

CITY OF ST. AUGUSTINE

Corridor Review Committee Meeting
February 11, 2021

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, February 11, 2021, in the Alcazar Room at City Hall, St. Augustine, Florida. Michael Dixon, Chair, called the regular meeting to order, and the following were present:

1. ROLL CALL: Michael Dixon, Chair
Lorna McDonald, Vice-Chair
Vaughn Cochran

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

Ms. MacDonald MOVED to APPROVE the January 14, 2021 meeting minutes as presented. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

MOTION

Ms. MacDonald MOVED to APPROVE the Agenda as presented. The motion was SECONDED by Mr. Cochran.

VOTE ON MOTION:

AYES: MacDonald, Cochran, Dixon

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. New Business

**5. (a) 2021-0013 – 142 King Street, LLC,
Cronk Duch Architecture – Applicant
142 King Street, LLC – Owner
142 King Street**

Design Review for renovations of an existing building to include removal of architectural elements and modifications as part of a new design.

Ms. Wolfe read the staff report and said based on a review of the King Street Design Standards for Entry Corridors and without the support of evidence to the contrary, the CRC may **APPROVE** the design alterations at **142 King Street** because the proposed project meets the Design Standard requirements with the following findings and conditions:

- Findings:
 - The proposed project meets the intent of the King Street Design Standards as defined in Section 1;
 - Approval of the proposal will not set unintended precedent;
 - Approval of the request will not be detrimental to the physical characteristics of the neighboring sites or the overlay district as a whole with respect to the physical characteristics prescribed within the authority of the Design Standards

- Conditions:
 - Consider alternative opening patterns on the façade below the projecting arch that maintains the opening patterns of the storefront façade and meets the minimum glazing requirements
 - Provide evidence at the hearing or to staff that the brick building and paving details, pergola details, light fixture illumination type, and window and door specifications meet the Design Standards

Jeremy Marquis, Cliff Duch, and John Arbizzani reviewed the application.

Ex Parte Communication:

(None)

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

MOTION

Ms. MacDonald MOVED to APPROVE application 2021-0013 as presented with the three findings detailed in the staff report. The motion was SECONDED by Mr. Cochran.

There was a brief discussion regarding the two conditions listed in the staff report which were addressed by the applicant in their presentation.

THE MOTION WAS APPROVED BY UNANIMOUS VOICE VOTE.

**5. (b) F2021-0015 – Antigua Veterinary Practice, LLC – Applicant
John and Kim Ysleonia – Owner
195 San Marco Avenue**

Design Review for a rear addition to an existing building.

Ms. Wolfe read the staff report and said based on a review of the San Marco Avenue Design Standards for Entry Corridors and without the support of evidence to the contrary, the CRC may **APPROVE** the addition at **195 San Marco Avenue** because the proposed project meets the Design Standard requirements with the following findings:

- The proposed project meets the intent of the San Marco Avenue Design Standards as defined in Section 1;
- Approval of the proposal will not set an unintended precedent;
- Approval of the request will not be detrimental to the physical characteristics of the neighboring sites if the overlay district as a whole, with respect to the physical characteristics prescribed within the authority of the Design Standards

Les Thomas and reviewed the application, noting that the plans had changed to remove the door on the north façade. John and Kim Ysleonia were available for questions.

There was a brief discussion regarding the steep slope of the ramp which Mr. Thomas confirmed was for canine use and not handicap accessibility which was addressed with an existing ramp at the front of the building.

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappas spoke in favor of the application.

B.J. Kalaidi stated that approvals were moving further and further away from authentic materials.

Mr. Thomas clarified that in the Historic District, wood was required; however, the

subject property was not beholden to such requirements.

Public hearing was closed.

There was Board discussion confirming that the existing fence would remain and appreciation for the clear demarcation between the original building and the proposed addition.

MOTION

Ms. MacDonald MOVED to APPROVE application 2021-0015 as presented with the finding detailed in the staff report. The motion was SECONDED by Mr. Cochran and APPROVED BY UNANIMOUS VOICE VOTE.

6. Other Business

(None)

7. Adjournment

There being no further business, the meeting was adjourned at 2:37 P.M.¹

¹ Transcribed by Candice Seymour