

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting December 17, 2020

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 17, 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

City Staff:

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

Ms. Duncan reviewed updated safety protocols in the Alcazar Room.

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. Benoit MOVED to APPROVE the November 19, 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 Agenda as presented. 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:

Ms. Duncan had questions regarding item 5(b) and further board discussion indicated a desire to remove the item from expedited hearing.

MOTION

Mr. Weaver MOVED to MODIFY the agenda and MOVE item 5(b) to section 7 to be heard as item 7(a). The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

**5. (a) Certificate of Appropriateness
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 the previous HARB reviews, 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 **120 Avenida Menendez** because the proposed railing system meets the Secretary of the Interior's Standards 2 and 6, with the following condition:

1. That the railing on the upper deck of the port-cochere will match what is ultimately approved for the overall railing system (a condition HARB set in October when the flat roof proposed over the upper deck was approved.)

David Grande waived his right to a presentation and agreed with staff recommendations.

Ex Parte Communication:

(None)

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

MOTION

Mr. MacDonald MOVED to APPROVE application F2020-0098 with the condition

detailed in the staff report. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**5. (b) Certificate of Appropriateness
F2020-0122 – Sisters of St. Joseph –
Applicant and Owner
241 St. George Street**

Removed from expedited hearing items and heard prior to item 7(a). Motion to amend agenda made prior to 5(a).

Mr. Benoit recused himself from hearing the application.²

To alter five window openings and to install new windows on a building constructed c. 1940s (34 Aviles Street).

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 (COA) at **241 St. George Street** because it meets the Secretary of the Interior's Standards for Rehabilitation 9

Sister Kathleen Carr and Les Thomas reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Concern with changing the head-height of the windows and a recommendation to maintain window

¹ See application hearing for Benoit recusal

² Form attached to original minutes

head-height even if the sill was lowered

- Clarification that previously existing window height would go above existing drop ceiling
- Recommendation to maintain consistency by lowering existing shutter that will not be replaced with a window

MOTION

Mr. Mac Donald MOVED to APPROVE application F2020-0122 to lower the windows on the lower section of the house including lowering the shutter on the bottom-left of the north elevation so that all the window-heads match. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness 2020-0115 – 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 the HARB discussion at the November 17, 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 **66 Marine Street** with the newly proposed design because it meets the Secretary of the Interior's Standards 9.

Jorge Gallego reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Clarification that the Board was reviewing the design of the metal fence and not the movement of the fence forward
- Preference for the metal gate
- Ornamentation on the gate
- Concern for conjectural details that may be misconstrued as historical
- Recommendation for the simplest proposed finials with no filigree on the bottom

MOTION

Mr. Weaver MOVED to APPROVE application 2020-0115 with the simplest finial and no filigree on the bottom. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) F2020-0123 – Trinity Episcopal Church – Applicant and Owner 215 St. George Street

To modify the existing wall surrounding the playground by adding new metal fencing.

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 **215 St. George Street**:

1. To **CONTINUE** to allow for additional drawings be provided, if necessary to approve a COA, that better show the proposed design within the existing stucco wall. HARB may comment on the appropriateness of the arched top design and height of the proposed fence.
2. To **APPROVE** a COA if the HARB determines that the proposed inset fence as designed, but with a lower overall height:
 - a. Is compatible with the existing stucco fence and architecture of the buildings, meeting the Secretary of the Interior's Standard 9,
 - b. Is approvable if the height of the metal pickets only extends so the highest point of the arch is a few inches above the stucco wall's top caps, with the final height to be determined by the board,
 - c. And a more compatible handle/keypad (still in a black or dark bronze finish) will be used for the gate.

Bruce Belmont and Ezekiel Williams reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Concern for a lack of complete and correct information from the applicant and a recommendation that the applicant clearly depict dimensions and illustrate more than one panel of the proposed fence

- Clarification of color and style of metal arch proposed
- Arches proposed would match existing arches around the memorial garden
- Recommendation to lower picket height, utilizing the pier cap as a starting height
- Consideration of maintaining a flat top because the bottom of the fence was already arched
- Possibility of replicating existing fence with an aluminum material

Mr. Belmont stated that he may consider replacing the existing fence as-is except for utilizing aluminum for the pickets.

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0123 with the condition that the fence be replaced in-kind but with aluminum powder-coated to match the dark green already on the property. The motion was SECONDED by Mr. MacDonald.

There was discussion clarifying finials and a request that detailed drawings be upgraded and provided to staff.

Mr. Benoit MODIFIED his motion to include an updated drawing of the proposed fence with notes suggesting replacement in-kind with aluminum and include approval of replacing proposed railing with aluminum as proposed and approval of the keypad, which was a modern necessity, because it was not on a façade facing public view. The modification was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition

8. (a) F2020-0121 – All Angles Construction, Inc. – Applicant Ian McCaskill – Owner 23 Phillips Street

To demolish a building constructed c. 1924 - 1930 that is recorded on the Florida Master Site File but 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 **23 Phillips Street** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

- For any salvageable historic materials, including the coquina concrete block piers, 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.

Chad Ruziskey and Ian McCaskill reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

B.J. Kalaidi noted that the applicant had not yet made any effort to clean up the blighted property. She added that demolishing buildings on the Florida Master Site File furthered the destruction of historic neighborhoods.

Public hearing was closed.

The applicants responded to public comment noting that the original intent of purchasing the property was to restore it; however, the building encroached upon a neighboring property, and that property owner would not allow the restoration.

The Board discussed:

- How encroachment of the structure onto the neighboring property would affect the demolition
- Salvage of useable as recommended in the staff report

Ms. Lopez clarified that prior to obtaining a demolition permit, the applicant would need approval from the owner of the property on which the building encroached, regardless of an approval by HARB.

MOTION

Mr. Benoit MOVED to APPROVE application F2020-0121 with the condition that the applicant work to salvage any material they can during the scope of demolition because the structure did not meet criteria as a historic landmark. The motion was SECONDED by Mr. Weaver.

Ms. Wingo observed that the application was one that had to be approved per code because it would not meet any criteria to prevent a demolition, even if the house were in pristine condition. She added that if houses such as this one were going to be protected, then changes to the ordinance would be necessary.

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 only)

10. Other Business

(None)

11. Adjournment

There being no further business, the meeting
was adjourned at 2:58 P.M.³



Catherine Duncan, Chairperson

³ Transcribed by Candice Seymour