

## CITY OF ST. AUGUSTINE

### Historic Architectural Review Board Regular Meeting June 21, 2018

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, June 21, 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  
Jon Benoit  
Paul Weaver, Alternate

**Absent:** Catharine Duncan, excused

**City Staff:** Jenny Wolfe, Historic Preservation Officer  
Kelli Mitchell, Historic Preservation Planner  
Isabelle Lopez, City Attorney  
Candice Seymour, Recording Secretary

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#### **2. General Public Comments for Items not on the Agenda**

The following member of the public came forward with comments:

- Ed Slavin

#### **3. Approval of Minutes**

##### **MOTION**

Mr. Weaver MOVED to APPROVE the May 24, 2018 minutes as presented. Motion SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

#### **4. Modification and approval of Agenda**

Ms. Wallace noted that item 6(c) had been withdrawn and that the applicant for item 10 (a) had requested a continuance to the July meeting.

##### **MOTION**

Mr. Weaver MOVED to CONTINUE application 2018-0082 to the July 19, 2018 meeting. The motion was

SECONDED by Ms. Wingo and APPROVED BY UNANIMOUS VOICE VOTE.

##### **MOTION**

Mr. Benoit MOVED to APPROVE the modifications to the Agenda. Motion SECONDED by Mr. Weaver and APPROVED BY UNANIMOUS VOICE VOTE.

#### **5. Public Comments related to Expedited Hearing items:**

(None)

#### **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.

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 **DENY** an Opinion of Appropriateness for **156 Avenida Menendez** as the proposed design does not meet the Secretary of Interior Standards 2 and 3.

Keith Andrews reviewed the application with changes he would allow for based on staff's recommendation and comments.

Ex Parte Communication:

(None)

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

The Board discussed:

- Substantial changes proposed such as adding the porch and replacing windows with doors were inappropriate
- No changes in the submission since the prior meeting
- Details necessary for Board to approve the application, particularly regarding the porch
- No documentary evidence for appropriateness of porch addition or alteration of the windows

## MOTION

**Mr. Weaver MOVED to CONTINUE application 2018-0042, 156 Avenida Menendez to the August 16, 2018 meeting. The motion was SECONDED by Mr. Benoit.**

## VOTE ON MOTION:

**AYES: Weaver, Benoit, Wingo, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

## 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 on the current sidewalk area.**

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 **Cordova Street** to give the applicant time to consider relocating

Chris Milnes reviewed the application including alternative locations on Treasury Street, Sevilla Street, and Valencia Street.

Ex Parte Communication:

(None)

Public hearing was opened.

Tom McDonald asked whether there would be additional antenna added to the proposed pole to which the applicant responded in the negative.

B.J. Kalaidi said that the Sevilla Street location would be most appropriate but felt that since the applicant had not submitted his information by the due date, the item should not be approved. She noted that the installation of the antenna could set a precedent.<sup>1</sup>

Ed Slavin agreed with Ms. Kalaidi and spoke against the application.

Charles Pappis stated that the application was to solve a problem specifically for Flagler College and he felt that the College

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<sup>1</sup> Notes attached to original minutes

should solve it since it did not benefit the general public.

Konrad Karahoca was concerned with the health impacts of the proposed antenna. He recommended a health impact study.

The Board discussed:

- If the antenna were placed on Sevilla Street, it would still trigger Board review
- Allowable heights set by State Statute
- Reasonable location context, color, stealth, and concealment requirements allowed for review per State Statute
- Possibility of attaching the antenna to a building at Flagler College
- Antenna would cover more than just the college campus
- Possibility of attaching the antenna to utility pole unfeasible due to existing uses of the area poles
- Lateness of the application
- Preference for Sevilla Street Alternative
- Show an effort in response to staff comments regarding design and screening

## MOTION

**Mr. Benoit MOVED to CONTINUE application F2018-0064 to the July 19, 2018 meeting to allow the applicant time to supply all of the supporting documentations to staff by the appropriate deadline and to explore screening and/or softening effects with the pole. The motion was SECONDED by Mr. Weaver.**

## VOTE ON MOTION:

**AYES: Benoit, Weaver, Wingo, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

## **6. (c) Certificate of Demolition F2018-0061 – Century 21 Property Group and Les Thomas Architect Inc. – Applicants Mary Ann Cramer & Ana Filomena Macedo – Owners 155 Washington Street**

**To demolish a building constructed in 1930 that is recorded on the Florida Master Site File and is a contributing building to the Lincolnville Historic District (Deemed substantially damaged by the city building official).**

The application was withdrawn prior to the meeting.

## **7. Opinion of Appropriateness**

### **7. (a) F2018-0081 – Harold D. Bishop – Applicant and Owner 9 Aviles Street**

**To alter the exterior façade to include changing the doors and windows; adding new doorways along with a window in the parapet; changing the roofline; and adding decorative details.**

Mr. Weaver recused himself as a consultant for the applicant on an unrelated project.<sup>2</sup>

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 **DENY** an Opinion of Appropriateness for **9 Aviles Street** as the proposed design does not meet Secretary of the Interior Standards 2, 3, and 5.

Joe Cronk reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

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<sup>2</sup> Form attached to original minutes



Karen Sheridan, a neighboring business owner, spoke in favor of the application citing the poor condition of the existing building. She approved of the proposed design.

Public hearing was closed.

The Board discussed:

- Original use of the building was a garage, and the proposed design mirrored that use
- Window and door designs
- Scope of work for the project
- Roof design
- Proposed lighting could be replaced per staff recommendation
- Changes in arch design would raise the height

Ms. Wolfe noted the HP-2 architectural style requirements.

The Board continued discussion regarding:

- The amount of rehabilitation required for the structure
- The increase of two feet in the parapet
- Possibility of rehabilitating the windows
- Parapet wall, rhythm of arches and columns were the main character defining features, stucco cladding, Bath tile and window units with re-use of original materials
- Side-wall opening

#### MOTION

**Mr. Benoit MOVED to APPROVE Opinion of Appropriateness application F2018-0081 based on the findings that the decorative parapet and the rhythm of the four arches and the columns in between are character defining features of the structure and that the air condition units, tile above those openings, and the solid**

**block wall on the south elevation are not character defining features of the structure. The motion was SECONDED by Ms. Wingo.**

#### VOTE ON MOTION:

**AYES: Benoit, Wingo, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Mr. Cronk gave a brief synopsis of the context for the certificate of appropriateness submittal for clarification including, windows and muntins, separation between windows and doors, utilization of salvaged brick and stone, removal of the proposed lanterns, and use of a stucco finish.

#### 8. Certificates of Appropriateness

**8. (a) F2018-0075 – Marquis Latimer + Halback, Inc. – Applicant**  
**Jalaram Hotels, Inc. – Owner**  
**6 West Castillo Drive & 28 San Marco Avenue**

**To approve a color scheme for a previously approved building.**

Ms. Wolfe read the staff report, noting that the applicant had provided a revised application, 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 paint colors at **6 West Castillo Drive and 28 San Marco Avenue**.

Freemont Latimer reviewed the revised application with a presentation.<sup>3</sup>

Ex Parte Communication:

(None)

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

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<sup>3</sup> Presentation and revised drawings attached to original minutes

The Board discussed:

- History of the proposed design
- Revised color schemes were historically appropriate
- Defining separations through landscaping

#### MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application F2018-0075, 6 W. Castillo Drive and 28 San Marco Avenue for the color scheme as presented which is based on the book *A Century of Color* by Roger Moss. The motion was SECONDED by Mr. Benoit.

#### VOTE ON MOTION:

AYES: Weaver, Benoit, Wingo, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

#### 8. (b) 2018-0076 – Ripley's Believe It or Not! – Applicant Ripley's Entertainment, Inc. – Owner 19 San Marco Avenue

To install new exterior lighting on and around a building that abuts the HP-3 Zoning 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 **CONTINUE** a Certificate of Appropriateness for **19 San Marco Avenue** to give the applicant time to clarify the location of the proposed lights and to address the color temperature.

Kimberly Kiff and Shawn Hogan reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussed:

- Staff concerns which had been addressed in the applicant's presentation
- All fixtures would be hidden

#### MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness application 2018-0076 for Ripley's Believe It or Not at 19 San Marco Avenue to install new exterior lighting on and around a building that abuts the HP-3 Zoning District with the finding that the three staff condition had been addressed by the applicant. The motion was SECONDED by Ms. Wingo.

#### VOTE ON MOTION:

AYES: Weaver, Wingo, Benoit, Wallace

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

#### 8. (c) 2018-0078 – 56 St. George LLC. – Applicant The Monk's Vineyard – Owner 56 St. George Street

To make changes to all exterior facades to include replacing the existing windows and stucco; repairing and replacing the front balcony, rear canopy, and elements of the rear stairs; repairing the existing wood fence; painting the structure; and replacing the current roof materials.

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 **56 St. George Street** to allow the applicant time to address issues raised in the staff report.

Rob Crabtree reviewed the application.

Ex Parte Communication:



(None)

Public hearing was opened.

Charles Pappis spoke in favor of the application but was concerned with the trees on each corner of the building which the applicant responded were an invasive species and would be considered for feasibility.

Public hearing was closed.

The Board discussed:

- Window materials were appropriate
- Possibility of slightly taller windows on first floor
- Composite shingle
- Balcony extension

#### **MOTION**

**Mr. Benoit MOVED to APPROVE application 2018-0078. The motion was SECONDED by Mr. Weaver.**

#### **VOTE ON MOTION:**

**AYES: Benoit, Weaver, Wingo, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**8. (d) 2018-0079 – Len Weeks Construction Design Development, LLC – Applicant**

**Claude L. Weeks – Owner**  
**62 Spanish Street**

To modify a previously approved design and to install a door to the second story balcony, change the size of several windows, and convert a first story door into a window.

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 62 Spanish Street** with the following condition:

- The applicant verifies there are no changes to the materials used on the western elevation

Len Weeks reviewed the application.

The Board provided their ex parte communications.

Public hearing was opened.

B.J. Kalaidi spoke against the application.<sup>1</sup>

Charles Pappis noted that at previous meetings the applicant had stated that the second story would not be used.

Ed Slavin spoke against the application.

CeCe Reigle spoke in favor of the application.

Schaffer Weeks spoke in favor of the application.

Public hearing was closed.

The Board discussed:

- Location of the window
- Fire Safety requirements
- Positive reviews from other entities

#### **MOTION**

**Mr. Benoit MOVED to APPROVE application 2018-0079 at 62 Spanish Street to modify a previously approved design to install a door where there was previously a window. The motion was SECONDED by Mr. Weaver.**

#### **VOTE ON MOTION:**

**AYES: Benoit, Weaver, Wingo, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY<sup>4</sup>**

**9. Certificate of Demolition**

**9. (a) 2018-0074 – Clay Fullerton – Applicant**  
**Clay and Dawn Fullerton – Owner**  
**227 Riberia Street**

To demolish a building constructed between 1930 and 1957 that is a contributing building to the Lincolnville 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 **227 Riberia Street** with the following condition:

- Recording of 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

Clay Fullerton was available for questions.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- Applicant was not sure of existing elevation, but the home had flooded
- Subject property could be outside the period of significance since it

was not listed in the Florida Master Site File

- Plans to replace the structure within the next three years
- Staff's recommended condition amenable to the applicant

**MOTION**

Mr. Weaver **MOVED** to **APPROVE** application 2018-0074, 227 Riberia Street based on the evidence that the building was constructed outside the period of significance for the Lincolnville district and existing poor architectural and structural integrity of the structure. The motion was **SECONDED** by Ms. Wingo.

**VOTE ON MOTION:**

**AYES: Weaver, Wingo, Benoit, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**9. (b) 2018-0080 – Michael Mounir – Applicant**  
**Mikma Properties LLC – Owner**  
**20 Hypolita Street**

**To remove the building's chimney.**

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 **20 Hypolita Street** to demolish a chimney.

Michael Mounir and Tom McDonald reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 2 were returned in favor.

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

<sup>4</sup> Brief recess from 4:01p.m. to 4:08p.m.



The Board discussed that the chimney not a significant feature and appeared to have been added to the home after initial construction.

#### **MOTION**

**Mr. Weaver MOVED to APPROVE application 2018-0080 based on the finding that the chimney appeared to not be an original feature of the building. The motion was SECONDED by Mr. Benoit.**

#### **VOTE ON MOTION:**

**AYES: Weaver, Benoit, Wingo, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **9. (c) 2018-0083 – Arcadian Development – Applicant**

**David Point Enterprises, LLC – Owner**  
**130 & 132 De Haven Street**

To demolish two buildings constructed on the same lot. 130 De Haven Street was constructed in 1930, is listed in the Florida Master Site File, and is a contributing building to the Lincoln National Historic District. 132 De Haven was constructed between 1930 and 1957 and is not listed on the Florida Master Site File or on the National Register of Historic Places.

Ms. Mitchell read the staff report and said based on a review of the AGHP, the submittal of an engineer's report at the meeting<sup>5</sup>, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a Certificate of Demolition for **130-132 De Haven Street** to provide the applicant time to submit a Condition Assessment for 130 De Haven Street.

Rodney Harrison reviewed the application with a Condition Assessment for the property.<sup>6</sup>

<sup>5</sup> Attached to original minutes

<sup>6</sup> Attached to original minutes

#### **Ex Parte Communication:**

(None)

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

Public hearing was opened.

B.J. Kalaidi asked whether the lot would be divided into two or whether they would build two replacement structures, to which the applicant responded it would be one two-story multifamily structure.

Public hearing was closed.

The Board discussed:

- Letters in opposition of the demolition
- Last minute submission of condition assessment report
- Desire to see replacement structure design

#### **MOTION**

**Mr. Weaver MOVED to APPROVE application 2018-0083 to demolish a structure at 132 De Haven Street because it is not a contributing building to the historic district and CONTINUE application 2018-0083 to demolish a structure at 130 De Haven Street to the July 19, 2018 meeting to allow staff and the Board time to assess the information provided during the meeting. The motion was SECONDED by Ms. Wingo.**

#### **VOTE ON MOTION:**

**AYES: Weaver, Wingo, Benoit, Wallace**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **10. Preliminary Design Approval for the Design Standards for Entry Corridors**



**10. (a) 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.

Applicant requested a continuance prior to the meeting. See Modifications to the Agenda for motion to Continue.

**11. Other Business**

**11. (a) Discussion Regarding the CAMP Training Workshop**

Ms. Wolfe introduced the subject and asked the Board to discuss the training.

The Board discussed:

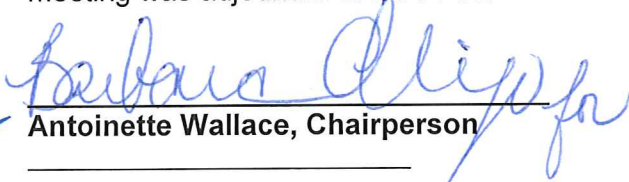
- Ex parte communications with a Board consensus to set-up a centralized e-mail for HARB members
- Demolition requests for flood-prone historic structures including reviewing requirements for demolitions in historic districts and possible presentations regarding alternatives to demolition and statistics regarding existing flood-prone structures.

**12. Review of Conflict Statements from Previous Meetings**

(None)

**13. Adjournment**

There being no further business, the meeting was adjourned at 5:04 P.M.<sup>7</sup>

*for*   
Antoinette Wallace, Chairperson

<sup>7</sup> Transcribed by Candice Seymour