

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting November 15, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, November 15, 2018, in the Alcazar Room at City Hall, St. Augustine, Florida. Antoinette (Toni) Wallace, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

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

City Staff:

Kelli Mitchell, Historic Preservation Planner
David Birchim, Director, Planning and Building
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public Comments for Items not on the Agenda

James Philcox, applicant for item 8(e), came forward to ask that the Board consider moving the item forward in the agenda as he had a conflict that would require him to leave by 3:00p.m.

Mr. Weaver MOVED to APPROVE the Agenda as modified to move item 8(e) to be heard prior to item 8(a). Motion SECONDED by Mr. Benoit and APPROVED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Appropriateness
2018-0147 – A to Z Custom Homes, Inc. –
Applicant
Harold E. Fethe and Frances G. Charlson
– Owner
71 Marine Street

To replace a copper metal roof with a coated aluminum roof in a medium bronze finish.

Frances Charlson and Harold Fethe waived their presentation and agreed with the Staff recommendation.

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 to replace a copper metal roof with a coated aluminum

3. Approval of Minutes

(None)

4. Modification and approval of Agenda

Ms. Wallace announced that item 6(a) had requested Continuance to the December meeting

MOTION

Mr. Weaver MOVED to CONTINUE application 2018-0111 to the December 20, 2018 meeting. The motion was SECONDED by Mr. Benoit and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

roof in a medium bronze finish at **71 Marine Street** because it meets Secretary of Interior Standards #2, 4, and 6, as a compatible material to the existing, potentially historic, roof material.

Ex Parte Communication:

(None)

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

Mr. Benoit asked that the application reflect that the fasteners were hidden fasteners which the applicant confirmed.

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0147 with the clarification that the new metal roof will be a hidden fastener standing seam metal roof. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Wingo, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Opinion of Appropriateness 2018-0111 – City of St. Augustine – Applicant and Owner

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 of the application prior to the meeting. See Modification and Approval of Agenda for motion to continue.

6. (b) Certificate of Appropriateness

2018-0121 – Don Crichtlow & Associates – Applicant

Steven and Linda Lohrke – Owner

320 Charlotte Street

To construct a second-story onto an existing one-story Frame Vernacular home and to build a two-story garage apartment.

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 **320 Charlotte Street** to allow the applicant time to consider altering the design to be compatible with the height, scale, size, and placement of the historic building.

Don Crichtlow reviewed the application with changes including turning the gable as requested by the Board, lowering the proposed roof peaks by two feet.

Ex Parte Communication:

(None)

Public hearing was opened.

Linda Lohrke, owner of the property, further reviewed the application. She clarified that the addition above the garage was for personal use and would not be a rental.

Melinda Rakoncay suggested the windows be six-over-six light. She felt that the more recent construction on either side made the additional height requested more favorable. She was opposed to the double-garage door along the front of the property.

Public Hearing was closed.

The Board discussed the following:

- Garage suite would bring the total livable square footage to 1,800 square feet and a total expansion of

1,986 square feet from the existing 1,145 square feet.

- Archeological survey required for any excavation on the site
- Concern for the two-story garage addition over-shadowing the existing single-story historic house
- Possibility of further lowering the garage roof
- Concern for large amount of blank wall space on the north elevation with no windows
- Adding fenestration to the northern side of the garage addition
- Casement or one-over-one light windows rather than the existing six-over-six light windows to help differentiate the addition from the historic structure
- Width of garage door necessary to allow for turning radius
- Recommendation to change garage door style
- Concern for garage setback which would require a variance, and recommendation to move it back parallel to the front of the existing house
- Possibility of creating the garage as a separate structure
- Conflicts between what the Zoning Code allowed and the desire to preserve the historic structure
- Possibility of lowering garage addition ridgeline further by utilizing dormers
- Desire to see demonstration of proposed addition's compatibility with the existing historic structure
- Need for examples of two-story carriage-houses in the historic district

MOTION

Mr. Weaver MOVED to CONTINUE Certificate of Appropriateness application 2018-0121 to the December 20, 2018 meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) 2018-0134 – 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 property owner.¹

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 **18 St. George Street**.

Don Crichlow reviewed the application noting the reduction in the roofline from the previous plans.

Ex Parte Communication:

(None)

Public hearing was opened.

Robert Hall spoke against the application citing that the building was not compatible to the historic nature of the property. He felt the building should be a 1740s interpretation.

Melinda Rakoncay spoke against the application citing that the project did not meet the AGHP. She felt that the changes made were not sufficient to reduce the scale and make the addition compatible with the

¹ Form attached to original minutes

historic structure and the historic neighborhood.

B.J. Kalaidi spoke against the application, and asked that the need for glazing on the project be explained.

Nancy Pellicer wondered whether buyers of property in the historic district researched the zoning and architectural requirements for the area. She noted that many historic reconstructions stayed within the footprint of the previously existing historic structure. She hoped to see a large courtyard garden on the property.

Martha Mickler asked that the Board consider the history of the property in making their determination. She noted that construction on the property would likely require an archeological survey.

Public hearing was closed.

The Board discussed:

- Changes from the previous application reduced glazing by 23% by altering the types of door glazing
- Pairs of French doors and width of front gate not appropriate for the style being interpreted
- Solid double doors could be compatible

Susan Bloodworth, attorney for the applicant, noted that the AGHP allowed glazing on courtyard doors, which she believed the subject doors were.

Mr. Crichlow provided multiple examples of pairs of glazed French courtyard doors in the Historic District.

Ms. Duncan asked that the front gate meet the 50 inch width standard and asked that the applicant consider pairs of tongue-in-groove doors which would be more compatible.

There was continued discussion regarding further reduction of glazing on the south elevation and the gate width.

MOTION

Mr. Benoit MOVED to CONTINUE application 2018-0134 to the December 20, 2018 meeting to allow the applicant time to consider redesigning the front gate to get it closer to the HP guidelines, particularly Manucy's book and to reconsider the window and door pattern along the south elevation. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition

8. (a) 2018-0144 – Sarah Ryan, Architect – Applicant

Dave and Lynn McKee – Owner

329 St. George Street

For Partial demolition of a building constructed in 1910, recorded in the Florida Master Site file, and not located in a district to include the windows, roof, and chimney.

Ms. Duncan and Mr. Benoit recused themselves due to involvement in the project.

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 to remove windows, chimney, roof, and siding for **329 St. George Street** with the following condition:

- Building materials such as the windows be salvaged if possible in accordance with Sec. 28-29 (2)d.6.

Sarah Ryan reviewed the application.

Ex Parte Communication:

(None)

18 certified notices were sent, 8 were returned in favor, 1 was returned opposed and 5 had comments.

Public hearing was opened.

B.J. Kalaidi asked that any comments in opposition be read into the record.

Public hearing was closed.

The Board discussed the structure's extensive renovations with little historic fabric left and very little left for salvage.

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0144 based on the evidence presented that the structure does not meet the requirements under the code to be considered a historic building and it has been substantially altered over the years. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

8. (b) 2018-0135 – R.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 recorded 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.

John Valdes reviewed the application.

Ex Parte Communication:

(None)

22 certified notices were sent, 4 were returned in favor and 2 had comments.

Public hearing was opened.

Melinda Rakoncay asked whether any of the structure was old coquina concrete block to which the applicant responded in the negative.

Public hearing was closed.

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0135 without any conditions. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Benoit, Duncan, Weaver, Wingo, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) 2018-0139 – Steven Binninger –
Applicant
Green Family Investment LTD – Owner
55 Masters Drive

To demolish a building constructed in 1910 that is recorded in the Florida Master Site File and is not located in a National Register Historic District.

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

² Brief recess from 2:50p.m. to 2:56p.m.

finds that the Board can **APPROVE** a Certificate of Demolition for **55 Masters Drive** with the following conditions:

1. The applicant shall provide as-built drawings of all existing exterior elevations and provide a copy to the Florida Master Site File and City staff
2. The applicant shall salvage reusable, historic materials and features, including the wood windows

Steven Binninger reviewed the application.

Ex Parte Communication:

(None)

13 certified notices were sent; however, there were no responses.

Public hearing was opened.

Melinda Rakoncay noted that she could not locate minutes in the folder referencing why the demolition had previously been approved. She was concerned with the replacement structure as a commercial structure rather than another small residential-type structure.

Public hearing was closed.

The Board discussed:

- Structure did not meet criteria to be eligible as a historic landmark or designated historic structure and the Board could not deny a demolition without evidence of such
- Existing structure condition was poor

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0139, 55 Masters Drive with the following conditions:

1. The applicant shall provide as-built drawings of all existing exterior elevations and provide a copy to the Florida Master Site File and City staff
2. The applicant shall salvage reusable, historic materials and features, including the wood windows

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

VOTE ON MOTION:

AYES: Weaver, Wingo, Benoit, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (d) 2018-0140 – Shawn and Renee Aunchman – Applicant and Owner 478 Arricola Avenue

To demolish a building constructed in 1955 that is recorded in the Florida Master Site File and is not located in a National Register Historic District.

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 **478 Arricola Avenue**.

Shawn and Renee Aunchman reviewed the application.

Ex Parte Communication:

(None)

18 certified notices were sent, 2 were returned in favor and 1 had comments.

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

The Board discussed:

- Flooding of the structure in both Hurricane Matthew and Hurricane Irma
- Structural damage in home from flooding that was not properly repaired

MOTION

Mr. Benoit MOVED to APPROVE Certificate of Demolition application 2018-0140 for 478 Arricola Avenue without conditions. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, Weaver, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (e) 2018-0143 – James Philcox – Applicant and Owner 111 Zoratoa Avenue

To demolish a building constructed in 1922 that is recorded in the Florida Master Site File and is not located in a National Register Historic District.

Heard before item 8(a) as reflected in the motion to amend the agenda.

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 111 Zoratoa Avenue.

James Philcox reviewed the application.

Ex Parte Communication:

(None)

14 certified notices were sent, 3 were returned in favor 1 had a comment.

Public hearing was opened; however there was no response.

The Board discussed:

- Multiple flooding incidents
- No architectural or historical reason to preserve the structure

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0143, 111 Zoratoa Avenue based on the evidence presented that the building was not historically significant under the city code nor did it appear to have the potential to be significant. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Benoit, Wingo, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (f) 2018-0141 – Muscetta Custom – Applicant BETA Three of Alachua LLC – Owner 28 Magnolia Avenue

For partial demolition of a building constructed in 1917 that is recorded in the Florida Master Site File and not located in a National Register District to include removal of windows, doors, exterior walls, and a portion of the roof (after-the-fact).

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 28 Magnolia Avenue with the following condition:

- Remaining materials be salvaged in accordance with Sec. 28-29(2)d.6.

Joe Muscetta reviewed the application and the application for item 8(g).

Ex Parte Communication:

(None)

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

Public hearing was opened for items 8(f) and 8(g).

Melinda Rackoncay felt that the replacement structure had no character. She was also concerned that the proposed guest house would be rented out.

Public hearing was closed.

The Board discussed:

- After-the-fact demolition application was due to initial permit being an interior demolition
- Existing heart pine was being salvaged and utilized for interior and exterior trim
- Only original materials remaining from 28 Magnolia will be some framing and interior floor joists
- Archeological survey may be required
- No evidence that the structure was architecturally or historically significant

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0141, 28 Magnolia Avenue based on the fact that it is not located in a National Register District or individually listed and there is no evidence that the building meets the City's Local Landmark criteria. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (g) 2018-0149 – BETA Three of Alachua LLC – Applicant and Owner 28 ½ Magnolia Avenue

To demolish a guest house constructed in 1935 that is recorded in the Florida Master Site File and is not located in a National Register Historic District.

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 28 ½ Magnolia Avenue with the condition that the remaining building materials be salvaged if possible.

Ex Parte Communication:

(None)

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

Public Hearing and Board Discussion held in conjunction with item 8(f).

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Demolition application 2018-0149, 28 ½ Magnolia Avenue, based on the same findings as the previous item. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, Benoit, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Appeal of Staff Interpretation of the Design Standards for Entry Corridors

9. (a) 2018-0146 – Antigua Veterinary Practice – Applicant

Eric Searcy Rentals LLC – Owner
195 San Marco Avenue

To appeal the staff interpretation of the Design Standards that a metal roof is not a compatible replacement roof material to maintain the character of the legacy building as per 6.4.1.c.

Ms. Mitchell read the staff report and said HARB may take the following actions:

- Based upon the application for appeal and such other information that was filed, the HARB may **AFFIRM** the staff determination if no basis for reversal was demonstrated; or,
- Based upon the application for appeal and such other information that was filed, the HARB may **REVERSE** the staff determination with one of the following findings:
 - The metal roof is a compatible roof material
 - The applicant demonstrated a technical or economic infeasibility of using a compatible roof material and removal of the historic roof material is deemed necessary

Eric Searcy reviewed the application.

The Board provided their ex parte communications.

15 certified notices were sent, 6 were returned in favor.

Public hearing was opened.

John Valdes testified that if asphalt shingle was used as a replacement shingle, the original wood shingle roof would have to be removed. He recommended utilizing the metal roof as it would maintain the original fabric of the house and was historically used with the existing architecture.

Renee Aunchman spoke in favor of the application noting that the metal roof was

used in the architectural period of the structure

Melinda Rakoncay spoke in favor of the application citing her own personal experience with metal roofing on her historic home.

Public hearing was closed.

The Board discussed:

- Saving the historic fabric of the property was a positive aspect of the application
- Building materials on surrounding properties included metal roofing

Carl Claypool, contractor on the project, reviewed the specs on the proposed roof as a five-v crimp in a bronze color.

There was further discussion regarding saving the original historic roof under the proposed metal roof.

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0146 to REVERSE staff determination such that the metal roof is a compatible roof material for the era of the house and the applicant has demonstrated a technical infeasibility of using the asphalt shingle: i.e. the intent to preserve the original shake or cedar shingle roof and the purlins underneath which will make up the substrate the new roof will be applied to. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Benoit, Wingo, Weaver, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Incomplete Items

10. (a) Certificate of Appropriateness

2018-0145 – Martin Gould – Applicant

EMA Inc. – Owner
36 Charlotte Street

To construct a trellis over the front seating area and to convert the front fence into a wall.

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 take the following actions for the Certificate of Appropriateness for 36 Charlotte Street:

1. **APPROVE** the proposal to construct a stucco wall with the condition that the stucco texture and finish color will be provided
2. **CONTINUE** the proposal to construct a pergola on the front of the building to provide the applicant an opportunity to consider design alternatives that are compatible and which take into consideration zoning requirements and architectural character of the building

Martin Gould reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Trellis not intended to be covered
- Other examples of trellises and pergolas in town.
- Purpose of project was for sun protection and aesthetics
- Appropriateness of trellis in the front of the building was questionable as they were usually located on the side or rear
- Pergola could be designed to not impact the exiting historic structure

- Possibility of a covered porch as previously existed on the structure
- Proposed stucco wall

MOTION

Mr. Benoit MOVED to APPROVE application 2018-0145, Certificate of Appropriateness for 26 Charlotte Street, for constructing the stucco wall as proposed and the proposed pergola with the condition that the pergola remains an independent structure that could be removed without affecting the existing historic building and the expectation that the paint colors match the existing building, or be pre-approved colors within the AGHP, or that the applicant return to the Board if the colors do not meet the first two criteria for approval. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Benoit, Duncan, Weaver, Wingo, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Preliminary Design Approval for the Design Standards for Entry Corridors

11. (a) 2018-0148 – City of St. Augustine Police Department – Applicant
City of St. Augustine – Owner
151 King Street

To install color LED lighting on the exterior of the building.

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

David Birchim, Director, Planning and Building Department, reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Rakoncay noted that up-lighting and color changing lights were concerning and could set a negative precedent.

B.J. Kalaidi spoke against the application.

Charles Pappis felt that the application could open up the possibility of color-changing up-lighting to other commercial development along King Street.

Public hearing was closed.

The Board discussed:

- Whole front façade of building intended to be lit
- Possibility of limiting the lit space to small architectural feature such as front portico and/or columns
- Current guidelines may not allow approval of the application

MOTION

Mr. Benoit MOVED to DENY application 2018-0148 at 151 King Street for the proposed LED light fixtures with the concern that it may not be in keeping with the Entry Corridor Guidelines as they exist today or as they are envisioned existing in the future. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Benoit, Duncan, Weaver, Wing, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

12. Other Business

12. (a) Selection of Chair & Vice-Chair for Fiscal Year 2018-2019

MOTION

Ms. Wingo MOVED to NOMINATE Ms. Duncan for Board Chair. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Wingo, Weaver, Benoit, Duncan, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Weaver MOVED to NOMINATE Ms. Wingo for Board Vice-Chair. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Benoit, Wingo, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

12. (b) Review annual meeting schedule

Ms. Wallace noted that the May meeting date conflicted with the Florida Trust Conference and there was a recommendation from staff to meet on the fourth Thursday of that month which would be May 23, 2019. She also noted that there would be many workshops scheduled for the year including:

- Joint Workshop with the Planning and Zoning Board (PZB) for the preservation plan
- City Commission Workshop on the preservation plan and budget
- CAMP training in first half of the year which may be combined with CLG workshops
- Workshop on King Street Design Standards

- Comprehensive Plan Historic Preservation Element workshop with the PZB.

13. Review of Conflict Statements from Previous Meetings

(None)

14. Adjournment

There being no further business, the meeting was adjourned at 4:38 P.M.³



Antoinette Wallace, Chairperson

Catherine Duncan

³ Transcribed by Candice Seymour