

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting August 16, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 16, 2018, in the Alcazar Room at City Hall, St. Augustine, Florida. Catharine Duncan, Vice-Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Vice-Chairperson
Barbara Wingo
Jon Benoit
Paul Weaver

Absent: Toni Wallace, excused

City Staff:

Jenny Wolfe, Historic Preservation Officer
Kelli Mitchell, 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

Mr. Benoit noted that the motion for item 7(a), for which he had recused himself, included his name in the roll and needed correction.

MOTION

Mr. Benoit **MOVED** to **APPROVE** the July 19, 2018 minutes with the above correction. The motion **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Wolfe announced that item 6(a) was withdrawn and the applicant for item 6(b) had requested a continuance to the September 20, 2018 meeting.

MOTION

Mr. Weaver **MOVED** to **APPROVE** the modifications to the Agenda and to **CONTINUE** F2018-0064 as noted on the agenda to the September 20, 2018 meeting. The motion **SECONDED** by Mr. Benoit and **APPROVED BY UNANIMOUS VOICE VOTE**.

5. Expedited Hearing items

5. (a) Certificate of Appropriateness
2018-0106 – Elaine H. Darnold, Inc. –
Applicant
Larry and Elizabeth Rideman – Owner
28 St. Francis Street

To replace a rear window with French doors and to construct a new landing and stairs in front of the door.

Ms. Mitchell 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 **28 St. Francis Street** with the following condition:

- The applicant provides specifications for the door and concrete material to staff

Elaine Darnold agreed to staff recommendations and waived their presentation.

Ex Parte Communication:

(None)

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

MOTION

Mr. Weaver MOVED to APPROVE application 2018-0106, 28 St Francis Street with the condition as listed in the staff report that the applicant provides specifications for the door and concrete material to staff. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Opinion of Appropriateness 2018-0042 – Keith Andrews – Applicant Keith and Tina Andrews – Owner 156 Avenida Menendez

To construct a two story porch on the front façade, to replace existing windows with porch entries and new windows, and to paint the structure using pre-approved paint colors.

Applicant withdrew the application prior to the meeting.

6. (b) 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 the application be continued prior to the meeting. See Modifications to the Agenda for motion to continue.

6. (c) Preliminary Design Approval for the Design Standards for Entry Corridors 2018-0082 – Hagos Fissehay – 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 Approvals did not include a staff recommendation because the purpose is to direct staff in subsequent administrative reviews.

James Gilgenbach and Rob Matthews reviewed the application with additional information.¹

Ex Parte Communication:

(None)

Public hearing was opened.

B.J. Kalaidi felt that the applicant should have conformed to the new design standards. She stated it was not fair to the public that the applicant submitted additional information immediately before a meeting.

Public hearing was closed.

The Board discussed:

¹ Attached to original minutes

- Utilization of the original Design Guidelines rather than those newly adopted since the application had been submitted prior to adoption of the new Guidelines
- Elevations of the wall along San Marco Avenue
- Desire to see a holistic view of the streetscape along San Marco Avenue and how the applicant planned to make the parking lot frontage connect to the corridor as well as the proposed hotel building
- Very few alterations from the previous submittal in response to Board comments
- Possible curb-cut from San Marco Avenue or pedestrian gate that would provide further connection to San Marco Avenue
- Possible ways to encourage pedestrian activity along San Marco Avenue and engage the corridor further
- Request for comprehensive drawing that illustrated the integrated concept including landscaping, wall, building, and a more detailed explanation regarding how the project met the guidelines
- Preference for detailing, with possibility of appurtenances that could exceed the 35 foot maximum
- Recommendation to add further detailing to the windows and vertically orienting upper story windows
- Possibility of screening the A/C grates

There was consensus of the Board that the applicant provide the following:

- A comprehensive drawing plan, elevation and perspective drawing that integrated:
 - the landscape and design plans along San Marco Avenue

- the proposed wall and structure as seen along San Marco
- Massing and scaling of preserved trees relative to the site
- A summary of how the project, as seen from San Marco Avenue, met the criteria for approval outlined in the staff report
- Possibility of creating an entrance to the property along San Marco Avenue
- Possibility of a green space area along San Marco Avenue rather than just a parking lot area

MOTION

Mr. Weaver MOVED to CONTINUE Preliminary Design Approval application 2018-0082, 3150 N. Ponce de Leon Boulevard, to the September 20, 2018 meeting. The motion SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) 2018-0107 – Don Crichlow & Associates – Applicant
18 St. George Street LLC – Owner
18 St. George Street

To construct new buildings between Spanish and St. George Streets designed with Spanish Colonial character.

Mr. Weaver recused himself as a consultant for the applicant.²

Ms. Mitchell 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

² Form attached to original minutes

Certificate of Appropriateness for **18 St. George Street** to address the comments provided in the staff report.

Donald Crichlow reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Dan Holiday felt that the mass of the building was too large for St. George Street and the surrounding building.

Public hearing was closed.

The Board discussed:

- Applicant had addressed many of the Board's concerns from the Opinion of Appropriateness hearing including the narrow corridor and rounded door entrance
- Fifty inch width requirement for side gate, which was narrower than applicant preferred
- Building height related to Second Spanish Period
- Recommendation to narrow the front of the building further to allow for lower roof height
- Desire from staff to have scalable drawings to confirm zoning requirements were met
- Desire from Board and staff to have hard copies of the revised drawings
- French doors along south elevation
- Connectors below 15 feet in height were considered accessory structures
- Southern wall was lowered to 6 feet in height
- Pre-1821 door types that could be utilized in place of the French doors
- Suggestion of varying the door types
- Single door preferred over French door

- Spanish Street elevation, recommending window on the side of the new structure to break up the massing
- Possibility of adding an appropriate door along St. George Street to maintain similarity to neighboring front elevations

Mr. Crichlow stated he was agreeable to varying door types, setting back the rear building and adding windows to the west side of the main building.

There was Board consensus that staff and the Board needed to review changes made to the application with scaled drawings.

MOTION

Mr. Benoit MOVED to CONTINUE application 2018-0107 to the September 20, 2018 meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) 2018-0109 – Red Moon Properties LLC – Applicant and Owner **9 Aviles Street**

To construct a replacement building based on the Mission Revival character of the historic building that was demolished and on a previous Opinion of Appropriateness.

Mr. Weaver recused himself as a consultant for the applicant.³

Ms. Mitchell 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 for **9 Aviles**

³ Form attached to original minutes

Street to allow the applicant time to address the issues described within the staff report.

Joe Cronk reviewed the application.

The Board provided their ex parte communications.

Public hearing was opened.

Bonnie Eger read a letter into the record for Karen Sheridan, owner of Plum Gallery. The letter gave a brief history of the subject building and recommended an archeological dig prior to the reconstruction

Dan Holiday spoke in favor of the application so long as it was done professionally and as quickly as possible to avoid Aviles Street remaining a construction site.

Public hearing was closed.

There was a brief discussion clarifying that although the Opinion of Appropriateness was for the rehabilitation of the existing structure which was now demolished, the zoning code would still be followed in consideration of the Certificate of Appropriateness to emulate the previously existing historic structure.

The Board discussed:

- As-built drawings and photographs were made of the original structure for the Florida Master Site File
- Preference that the scale remain the same or similar
- Design was as expected based on feedback from the Opinion of Appropriateness hearing

Mr. Cronk addressed staff concerns for scaled drawings noting that additional drawings had been dropped off a week prior to the meeting that would clarify several staff questions. He noted that the initial color choice of blue was not an approved color and that an approved dark green as

previously submitted would also be acceptable to the applicant. He added that the coquina pre-cast was going to be saved and the aggregate from the originals would be matched for the coquina elements of the structure.

Board continued discussion with the following topics:

- Possibility of tying proposed flower pots along Artillery Lane into the coquina base of the building
- Signage design would meet code and scale with previously existing iron-work
- Raised wall and parapet height

There was Board consensus:

- To split the difference between the proposed raised wall height and the original to 16 foot plate height
- To maintain a dark green color approved in the AGHP rather than the proposed blue
- To allow operable doors in each center bay with fixed sidelights and transom, all wood framed

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Appropriateness application 2018-0109 with the following conditions:

- **Material of the columns and baseboard or short wainscoting be of similar compatible materials**
- **That the applicant work within the approved color palette for the district and style**
- **The plate height for the predominant parapet wall be at 16 feet**
- **Applicant provides staff with scale drawings as requested in the staff report**

- **Doors will be operable and sidelight windows and transoms will be fixed and made of wood**

The motion was **SECONDED** by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition

8. (a) 2018-0110 – Red Moon Properties LLC – Applicant and Owner
9 Aviles Street

To demolish a building constructed in 1911 that is listed in the Florida Master Site File and is a contributing to the St. Augustine Historic District (After the Fact).

Mr. Weaver recused himself as a consultant for the applicant.⁴

Ms. Mitchell 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 **9 Aviles Street**.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Charles Shanks, property manager for Trinity Square on the corner of Aviles and King Streets, noted that there had been contention among the merchants on Aviles Street since the street had been closed abruptly for the demolition of the subject property on July 4, 2018. He felt staff had

done a good job of keeping the area business owners involved and he encouraged the new owners of the property to work with the city and surrounding businesses to get the building constructed and operational quickly. He asked that considerations be made for construction hours and surrounding hours of operation to minimize impact to businesses on the street.

Guy Denoel, owner of building behind the subject property was concerned that the applicant may block or over utilize the adjacent alley space, which the applicant addressed by explaining that the new building was set off of the property line about 3 feet to allow for a private, walled alley space with a door.

B.J. Kalaidi asked whether an archeological dig would take place and how long it would take.

Public hearing was closed.

The Board discussed:

- Archeological dig process which would start after permit application submittal and was subject to areas where digging for construction was necessary and not the entire site
- Poor structural integrity of the building as detailed by multiple engineers
- The steps that led to the demolition of the structure as detailed by the applicant

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Demolition application 2018-0110 to demolish the building. The motion was SECONDED by Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, Duncan

⁴ Form attached to original minutes

NAYES: NONE
MOTION CARRIED UNANIMOUSLY⁵

8. (b) 2018-0104 – Ronald L. Bailey – Applicant and Owner
101 South Street

To demolish a building constructed in 1954 that does not contribute to the Lincolnville National Register Historic District and that is not listed in the Florida Master Site File.

Ms. Mitchell 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 **101 South Street**.

Marcus Bailey stated that they were seeking to renovate the structure rather than demolish it and were currently in the process of evaluating feasibility. He asked that the Board continue the application in the event that a Certificate of Demolition may be required at a later date.

Ex Parte Communication:

(None)

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Demolition application 2018-0104, 101 South Street, to the September 20, 2018 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Opinion of Appropriateness

9. (a) 2018-0111 – City of St. Augustine – Applicant and Owner

⁵ Brief recess between 4:23p.m. and 4:32p.m.

20 Spanish Street

To make alterations to an existing parking lot to include adding landscaping, constructing a masonry wall, and installing paving material, lighting, and signage.

Applicant requested a continuance to the September 20, 2018 meeting.

MOTION

Mr. Weaver MOVED to CONTINUE Opinion of Appropriateness application 2018-0111 to the September 20, 2018 meeting. The motion was SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

10. Other Business

10. (a) Introduction and Discussion related to the Evaluation and Appraisal Report (EAR) for the Historic Preservation Element of the Comprehensive Plan

Ms. Wolfe reviewed the provided memo outlining the EAR process and asked that the Board review provided documents and address issues and concerns regarding the Historic Preservation Element of the Comprehensive Plan

Ms. Wolfe also announced that the Historic Preservation Master Plan would be brought before the Board on September 20, 2018.

She also announced the September 13, 2018 Joint meeting with the Planning and Zoning Board.

The Board discussed:

- Balancing zoning with historic architectural guidelines, particularly regarding lot coverage and historic scale
- Balancing FEMA flood elevation requirements and historic structures

as well as new construction in historic districts

- Educating and facilitating flood response and mitigation
- Reducing historic demolition through public outreach
- Importance of documenting historic structures within the City to provide resources to property owners and purchasers
- Desire to create a map that outlined homes in danger of flooding based on lot and building elevations
- Real Estate market effects on neighborhood vacancies and ways to promote rehabilitation economically

11. Review of Conflict Statements from Previous Meetings

(None)

12. Adjournment

There being no further business, the meeting was adjourned at 5:11 P.M.⁶



Antoinette Wallace, Chairperson

⁶ Transcribed by Candice Seymour