

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Communications Media Technology (CMT) Meeting
April 30, 2020

The Historic Architectural Review Board met in formal session at 10:02 A.M., Thursday, April 30, 2020, via CMT and with limited capacity in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the 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
Darlene Galambos, City Clerk
Laura Morse, Recording Secretary
Maria Lopes, Office Assistant
Candice Seymour, Recording Secretary

Ms. Wolfe welcomed the participants of the meeting and reviewed the meeting process including instructions on how the public could participate in person and via telephone.

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the February 20, 2020 minutes as presented. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda. Motion SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) F2020-0029 – Spanish Quarter
Neighborhood Council – Applicant
Ronald Mickler – Owner
30 Spanish Street

To install a historical marker that highlights the history of the Cuna / Spanish Street neighborhood of Little San Felipe.

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 install a historical marker that highlights the history of the Cuna / Spanish Street neighborhood of Little San Felipe **30 Spanish Street** because it meets the Secretary of the Interior's Standards for Rehabilitation 2, 8 and 9.

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

Mr. Mickler reviewed the application

The Board discussed vetting of the sign for historical accuracy of the content as well as the process of producing the sign through the City to maintain consistency.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to APPROVE application F2020-0029 to install a historical marker that highlights the history of the Cuna / Spanish Street neighborhood of Little San Felipe. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

Items were heard after Certificates of Demolition to allow time for the applicants to join the meeting.

6. (a) F2020-0025 – Historic Fraser Properties, LLC – Applicant and Owner 5 Spanish Street

To replace existing cedar shakes on roof with a 5V metal roof in natural metal color.

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 **DENY** a Certificate of Appropriateness to replace existing cedar shakes on roof with a 5V metal roof in natural metal color at **5 Spanish Street** because it does not meet the Secretary of the Interior's Standards for Rehabilitation 2, 4, 5, 6 and 9.

Steve Binnering reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Leonard Pellicer spoke against the application, citing that he had been denied a composite material as a replacement for the wooden shingles on his home. He expressed his sympathies for the applicant but was against the metal roof. He would be in favor of another appropriate alternative material should the City allow that in the future.

Ms. Courtney read e-mailed responses into the record.¹

Les Thomas agreed that a metal roof was inappropriate, but another form of shingle roof may be appropriate, and the Board should consider alternative materials for replacement of wood shingles in the future.

Public hearing was closed.

The Board discussed:

- Appropriateness of a Spanish tile roof for pre-1821 buildings

¹ Attached to original minutes

- No option for approval of alternative materials under the AGHP
- Need for a full-scale update of the AGHP, which was why no changes had yet been made to include alternative materials
- Recommendations to consider alternative building materials and concerns about how many structures would be altered in the Historic District if alternatives were allowed
- Possible cost differences between cedar wood shake shingles or machine-cut wood shingles

Mr. Binnering said he may consider other AGHP approved materials such as slate or tile.

Ms. Wolfe advised that the applicant re-apply if he wished to seek approval for another material.

MOTION

Mr. MacDonald MOVED to DENY application F2020-0025 at 5 Spanish Street, in anticipation of re-application with an alternative material. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

There was a brief discussion regarding best practices for stretching the life of wood-shingle roofs to make better use of property owners' investments.²

6. (b) F2020-0030 – 19 St. George Street, LLC– Applicant and Owner
19 St. George Street

² Brief recess from 11:42a.m. to 11:47a.m.

To enclose existing second story rear porch with casement windows and wood siding.

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 **CONTINUE** a Certificate of Appropriateness to enclose existing second story rear porch with casement windows and wood siding at **19 St. George Street** to allow the applicant to present additional options for enclosing the space that maintains the character and scale of the building and what was approved by HARB as a porch.

Mr. Binnering, Les Thomas, and Ron Cervelli reviewed the application.

Ms. Courtney reiterated staff concerns regarding the mass of the rear porch and enclosure.

Ex Parte Communication:

(None)

Public hearing was opened.

Ed Slavin recommended tabling the application to allow the Mill Top and Colonial Oak to work out the noise concerns that were the main cause for the request.

Public hearing was closed.

The Board discussed:

- Concern for increasing the massing and scale of the building by enclosing the space
- Recommendation from Mr. Benoit to remove the railing and false back from the plan
- Importance of differentiating the addition from the rest of the structure
- Applicant intended to keep windows open as often as possible

- Recommendation to lower the sill so that the proposed windows read as an addition meant to enclose the space
- Desire to see color specificity
- Windows would be wood with no screens

Mr. Thomas stated that either design that allowed them to enclose the proposed area would be amenable to the applicant.

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0030 finding that the proposed windows are compatible with the structure with the following conditions:

- That the siding of the knee walls would be natural cypress to match the siding below,
- That the windows would be wood windows with no screens,
- That the windows would be painted the dark green color to match the existing exterior doors on the building
- The sill-height would be dropped to 36 inches as reflected in the plans submitted
- The paint finish for the three casement windows on the front part of the Mill-Top portion would be yellow trim color to match the existing windows

The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Demolition

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

To demolish a building constructed c 1954 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 of the structure at **79 Cerro Street** for the single-family home elements only on same property of 79 Cerro Street, because it is not a local landmark or otherwise designated as a historic building. (Note: This does not include the carport)

James and Jasmine Scott were available for questions.

Ex Parte Communication:

(None)

5 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:

- Concerns regarding demolition of the car-port portion of the structure which was not included in the demolition request and the applicant was attempting to solve with the neighboring property owner
- Submitted drawings for the replacement structure and recommendations to consider mass and scale of the neighborhood in the design

MOTION

Mr. Benoit **MOVED** to **APPROVE** application F2020-0004 at 79 Cerro Street. The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) F2020-0026 – GP Salt Run, LLC – Applicant and Owner 435 Flagler Boulevard

To demolish a building constructed in 1948 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 **435 Flagler Boulevard** because it is not a local landmark or otherwise designated as a historic building with the following condition:

- For any salvageable historic materials, including possibly the wood windows, to be salvaged, 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.

Scott Patrou reviewed the application.

Ex Parte Communication:

(None)

36 certified notices were sent, 3 were returned in favor, and 2 had comments.

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

The Board discussed:

- Staff-applied conditions for the demolition included salvage of useable materials
- No basis on which the Board could deny the application

MOTION

Mr. Weaver **MOVED** to **APPROVE** application F2020-0026, 435 Flagler Boulevard, with the condition that any salvageable historic materials such as windows, if feasible, will be preserved. The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Wolfe stated that the next meeting was scheduled for May 21, 2020 and advised that the application deadline for that meeting had already passed.

11. Adjournment

Ms. Wolfe announced that the next HARB meeting was scheduled for May 21, 2020.

There being no further business, the meeting was adjourned at 12:50 P.M.³



Catherine Duncan, Chairperson

³ Transcribed by Candice Seymour