

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting February 20, 2020

The Historic Architectural Review Board met in formal session at 1:03 P.M., Thursday, February 20, 2020, 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 – Arrived 1:06p.m.

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Meredith Randolph, Planning and Building Clerk
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

Ms. Wolfe introduced Meredith Randolph, a new member of Planning and Building Department staff.

2. General Public Comments for Items not on the Agenda

The Board heard from the following member of the public:

- Ed Slavin

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the January 16, 2020 minutes as presented. Motion SECONDED by Mr. Weaver and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

Ms. Duncan announced that applicant for item 6(a) had requested a continuance to the May HARB meeting.

MOTION

Mr. Weaver MOVED to CONTINUE application F2019-0122, 88 San Marco Avenue, to the May 22, 2020 meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) F2020-0012 – St. Johns Law Group – Applicant
Bishop of the Diocese St. Augustine – Owner
259 St. George Street

To add a canopy covering a portion of the school playground.

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 add a canopy covering a portion of the school playground at **259 St. George Street** because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 9 and 10 with the condition that the shade structure's height, post finishes, and shade colors are provided to staff for approval before a permit is issued.

James Whitehouse agreed with staff recommendations and waived a presentation.

Ex Parte Communication:

(None)

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

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0012 with the condition provided by staff that the applicant submit the color selection, post detailing and overall height to staff. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) F2019-0122 – 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.

Applicant requested a continuance to the May 21, 2020 meeting. See motion to continue under Modifications to the Agenda.

7. Certificates of Appropriateness

7. (a) F2020-0013 – UF Historic St. Augustine, Inc. – Applicant
TLITF Department of State – Owner
48 King Street

To erect a monument in the area behind Governor's House commonly known as the West Garden.

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 erect a monument in the area behind the Governor's House commonly known as the West Garden at **48 King Street** because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 2, 8, 9, and 10.

Billy Triay reviewed the application and was available for questions.

The Board provided their ex parte communications.

(None)

Public hearing was opened.

Ed Slavin recommended that the monument include a statue of an African American soldier of the time period to increase interest in the monument. He felt the University of Florida had ample funding for such an addition. He commended researchers for the project and spoke in favor of the intent. He asked that the Board continue the application so that the applicant could provide more detailed information.

Tom Graham spoke in favor of the proposal.

Public hearing was closed.

The Board discussed:

- Desire to see the design and planning process and who was involved in developing the project
- Demonstrating any efforts to include the African American community, and Desire to see inclusion of the African American community in the design process
- Desire to see the monument within the context of the surrounding area, including orientation, scale, and sightlines

Mr. Triay responded to Board member questions noting:

- No intent to put anything on the rear of the monument
- Approximately 130 feet from the wall of the government house in the northwest quadrant of the property
- Design and planning process included a series of public meeting of the UF Board hosted at the Government House
- All names listed on the monument served the Union Army, but were from St. Augustine
- No architects or landscape architects were included in the design process

MOTION

Mr. MacDonald MOVED to CONTINUE application F2020-0013, 48 King Street, to the April 16, 2020 meeting to allow the applicant to provide conceptual drawings of the monument within the space and to give additional opportunity for members of the community to participate in the development process. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

**AYES: MacDonald, Weaver, Benoit
Wingo, Duncan**

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) F2020-0014 – Dailey Builders LLC – Applicant
Baker Family Revocable Trust – Owner
123 St. George Street

To replace glass windows and framing in a manner that changes the design elements of the storefront.

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 replace glass windows and framing in a manner that changes the design elements of the storefront at **123 St. George Street** because it meets the Secretary of the Interior's Standards for Rehabilitation 2, 6, and 9 with the following finding by HARB:

- The storefront elements have been proven to require replacement and there is no exact match available
- As proposed, the new structural system is compatible and preserves the overall character of the storefront

Duncan Dailey reviewed the application with a sample of the aluminum frame to be used. He noted that the main reason for the change was safety concerns with the existing storefront frame.

Ex Parte Communication:

(None)

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

The Board discussed:

- Recommendation to powder coat the mill-finished aluminum
- Clarification of the proposed changes including removal of the beveled-edge framing, proposal of modern aluminum framing twelve inches off-grade to replicate existing aluminum panel with painted glass and aluminum cross-member
- Building was a non-contributing structure
- Desire to see an elevation and section of the proposed changes to clarify the application.

MOTION

Mr. Benoit MOVED to CONTINUE application F2020-0014 to the March 19, 2020 HARB meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificates of Demolition and Partial Demolition

8. (a) F2020-0004 – James and Jasmine Scott – Applicant and Owner 79 Cerro Street

To demolish a building constructed c 1954 that is not recorded on 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 at **79 Cerro Street** because it is not a local landmark or otherwise designated as a historic building.

James and Jasmine Scott reviewed the application.

Ex Parte Communication:

(None)

5 certified notices were sent, 2 were returned in favor and 2 had comments.

Public hearing was opened.

Benjamin and Juanita Elmore voiced concerns regarding the replacement structure and how close it would be to their neighboring home.

There was discussion in response to the Elmore's comments, including clarification that part of the car port attached to the subject structure actually crosses over onto the Elmore's property, setback requirements, and variance procedures, if necessary, for construction of the replacement structure.

Diane Stoltman felt that the property owners could come to some agreement.

Public hearing was closed.

Mr. and Ms. Scott noted the deteriorated state of the shared carport and that it was not allowed to be rebuilt once taken down.

The Board discussed:

- Concern for demolishing the shared car-port portion on the neighbor's property
- Flooding impacts from Hurricane Irma
- Applicant was not intending to build on original footprint of the house, and if carport was demolished, it was not allowed to be replaced
- Building official provided letter verifying substantially damaged status

- Building lacked historic and architectural integrity
- Suggestion to continue the application until ownership discrepancies were clarified

MOTION

Mr. Weaver MOVED to CONTINUE application F2020-0004 to the March 19, 2020 HARB meeting based on the conflict of ownership and with the request that the applicant bring any plans for the replacement structure for Board review. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) F2020-0007 – Duval Home Reno 1, LLC – Applicant and Owner 106 N. Whitney Street

To demolish a building constructed c 1910-1915 that is recorded on 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 at **106 N. Whitney Street** because it is not a local landmark or otherwise designated as a historic building with the following conditions:

- In accordance with Sec. 28-89(2)d6 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

- The Board may also require, at the applicant's expense, the recording of the structure for archival purposes prior to demolition which may include, but shall not be limited to, photographs and measured drawings

Jason Stancil reviewed the application.

Ex Parte Communication:

(None)

19 certified notices were sent, 4 were returned in favor, and two had comments.

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

The Board discussed including condition recommended in the staff report for documentation of the existing structure and salvage of any useable historic materials.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0007, 106 N. Whitney Street, with the conditions of including photographic documentation, elevation drawings, and salvage of any materials, particular the coquina foundations. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

8. (c) F2020-0009 – Kolsen and Associates LLC – Applicant J. Russell Collins, Trustee of the 10 Beacon St Land Trust – Owner 10 Beacon Street

¹ Brief recess from 2:50p.m. to 2:56p.m.

To demolish a building constructed in 1956 that is recorded in the Florida Master Site File and is not location in a district (COS 2018-00960 was approved at the May 24, 2018 HARB meeting but is expired).

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 at **10 Beacon Street** because it is not a local landmark or otherwise designated as a historic building.

Mr. Weaver noted he had written the Florida Master Site File on this property, however, he felt that he could be objective regarding review of the application.

William Kolsen reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor, 2 were returned opposed, and 4 had comments.

Public hearing was opened however, there was no response.

The Board discussed:

- Applicant had run out of time to act on previous demolition approval
- Previous approval and determination that the structure was not historic

MOTION

Mr. Weaver **MOVED** to **APPROVE** Certificate of Demolition application F2020-0009, 10 Beacon Street, based on the fact that it is not in a historic district and does not appear to have any significance for listing in the National Register of Historic Places or as a Local Landmark. The motion was **SECONDED** by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (d) F2020-0010 – Carriage House of St. Augustine, LLC – Applicant and Owner **119 Riberia Street**

To demolish a building that was built c 1940s and is noncontributing to the Lincolnville 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 **APPROVE** a Certificate of Demolition at **119 Riberia Street** because it is not a local landmark or otherwise designated as a historic building.

Cameron Jacobs was available for questions.

Ex Parte Communication:

(None)

24 certified notices were sent, 1 was returned in favor and had comments.

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

The Board discussed the lack of historical significance and waiving any requirement to do a Florida Master Site File for the structure.

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0010 for the demolition of the structure at 119 Riberia Street with no conditions. The motion was SECONDED by MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

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

(Provided for informational purposes only)

10. Other Business

10. (a) Continued discussion regarding partial demolition standards with proposed revisions

Ms. Wolfe gave an overview of the purpose for the discussion.

The Board discussed the standards, offering recommendations to clarify language within the document, including the following:

- Replacing the word "façade" with "architectural details, design, or exterior appearance" under the definition of "architecturally similar".
- Adding "design elements of a building, including but not limited to..." under the definition for "architectural features"
- Clarifying how the 25% threshold was measured
- Whether standards would apply to rear, non-visible architectural features
- Making the document clear for the general public

- Definition of "historic character"
- How materials factor into replacement with in-kind features
- Staff discretion for partial demolitions associated with building code compliance and flood mitigation strategies
- Architectural review for partial demolition related to raising a structure above FEMA recommended height
- Significant architectural feature to mean part of the historic character
- Clearly listing what structures will fall under the policy
- Defining "comprehensive rehabilitation plan"
- Lack of design criteria outside of the HP Districts
- Thirty Day waiting period waived for partial demolitions
- Defining "qualifying buildings"
- Implementation of the standards
- Architectural features that qualified for review if removal of 25% or more occurred
- Aspects of a roof would be covered under the standards
- Defining routine maintenance
- Recommendation to include a Frequently Asked Questions section and illustrations to help clarify the document for the general public
- Windows, roofs, balconies, porches, among most altered features of a structure
- Additions fifty years or older should come before the Board for review
- Historic windows outside of the HP districts could be replaced with modern materials as long as the architectural detail of those windows was compatible with the structure consensus for simulated true divided light windows

There was Board consensus to move the document forward, with changes as discussed, to the Planning and Zoning Board for review.

11. Adjournment

There being no further business, the meeting was adjourned at 4:59 P.M.²

A handwritten signature in black ink, appearing to read 'Catherine Duncan', written over a horizontal line.

Catherine Duncan, Chairperson

² Transcribed by Candice Seymour