

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting July 19, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, July 19, 2018, in the Alcazar Room at City Hall, St. Augustine, Florida. Barbara Wingo, Acting-Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Barbara Wingo
Jon Benoit
Paul Weaver
Randal Roark, Alternate

Absent:

Toni Wallace, excused
Catherine Duncan, excused

City Staff:

Jenny Wolfe, Historic Preservation Officer
Amy Skinner, Deputy Director, Planning and Building
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 June 21, 2018 minutes as presented. The motion was SECONDED by Mr. Weaver and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

Ms. Wingo announced that the applicant for item 6(a) requested a continuance to the August 16, 2018 meeting.

MOTION

Mr. Weaver MOVED to CONTINUE application F2018-0064 to the August 16, 2018 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Roark, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

Public hearing for each expedited hearing item was opened; however, there were no responses.

5. (a) Certificate of Appropriateness 2018-0089 – Prohibition Kitchen – Applicant

**Baker Family Revocable Trust – Owner
119 St. George Street**

To install an aluminum frame awning with a black canvas cover on the back of the building.

Ms. Wolfe 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 for **119 St. George Street** with the following conditions:

- An elevation drawing is provided to staff to show the location of the awning in the rear façade (condition satisfied by submittal after the deadline)
- A condition assessment will be carried out to verify the lot coverage

Tom Sheltra agreed to staff conditions and waived his presentation.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2018-0089, 119 St. George Street, to install an aluminum frame awning with a black canvas cover on the back of the building. The motion was SECONDED by Mr. Roark.

VOTE ON MOTION:

AYES: Weaver, Roark, Benoit, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) Certificate of Appropriateness 2018-0090 – Don Chrichlow & Associates – Applicant **David Corneal – Owner** **149 Cordova Street**

Mr. Weaver recused himself from this application as a consultant for the applicant.¹

To raise the building to a finish floor elevation of 10.1 feet; to make alterations to the building foundation; and to install a coquina wall, new chimney base, porch stairs, raised sitting area, new porch banisters, and wheelchair lift.

Ms. Wolfe read the staff report and said based on a review of the AGHP and without

¹ Form attached to original minutes

the support of evidence to the contrary staff finds that the Board can **APPROVE** a Certificate of Appropriateness for **149 Cordova Street** with the following conditions:

- The wheelchair lift is screened
- The wall height is clarified and the materials are shaped like those in the existing wall
- The material information for the wood sitting area is provided to staff

Don Crichlow agreed to staff conditions and waived his presentation.

Ex Parte Communication:

(None)

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0090 to lift the existing building with the conditions as requested by staff to screen the wheelchair lift, clarify the wall height and materials for the new wall, and provide the information for the materials to be used for the wood seating area. The motion was SECONDED by Mr. Roark.

VOTE ON MOTION:

AYES: Benoit, Roark, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (c) Certificate of Appropriateness 2018-0091 – Marquis Latimer + Halback, Inc. – Applicant **University of Florida/Department of State (State of Florida) – Owner** **22 St. George Street**

To make alterations to the site to include installing curbing, an interpretive wall, planters, walkways, lighting, and fences; altering existing fences and walls; modifying the parking area; and adding landscaping.

Ms. Wolfe 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 for **22 St. George Street**.

Freemont Latimer agreed to staff conditions and waived his presentation.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2018-0091, 22 St. George Street. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Roark, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness F2018-0064 – Crown Castle NG East LLC – Applicant **City of St. Augustine – Owner** **NE corner of Cathedral Place and Cordova Street**

To construct a 40 foot tall concrete utility pole with an antenna and telecommunications equipment.

Applicant requested, prior to the meeting, that the item be continued to the August 16, 2018 meeting. See Modifications to the Agenda for motion to continue.

6. (b) Certificate of Demolition 2018-0083 – Arcadian Development – Applicant **David Point Enterprises, LLC – Owner** **130 De Haven Street**

To demolish a building constructed in 1930 that is listed in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District.

Ms. Wolfe 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 for **130 De Haven Street**.

Rodney Harrison was available for questions.

Ex Parte Communication:

(None)

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

The Board discussed as-built drawings of the existing structure which had already been submitted to staff and the replacement structure which was planned to be a two-story multi-family structure.

Mr. Benoit offered suggestions for the front porch/balcony and cautioned the applicant regarding constructing on a slab due to storm water and flooding concerns.

Mr. Weaver noted the following findings:

- The building was a contributing building to the historic district; however,
 - The structure had been substantially altered with a later addition and enclosure of the front porch causing a lack in historic architectural integrity
 - The applicant provided evidence of concerns regarding the structural integrity of the building

MOTION

Mr. Weaver MOVED to APPROVE application 2018-0083, 130 De Haven Street, based on the findings he previously listed. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Roark, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) Preliminary Design Approval for the Design Standards for Entry Corridors 2018-0082 – Hagos Fissehaye – Applicant and Owner 3150 N. Ponce de Leon Blvd

To review new construction and site development for conformance with Mixed Residential and Commercial Typology.

Ms. Wolfe read the staff report and said Preliminary Design Approval applications do not include a staff recommendation because the purpose is to direct staff in subsequent administrative reviews.

Hagos Fissehaye and James Gilgenbach, architect, reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappis noted that the area surrounding the property had been increasing in walkability as it developed. He suggested that the prominent entrance to the structure should be on San Marco Avenue, which did not appear to be the case based upon the plans submitted. He had observed that the Planning and Zoning Board has asked the applicant to be more creative in terms of building placement and the preservation of trees.

Public hearing was closed.

Ms. Wolfe outlined three issues which staff was requesting clarification for from the applicant:

- Page numbers referenced by the applicant did not match the submittal given to staff
- Height compliance issue wherein the parapet roof was over the maximum allowed height
- Differences between newly adopted Design Standards and the previously existing guidelines by which the application was being reviewed.

The Board discussed:

- Building height, how it was measured, and the structure's compliance with the height ordinance
- Walkability of the area and pedestrian access to the property
- Small section of property along San Marco Avenue triggered the Corridor Guideline Review
- Parking shown in site plan was exact number required per code
- Desire to see how the proposed architectural style compliments the architectural style of the corridor and finding possible examples of appropriate architecture along the San Marco Corridor
- Setbacks and building placement
- Possible alternative placements to the structure

Rob Matthews of Matthews Design Group confirmed that there was room to fit a sidewalk along the western side of San Marco Avenue.

Public Comment was re-opened.

Charles Pappis reminded the Board that PZB had asked the applicant to reconsider the standard rectangle for the structure.

Public comment was closed.

The Board continued discussion regarding:

- Positive impact of the current site plan splitting the parking lot
- Options from applicant of false façade and carport or enhanced landscaping along San Marco Corridor
- Possibility of utilizing the new Entry Corridor Design Guidelines for the application review
- Possibility of reducing the height and enlarging the footprint was infeasible due to parking loss
- Location of trees to be saved on the site

Mr. Matthews said he would provide the following for the next hearing:

- Pictures of San Marco Avenue streetscape with report
- Discussion of proposed design elements pulled from San Marco Avenue streetscape
- Color drawings and elevations

MOTION

Mr. Weaver MOVED to CONTINUE Preliminary Design Approval application 2018-0082, 3150 N. Ponce de Leon Boulevard, to the August 16, 2018 meeting. The motion SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Roark, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificate of Demolition

7. (a) 2018-0092 – BEHST Builders, Inc. – Applicant

David Gay – Owner

955 Lew Boulevard

Mr. Benoit recused himself from the hearing as contractor on the project.²

To demolish a structure constructed in 1956 that is listed in the Florida Master Site File but not listed in the National Register of Historic Places.

Ms. Wolfe 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 for **955 Lew Boulevard** with the following conditions:

- The applicant shall record the structure for archival purposes prior to demolition to include photographs and measured drawings that will be submitted by the applicant to the Florida Master Site File with a courtesy copy provided to staff
- The applicant shall salvage the coquina material from the home

David Gay and Michael Stauffer reviewed the application.

Ex Parte Communication:

(None)

8 certified notices were sent, 1 was returned in favor.

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

The Board discussed:

- No official substantial damage report from the Building Official
- Building was not considered a historic structure under City Code

² Form attached to original minutes

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0092, 955 Lew Boulevard, with the conditions as outlined in the staff report. The motion was SECONDED by Mr. Roark.

VOTE ON MOTION:

AYES: Weaver, Roark, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Other Business

There was a discussion regarding the City Commission's decision not to remand design review to the HARB for the Confederate Memorial contextualization. Ms. Lopez advised that it was within the Commission's purview to approve the proposed design without such a review.

9. Review of Conflict Statements from Previous Meetings

(None)

10. Adjournment

There being no further business, the meeting was adjourned at 3:04 P.M.³



Antoinette Wallace, Chairperson

³ Transcribed by Candice Seymour