

CITY OF ST. AUGUSTINE
Historic Architectural Review Board Regular Meeting
December 17, 2009

The Historic Architectural Review Board met in formal session at 2:00 P.M., Thursday, December 17, 2009, in the Alcazar Room at City Hall, St. Augustine, Florida. Fred Halback, Chairman, called the meeting to order, and the following were present:

1. ROLL CALL: Fred Halback, Chairman
Len Weeks, Vice-Chairperson
Leslie Thomas
Paul Weaver, III
Ken Smith

City Staff: Mark Knight, Director, Planning & Building Department
David Birchim, Planning Manager
Ron Brown, City Attorney
Carly Mason, Recording Secretary

2. APPROVAL OF MINUTES
November 19, 2009 Regular Meeting

The minutes of the November 19, 2009 Regular HARB meeting were approved as presented.

3. Opinion of Appropriateness

Item 3 (a) F2009-0084

Kenneth R. Smith and David J. Luke
Kenneth Smith Architects, Inc. –
Applicant
Flagler College – Owner
63 Cordova Street¹
(Previously Tabled)

To construct the new Flagler College Welcome Center.

Mr. Birchim said 63 Cordova Street was a vacant lot adjacent to the Thompson Baker Insurance building, and he noted that Flagler College would like to build a welcome center on the property for student enrollment. He said the applicant had applied for an Opinion of Appropriateness for the new building. He said the new

building would be Spanish-Colonial in style and noted that he made specific comments regarding the style on page six and seven of the staff report. He said the property would also need to be rezoned from HP-2 to a Planned Unit Development. He said the PUD would be necessary because the structure exceeded the 2,500 square foot size limitation in the HP district and exceeded the 2 ½ story height limit.

Mr. Smith recused himself due to a conflict of interest.

David Luke, applicant, said features from the St. Francis Barracks and the Government House were used in the design. He said steps and a handicap ramp were added to the design to meet the correct elevation levels.

Mr. Halback asked what the building would be used for.

Mr. Luke replied that building would be used as a welcome center for students and parents and the Financial Aid Department would also be located in the building.

¹ Staff report attached to original minutes

Mr. Halback questioned whether the building would include offices and a sitting room, and the response was affirmative.

Mr. Halback asked how the footprint was created.

Mr. Luke replied that the 5,300 square foot footprint did not represent the feeling of the surrounding homes. He said details from the St. Francis Barracks and Government House gave the building a different feel.

Mr. Weaver questioned the height of the building.

Mr. Luke replied that the building would be 2 ½ stories tall and under the 35 foot height limit.

Mr. Weaver suggested that the design include a full height garden wall, and he noted that Colonial style buildings should have single dormers. He asked if the property would be listed as a PUD and no longer be classified as part of the HP District, and the response was affirmative.

Mr. Weeks said he liked the appearance of the front elevation. He said the building appeared to be 2 ½ stories tall, but he was concerned about the details regarding the north and south side of the elevations.

Mr. Luke replied that the garden wall would become a visibility issue for approaching students; therefore, he planned on keeping the space open to enhance the property. He used the Kirby Smith House as an example of a gabled dormer.

Mr. Weaver noted that the Kirby Smith House was from a different era. He said the building appeared to have an institutional scale and mass. He suggested keeping the style in mind while working within a residential area.

Mr. Halback said the building exceeded the 25% footprint for the area, he expressed

concern that the area was considered more of a Colonial District.

Mr. Weaver said the town plan was the most important feature of St. Augustine.

Mr. Halback questioned the percentage of lot coverage, and the response was 70%.

Mr. Thomas said the drawings appeared oversized for a colonial building, and he questioned why the elevator was left inside the building when a storage area had been relocated. He suggested that additional details be presented. He said the double dormers were not necessary, and he suggested moving the elevator toward the back of the building.

Mr. Luke agreed to address the location of the elevator.

Mr. Weeks said the front elevation and size of the building was acceptable for the streetscape. He suggested balcony doors instead of windows, and he requested additional details for the north and south side of the building. He asked if the building could be broken up to appear smaller.

Mr. Weaver suggested that the applicant investigate previous footprints for the property.

Mr. Halback suggested further research to make the building appear smaller. He used Faraway Places (now the Bubble Room) and the Hilton Hotel as successful examples.

Mr. Thomas said the rear and side of the building were three feet from the property line, which would not allow landscaping; however, there would still be room for a garden wall. He suggested placing the stairwell behind the wall. He said the building should be scaled down and the location of the elevator should be revisited.

Mr. Luke replied that the covered porch was included in the square footage, landscaping

would fill voids in the back, and the gables and side elevations would be addressed. He noted that the courtyard would be located on the Northside.

Mr. Halback suggested that the applicant further research the garden wall and the ramp. He said adding an archway or gate entrance could also be an option.

Mr. Thomas noted that tile roofs were minimal on colonial buildings.

Public hearing opened; however, there was no response.

MOTION

Mr. Weeks MOVED to TABLE the Opinion of Appropriateness F2009-0084 until January 21, 2010. Motion SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Weeks, Weaver, Thomas, Halback

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Certificates of Appropriateness

Item 4 (a) F2009-0092

Frederick J. Novak – Applicant
Frederick & Norma Novak – Owners
304 St. George Street²

To construct a shed.

Mr. Birchim delivered the staff report and stated that based on a review of the information submitted by the applicant, Architectural Guidelines for Historic Preservation and without evidence to the contrary, staff found that the board could APPROVE the Certificate of Appropriateness application for a new garden shed at 304 St. George Street.

² Staff report attached to original minutes

Frederick Novak, applicant, said the staff report noted that the siding was made of wood. He said he would try to use Cedar; however, hardi-plank was an option.

Mr. Thomas noted the thoroughness of the application packet.

Mr. Weaver asked if hardi-plank was an acceptable product, and the response was affirmative.

Mr. Smith said the drawings were very detailed and asked if the roof would be painted, and the response was no.

Public hearing opened; however, there was no response.

MOTION

Mr. Weaver MOVED to APPROVE the Certificate of Appropriateness F2009-0092 as submitted. Motion SECONDED by Mr. Weeks.

VOTE ON MOTION:

AYES: Weaver, Weeks, Thomas, Smith, Halback

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Item 4 (b) F2009-0091

Catherine Duncan, Architect – Applicant
Jeffrey & Judith Fox Fliesser – Owners
290 St. George Street³

To remove and replace front stairs, install a railing and add porch posts.

Mr. Birchim delivered the staff report and said based on the information submitted by the applicant, the Architectural Guidelines for Historic Preservation and without evidence to the contrary, staff found that the Board could APPROVE the Certificate of Appropriateness application to remove the existing front stairs and construct new

³ Staff report attached to original minutes

stairs, install handrails and new porch posts at 290 St. George Street.

Catherine Duncan, applicant, explained that the owner's were interested in replacing the steps. She suggested replacing the steps with wooden steps including a handrail. She said the existing decking had rot issues and would be replaced with Epay wood material.

Public hearing opened; however, there was no response.

Ms. Duncan said the original design included palm columns.

Mr. Halback asked if the structure was part of Fred Henderich's work, and the response was affirmative.

MOTION

Mr. Smith MOVED to APPROVE the Certificate of Appropriateness F2009-0091 as submitted. Motion SECONDED by Mr. Thomas.

VOTE ON MOTION:

AYES: Smith, Thomas, Weaver, Weeks, Halback

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Item 4 (c) F2009-0083

City of St. Augustine – Owner/Applicant Historic Districts⁴

To install directional signage (pedestrian) in the historic districts.

Mr. Birchim delivered the staff report and said an application for an Opinion of Appropriateness had been approved at the November 19, 2009 HARB meeting with instructions that the applicant provide additional information, concerning the sign details and location. He said no new

⁴ Staff report attached to original minutes

information had been submitted, and staff was requesting that the item be tabled.

Mr. Knight provided the board with a copy of the sign concept. He said the project was part of a DOT (Department of Transportation) project and under a DOT timeline. He said all double-sided signs would have the same information on both sides. He said the sign path would be as follows:

- In front of pedestrian exit of parking garage
- Transportation shelter located at the VIC (Visitor Information Center)
- Corner of St. George Street and Orange Street
- Northside of Orange Street, between A1A and VIC entrance
- Northeast corner of Orange Street at VIC entrance
- Southeast corner of St. George Street and Fort Alley
- Brick pavers would be installed for the crosswalks

Mr. Smith questioned whether the proposed height of the signs should cause ADA problems, and the response was no.

Mr. Halback said that as long as the side mounted ADA accessible sign were not in the path of traffic, there would be no problems. He said using new bricks with an old appearance would be acceptable.

Mr. Knight noted that the density of the new pavers would not compare with the original pavers.

Mr. Halback questioned the signage material.

Mr. Knight replied that an engraved wood composite sign would last longer. He said the sign would include a metal bracket.

Mr. Halback suggested using wooden posts to match the signs. He asked if the edge of

the map panel and the bollard would provide enough room for people to pass through.

Mr. Knight replied that the intent was to build a trolley bench, and he noted that they needed a 36 inch clearance to meet ADA requirements. He said traffic counts at the end of Orange Street indicated that there was no need for a crosswalk.

Mr. Smith suggested that the sign location on Orange Street could be a hazard for pedestrians.

Mr. Knight questioned whether switching the trolley sign with the suggested sign would be a better choice, and the response was affirmative.

Mr. Smith suggested placing an additional bollard in front of the sign for safety, and the response was agreeable.

Mr. Thomas noted that he felt the signs were not necessary, and he added that sidewalks should not be blocked.

Mr. Weeks said the proposed signs were too large, and he suggested a smaller scale.

Mr. Thomas asked why the map had to be included.

Mr. Knight replied that the map was part of the original sign.

Mr. Thomas suggested placing the sign along side the Milltop behind the front pole.

Mr. Weeks questioned the size of the sign, and the response was six foot tall.

Mr. Halback added that maintaining the consistency of the size, shape, wording, and display of the sign would be a benefit for the project.

Mr. Knight asked if the board would like the design to continue with the side mounted sign, and the response was affirmative.

Mr. Weeks suggested double-sided bracket signs for certain locations.

Mr. Weaver said the materials should be consistent.

Mr. Weeks questioned whether the sign and post had to be completed at the same time, and the response was affirmative.

Mr. Halback suggested that a mock up design would be nice for board review, and he suggested staff use the following:

- Photo sign shown on the right side of the exhibit⁵
- Suggested pole and filigree to remain the same as described by staff
- Additional information regarding mounting, depth, and dimensions based on a metal panel system

Mr. Smith said the center mounted sign appeared to be smaller than the proposed sign, and he questioned whether a side mounted sign could be a safety hazard during a storm.

Mr. Halback replied that sign precautions would be discussed at a later date.

Mr. Thomas said the proposed sign was 30 by 40 inches, which exceeded the Code; therefore, he suggested the sign be reduced to 24 by 36 inches.

Mr. Knight questioned whether the board would like the signs to be the same size, and the response was affirmative.

Mr. Weeks replied that he wanted to avoid "sign pollution" in the City.

Mr. Thomas objected to the proposed number of signs between Orange Street and Cordova Street.

⁵ Photos attached to original staff report

Public hearing opened; however, there was no response.

MOTION

Mr. Weaver MOVED to TABLE the Certificate of Appropriateness F2009-0083 to January 21, 2010. Motion SECONDED by Mr. Weeks.

VOTE ON MOTION:

AYES: Weaver, Weeks, Thomas, Smith, Halback

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Item 4 (d) F2009-0090

City of St. Augustine – Owner/Applicant Plaza de la Constitucion – Constitucion Monument⁶

To remove a chain and install fencing around a monument.

Mr. Birchim delivered the staff report and said the monument was currently surrounded by four bollards, one at each corner, with iron chains between the bollards to provide for safety from vandalism. He said the chains no longer provided adequate protection to the monument and the Department for Historic Preservation and Heritage Tourism requested that the chains be removed and replaced with a four foot tall, powder coated aluminum fencing (black), to protect the monument. He said the existing bollards would remain in place and act as fence posts. He said the AGHP would not provide guidance concerning the fencing of the monument. He said staff anticipated that the fencing would be considered a modern treatment that would be visibly distinct from the original historic fabric.

Mr. Halback asked for an explanation of the vandalism.

⁶ Staff report attached to original minutes

Mr. Birchim replied that vendors had attached merchandise for sale to the monument, and when large events were held people would step over the chain and sit on the monument.

Mr. Knight said graffiti vandalism and skateboarders were also a concern for the monument. He said the restoration was not holding up, and they would have to secure the monument in order to justify another restoration.

Mr. Weeks agreed the monument was historic; however, he felt that visitor's eyes would be drawn to the fence and not the monument.

Mr. Halback said the board wanted to help staff protect the monument; however, he felt the fencing was out of place. He suggested that the bollards remain and perhaps add additional chains for height.

Mr. Weaver requested a photo shop picture of the proposal.

Mr. Thomas suggested placing the bollards further away from the monument and include landscaping at the base of the monument.

Mr. Smith said steel, wrought iron, or wood fencing would be more acceptable than powder coated aluminum. He suggested making the bollard taller and adding additional chains with landscaping at the base of the monument.

Mr. Thomas pointed out that fencing had been installed around the plaza in the 1800's.

Public hearing opened; however, there was no response.

Mr. Birchim said removal of the concrete bollards and placement of cast iron bollards could be photo shopped and brought to the board for review.

Mr. Halback questioned the size of the fencing from the 1800's.

Mr. Knight replied that the fencing had three to four inch wide pickets with a two inch gap between the pickets.

Mr. Weaver said the Horton lithograph showed details of the slave market.

MOTION

Mr. Weaver **MOVED** to **TABLE** the **Certificate of Appropriateness F2009-0090** to **January 21, 2010**. **Motion SECONDED** by Mr. Weeks.

VOTE ON MOTION:

AYES: Weaver, Weeks, Thomas,
Smith, Halback

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Planning and Building Director's Report

(None)

7. Other Business

(None)

8. Review of Conflict Statements from Previous Meetings

(None)

9. Adjournment

There being no further business, the meeting was adjourned at 4:09 P.M.

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Fred Halback, Chairperson

⁷ Transcribed by Carly Mason