

CITY OF ST. AUGUSTINE, FLORIDA

Regular Historic Architectural Review Board Meeting
December 15, 2005

The Historic Architectural Review Board met in formal session at 2:00 P.M., Thursday, December 15, 2005 in The Alcazar Room, City Hall. The meeting was called to order by Chairman Dana Ste. Claire, and the following were present:

1. ROLL CALL

Dana Ste. Claire
Karen Harvey
Peter Rumpel
Antoinette Wallace
Paul Weaver

City Staff:

Mark Knight, Director, Planning and Building Department
David Birchim, Planning Manager
Tom Scofield, Historic Preservation Planner
James Wilson, City Attorney
James Whitehouse, Staff Attorney
Pam Halterman, Recording Secretary

2. APPROVAL OF MINUTES
(October 20, 2005 and November 17, 2005
regular meetings).

Minutes from the October 20, 2005 and November 17, 2005 regular meetings were approved as presented.

3. OPINION OF
APPROPRIATENESS

Item 3(a) 2005-1345

Kanti Patel

Kanti Patel & St. Augustine
Entertainment Concepts

6 Castillo Drive & 28 San Marco Avenue
To comment on a proposed hotel design.

The following ex-parte communications were disclosed by board members:

P. Weaver – P. Montero, Y. Puckett, H. Ullin-Ditmyer, D. Crichow, C. Blow, J. Marples, K. Patel, G. Dixon and F. Halback

A. Wallace – P. Montero, Y. Puckett, K. Patel and N. Sikes-Kline

D. Ste. Claire – P. Montero, N. Sikes-Kline, F. Halback, G. Dixon and K. Patel

P. Rumpel – P. Montero, Y. Puckett and N. Sikes-Kline

K. Harvey – N. Sikes-Kline, several members of the Citizens for the Preservation of St. Augustine and G. McClure

George McClure, 170 Malaga Street, stated that he represented the property owner, Kanti Patel, who had a history of being able to successfully accept a challenge of innovative projects in prominent areas of the City. He said his client was willing to work with the City and the board members in order to deliver a product pleasing to everyone involved. He noted that Mr. Patel had decided to develop the sites of the Best

Western Hotel and 3D World at the intersection of San Marco Avenue and Castillo Drive. He advised that they had been through a number of cycles of hearings on the matter.

Mr. McClure said the HP-5 District had been created many years earlier for the purpose of a buffer between the more intense downtown uses and the residential area. He noted that the subject area traditionally had a mix of uses involving residential and commercial. He stated that the site did not carry historic characteristics of the HP-1 District but was one that reflected the historic uses located to the south and did pay a greater degree of attention to the aesthetics of the area. He disclosed that Mr. Patel had a variety of options for the site such as renovating the current hotel, and the corner property could be used as a lounge, restaurant and a number of other uses; however, Mr. Patel would like to consolidate the land and create a use that would be reflective of a resort style that existed approximately one-hundred years earlier. He noted that the proposed building was not a reproduction or restoration of the San Marco Hotel, but an interpretation of the hotel and would be reflective of the heritage for visitors of the City. He explained that it would require rezoning the property to a PUD in order to accomplish the proposed purpose. He stated that it was their impression that the use was not the large barrier in what they wanted to accomplish but rather the appearance of the size and scale of the building. He noted that they were attempting to solicit the input of various constituencies on the project which included the HARB members. He advised that the design team consisted of Fred Halback and Gerald Dixon.¹

¹ Mr. Wilson arrived at 2:15 pm.

Fred Halback, 287 St. George Street, was sworn in. He stated the following points of interest about the project to the board members:

- They would like to receive feedback from the board as to the direction and appropriateness of the project
- The project would be a high-end product similar to the Hilton Hotel
- Architectural style would relate to the old San Marco Hotel which had been constructed prior to the Flagler era
- The San Marco Hotel was constructed of wood and built during the Victorian era but had consisted of many styles
- The original San Marco Hotel had been located on the site of the current Visitors Information Center
- Proposed building would be smaller than the original hotel
- Towers would provide interest along the skyline which created a familiar St. Augustine appearance
- Wooden structures had been part of the City's architectural heritage that included buildings such as the Florida House and the Buckingham Hotel
- Location to be used as a transitional area
- It was an appropriate theme and character of the San Marco Hotel on the subject site
- Had reviewed the current surrounding architecture which included the School Board building, Ripley's and the new parking facility
- Photographs showed a crane placed to indicate the thirty-five foot height limit
- Included photographs of surrounding neighborhood in the application packet
- 3D World building consisted of 5,160 square feet, nineteen percent lot coverage on the twenty-seven thousand square feet site

- › 3D World site had 67% impervious area
- › Best Western site consisted of 23,000 square feet with a building measuring 8,700 square feet and impervious area totaled 95% of the site
- › Planned to aggregate both sites to create an approximately 50,000 square foot lot and 28% building area with impervious area totaling 80% of the site
- › Changing to a larger, single 21,000 square foot building would be a good trade-off for more open space measuring 30% on the site and impervious approximately 71%
- › Proposed building would be located as close to San Marco Avenue as possible and away from the residential Grove Avenue area
- › Created an L-shaped building with four floors
- › A 1-½ story meeting room would be included in the development
- › A gazebo would be placed at the corner of San Marco Avenue and Castillo Drive
- › Eliminated the trolley train drop-off in front of the existing 3D World building
- › Placed automobile entrance on Castillo Drive and all parking under the building such as at the Hilton Hotel
- › Extensive tree planting around entire building
- › Footprint of the proposed hotel was comparable to the new parking facility, Ripley's and the School Board building
- › Would develop all four façades of the framed building
- › Height – thirty-five feet to the bottom of the mansard roof, five foot high mansard roof, three small towers at the corners each measuring fifty-three feet in height (non-habitable space) and one primary (non-habitable space) tower in the middle of the building at a height of sixty-five feet

- › Proposed building similar to the new parking facility but smaller in size
- › The illustrations showed that in five to seven years the site would have thirty foot tall mature live oak trees
- › A series of neighborhood meetings had taken place
- › Some Grove Avenue residents had indicated that the wall and landscaping should be modified behind the proposed building
- › Traffic improvements would be completed in conjunction with City efforts
- › The properties directly north of the site were zoned commercial

Mr. Halback introduced Gerald Dixon to the board members.

Gerald Dixon, 45 Cordova Street, was sworn in. He stated that the new buildings' architecture would form a nice backdrop for visitors coming into the new parking facility and would be a buffer to the residential area. He affirmed that recreating the old San Marco Hotel would bring back part of St. Augustine's history that had since disappeared.

Mr. Ste. Claire noted that the current hearing would not be the last opportunity to comment on the project. He explained that the meeting was designed to address the architectural appropriateness of the proposed building, but the issues of zoning and use fell outside of the boards' purview; therefore, he asked that comments be limited to architectural design. He advised that the three minute public comment rule would be enforced. He opened the hearing to public comment.

Mr. Ste. Claire asked those wanting to comment to please stand and be sworn in.

Ms. Halterman swore in approximately eleven citizens.

The following citizens spoke in opposition to the application:

- Nancy Sikes-Kline, 15 Miruela Avenue
- Yvonne Puckett, 30 Grove Avenue, voiced her opposition and also read a letter from Nancy Noloboff, who could not attend the meeting
- Kathy Schrimacher, 27 Locust Street
- Ann Mortensen, 40 Grove Avenue
- Marylou Hartley, 52 Grove Avenue

Those citizens offered the following reasons for the board to deny the application:

- Photographs of St. Augustine Colonial Revival style indicated a smaller mass and scale than the proposed structure
- The HARB had addressed the HP-5 District as a protective layer for the corridor entry and residential neighborhood
- The Grove Avenue neighborhood had been struggling since 1985 to maintain its residential character
- Mr. Patel could accomplish what he intended with a series of structures and not with one large building
- Location was especially vulnerable and had been designated HP-5 for protection
- The HP-5 District did not allow hotels as a permissible use and only allowed such uses as professional office and low intensity and pedestrian scale uses
- Buildings were only allowed to have a 2,500 square foot maximum footprint
- Mr. Patel had received board approval to allow a theatre at the 3D World site which was a fall-back plan for the property owner if the hotel project did not come to fruition

- Project did not meet the requirements as mentioned in the AGHP
- Any other design options should be disclosed to the board and public
- Proposed project had been denied by the PZB
- The project was not a benefit to the City or for the Grove Avenue neighborhood
- Rezoning the property to a PUD would remove the protection offered by the HP-5 zoning category
- Mr. Patel intended to circumvent all authority and believed that the rules did not apply to him
- The structure would be longer than a full scale football field
- The proposed landscaping would not hide the enormity of the building
- Trees would be planted on City right-of-way property and not on the property owners land
- Need to retain the concrete fence between the current hotel and the residential area

The following citizens spoke in favor of the application:

- Dan Sullivan, 60 Water Street
- Chris Smith, 20 Rhode Avenue
- John Frasier, 108 Island Hammock Way, St. Augustine Beach
- Gwendolyn Duncan, 55 Danbury Lane, Palm Coast
- Rich Newton, 755 Spinnaker's Reach Drive, Ponte Vedra
- Helena Sullivan, 60 Water Street

Those citizens offered the following reasons for the board to approve the application:

- Mr. Patel had been willing to listen to the residential neighbors' concerns and also willing to work with neighbors, board members and the City

- Proposed hotel would be a “shot in the arm” for the community
- Mr. Patel had a proven record with developments
- The City needed monumental architecture
- The old San Marco Hotel concept would enhance the neighborhood
- Mr. Patel had a real vision for the City and placing a Victorian style structure in the Castillo Drive area would be welcomed
- The project would improve the intersection of Castillo Drive and San Marco Avenue
- Project would increase revenue for the City
- The proposed towers would add character to the structure
- The structure would only add to the ambience of St. Augustine
- The subject site was ripe for redevelopment

Mr. Ste. Claire closed the public hearing.²

Mr. McClure suggested that change was challenging for everyone. He noted that many people had been opposed to the Hilton Hotel on the Bayfront; however, they had since changed their minds and found that project to be appropriate. He explained that the PZB had denied the application without prejudice which allowed the applicant to return to the board without it being necessary to wait one year. He stated that the PZB was troubled by what they should be doing, and the appearance and aesthetics of the building represented a challenge to them, but they did not want to express a straight denial which had been indicated by their vote of “without prejudice”. He advised that the length of the structure

² Mr. Ste. Claire called a break at 3:17 pm and reconvened at 3:27 pm.

measured 150 feet and was less than ½ a football field. He noted that the varied heights and smaller meeting room on the Grove Avenue side showed that the building would not be a rectilinear box. He stated that only limited portions extended beyond the heights which were permitted in the existing district.

Mr. McClure agreed that the site was located at a unique corner of the City. He noted that plans involved using the visitor route already established, which involved US 1 to Castillo Drive, to enter the hotel site. He said the suggestion that the proposed building was an intrusion or creation of an isolated structure was simply not correct because the intersection was dominated by large structures such as Ripley’s, a hotel on San Marco Avenue and the School Board building. He affirmed that the project was not a restoration; however, the standard in the City involved a reflection of the character and style of the old San Marco Hotel. Regarding the issue of height, he explained that if the Orange Street school or Flagler College were to burn down, due to the non-conforming use, one would not be allowed to rebuild under the existing zoning. He noted that the Casa Monica Hotel, Lightner Museum and the Wachovia Bank buildings also could not be rebuilt under current zoning. He said the buildings could be rebuilt if completed within twelve months; however, he suggested that it would be extremely difficult. He stated that many larger structures in St. Augustine, such as the Flagler era buildings, were very dear to the people of St. Augustine. He asked the board to consider whether, at great expense to the property owner, the old San Marco Hotel was an acceptable effort at interpreting a structure from the Flagler era. He noted that it had horizontal lines, a sloped roof, detailing, fenestration, setting

of landscaping and walls which represented an appropriate interpretation of that era. He suggested that if the proposed structure was an authentic interpretation of the style, the City Commission could determine whether it had been placed in an appropriate location and it had adequately mitigated impacts to the neighbors.

Mr. Weaver said his understanding of a PUD involved land use and lot coverage with consideration regarding setbacks, etc; however, the PUD would comply with the current zoning category on the property. He questioned whether the differences between HP-5 and the PUD were great.

Mr. McClure suggested that the City had poorly conceived what the HP Districts were and had treated them as zoning districts not expressed in the Code. He stated that the City's intent was to preserve the integrity of the historic community that had recognized architectural styles which should be identified, immortalized and encouraged. He noted that the use of a structure and its appearance were two separate elements but it had been confusingly mixed in the City's Code. He suggested that no reason existed not to rezone a site because all zoning could be changed as circumstances were altered which was as true in the HP Districts as any other zoning district as long as one was reflective of the unique architecture and character of the area. He said the area was not architecturally dissimilar from Rhode Avenue or Water Street; therefore, the zoning change should be reviewed as to whether justification existed and was consistent with the Comprehensive Plan. He advised that a PUD was a negotiated set of rules between a land owner and a Governmental unit in which a more creative product was formed. He said a PUD allowed Government to control a specific

piece of property. He stated that they found that it was clearly more appropriate to have the landowner agree to a particular set of rules in order to negotiate a better result with the City which included the PZB, the HARB, staff and the City Commission.

Mr. Weaver questioned whether the board was bound by the 2,500 square foot maximum building footprint or the architectural style specified for the HP-5 District.

Mr. Birchim advised that the applicant would be limited to 2,500 square feet for a primary building if the land was not rezoned. However, he said the applicant would be limited to the specified square footage defined in the PUD if the property was rezoned to a PUD. He advised that the board's consideration involved whether they believed the project was worthy of continuing the proposed style of architecture and the mass and scale but not to debate lot coverage which would be defined in the PUD. He affirmed that the board could agree with the proposed architectural style as an Opinion of Appropriateness application.

Ms. Wallace suggested that if the board approved to recommend the PUD then the HP-5 area would be eliminated permanently. Mr. Birchim advised that the rezoning issue was not before the board and not within the boards' purview.

Mr. Wilson advised that the City Commission could rezone any area of the City to HP-5. He noted that zoning was a constantly changing matter.

Mr. Birchim advised that the area would retain the Historic Preservation land use as

defined by the City's Comprehensive Plan and the zoning would only be amended.

Mr. Ste. Claire expressed that the situation was unique for the board. He noted that the PZB had sent their decision to the HARB and were seeking the HARB's prospective and opinion on the proposal. He stated that the board's charge involved disregarding the elements that pertain to reclassification of zoning of the property and to focus on the architectural style of the building. He suggested that if the board was comfortable with the style of the structure, then the PZB and the City Commission would handle the issue of location, lot coverage, etc. elements of the proposed PUD. He asked the applicant when the variance was granted for lot coverage on the existing 3D World building site.

Mr. Dixon advised that the variance was obtained in 1995 when the previous property owner of the 3D World building had asked the PZB to allow a larger building on the site; although at that time lot coverage for a primary building was not allowed to exceed 2,500 square feet and the HP-5 Zoning of the area was also being considered. He noted that the Best Western hotel had been constructed prior to the HP-5 Zoning which had one update in the 1990's but the building consisted of exterior loaded corridors and was not up to current standards. He suggested that Mr. Patel could demolish the current hotel and replace it with a taller structure on the same footprint. He said neither building on the site complied with current HP-5 Zoning for building size standards. He voiced that he would not have been part of the development team if he did not believe it to be a good project for the site.

Mr. Ste. Claire noted that a substantial size building had previously occupied the 3D World site and asked if anyone knew the name of the building.

Mr. Weaver pointed out the following information about the site:

- Located to the south had been the San Marco lot which consisted of the old San Marco Hotel
- The location had been part of the Grove Avenue and Rhode Avenue residential neighborhood
- The old William Genovar house, a two and one-half story Queen Anne Victorian style building, had been located on the site
- The site was the home of the Palmer Gas Station prior to the 3D World building
- Later use involved a boarding house which consisted of a hotel type use
- Streetscape along San Marco Avenue had consisted of upscale single-family Flagler/Victorian era homes primarily designed in the Queen Anne architectural style
- The Second Empire architecture style was very predominant while the old San Marco Hotel existed

Mr. Weaver asked Mr. Halback if he knew if a building ever existed in the San Marco Avenue area similar in mass and scale to the old San Marco Hotel.

Mr. Halback explained that the current set of corridor guidelines dealt with the public and private realm and what could be developed on such property. He stated that if a building had existed on a site, the guidelines specified that a building should be constructed which would be in a similar typology. He noted that no building existed

on the site larger than the 3D World structure.

Mr. Weaver asked if it was fair to say that the historic typology of San Marco Avenue north of Castillo Drive was detached residential, small scale two-story commercial buildings and institutional use such as the FSDB.

Mr. Halback affirmed that to be correct. He noted that two exceptions had been granted to allow a theatre at the 3D World site along with being allowed to exceed the 2,500 square foot building size limit.

In order to clarify some comments by the public, Mr. Halback noted that the proposed building would be approximately one-hundred and seventy feet long to the porch with an eight foot wide porch. He said the lot size running east to west measured two-hundred and forty-feet in length.

Mr. Weaver noted that the site was located in the Kingsland Subdivision which was historically a residential subdivision. He pointed out that the City was currently reviewing the area to apply for a National Register of Historic District nomination.

Mr. Birchim advised that the boundaries had yet to be formalized but the City did hope that the residential neighborhood would soon join the Register of Historic Places. He stated that the number of contributing structures remained to be specified but would be based on the study and the general vicinity included areas from San Marco Avenue, Castillo Drive, south side of Grove Avenue to US 1 and Old Mission Avenue. He affirmed that a building the size of the proposed structure was not present in the general vicinity during the late 1880's.

Mr. Ste. Claire expressed that the subject site was not deep within the heart of the residential area but located in the transitional zone and the area was surrounded by commercial. He stated that he liked the proposed architectural style.

Mr. Weaver voiced that it involved a philosophical issue and questioned where the line should be drawn. He said it was important to recognize and consider the residential context of the area.

In response to an inquiry from Ms. Wallace, Mr. Halback affirmed that the development involved eighty hotel rooms.

Ms. Wallace asked for the parking requirements of the proposed development.

Mr. Birchim advised that one parking space per rental room would be required and if the hotel had an ancillary use such as a restaurant the normal required seating for the hotel use would be counted at seventy-five percent because it was assumed that twenty-five percent of diners at the restaurant would be staying at the hotel. He affirmed that the development would require more than eighty parking spaces.

In response to an inquiry from Ms. Wallace, Mr. Birchim stated that he had spoken with the City's archeologist and had been informed that the site had been compromised by the removal of gasoline tanks and the addition of a swimming pool which eliminated that area for archeology; however, it continued to be an ongoing topic of discussion between the property owner and the City's archeologist.

Ms. Wallace said she was concerned because an underground parking facility

would destroy any archeological resources on the property.

Mr. Weaver stated that he knew the history of the area which had been called the mil y quinientas (1500 yards in Spanish) north of the Castillo which was currently known as San Carlos Avenue. He noted that nothing but fields and small outbuildings for farmers existed on the land prior to 1821. He stated that prior to 1821 no substantial structures or foundations existed in the area.

Ms. Wallace agreed that the Hilton Hotel had been well designed; however, one problem with the development was the destruction of the archeological resources when the underground parking was created. She said she would not want to see something similar happen at the subject site.

Mr. Weaver voiced that it was not a concern at the subject site.

Mr. Dixon advised that although parking was not required in the HP2 and 3 Districts which the Hilton Hotel was located in, the PZB had placed a requirement of parking with the development.

Ms. Wallace voiced that she was concerned with the reduction in size of the HP-5 District. She stated that, although Mr. McClure stated that change was challenging but not always bad, if a bad precedence was created it would be difficult to reverse in the future.

Mr. Halback affirmed that they would create as much parking as possible under the structure which would involve ninety plus parking spaces. He noted that they were located less than 400 feet from the City's new parking facility. He stated that they would agree to handle the archeological

issue in anyway the City required. He said it appeared that little significance existed to the archeological elements already found but they would complete the appropriate study and digs when and if necessary. He suggested that the subject property was much different than the west area on Castillo Drive.

Mr. Rumpel voiced that his concern involved the mass and scale of the proposed building and the possibility of setting a precedent with a change in zoning; although the current HP-5 zoning acted as a buffer to the residential area. He said the proposed structure would be the largest in the City and it would be anything but a buffer to the residential area. He stated that the proposed building would be four times the allowable structure size. He suggested that using the new parking garage to justify the large size of the proposed building was not appropriate. He said the thirty-five foot limit should be to the peak of the roof and not to the eave line. He suggested that it was never the intent of the Code otherwise he would have built his house another twenty feet higher. He expressed that he was not opposed to the proposed architectural style. He said planting trees in the City's right-of-way was a concern because live oak trees would spread horizontally and become an issue. He suggested that one should not rely on landscaping to hide the architecture of a structure but to include good planning and involve proper scale of a building. He stated that the proposal needed to be reviewed again because it would be a severe detriment to the immediate residential neighborhood.

Ms. Harvey expressed that due to her historic background, she was concerned with the re-creation of a structure. She pointed out that the guidelines specified that

new construction should not create a false sense of historical development through the years of conjectural features or stylistic elements. She suggested that the developer was attempting to recreate a structure that had existed and development should not be completed in such a manner.

Mr. Weaver pointed out that the old San Marco Hotel was never located at the proposed site.

Ms. Harvey noted that it was very close.

Mr. Ste. Claire stated that the type of architecture being proposed was already located very close to the subject site.

Mr. Weaver stated that the mass and scale of the proposed structure was a major concern for the board and it would be inappropriate for the subject location. He said a concern existed regarding the authenticity and whether it would be appropriate to use the historic architectural style as a basis for new construction, but it was a tradition that had been done for a long time in the St. Augustine community, particularly with the Spanish Colonial style, and it had been accepted since the early 1970's with the construction of the Columbia Restaurant. He stated that the Second Empire style was not as much a concern for him. He noted that some citizens initially had concerns with the development of the Hilton Hotel at the Bayfront; however, those citizens voiced that after the structures were completed they felt it was appropriate and had become a nice development. He suggested that the mass of the proposed building needed to be reduced and should remain within the spirit of the HP-5 guidelines which included vernacular style architecture. He voiced that the context of the subject area was not Spanish Colonial and never had been. He

stated that the proposed building was too large and would overwhelm the residential area located to the north. He suggested that the development should include individual buildings such as Mr. Patel's development of the Hilton Hotel.

Mr. McClure stated that they needed to decide whether to withdraw the application or to address those concerns mentioned by the board members and the public. He said tabling the application indefinitely would allow them to consider what had been stated and to advertise the proposal for the neighbors and citizens but to return to the board at a later date with another presentation. He asked that the board allow the applicant to either withdraw the application or table it until a later date. He affirmed that they would advertise and continue to communicate with staff and the neighborhood citizens.

Mr. Ste. Claire expressed that he had hoped to address some elements of the proposal but to mainly focus on the architectural design of the proposed structure; however, too many prevailing elements would not allow the board to focus on the architectural design of the structure that day. He suggested that the City Commission could find that the building and its style was appropriate for the entrance corridor and the City Commission would ultimately make the final decision on the matter. He noted that the HARB was an advisory board to the City Commission. He advised that many of the elements of the project fell outside the board's purview; however, it would help the board to focus on those elements that remained within their purview.

Mr. Birchim advised that the application needed to be tabled to a time certain.

MOTION

Mr. Ste. Claire moved to table the application until the March 16, 2006 meeting. Mr. Weaver seconded.

Mr. Weaver said many positive elements existed with the project; however, he questioned whether the applicant understood the direction the board desired to move forward with.

Mr. McClure affirmed that they understood. He stated that the PZB had the same concerns with the scale of the structure. He noted that his client needed to manage the design element of the project before moving forward with particulars such as lighting, etc.

Mr. Rumpel concurred with Mr. Weaver on moving forward in the right direction. He said at one point the city had the most avant-garde architecture in the world but had reduced themselves to reproducing things from the past.

Mr. Weaver suggested that everything had its place; however, it had to be dealt with on a case-by-case basis. He said if the proposed building was located across the street he would not have an issue.

Mr. Ste. Claire agreed with Mr. Weaver.

Ms. Wallace stated that they must not lose sight of the fact that the City was the oldest in the continental United States and was unique and one must not lose sight of the history and buildings being preserved.

Mr. Ste. Claire said he respected Ms. Wallace's comments; however, if it had involved the location across Castillo Drive it would be a recreation of the building that had once existed on that property, and it

would not be compromising the historic character of St. Augustine but would be bringing it back to life.

MOTION CARRIED UNANIMOUSLY

4. CERTIFICATE OF APPROPRIATENESS

Item 4(a) 2005-1068

Kanti Patel

Sea Wall Motor Lodge, Inc.

32 Avenida Menendez

To install an awning.

Mr. Ste. Claire noted that the applicant had requested that his application be tabled.

MOTION

Mr. Weaver moved to table the application until the January 19, 2006 meeting. Mr. Rumpel seconded.

MOTION CARRIED UNANIMOUSLY

Item 4(b) 2005-1074

Marco Barrera

Tom and Despina Xynidis

17 Hypolita Street

To install an awning.

Mr. Ste. Claire asked for a representative to approach the podium but there was no response. He noted that the application had been before the board many times; therefore, he recommended that the board deny the application without prejudice.

MOTION

Mr. Rumpel moved to deny the application without prejudice. Mr. Weaver seconded.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

MOTION CARRIED UNANIMIOUSLY

Item 4(c) 2005-1178
Whetstone Chocolates, Inc.
TIITF, State of Florida
c/o St. Augustine Historic Preservation
Board
65 St. George Street
To install an outdoor walk-in freezer.

Virginia Whetstone, 297 St. George Street, was sworn in.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

Ms. Wallace asked if the freezer would be completely screened.

In response to Mr. Rumpel saying that he did not know the location of the freezer due to the lack of a site plan, Mr. Birchim directed attention to the board packet which included a site plan and advised that the freezer would be located in the center of the rear property. He noted that an eight foot privacy fence would be surrounding the equipment and the freezer would be a temporary feature because the State of Florida owned the property and the applicant only leased the site.

Ms. Whetstone advised that she had leased the site since 1965 and had no plans to move; therefore, the freezer would not be a temporary element. She stated that the yard was vacant with no landscaping.

MOTION

Ms. Wallace moved to approve the application as submitted. Mr. Weaver seconded.

Vote on the motion.

Ayes: Wallace, Weaver, Harvey, Ste. Claire

Nays: Rumpel

Motion carried 4/1.

Item 4(d) 2005-1308
Anne M. Shepard
320 Charlotte Street
To remove a wood picket fence and install an aluminum fence.

John K. Shepard, Jr., 320 Charlotte Street, was sworn in. He noted that the board had requested photographs with more details. He submitted the photographs and explained that they planned to install ½ inch finials on top of the fence. He stated that Ancient City Awning would handle the welding of the fence. He said a wrought iron gate would be installed which was similar in appearance to the gate in the photograph. He clarified that the fence would be hollow square tubing with welded finials on top which was more historically correct. He affirmed that it only involved a small area close to the garden.

MOTION

Ms. Wallace moved to approve the application as submitted. Mr. Rumpel seconded.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

MOTION CARRIED UNANIMOUSLY

Item 4(e) 2005-1398

Baker Family Revocable Trust
119 St. George Street (rear of building)
To infill a window and stucco a wall.

William T. Baker, Jr., 119 St. George Street, was sworn in. He stated that the subject building was located behind 60 Charlotte Street. He noted that the original shed had been removed which exposed the brick wall. He said the brick wall had never been finished, and he would like to stucco it to create a better appearance because the rear of the building would become an entrance.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

Mr. Weaver noted that staff had suggested three options for the applicant which included:

- Paint and repair the existing brick wall
- Repaint brick in an approved color
- Stucco wall in a manner which could be removed in the future without damage to the brick wall

Mr. Baker said he would need to repoint the brick wall and repaint it.

Mr. Weaver said stucco would alter the appearance and seem out of character with the rest of the existing brick wall. He recommended that the applicant retain the brick wall by repointing, repairing and painting.

Mr. Rumpel asked for clarification on the window element of the project.

Mr. Baker advised that the sash had deteriorated and needed to be replaced. He voiced that he would prefer to infill the window if possible.

Mr. Rumpel noted that replacing the sash would not be difficult and would cost less than infill.

Mr. Weaver said a plywood panel could be installed to eliminate the window issue.

Mr. Rumpel said the window should match the other windows on the building and a plywood panel would not offer a nice appearance.

MOTION

Mr. Rumpel moved to approve the application with the condition that the window sash be replaced and the brick wall be repointed and repainted in an approved color. Ms. Harvey seconded.

MOTION CARRIED UNANIMOUSLY

Item 4(f) 2005-3286
City of St. Augustine
Historic Districts

To approve new trash receptacle design.

Mr. Ste. Claire noted that the application had been tabled in order to allow the applicant to provide additional information.

Bill Harding, Deputy Public Works Director for the City of St. Augustine, was sworn in. He directed attention to the prototype on display for the board and stated that the City desired to improve the level of service on St. George Street and elsewhere in the City which had been a challenge for the Public Works Department. He said much overtime was required to maintain the thirty-two trash receptacle on St. George Street that was emptied two to three times each day. He explained that the bags were removed from the trash housing and the bags leaked which resulted in a health issue. He noted that the

City's overtime budget for St. George Street had increased twelve percent. He stated that the assessment team found that the smaller trash receptacles filled faster which resulted in the need to be emptied more often. He advised that the proposed receptacle could accommodate ninety-six gallon commercial wheeled carts which were already being utilized throughout the City. He noted that the carts were three times the size of the current receptacles; therefore, only one or two service trips per day would be required. He said the truck would park at the intersections and the carts would be wheeled to the intersection to be dumped by a mechanical devise on the truck that emptied the contents into the trash trucks without injury to the worker.

Ms. Wallace asked if the number of receptacles would be reduced.

Mr. Harding affirmed that to be correct. He noted that the new design was similar to a doghouse; however, a sloped roof was necessary to ensure that people did not sit on the receptacles, and many times people placed their trash on top of a flat roof instead of inside which would also be prevented by the sloped roof. He advised that they would focus on St. George Street but had a total of one-hundred and fifty carts throughout the City; however, those did not involve high volume areas.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

Mr. Harding noted that the receptacle was made from recycled wood and plastic composite materials.

Mr. Weaver stated that he did not like the plastic material or the exposed hinges on the receptacle and it appeared as a doghouse.

Mr. Rumpel advised that other receptacles were available that had worked well in other cities and would have a much better appearance than the proposed receptacle.

Mr. Harding stated that the City had completed much research prior to coming before the board with the current application.

Mr. Rumpel stated that the receptacles were a major element and more research was necessary to find something more appropriate.

Mr. Ste. Claire agreed that the receptacle was large and a bit out of scale. He advised that the board could table the application in order for staff to complete further research to find a more appropriate receptacle.

MOTION

Mr. Weaver moved to table the application until the January 19, 2006 meeting. Ms. Wallace seconded.

MOTION CARRIED UNANIMOUSLY

Item 4(g) 2005-3285 **City of St. Augustine** **10 Castillo Drive**

To construct an addition onto the Visitor's Information Center.

John Regan, Chief Operation Office for the City of St. Augustine, and Les Thomas, 32 Cordova Street, were sworn in.

Fred Halback³, 287 St. George Street, stated that the board had previously approved an Opinion of Appropriateness application. He explained that a large tiled mosaic map of the downtown area would be placed

³ Mr. Halback had previously been sworn in.

between the new parking facility and the updated VIC building which would act as a key gathering point for visitors. He noted that they had added wings to the sides of the building which would be open air pavilions that would relate to the open air loggias along the face of the new parking structure. He stated that the open air pavilions and loggias were a program need dictated by the community as it related to the amount of school children and tours groups.

Mr. Thomas stated that the concept of the new VIC building design involved directing people into the building toward the information desk. He explained that the new addition would be added to the previous bathroom addition created in the 1990's. He stated that they would match the tile roof and coquina veneer. He said the window sashes would be green in color along with the roof rafters. He added that the lighting would be the same as on the new parking facility but at a reduced scale.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

Mr. Ste. Claire expressed that it was a wonderful project and the applicant had furnished much detail. He said it would be a nice addition to the VIC and serve a great purpose. He voiced that he could support the application request.

Mr. Weaver said the addition would comply with the Secretary of the Interior standards and it would compliment the previous addition.

Ms. Wallace expressed that the addition would serve the functional need of visitors to congregate out of inclement weather.

MOTION

Mr. Rumpel moved to approve the application as submitted. Mr. Weaver seconded.

In response to an inquiry from Ms. Harvey, Mr. Thomas affirmed that the side entrances on the building would be retained.

MOTION CARRIED UNANIMOUSLY

5. CERTIFICATE OF DEMOLITION

Item 5(a) 2005-1149

Curtis C. Moden

Curtis and Patricia Moden, etal

144 Washington Street

To demolish a residence.

Mr. Ste. Claire noted that the application had been previously tabled to allow the applicant time to provide the board with details regarding the replacement structure.

Curtis Moden, 3310 N. Ocean Shore Boulevard, Flagler Beach, was sworn in.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

In response to an inquiry from Mr. Weaver, Mr. Birchim advised that staff had not received a copy of the submitted plans nor had the plans been reviewed.

Mr. Weaver clarified that the board could make suggestions to the applicant regarding the design and architecture of the new structure but those suggestions would not be binding.

Mr. Birchim affirmed that to be correct.

Mr. Weaver suggested that the building was most likely Post Civil War; therefore, the

windows should be two-over-two and the shutters should be louvered.

Mr. Rumpel suggested that the windows should line up vertically, one on top of the other.

Mr. Weaver added that the windows should be singularly placed. He thanked the applicant for providing the additional details.

MOTION

Mr. Weaver moved to approve the application as submitted and asked the applicant to attempt to adapt the boards' suggestions regarding the windows. Mr. Rumpel seconded.

MOTION CARRIED UNANIMOUSLY

Item 5(b) 2005-1396

Gary Manasse

James A. Hester, etux

19 Hope Street

To demolish a residence.

Stewart A. Gregory, 3 Kimberly Lane, St. Augustine Beach, was sworn in. He stated that he had attempted to make the application as complete as possible.

Mr. Ste. Claire opened the public hearing but there was no response from the public.

Mr. Gregory affirmed that they would be removing only one house which had been constructed in 1948. He said two single-family houses would be constructed on lots 5 and 6.

Mr. Weaver suggested that the design in the photograph for lot 6 would be a more appropriate style for the area.

Mr. Gregory advised that they had not make a final determination but wanted to obtain the boards' opinion first to make sure the style was appropriate.

In response to an inquiry from Ms. Wallace, Mr. Gregory stated that the surrounding homes were one-story structures on single lots; although several houses located a street away were two-story structures. He noted that the subject property consisted of two lots.

Mr. Weaver noted that the subject building was not a contributing structure to a Historic District.

Ms. Harvey stated that Hope Street had two-story houses toward the west end of the street.

MOTION

Mr. Rumpel moved to approve the application as submitted. Mr. Weaver seconded.

Mr. Rumpel asked the applicant to entertain the idea of using the architectural style depicted on lot 6 in the photograph.

MOTION CARRIED UNANIMOUSLY

Item 5(c) 2005-1397

Joseph C. Cronk

Cronk Duch Partners

142 Inlet Drive Developers, LLC

142 Inlet Drive

To demolish a residence.

Joe Cronk, 124 Diego Island Court, was sworn in.

Mr. Ste. Claire opened the hearing to public comment.

Toby Thorpe, 136 Inlet Drive, was sworn in. He stated that his property was located to the south of the subject site. He said he was pleasantly surprised at the proposed building design. He voiced that he was concerned with the change of density on the property which involved two houses, each with an apartment garage. He noted that most homes in the surrounding area were single-family and were set back thirty-five feet from the property line. He explained that the proposed homes only allowed a twenty-foot setback which would change the scale of the streetscape.

Candy Coleman, 146 Inlet Drive, was sworn in. She stated that she was also concerned with the proposed setbacks. She voiced that the footprint of the building would cause her to lose the view and value on her house. She suggested that the driveway should be placed where the original driveway existed which would eliminate the closeness of being able to touch the proposed home while standing in her driveway. She said once the demolition started the floor plans could not be changed.

In response to an inquiry from Mr. Ste. Claire, Mr. Birchim advised that the floor plans and construction documents would need to be approved by the City's building official; however, the official had yet to review any of the plans. He stated that the residential single-family subdivision only allowed one kitchen per property; therefore, garage apartments would not be allowed on the site. However, he noted that a guesthouse could be constructed with a maximum size of five-hundred square feet but cooking facilities were not allowed.

Mr. Ste. Claire stated that setback and density issues fell outside the boards'

purview; although the board members had listened to neighbors' concerns.

Thomas Crawford, 54 Miruela Avenue, was sworn in. He noted that the subject property backed up to his yard. He said the proposed building would completely block his view of the water. He expressed that Davis Shores should be considered a Landmark community. He stated that the subject building was a ranch style structure with a central chimney and fronted Salt Run and should be retained due to its historic value. He said the subject house was the original house on Davis Shores and if allowed to be demolished, it would erode the character of the area.

Ms. Wallace directed attention to staff's report which indicated that ranch style was not a recognized or officially designated style of architecture for preservation. She suggested that the Master Site file needed to be expanded to develop criteria which would allow the ranch style house to be recognized along with neighborhoods comprised of ranch style homes.

Mr. Ste. Claire closed the public hearing.

Mr. Weaver agreed that the ranch style was predominate on Davis Shores; however, no basis existed that would allow ranch style to be historic. He said it was a nice building but was not significant as a stand-alone structure.

Mr. Rumpel suggested that some ranch style homes existed that were significant; however, not the subject structure.

MOTION

Mr. Weaver moved to approve the application based on the lack of any

significant historic value. Mr. Rumpel seconded.

MOTION CARRIED UNANIMOUSLY

Mr. Cronk said he would make an attempt to contact the public speakers to discuss their concerns to find an equitable solution.

Item 5(d) 2005-1403
CODA Management Inc.
52 Spring Street
To demolish a residence.

MOTION

Mr. Weaver moved to table the application until the January 19, 2006 meeting. Ms. Wallace seconded.

MOTION CARRIED UNANIMOUSLY

6. PLANNING AND BUILDING
DIRECTOR'S REPORT

Mr. Knight offered to respond to questions.

7. OTHER BUSINESS

Mr. Ste. Claire welcomed Tom Scofield as the City's new Historic Preservation Planner.

8. REVIEW OF CONFLICT
STATEMENTS FROM
PREVIOUS MEETING

a) Paul Weaver – 4 Artillery Lane. He stated that he had a business relationship with the applicant.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 6:20 P.M.

Dana Ste.Claire, Chairman

Pam Halterman, Recording Secretary