

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Communications Media Technology Meeting September 24, 2020

The Historic Architectural Review Board met via Communications Media Technology (CMT) at 1:00 P.M., Thursday, September 24, 2020, 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
Maria Lopes, Office Assistant
Laura Morse, Recording Secretary
Candice Seymour, Recording Secretary

Ms. Wolfe reviewed the public participation instructions.

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Ms. Wingo MOVED to APPROVE the August 20, 2020 minutes as presented. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Wingo, Weaver, MacDonald,
Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan reviewed a small change to the agenda noting that the structure for item 7(a) was in the process of being recorded on the Florida Master Site File.

Ms. Wolfe asked that an additional discussion regarding the October meeting be added to Other Business.

MOTION

Mr. Benoit MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald,
Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

Public comment was opened.

B.J. Kalaidi spoke regarding item 5(c) and asked for clarification regarding the application including how long the ad valorem tax exemption would last and details regarding how the work done met the Secretary of the Interior Standards for the benefit of the public. She also asked how

many ad valorem tax exemptions for historic preservation had been granted.

Public comment was closed.

**5. (a) Certificate of Appropriateness
F2020-0099 – Sarah Ryan Architect –
Applicant
Baker Family Revocable Trust – Owner
132 St. George Street**

To alter the existing parapet wall with a proposed stepped down height and new metal coping.

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 the board can **APPROVE** a Certificate of Appropriateness at **132 St. George Street** because it meets the Secretary of the Interior Standards 2, 5, and 6

Ms. Ryan waived her right to a presentation.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to APPROVE application F2020-0099 without any conditions. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**5. (b) Certificate of Appropriateness
F2020-0104 – Cathedral Basilica of Saint
Augustine – Applicant
Diocese of St. Augustine, Inc. – Owner
60 Cathedral Place**

To alter existing parking lot with proposed landscape and irrigation plan.

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 the Board can **APPROVE** a Certificate of Appropriateness at **60 Cathedral Place** because it meets the Secretary of the Interior's Standards 8 and 9.

John Garofolo waived his right to a presentation.

Ex Parte Communication:

(None)

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0104 at 60 Cathedral Place to alter existing parking lot with proposed landscape and irrigation plan with the one condition that the applicant understand that if ground penetration exceeds 3 inches and is over 100 square feet that they must engage the archeology program. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**5. (c) Certificate of Appropriateness for a
Historic Preservation Ad Valorem Tax
Exemption F2020-0102 – Theresa and
Joseph Segal – Applicant and Owner
127 Oneida Street**

To certify the completion of rehabilitation work for an ad valorem tax exemption.

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 a full Historic Preservation Ad Valorem Tax Exemption at **127 Oneida Street** because the work

completed, including the work listed in the recent amendments, complies with the Secretary of the Interior's Standards.

Theresa and Joseph Segal waived their right to a presentation.

Ex Parte Communication:

(None)

The Board congratulated the applicants on completion of their restoration work.

MOTION

Mr. Weaver MOVED to APPROVE application F2020-0102, Certificate of Appropriateness to certify the completion of rehabilitation work for an ad valorem tax exemption. The motion was SECONDED by Ms. Wingo.

Mr. MacDonald clarified, for the benefit of the public, that the ad valorem tax exemption was based upon the value of the work done to the property, not the base value of the entire property, and the duration of the exemption was ten years.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

6. (a) F2020-0097 – St. Johns Law Group – Applicant

Sea-Wall Motor Lodge Inc – Owner 32 Avenida Menendez

To add a one-story covered entry within the courtyard and to enclose an open space behind an existing wall on the Charlotte Street elevation.

Ms. Courtney read the staff report and staff amended the recommendation from the staff report to remove concerns related to the lack of detail sufficient for a COA as the applicant submitted additional materials which were forwarded to the HARB on Tuesday. However, based on a review of the AGHP and w/out support of evidence to the contrary, concerns remain regarding the proposed covered entry to the existing building because of its scale in comparison with a traditional loggia so the staff recommendation remains as a continuance for the covered entry. She added that staff anticipates that the applicant will present these additional details to the HARB and discuss whether the design of the covered entry can be altered and therefore Staff finds the Charlotte Street addition/enclosure at **32 Avenida Menendez** can be **APPROVED** if the Board feels the additional details received are compatible with the AGHP.

James Whitehouse and Nico Stearley reviewed the application with additional information.¹

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi said the application should be continued as recommended by staff. She said the building should be kept authentic.

Public hearing was closed.

The Board discussed:

- Smooth stucco finish was appropriate
- Existing non-historic features on the structure would be compatible with proposed covered area design
- Concern for the scale with recommendation to bring the feature down to a single story

¹ Attached to original minutes

- Round arch was more appropriate
- Consider wood, picketed railing rather than stucco parapet
- Recommendations on how to limit connectivity of the buildings
- Archway was not meant for pedestrian connectivity from above and railings would not need to meet a height requirement
- Integrating details from the existing building

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0097 for the Charlotte Street additions because it has minimal impact to the building or the streetscape and CONTINUE application F2020-0097 for the covered entry on Avenida Menendez to give the applicant time to propose design solutions and add details compatible with the existing building. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) F2020-0098 – David Grande – Applicant
J Prabhu, LLC – Owner
120 Avenida Menendez

To cover existing deck with a roofed structure and to replace existing metal railings and supports with wood railings and supports.

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 the proposed railings do not meet the Secretary of the Interior's Standards 2 and 6, that the roof structure as designed does not meet Standard 9, and that the Board can take the following actions on a Certificate of Appropriateness at **120 Avenida Menendez:**

1. Approve a COA if HARB determines that maintaining the Monterey character is not a significant architectural style for the district
2. Deny a COA for alterations to the railing and continue the request to add a covered deck so that it can be redesigned to be compatible with the current Monterey character of the building

David Grande and Mack Patel reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked that the Board continue the application to further review the application.

Public hearing was closed.

The Board discussed:

- History of the structure and the 1950s Monterey style
- Concerns with replacing the original railings as part of the original architecture
- Desire to see more details regarding the addition
- Reasons for changing the railing were that the railing did not currently meet code and the proposed wooden railings were of the Monterey style based upon applicant research
- The existing metal railings were a distinctive feature of the building and commercial Monterey style
- Wood railing was proposed to be consistent with rail on the existing deck

MOTION

Mr. MacDonald MOVED to CONTINUE application F2020-0098 to the October 15, 2020 HARB meeting. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) F2020-0101 – Marquis Latimer + Halback, Inc. – Applicant Lightner Museum of Hobbies Inc. – Owner 75 King Street

To alter the existing garden on the south side of the building with the proposed addition of landscape and hardscape features, including walls, pavers, and lighting.

Ms. Courtney read the staff report and said based on the HARB discussion at the August 20, 2020 meeting, 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 **75 King Street**, because it meets the applicable Secretary of the Interior's Standards for Rehabilitation 2, 3, 4, 5, 9, and 10, with the following conditions:

1. That construction drawings be modified to reflect the removal of any modifications proposed for the sculpture peninsula or any area if they are deemed to be in City controlled space
2. That the wrought iron fencing around and on either side of the statue peninsula is redesigned with consistent characteristics found on the existing double gates under the gate houses
3. To find a more compatible and inconspicuous hanging light for the shade garden

Jeremy Marquis, Theresa Radzinski, Ray Eme, and Elijah George reviewed the application.

The Board provided their ex parte communications.

Public hearing was opened.

B.J. Kalaidi read her notes into the record and provided them to the Clerk.

Public hearing was closed.

The Board discussed:

- Existing memorial plaque on fountain would remain
- Seating area on terrace was not historically authentic to the area of the building and proposed furniture was not compatible
- Proposed light fixture did not look like a lantern that would hang from a tree and were not compatible with the design
- Applicant preference for permanent seating areas
- Recommendation of benches or deck chairs rather than tables
- Material proposed for inside the fountain
- Height of the parapet wall could be code issue

Jeremy Marquis said that they would re-visit the proposed lighting fixtures and consider a more appropriate style. He clarified that he would work with staff to choose appropriate outdoor furniture, as it was not included with the application. He added that a tile mosaic was intended but had not yet been designed and that he would return to the Board for approval once a design was complete. He addressed the concern for the railing height noting that the amount of work to be done would not trigger such code requirements.

Board comments continued regarding the following:

- Area historically used as a public gathering spot and outdoor recreational uses
- Rear doorway would not be used as an entrance to the museum for security reasons
- clarification that proposed gates would match the existing
- Up-lighting should be hidden

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application F2020-0101 for alterations to the existing garden on the south side of the building with the following conditions:

- Eliminate the hanging lanterns in the tree and replace them with ambient hidden lighting fixtures to match the fixtures already submitted as landscape lighting
- The existing gates at the entrance point would remain and any new gates would be designed and constructed to match
- Any tables and chairs of a permanent nature would be submitted to staff at a future date for review of compatibility and, if necessary, come back before the Board at staff's discretion
- The fountain mosaic would require an additional submittal for approval by the Board

The motion **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, MacDonald, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

7. Certificates Demolition and Partial Demolition

7. (a) F2020-0088 – Thomas McAteer – Applicant

Thomas McAteer and Lucille Petrizzo
McAteer – Owner
94 Smith Street

To demolish a building constructed c. 1935 (according to the SJCPA) that is not in a district but is in the process of being recorded on the Florida Master Site File.

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 **94 Smith Street** because it is not a local landmark or otherwise designated as a historic building.

Thomas and Lucille McAteer were available for questions.

Ex Parte Communication:

(None)

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

20 notices were sent, 1 was returned in favor, 1 opposed, and 1 had comments.

The Board discussed the poor condition of the structure.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application F2020-0088, 94 Smith Street, based on the staff report indicating it has no historic significance and the alterations to and condition of the building. The motion was SECONDED by Mr. Benoit.

² Brief recess from 3:31p.m. to 3:36p.m.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald,
Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**8. Certificate of Appropriateness – City
Owned Property**

**8. (a) F2020-0100 – Marquis Latimer +
Halback, Inc. – Applicant**
**City of St. Augustine, Public Works –
Owner**
**LS #23 (Plaza de la Constitution) and LS
#24 (Seawall / St. Francis Street)**

To upgrade lift stations with below-ground infrastructure, and with above-grade installation of control panels, electrical meters, antennas, and irrigation controls.

Ms. Courtney read the staff report and said staff does not provide recommendations for city projects and looks to HARB for review and comment on this proposed city project.

Dustin Felix, Derek Bieber, Stephen Slaughter, and Curtis Kunihiro reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked whether the antennae could be masked somehow.

Curtis Kunihiro clarified that the signals from the antennae could not be masked nor can the antennae be made telescopic. He added that the proposed poles may not need to reach the referenced 20 feet.

Public hearing was closed.

The Board discussed:

- Recommendations to mask and lower the panels
- Preference for masking to inhibit the public from getting near the lift stations
- Vegetation as presented was chosen to limit impact to scenic views and allow for safety of those working on the panels
- Lattice with a climbing plant as a possible form of screening but came with concern for potential storm damage
- Opinion of Appropriateness determination that informational panels were not appropriate screening
- Color recommendations to help minimize appearance

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0100 to upgrade two lift stations, #23 and #24 as designed with the condition that the city choose a paint color that would help mask the panel and be compatible with the downtown area. The motion was SECONDED by Mr. Weaver.

There was a discussion regarding painting the panels to mask them, with Mr. Slaughter recommending testing proposed colors on parts of the panel.

Ms. Wolfe recommended not painting the panels to limit the necessity for maintenance over time.

Mr. Kunihiro advised that black was a poor color choice because it could cause the encased technology to overheat.

Mr. Benoit AMENDED his motion to APPROVE the application as submitted, with maximum landscaping possible, and with no paint requirement. The motion was SECONDED Mr. Weaver.

VOTE ON MOTION:

**AYES: Benoit, Weaver, MacDonald,
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)

10. Other Business

Ms. Wolfe advised the Board that next month's meeting would include the two continued items and was anticipated to be held in-person. She noted that configuration in the Alcazar Room had changed to encourage appropriate social distancing. She added that the upcoming meeting could include discussion items that had been delayed due to the virtual meeting format.

Ms. Lopez reviewed a project she was working on to expand allowable expertise categories for HARB members to include such professions as landscape architects, planners, realtors, attorneys, and historians. She also discussed possible language within the code that would allow alternate HARB members to not trigger ethics concerns unless they were actively serving at a meeting in which their application was being heard. She explained that this would allow an alternate to present items to the Board during meetings when they were not activated. There was Board support for Ms. Lopez's work moving forward.

**10. (a) HARB Elections: Selection of Chair
and Vice-Chair**

Ms. Wingo nominated Ms. Duncan for chair.

Mr. Weaver nominated Ms. Wingo for Vice-chair.

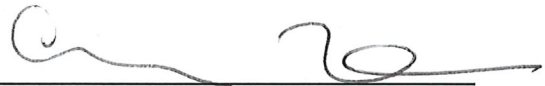
There as discussion regarding codifying term limits for Chair and Vice-chair with a request to discuss at the next meeting.

There was Board consensus to that Ms. Duncan be Chair and Ms. Wingo be Vice-chair.

There was Board consensus to proceed with an in-person meeting in October.

11. Adjournment

There being no further business, the meeting was adjourned at 4:56 P.M.³



Catherine Duncan, Chairperson

³ Transcribed by Candice Seymour