

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting November 19, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 19, 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
Jon Benoit
Paul Weaver, III
Gaere MacDonald

Absent: Barbara Wingo, excused

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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the October 15, 2020 minutes as presented. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Weaver,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan noted the addition of a discussion regarding the proposed HARB meeting dates for 2021 and distribution of the Historic Preservation element of the newly adopted Comprehensive Plan.

MOTION

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

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald,
Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Continued Items from Previous Meetings

5. (a) Certificate of Appropriateness
F2020-0098 – David Grande – Applicant
J Prabhu, LLC – Owner
120 Avenida Menendez

To replace existing metal railings and supports with wood railings and supports.

Ms. Courtney read the staff report and said Based on the previous HARB reviews, a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions:

1. **CONTINUE** a CERTIFICATE OF APPROPRIATENESS at **120 Avenida Menendez** because the proposed railing system does not meet the Secretary of the Interior's Standards 2 and 6, the applicant did not provide the level of detail required for the HARB to evaluate the condition of the railing system, and did not include the requested comparison of long term costs of a metal and a wood railing system, including the costs of ongoing maintenance or earlier required replacement of one of the materials.
2. If additional evidence can be provided by the applicant to satisfy the HARB's request for the railing condition, showing a need for complete replacement, and the long term cost of a metal compared to wood system, the HARB may **APPROVE** a CERTIFICATE of APPROPRIATENESS for the design option 2 wood railing system if it is determined it reflects a compatible contemporary design with inspiration from the original railing design, using a similar rhythm of vertical elements with select placement of scroll work, with the following design conditions:
 - a. The double post columns will be placed at the same spacing as the existing because they align with the fenestration pattern of the building.
 - b. The wood post columns and corbels (scrolled brackets) will be smaller/narrower, and the maximum space allowed between balusters will be used to more closely match the scale of the existing metal system.

Dave Grande reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Concern that the proposed wood material would not match, in size and scale, the existing metal railing
- Additional dimension added by trim application
- Various interpretations of the Monterey style
- Desire by some Board members to see the railing replaced in-kind
- Possibility of compatible contemporary design that mimics existing design, material, and dimensions
- Utilizing aluminum rail with a wooden post to alleviate dimensional concerns
- Recommendation to reduce the filigree and make it solid

There was Board consensus to re-use the metal scroll-work with a hybrid wood/metal replacement of the posts/rails

MOTION

Mr. Weaver MOVED to CONTINUE application F2020-0098 to the December 17, 2020 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, MacDonald, Benoit

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness

6. (a) F2020-0115 – Jorge Gallego – Applicant and Owner
66 Marine Street

To construct a metal fence and gate or to relocate existing wood fence and gate along front elevation of the building.

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 regarding a Certificate of Appropriateness (COA) at 66 Marine Street:

1. To **APPROVE** a simplified version of the proposed metal fence, without the repeating motif and finials, with final review by staff.

Jorge Gallego reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked if any notices to neighboring properties had been sent and if any comments were submitted to which staff responded in the negative.

The Board Discussed:

- Concern that the fence would be more ornate than the existing house
- Fence design simplified to match the Vernacular style of the house
- AGHP requirements that do not consider how neighborhoods evolved over time
- Possibility of some masonry posts to break up the metal
- Metal fence was improvement to the existing wood fence
- Plain metal gate was too simple
- Recommendation for less detail than the original submittal, but more detail than the simplified version proposed
- Fences on either side of gate should be flat
- Possibility of maintaining the ornate gate with masonry piers and a plain fence and pedestrian gate

- Recommendation of reducing the gate from 12 to 9 feet
- Wood picket fence was typical for Frame Vernacular homes

Mr. Gallego said he could procure a non-arched pedestrian gate; however, the brick piers suggested would compromise the desired width of the gate which he was not willing to alter.

MOTION

Mr. MacDonald MOVED to CONTINUE application F2020-0115 to the December 17, 2020 meeting with a simplified version of the proposed fence. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. Incomplete Items

7. (a) Certificate of Appropriateness F2020-0116 – Amy B. Tilbury – Applicant James Betts – Owner 6 Cordova Street

To modify the site and landscape features to include decking, fencing, lighting, and construction of an addition to the south elevation of the building.

Ms. Courtney advised that additional information was submitted before the deadline.

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 at **6 Cordova Street** to allow for the applicant to provide more detailed information on designs and materials that will be generally compatible

¹ Brief recess from 2:27p.m. to 2:31p.m.

with the Secretary of the Interior's Standards and needed to approve a COA for this property.

Amy Tilbury reviewed the application.

The Board provided their ex parte communications.

Public hearing was opened.

Mark Albert, business partner of the property owner, gave a brief history of the property and noted the trip-hazard concern caused by existing tree-roots which could not be fixed by mulch or brick paving.

B.J. Kalaidi said that the application was destroying the historical character of the City. She noted that parking was discussed at another public meeting. She felt that the applicant was not prepared and did not provide enough information. She advised heeding the staff recommendation and continuing the application so the applicant could respond to staff and Board comments.

Public hearing was closed.

The Board discussed:

- Incompleteness of the application and the need for Board direction so the applicant could return with a complete packet
- Suggestion to limit the mass and scale of the proposed lean-to, by either reducing the size or altering the roofline so that it did not overshadow the existing bungalow house
- Recommendation to find ways to protect the existing "love tree" while allowing for the desired outdoor seating
- Lessening the amount of decking and limiting to seating areas rather than a larger area
- Possibility of a trellis rather than a lean-to or a combination of the two

- Reconsideration of materials with input from local contractors that know what would last
- Moving existing fence along the side of the driveway to the front of the driveway would be appropriate
- Importance of the south elevation of the house
- Possibility of utilizing tables with umbrellas rather than a lean-to or other structure for cover

MOTION

Mr. Weaver MOVED to CONTINUE application F2020-0116, Certificate of Appropriateness for 6 Cordova Street to the December 17, 2020 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, MacDonald, 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

9. (a) Discussion Regarding Implementation of Partial Demolition Standards

Ms. Wolfe gave a presentation regarding the subject and facilitated discussion regarding the following:

- Adding clear criteria upon which HARB approval would be based, including specifics for each of the five main character-defining building features

- Attempting to initiate design-review outside of HP districts
- Importance of incentivizing historic preservation
- Encouraging specific details and elements that are generally not included in modern construction, which, historically, served purposes such as moving water away from a structure
- Community involvement and what residents value in their neighborhoods historic structures
- Educating the public regarding what the goals of partial demolition standards through community outreach and visual tools
- Criteria that would trigger partial demolition review
- Including any individually listed National Register buildings that are not in districts
- Future community workshops, such as a window workshop, to introduce the public to the importance of historic features
- Possibility of creating PSAs on repair of historic features for public education purposes

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

Review and Approval of 2021 Meeting Schedule

Heard prior to item 9(a).

MOTION

Mr. Weaver MOVED to APPROVE the 2021 Meeting schedule as presented. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

**AYES: Weaver, Benoit, MacDonald,
Duncan
NAYES: NONE**

MOTION CARRIED UNANIMOUSLY

Historic Preservation Element of the Newly Adopted Comprehensive Plan

Heard after approval of the schedule

Ms. Wolfe gave a brief overview of the Historic Preservation element which was provided to the Board for informational and reference purposes.

10. Adjournment

There being no further business, the meeting was adjourned at 4:05 P.M.²



Catherine Duncan, Chairperson

² Transcribed by Candice Seymour