

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting February 18, 2021

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, February 18, 2021, 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

2. General Public Comments for Items not on the Agenda

(None)

3. Approval of Minutes

Heard after item 4.

MOTION

Mr. Benoit MOVED to APPROVE the January 21, 2021 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

Ms. Duncan noted that the applicant for item 5(a), PL 2020-0141, requested a continuance to the March meeting.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda, including to CONTINUE item 5(a). The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, MacDonald,
Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Continued Items from Previous Meetings

5. (a) Certificate of Appropriateness
PL2020-0141 – Ximenez-Fatio House
Museum – Applicant
National Society of Colonial Dames –
Owner
20 Aviles Street

To construct a replacement fence and move fence inward off the street front.

Prior to the meeting, the applicant requested a continuance to the March meeting. See modification of the agenda for approval of the continuance.

6. Certificate of Appropriateness

6. (a) PL2021-0011 – Sarah Ryan Architect – Applicant

The Prince of Wales Restaurant, Inc. – Owner

54 Cuna Street

To replace existing deck and ramp with new deck and ADA compliant ramp on south and west elevations and to modify site features on northwest corner.

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 at **54 Cuna Street** because it meets the applicable Secretary of the Interior's Standards 9 and 10, with the following condition(s):

1. Change the ADA ramp handrail design to a more architecturally compatible profile
2. For an appropriate finish to be applied to pressure treated wood members after installation if species used is visually yellow
3. Confirmation that the proposed pervious pavers are compatible with the AGHP

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi asked for an explanation of the permanent chairs. She added that the expansion of the deck was to provide for additional seating and the ADA ramp was important; however, she asked that the Board be careful in their consideration of such expansions.

Public hearing was closed.

The Board discussed:

- Understanding the necessity of providing additional outdoor seating
- Recommendation to leave the paver as brick to be consistent in design
- Supportive of change to a more traditional top-rail as proposed during the presentation
- Intent was to use existing furniture; however, applicant was willing to work with staff if new or additional furniture were used
- Possible sound mitigation to protect the neighbors
- Slight concern for contemporary curvature of the ADA ramp, though the curve was hidden by the deck and left room to access the door behind
- Railing along the ramp would be painted black with porch to have a dark green top-rail to match the existing

MOTION

Mr. Benoit MOVED to APPROVE application PL2021-0011 with the following conditions:

- **The ADA top-tail would be the Julius Blum graspable rail**
- **The pavers will be a natural clay brick**
- **Any permanent furnishings shall be reviewed with staff**

The motion was SECONDED by Mr. Weaver.

There was a brief discussion clarifying the staining of the deck which would match existing, and deck floor would be stained with a natural finish so the old and new decks looked cohesive.

Mr. Benoit AMENDED his motion to include that the new and old decking would be stained to blend the two together and the wood railings would be painted to match existing wood railings. The amended motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, MacDonald, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) PL2021-0012 – Marquis Latimer + Halback, Inc – Applicant
Tara Owen & Malcolm Frank – Owner
252 St. George Street

To make changes to front porch, including decking and masonry materials and new stairs, and modifications to the site features including landscaping, paving, adding a focal feature and front gate.

Mr. Benoit recused himself from this, and item 7(a) at the same address.¹

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 at **252 St. George Street** because it meets the applicable Secretary of the Interior's Standards 2, 4, 9, 10, with the following condition(s):

1. To provide an alternative decking and stair tread material that is more appropriate and architecturally compatible to the building and AGHP
2. To provide alternative plant and grass species that conform to the AGHP or is listed as a Florida native plant

3. To remove the circular insets shown in the proposed gate design

Fremont Latimer and Tara Owen reviewed the application.

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

The Board discussed:

- Planting choices that were not approved per the AGHP, many of which were used in other landscapes around the historic district
- Need to update AGHP plant list in response to resiliency
- Reasoning for utilizing alternative plantings to those approved by the AGHP were mainly based upon salt/flood tolerance and survivability
- Recommendation to utilize native or AGHP approved plants, or have historical context
- Gardens such as the one proposed were not historically accurate and more general research may be needed regarding historic gardens
- Concern that curved gate may not be compatible with architecture of the house
- Gate was meant to discourage tourists from entering the property and applicant was amenable to an alternative design
- Brick pavers were chosen to match the brick seen throughout the historic district
- Artificial decking material chosen for durability was not AGHP compatible and would need to be replaced with wood
- Possibility of shortening the gate to 3 feet to make the scale more compatible with the existing wall
- Tabby stucco was meant to reflect coquina aggregate

¹ Forms attached to original minutes

- Existing porch with concrete foundation and hexagonal pavers could be a historic feature, though the wood deck may be more appropriate to the structure
- Need for historic evidence to alter the porch

The applicant requested the Board approve the landscaping with AGHP approved and native plants, brick-paver walkways, and wall, and continue the gate and porch to allow for further research.

MOTION

Mr. MacDonald MOVED to APPROVE application PL2021-0012 for the landscaping with AGHP approved and Florida Native plants, the brick-paver walkways and CONTINUE application PL2021-0012 for the gate and porch to the March 18, 2021 meeting. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: MacDonald, Weaver, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Opinion of Appropriateness

7. (a) PL2021-0014 – Les Thomas Architect – Applicant
Tara Owen & Malcolm Frank – Owner
252 St. George Street

To construct a one and one-half story addition to the rear of the residential 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 **APPROVE** an Opinion of Appropriateness at **252 St. George Street** because it is because it is generally compatible with the Requirements of the AGHP.

Les Thomas reviewed the application

Ex Parte Communication:

(None)

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

The Board discussed:

- Staff clarification of “generally compatible with the AGHP” which indicated further detail needed for a Certificate of Appropriateness
- Limited visual impact to the street view
- Addition would not detract from historic fabric of the home as it was being added to an already-altered part of the structure
- Scale was appropriate to existing house
- Recommendation to alter horizontal windows on the addition to be more compatible with the vertical windows of the existing house
- Addition would be built off-grade on piers
- Lattice brick recommended as a detail between the piers to match the existing house

MOTION

Mr. Weaver MOVED to APPROVE Opinion of Appropriateness application PL2021-0014, 252 St. George Street, to construct a one and one-half story addition to the rear of the residential building with consideration of the discussion regarding window design. The motion was SECONDED by Mr. MacDonald.

There was a brief discussion regarding whether a certificate of partial demolition would be necessary for removal of the existing rear porch where the proposed addition would be placed. The Board determined, based on the significance of the

building, that a Certificate of Partial Demolition may be necessary and more research was required to determine the age of the porch.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition

**8. (a) PL2021-0016 – Nell Johnson –
Applicant**
**Charles R. Hobbs & Dorothy A. Hobbs –
Owner**
4 Mc Williams Street

To demolish a building constructed c. 1924-1930 that is recorded in the Florida Master Site File and 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 **4 Mc Williams Street** because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. Archival documentation as per Section 28-89(2)d6: In accordance with Sec. 28-89(2)d6 ...the board may also require at the applicant's expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings.
2. For any salvageable historic materials, including the wood windows, 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.

Nell Johnson reviewed the application.

Ex Parte Communication:

(None)

24 certified notices were sent, 3 were returned in favor, and 1 had comments.

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

The Board discussed:

- Poor condition of the structure
- Items to be salvaged
- Building did not meet criteria to be a local landmark
- Documentation of existing structure for archival purposes to include photographs of the elevations and notable architectural details, and a measured drawing of the main elevation

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application PL2021-0016, 4 Mc Williams Street with the conditions that there be comprehensive photographs documenting the structure and a measured drawing of the main elevation and that the applicant make a reasonable effort to repurpose the windows, doors, and any other materials and featured that could be salvaged. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

**9. Planning and Building Staff
Communications**

**9. (a) Planning and Building Staff
Approved Permits Report**

(Provided for informational purposes)

10. Other Business

**10. (a) Discussion and recommendations
for updating the partial demolition review
process to include preserving the historic
building envelope of designated historic
buildings and contributing buildings in
National Register Historic Districts**

Ms. Wolfe reviewed the subject and facilitated discussion regarding the following:

- Emphasizing the privilege of owning historic properties
- Lightening up photographs so they are printable for those printing in black and white
- Clarifying examples with visuals and arrows pointed to architectural features
- The draft as a guidebook for historic architecture found within the City
- Articulating appropriate materials for each neighborhood
- Roll-out strategy and public education for implementing guidelines and getting property owners and contractors to provide feedback and support
- Making new regulations more accessible and palatable for owners of historic homes
- Threshold for HARB approval of replacement features

- Provisions for emergency situations
- Including communications support to reach out to the community through multiple means such as story map or video
- Getting the neighborhood associations involved and having Board members reach out to the associations with a possible joint meeting with the Lincolnville Community Redevelopment Area Steering Committee

Public Comment was opened and the board heard from the following:

- B.J. Kalaidi

Ms. Wolfe clarified the map provided at the request of Ms. Kalaidi.

There was discussion regarding next steps which would include a communication plan, obtaining community input, revising the regulations, and presenting to the Commission.

Special Presentation to Jenny Wolfe

Mr. Weaver, on behalf of HARB, presented Ms. Wolfe with a plaque for 10 years of dedicated service to the preservation of the City of St. Augustine.

11. Adjournment

There being no further business, the meeting was adjourned at 4:15 P.M.³



Catherine Duncan, Chairperson

² Brief recess from 3:25p.m. to 3:21p.m.

³ Transcribed by Candice Seymour