

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Communications Media Technology Meeting August 20, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 20, 2020, via Communications Media Technology and with limited capacity in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Barbara Wingo, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Gaere MacDonald

City Staff:

Jenny Wolfe, Historic Preservation Officer
Julie Courtney, Historic Preservation Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

Ms. Wolfe reviewed the public participation instructions.

2. General Public Comments for Items not on the Agenda

Ms. Wolfe advised that e-mails were received regarding the Confederate Memorial in the Plaza.¹

3. Approval of Minutes

Ms. Wingo noted there was no clarification regarding referenced amendments in the approval for the June 25, 2020 minutes and staff responded that the error would be corrected appropriately.

MOTION

Mr. MacDonald MOVED to APPROVE the July 16, 2020 minutes with the above corrections. Motion SECONDED by Ms. Wingo.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the Agenda with no modifications. Motion SECONDED by Mr. MacDonald.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Continued Items from Previous Meetings

**5. (a) Certificate of Appropriateness
F2020-0070 – Les Thomas Architect-
Applicant
James and Cole Wilson – Owner
272 St. George Street**

¹ Attached to original minutes

To construct a new garage to replace existing detached structure built ca. 1960-1970.

Mr. Benoit recused himself from hearing the application.²

Ms. Courtney read the staff report and said Based on the HARB direction and comments at the July 16, 2020 meeting, a review of the AGHP, and without the support of evidence to the contrary, staff finds the board can **APPROVE a CERTIFICATE OF APPROPRIATENESS at 272 St. George Street** with the following conditions:

1. That the materials of the siding, roof, windows, and doors, and the proposed paint colors be compatible with the AGHP (the proposed asphalt shingles for the roof are compatible but need to be in keeping with the approved colors, along with the proposed paint colors, and that all windows and doors need to be wood).
2. The double doors on the south elevation should have raised muntins with a profile

Les Thomas and James Wilson reviewed the application, noting the shortened height of the attic storage space to 6 feet 8 inches, less than the allowable minimum height for habitable space.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked for confirmation that the space above the carriage house would not be livable space. She noted that the applicant had returned with the information requested by the Board.

Public hearing was closed.

The Board discussed:

- Shingles would be gray and meet the appropriate color palette
- Difficulties in finding local examples of appropriate carriage houses
- Applicant provided sufficient documentary evidence in support of the proposed design

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application F2020-0070, 272 St. George Street, to construct a new garage to replace existing detached structure, which had already been approved for demolition, with the condition that the double-doors on the south elevation should have raised muntins with a profile. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificates of Appropriateness

6. (a) Opinion of Appropriateness F2020-0084 – Marquis Latimer + Halback, Inc. and Lightner Museum – Applicants City of St. Augustine Trustee – Owner 75 King Street

To create an expanded garden and plaza concept on the south side of the building and city parking lot with the proposed addition of landscape and hardscape features, including walls, pavers, and lighting.

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

² Form attached to original minutes.

finds that the board can **APPROVE** an **OPINION OF APPROPRIATENESS** to create an expanded garden and plaza concept on the south side of the building at **75 King Street**, with the following condition:

1. That HARB evaluates the visual and physical barrier of the proposed design on the historic landscape

Jeremey Marquis, Elijah George, Teresa Radzinski, and Ray Eme reviewed the application.

The Board provided their ex parte communications.

(None)

Public hearing was opened.

B.J. Kalaidi felt that the proposed garden area should be available for use by all businesses for events and weddings. She did not think the wall was inviting and believed it would not protect the building from flooding as suggested. She was concerned with the seating and parking as well.

Ms. Courtney noted that there were two e-mailed comments from David Nolan and Thomas Jackson regarding possible archeological resources around the building.³

Public hearing was closed.

The Board discussed:

- Archeological monitoring of any ground-breaking activity
- Proposed garden was meant to be a contemporary but compatible design
- Historic landscape designs on the property and Board request to provide documentation of pre-existing designs

- Landscape plan compatibility with the building design
- Area was intended to engage the community and would be open to the public during day and potentially closed at night for security purposes
- Concern for proposed removal of parking spaces
- Recommendation that proposed mosaic design be compatible with the time-frame of the building
- Festoon lighting was not compatible with historic design and there was recommendation to utilize a period-appropriate light fixtures
- Attached flags shown in the plans were not appropriate
- Existing light fixtures would not be removed
- Concern for the large amount of hardscape and recommendation to soften the design with planters
- Choosing plants based on former plantings used around the structure
- Finding supporting evidence for the proposed wall
- Utilizing plantings to block view of the parking lot from the garden and event space
- Upper terrace floor design could include mosaic rather than the brick proposed to match the ground below; or, leave the existing material as it was likely the original terrace floor
- Extension of the sidewalk into the existing parking area would add dimension to the design
- Site elevations
- The proposed wall as flood protection
- Use of the area was not intended primarily for events, though there was the potential for events in the future
- Consideration for historical context of the property within the design
- Flood mitigation methods
- Museum accreditation process

³ E-mailed comments attached to original minutes.

- Changes that could harm the integrity of the building, including the proposed brick on the back terrace

Mr. Marquis re-stated Board recommendations as follows:

- Make no structural impacts to the coquina concrete terrace floor
- Terra cotta pots with plantings to soften the area
- Limit visibility of the parking lot from the space
- No festoon lighting
- Period-appropriate mosaic design in the fountain
- Adding historic context to the Certificate application.

There was discussion regarding continuing the application to have the applicant return with the recommendations provided by the Board.

Mr. Marquis expressed the intent to return with a Certificate of Appropriateness application at the September meeting.

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness application F2020-0084 with the following conditions:

- Remove festoon lighting and provide alternative lighting fixtures if desired
- Remove paving plan for terrace or clarify impacts to existing terrace pavement
- Remove parts of project that were on city property and/or resolve parking issue with the city
- Remove tile mosaic for the fountain or provide exact mosaic plan
- Soften hardscape areas with additional plantings

- **Provide evidence and detail that proposed plantings were in line with AGHP**
- **Provide baseline documentation for the proposed design**

The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificate of Demolition

7. (a) F2020-0082 – Brightstar Builders Inc – Applicant

Dan and Karen Mullen – Owner
2 and 4 Murat Street (Duplex)

To demolish a building constructed c. 1960 that is recorded in the Florida Master Site File and is not located in a district.

Ms. Courtney read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can **APPROVE** a Certificate of Demolition at **2 and 4 Murat Street** because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. For any salvageable historic materials, including the interior rockface concrete blocks, terrazzo flooring, and bathroom tiles, to be salvaged if possible, 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.

Rob Laurence reviewed the application and Karen Mullen was available for questions.

Ex Parte Communication:

(None)

16 certified notices were sent and 2 were returned in favor.

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

The Board discussed:

- Clarification that Mr. Laurence was authorized to speak for the property owner
- Intent to replace the structure with another duplex
- Lack of grounds to deny the demolition

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0082, 2 and 4 Murat Street, a duplex, based on the staff finding that it does not meet the criteria for a historic landmark is not a contributing building to a national register district, and with the condition that the applicant make a good faith effort to salvage and repurpose/recycle materials. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Weaver, MacDonald, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Planning and Building Staff Communications

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

(Provided for informational purposes only)

9. Other Business

Ms. Wolfe thanked the Board for their efforts towards the Historic Preservation Master Plan and noted that the City had received an award from the National Alliance Preservation Commission. She encouraged the Board members to review videos from the Florida Trust Conference related to design standards.

There was a brief discussion regarding the Confederate Monument in the Plaza wherein Ms. Lopez advised that the Board not discuss the monument in relation to their official capacity as members of HARB. She added that the City's briefs regarding the subject were public record and could be provided to the Board at their request.

Ms. Duncan advised that the upcoming HARB meeting would be September 24, 2020.

10. Adjournment

There being no further business, the meeting was adjourned at 3:25 P.M.⁴



Catherine Duncan, Chairperson

⁴ Transcribed by Candice Seymour