- Fair compromise would be a wood pole with metal handrail
- Had restoration been discussed as an option

- Salvage could be an option as there were many places to find the columns rather than replacing with wood

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0033 at 58 Riberia Street to the June 18, 2025 meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, Duncan, Potter, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**8. (d) HP2025-0025 – AVS Builders, Inc. – Applicant
Elliot C. Pacetti & Wanda L. Wicker – Owner
24 Macaris Street
Requesting Continuance to the June 18, 2025 Meeting**

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.

This item was continued to the June 18, 2025 meeting. See item 4.

**8. (e) HP2025-0038 – Eric Sheindling – Applicant
Kalil Land LLC – Owner
95 Chapin Street**

For demolition of a residential building constructed c. 1925 that is not recorded in the Florida Master Site File or 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 95 Chapin Street

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

Timothy Kalil reviewed the application.

Ex Parte Communication: none

17 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:

After a brief discussion there was consensus with the board to approve the application for demolition.

Mr. Weaver verified that the demolition and construction would begin immediately.

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0038 at 95 Chapin Street. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Wingo, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**8. (f) HP2025-0041 – John Valdes & Associates – Applicant
Danmac LLC – Owner
156 Avenida Menedez**

To demolish a residential building, constructed c. 1839, that is recorded in the Florida Master Site File and contributing to the St. Augustine National Register Historic 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 156 Avenida Menendez (59 Marine Street), which includes the remaining c. 1839 building that contributes to the St. Augustine National Register Historic District, with the following finding(s):

1. If the HARB finds that the burden of proof has not been sufficiently met by the applicant in making the case to prove undue economic hardship, which can be determined with documents per City Code, Section 28-89(7) which is detailed on page 10 and/or that the building is in such a condition to justify the demolition:

To CONTINUE to allow more time for the applicant to provide additional documentation as specified by the Board

OR

2. If the HARB finds that burden of proof for undue economic hardship has been met by the applicant and/or that the case has been sufficiently made that the structure is in such a condition that the rehabilitation is not feasible, and that the demolition will not be detrimental to the historic and architectural character of the city (per City Code Section 28-89(3)(b):

To CONTINUE to allow time for plans sufficient for a Certificate of Appropriateness for the replacement buildings to be approved concurrently with this Certificate of Demolition.

John Valdes and Les Thomas reviewed the application.

Mr. Valdes gave a detailed description of the building including the significant damage to the foundation rendering the building unsafe.

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi stated that Avenia Menendez had been changed over the years because of raising houses and the like. She was discouraged that the house could not be saved.

Ms. Courtney explained that the two addresses referenced in the application were listed as two contributing structures in the National Register District as well as the Florida Master Site File. She continued to give information detailing how she compiled the list of territorial buildings in the St Augustine area.

Public hearing was closed.

Mr. Weaver agreed that this was disappointing. He had verified that the colonial well was still on the property. He said that he was persuaded by the reports from the engineers that said to raise the building it would have to be reconstructed first. He agreed that unsafe and unsound structures should be destroyed. He felt that economic hardship was not necessary in this case as the engineers' reports supported the applicant's notation and he added for the record the well would be maintained.

Ms. Potter confirmed that there would be some material repurposed onto the new structure and confirmed that nothing would be discarded if it could be used in the new structure.

Ms. Wingo questioned the legal requirement to show economic hardship. She wanted clarity to show that the structure had lost its integrity; historical or structural. She did not feel that enough evidence had been presented to support the demolition.

Ms. Lopez advised that the criteria had been structured to support the loss of integrity whether structural or historical.

Ms. Wingo thought that anything could be rebuilt or rehabilitated. She said that there was enough historical integrity left to justify rehabilitation.

Mr. Weaver read the engineers' letter stating that to regain structural integrity much of the structure would have to be rebuilt and the historical value would be lost.

Ms. Duncan said the engineer's report stated that some of the original structure was in fair to poor condition and she asked if the demolition had been conducted in a different way, could the building have been saved.

Mr. Valdes explained the process of the demolition and said that because the original structure had deteriorated so badly, largely because of termite activity, the restoration process would produce a building that was ninety-eight percent new.

Mr. Beach expressed his disappointment with the discussion of the poor condition of the building. He asked staff to describe the threshold that would allow this building to be registered in the National Historic District.

Ms. Courtney said that there was a fifty percent rule for contributing buildings in a National Historic District.

Mr. Weaver said that this building, in its current state, was still contributing.

Ms. Duncan asked if the building could qualify as a reconstruction. She argued that the applicant had provided conceptual drawings to show what a territorial building may have looked like and said that they were going to use these drawings going forward. She thought that since the plan had been to rebuild the structure, things would have to be replaced to shore up what was remaining as in any renovation.

Mr. Thomas said that the building could be reproduced, and they would construct a building to look like the one that had been shown in the drawings.

Ms. Lopez suggested the building be built as a colonial reconstruction. She thought that this might still allow for the building to be listed as contributing.

Mr. Weaver felt if the building was demolished, the contributing status would be lost. He said if the building was reconstructed it could still be considered contributing.

A brief discussion followed to try to determine a way to maintain the contributing status of the building.

Mr. Beach asked if there was consensus to move forward with a motion.

Mr. Valdes expressed concern that parts of the building could fly off and become missiles during significant wind events.

Mr. Weaver confirmed that the intent, if demolition was approved, was to reconstruct the designs presented using as much of the salvaged materials as possible.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0041 156 Avenida Menendez to the June 18, 2025 meeting to provide a demolition plan for review and a list of the repurposed materials to be used. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Wingo, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Courtney confirmed the Board wanted Mr. Kostage at the next meeting to answer questions.

9. Planning and Building Staff Communications

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

(Provided for informational purposes)

10. Other Business

10. (a) Letter of support request for DHR Small Matching Grant

Ms. Courtney explained that archeology was asking for a letter of support for a matching grant

There was consensus with the board to provide a letter.

10. (b) Legislative Updates

Ms. Lopez provided an update of the Live Local Act that could negatively affect the city. She advised that the bill that would place a fine for illegal demolition at twenty percent passed both houses and was waiting for a signature from the governor.

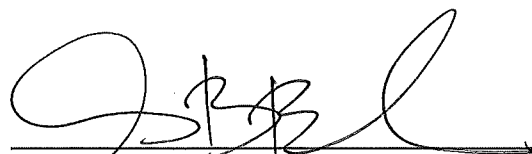
10. (c) Happy Preservation Month! (and related updates)

11. Next Scheduled Meeting Date(s)

11. (a) Wednesday, June 18, 2025 – Regular Meeting (day changed due to holiday conflict)

12. Adjournment

There being no further business, the meeting was adjourned at 5:05 P.M.²



Brad Beach, Chairperson

² Transcribed by Michele Fudo