

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting January 18, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, January 18, 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
Barbara Wingo, Vice-Chairperson
H. Randal Roark
Catherine Duncan
Jeffrey Gordon

City Staff:

Jenny Wolfe, Historic Preservation Officer
Kelli Mitchell, Historic Preservation Planner
Isabelle Lopez, City Attorney
Robin DiAngelis, Recording Secretary

2. General Public Comments for Items not on the Agenda

The following member of the public gave comment:

- BJ Kalaidi

3. Approval of Minutes

MOTION

Mr. Roark MOVED to APPROVE the December 21, 2017 minutes as presented. Motion SECONDED by Mr. Gordon and APPROVED BY UNANIMOUS VOICE VOTE.

4. Modification and approval of Agenda

MOTION

Ms. Wallace requested to hear Item 11A prior to item 8A.

Ms. Wallace MOVED to APPROVE the modifications to the Agenda. Motion SECONDED by Mr. Gordon and APPROVED BY UNANIMOUS VOICE VOTE.

5. Public Comments related to Expedited Hearing items:

(None)

6. Continued Items from Previous Meetings

(None)

7. Certificates of Appropriateness

(None)

8. Certificate of Demolition

8. (a) F2017-0188 – The Hardy Group – Applicant JAM CRE LLC – Owner 6 Court Theophelia

To demolish a building constructed 1956, not recorded on the Florida Master Site File and not located in a 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 **6 Court Theophelia** with the following condition:

1. Recording of the structure for archival purposes prior to demolition to include a Florida Master Site File form that will be submitted by the applicant to the Florida Master Site File/Division of Historical Resources with a courtesy copy provided to staff.

Glenn Hettinger and Richard Hardy reviewed the application.

The Board provided their ex parte communications.

17 certified notices were sent; however, none were returned.

Public hearing was opened.

The following members of the public voiced concerns regarding flooding, storm water retention, parking, and impacts to the neighborhood due to demolition and construction.

- Alicia McWhorter¹
- Megan Arnold
- BJ Kalaidi
- Michael Jordan

Diana Halabi had questions regarding public notification of the application.

Public hearing was closed.

Mr. Hardy clarified construction times and street debris mitigation.

Mr. Hettinger reviewed plans for drainage, including a filtration system underneath the parking area for storm water collection.

The Board discussed:

¹ Photographs illustrating parking and flooding problems attached to original minutes

- Condition of demolition to include drawing sufficient for a building permit be submitted

MOTION

Ms. Duncan MOVED to APPROVE Demolition application F2017-0188 at 6 Court Theophelia with the conditions that the structure be recorded for archival purposes and that a demolition permit would not be issued until drawing sufficient for a building permit have been submitted and approved by the Board. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Duncan, Wingo, Gordon, Roark, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Design Standards for Entry Corridors Preliminary Design Approval

9. (a) F2017-0187 – The Hardy Group – Applicant **JAM CRE LLC – Owner** **6 Court Theophelia**

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

Ms. Wolfe read the staff report and said staff does not make a recommendation regarding Preliminary Design Approvals because the purpose of the application is to direct staff in subsequent administrative reviews.

Carol and Joseph Spatarella reviewed the application.

Ex Parte Communication was provided during previous application.

Public hearing was opened.

Alicia McWhorter felt that the size of the venue was a concern in regards to parking.

BJ Kalaidi felt that the design should meet design requirements as well as zoning requirements in regards to parking. She also voiced concerns regarding flooding.

Public hearing was closed.

Mr. Hettinger reviewed the design and asked that the Board give them direction regarding the architectural typology of the structure.

The Board discussed:

- Zoning
- Design typology
- Recommendations regarding architectural design and reducing the flatness and harder edges of the design
- Recommendation to move the structure to the front of the property
- Possibility of utilizing coquina block or brick for a finish material
- Setback and building location requirements
- Proposed structure not compatible with Entry Corridor design requirements
- Flooding concerns
- Pitch Roof versus flat roof
- Recommendation to omit tower
- Willingness to not limit the applicant to strictly residential or commercial typology
- Clarification and further specification of architectural features
- Possibility of moving parking to the rear with a buffer or screen

MOTION

Mr. Gordon MOVED to CONTINUE application F2017-0187 to the March 15, 2018 meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Gordon, Wingo, Duncan, Roark, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

10. Opinion of Appropriateness

10. (a) F2017-0190 – Marquis Latimer + Halback, Inc. – Applicant

Public Works Department, City of St. Augustine – Owner **Liftstation 23 (Plaza de la Constitucion)**

To review proposed alterations to lift pump and site development around the pump.

Ms. Mitchell read the staff report and said staff does not provide recommendations for city projects.

Stephen Slaughter, Curtis Conejero, Jeremy Marquis, and Dustin Felix reviewed the applications with a presentation.³

Ex Parte Communication:

(None)

0 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi asked for clarification regarding the dimensions of the enclosure.

Public hearing was closed.

Jeremy Marquis addressed the enclosure dimensions including an 8 foot four inch height and 6 foot wide.

The Board discussed:

² Brief Recess between 2:46p.m. and 2:52p.m.

³ Attached to original minutes

- Size of the enclosures
- Distance of Plaza panel from Market
- St. Francis Street liftstation enclosure could be painted a neutral/darker color that blended better with landscaping
- Informational panels in Plaza could draw more attention to enclosure than intended
- Possibility of landscaping around the enclosure
- Concerns with tampering

MOTION

Ms. Duncan **MOVED** to **APPROVE** application F2017-0190 at 150 Charlotte Street to install a stainless steel enclosure with no interpretive panel, all of the switches and enclosure fronting the same side to allow for a fully landscaped rear with a screen that would be the general height of the enclosure to soften the structure looking east. The motion was **SECONDED** by Mr. Roark.

VOTE ON MOTION:

AYES: Duncan, Roark, Gordon, Wingo, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. (b) F2017-0191 – Marquis Latimer + Halback, Inc. – Applicant Public Works Department, City of St. Augustine – Owner Liftstation 24 (Seawall/St. Francis Street)

To review proposed alterations to lift pump and site development around the pump.

Heard with item 10(a)

MOTION

Ms. Duncan **MOVED** to **APPROVE** application F2017-0191 at 177 Avenida Menendez to install a wall and steps leading up to lift station 24 with added

landscaping around liftstation 24 as shown in the drawings. The motion was **SECONDED by Mr. Roark.**

VOTE ON MOTION:

AYES: Duncan, Roark, Gordon, Wingo, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Other Business

11. (a) Discussion regarding the replacement building at 22 ½ Cincinnati St.

Heard prior to item 8(a). See Modifications to the Agenda for motion to move item.

Ms. Wolfe noted that a previously approved demolition at 22 ½ Cincinnati St. required review of the replacement structure as requested by HARB and agreed to by the applicant. She noted that the item was not an official application and was not regulated by any Historic Preservation Zoning District. She said staff recommended the Board offer a consensus approval of the proposed replacement structure.

Mr. McDonald reviewed the design.

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

The Board discussed the following:

- Elevation of the façade facing the alley to be 2.5 feet higher than grade
- Windows seemed small along alley façade
- Foundation to be elevated slab
- Recommendation to landscape along the sides of the structure to soften the façade
- Single story as opposed to two story replacement

There was consensus of the Board to approve the design with the comments offered during discussion.

11. (b) Board officer elections

Ms. Wolfe announced that Mr. Roark's term was expiring in March and that Ms. Duncan's term was also ending; however, Ms. Duncan was eligible to re-apply.

MOTION

Mr. Roark **MOVED** to **NOMINATE** Ms. Wallace for Board Chair. The motion was **SECONDED** by Ms. Wingo and **APPROVED BY UNANIMOUS VOICE VOTE**.

MOTION

Ms. Wallace **MOVED** to **NOMINATE** Ms. Duncan for Board Vice-chair. The motion was **SECONDED** by Mr. Roark and **APPROVED BY UNANIMOUS VOICE VOTE**.

11. (c) Review upcoming meeting schedule for 2018

Ms. Wolfe reviewed the 2018 meeting schedule. She noted that the regular May meeting was rescheduled to May 24, 2018 because the regular schedule conflicted with the Florida Trust for Historic Preservation Annual Conference which would be in Jacksonville.

The Board reached consensus to approve the modified schedule as presented.

Ms. Wolfe reminded the Board that there would be a joint meeting of the Historic Architectural Review Board and Planning and Zoning Board to review the San Marco Entry Corridor Design Standards scheduled on February 8, 2018. She said she would confirm the scheduled time and follow-up with the Board.

10. Review of Conflict Statements from Previous Meetings

(None)

11. Adjournment

There being no further business, the meeting was adjourned at 3:32P.M.⁴


Antoinette Wallace, Chairperson

⁴ Transcribed by Candice Seymour