

**CITY OF ST. AUGUSTINE**  
Historic Architectural Review Board Regular Meeting  
April 15, 2010

The Historic Architectural Review Board met in formal session at 2:00 P.M., Thursday, April 15, 2010, 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, Planning and Building, Director  
David Birchim, Planning Manager  
Ron Brown, City Attorney  
Carlos Mendoza, Assistant City Attorney  
Elizabeth Carter, Temporary Recording Secretary

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**2. APPROVAL OF MINUTES**  
**March 18, 2010 Regular Meeting**

The minutes of the March 18, 2010 Regular HARB meeting were approved as presented.

**3. Certificate of Appropriateness**

**Item 3 (a) F2010-0005**  
**Darrell Samples – Applicant**  
**St. Augustine Restoration Foundation –**  
**Owner**  
**91 St. George Street**

**To install a wood picket fence and two gates.**

Mr. Birchim stated that the item had been WITHDRAWN.

**Item 3 (b) F2010-0018**  
**Don Crichlow, Architect – Applicant**  
**76 Spanish Street LLC (George Arnold –**  
**Owner**  
**76 Spanish Street<sup>1</sup>**

**To construct new commercial and residential buildings.**

Mr. Birchim delivered the staff report and stated that based on the review of information submitted by the applicant, the Architectural Guidelines for Historic Preservation and without evidence to the contrary, staff found that the Board could APPROVE a Certificate of Appropriateness at 76 Spanish Street.

Don Crichlow, architect, presented additional design details for the project which included:

- Wall sections
- Larger elevations of windows
- Pier details
- Window cut sheets
- New pavers
- Light fixtures for front porch
- Hardware details

Mr. Crichlow pointed out that the owner requested a reduction in the height of the fence to three feet, and advised that updated drawings would be provided to staff.

Mr. Smith asked about the materials used on the windows, and he questioned the hardware used on the doors. He

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<sup>1</sup> Staff report attached to original minutes

questioned whether they should use lever handles, and he confirmed the color would be antique brass.

Mr. Crichlow said the windows were painted wood, and he believed the hardware for the back door might have to be lever to allow handicap access and perhaps the front door as well.

Mr. Thomas further clarified that the door hardware could be a pull mechanism without a thumb latch and still meet ADA requirements. He also confirmed the board's approval on the gliding windows.

The board and Mr. Crichlow continued a brief discussion on various window styles.

Public Hearing Open however there was no response.

#### **MOTION**

**Mr. Weaver MOVED to APPROVE the Certificate of Appropriateness F2010-0018. Motion SECONDED by Mr. Thomas.**

Mr. Halback clarified that the motion included the modification to the plan, which reduced the fence to three feet.

Mr. Weaver agreed and amended his motion to include the three foot picket fence reference and pending Mr. Crichlow's submission of updated drawings.

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

**AYES: Weaver, Thomas, Smith, Weeks, Halback**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

#### **Item 3. (c) F2010-0011**

**Rhett's St. Augustine, LLC – Owner/Applicant**  
**66 Hypolita Street<sup>2</sup>**

**To remove the existing wood gate and replace with a masonry wall and metal**

**gate and to remove existing doors and windows and replace with wood and glass panel sliding doors.**

Mr. Thomas and Mr. Smith indicated a conflict of interest and recused themselves.

Mr. Weeks indicated that he sold the building to Mr. Arbizzani and had been paid for the transaction. Discussion determined he had no conflict of interest.

Mr. Birchim delivered the staff report and stated that based on a review of the information submitted, staff found that the Board could APPROVE a Certificate of Appropriateness for modifications to the façade of 66 Hypolita Street with the following condition;

- The proposed metal gate was suitable material (wrought iron)
- The proposed wood and glass panel sliding (or folding) doors would be true divided light wood doors or an equivalent, which was acceptable to the Board

John Arbizzani, representing *Rhetts of St. Augustine*, provided a blueline handout of the original building to illustrate the door layout.

Mr. Weaver expressed concern about the door style and questioned whether a more simple design would accomplish their goal.

Mr. Arbizzani stated that their attempt was to give the building a colonial feel and provide a door that opened out to the general public. He agreed that a more simple design was possible.

Mr. Weaver was concerned with the introduction of a colonial feature to a vernacular building, which he was not sure was appropriate.

The suggestion of glass panels was mentioned, and Mr. Weaver agreed that was a good idea.

<sup>2</sup> Staff report attached to original minutes

Mr. Weaver continued discussions around the design elements of the building, and he suggested choosing a door design based on the building style to avoid adding a colonial feature to a building that had no colonial history.

Mr. Arbizzani advised that he had made a change to his application to propose the addition of two gas lights to the front entranceway.

Exparte Communication:

Mr. Weeks indicated that he had a brief telephone conversation with the applicant about the sliding glass doors on the front of the building, multi-lights and the doors opening outward. He also did not believe HARB had ever approved using sliding glass doors in the historic district.

Mr. Weaver believed that, based on the blueline provided by the applicant, the sliding doors could be considered restorative in light of the previous use as a carriage house; however, he had a concern with the sliding glass doors as well.

Mr. Weeks said that if the doors were an attempt to replicate the original intent of the building, he suggested folding doors as opposed to sliding glass. He also questioned the applicant on the logic behind the openness of the building.

Mr. Arbizzani advised that a piano bar was planned for the establishment, and the openness would maximize square footage and add ambiance.

Mr. Weaver indicated that the original doors on the building presented a flat plane and replacing them with sliding doors would require a set back, and he suggested that cargo doors might present a better aesthetic.

Following a brief discussion on sliding doors it was determined that two sliding doors would be more appropriate than three and give it more of a carriage house appearance.

Mr. Weaver believed that, based on the history of the building, a precedent already existed for approving the doors.

Mr. Halback indicated that the building was not a flat block panel, but raised block, and he confirmed that any replaced block should match what was currently on the building.

Mr. Arbizzani advised that they were planning to reproduce as exactly as possible everything that was in the existing building.

Mr. Halback requested that the drawings be redefined to add details on the following:

- Panel on the block
- Door lintels
- Window or wall section included

Mr. Halback also expressed concern about the gate, as he did not feel it was in keeping with the building.

After a brief discussion it was determined that simplifying the gate would be more appropriate for the building.

Mr. Halback indicated that he would have felt more comfortable if the application was for an Opinion of Appropriateness, as it did not address many of the requirements for a Certificate of Appropriateness.

Mr. Weeks agreed and asked if the item could be tabled or changed to an Opinion of Appropriateness.

Following a brief discussion it was determined to table the item until the May 20, 2010 meeting.

Public Hearing opened; however, there was no response.

Mr. Weeks requested that the new plans include details for the back entrance.

Following additional discussion on the various recommendations, Mr. Halback summarized the recommendations for the applicant as follows:

- Entrance doors two panel slider, replicating scale of original carriage doors
- Simplify gate
- Details for back of building
- Pavers
- Door and window details
- Typical cross section of coquina lintel
- Detail and call-out on how block would match

## **MOTION**

**Mr. Weeks MOVED to TABLE the Certificate of Appropriateness F2010-0011 until the May 20, 2010 meeting. Motion SECONDED by Mr. Weaver. MOTION CARRIED BY UNANIMOUS VOICE VOTE**

**Item 3 (d) F2010-0012**  
**Valerie Lee – Owner/Applicant**  
**23 Grove Avenue**<sup>3</sup>

**To install a masonry wall and gate.**<sup>4</sup>

Mr. Birchim delivered the staff report and stated that based on a review of the information submitted, staff found that the Board could APPROVE a Certificate of Appropriateness for a new wall and gate at 23 Grove Avenue.

Valerie Lee, owner/applicant, indicated a height discrepancy on her submitted drawings. She said one drawing depicted her proposed wall at six feet, and a second drawing indicated that it was eight feet. She said she was not sure of the actual height but it would be the same as the wall at Barnacle Bills restaurant.

Discussion continued to clarify the existing walls on Grove Avenue, adjacent properties and the applicant's desire to add a wall along her property to address drainage issues, privacy and prepare a home for her mother.

<sup>3</sup> Staff report attached to original minutes

<sup>4</sup>Carolos Mendoza arrived and Ron Brown departed

Mr. Halback asked if the applicant was planning to stucco and paint both sides of the wall.

Applicant indicated that she intended to stucco and paint her side of the wall, and following further discussion it was determined that applicant would stucco and paint both sides of the wall, and the color would match the trim on her house.

Mr. Weaver confirmed that the color for the wall had to come from the color palette unless HARB approved the use of a different color. It was believed, however, that the color was in the color palette but if not, the board should consider approving it since it matched the trim on her house.

Public Hearing opened; however, there was no response.

## **MOTION**

**Mr. Weeks MOVED to APPROVE the Certificate of Appropriateness F2010-0012. Motion SECONDED by Mr. Weaver.**

### **VOTE ON MOTION:**

**AYES: Weeks, Weaver, Thomas, Smith, Halback**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Ms. Lee clarified that if her neighbor wanted to paint his side of the wall a different color, and it was an approved color, he would not have to go before the board.

Mr. Smith commented on the height of the existing wall, and said he believed it was six feet.

Ms. Lee said she believed the wall was eight feet; however, she would like an eight foot wall.

Mr. Birchim confirmed that a motion carried for approval of an eight foot wall with stucco on both sides in pre-approved colors. He said the hearing could be re-opened and amended; however, it had been approved.

Following a brief discussion it was determined to let the motion carry as approved.

**Item 3 (e) F2010-0023**  
**City of St. Augustine – Owner/Applicant**  
**29 St. George Street<sup>5 6</sup>**

**To remove doors and create a new museum entranceway, new site access plan and landscaping.**

Mr. Birchim stated that Dana Ste. Claire would provide the staff report.

Mr. Halback and Mr. Thomas reported a conflict of interest and recused themselves.

Dana Ste. Claire, Executive Director of the 450<sup>th</sup> Commemoration Celebration and Director, Heritage Tourism presented the business plans and provided an overview and introduction. He stated that a comprehensive business plan had been developed for the City's Heritage and Tourism department in an effort to elevate tourist experiences and increase profits. He suggested that, to meet the heritage tourism expectation, they build a new entrance to the Spanish Quarter. He said the site plan contained conceptual details on the following:

- Walkways
- ADA compliant accessibility
- Colonial Gardens
- Vegetable Gardens
- Herbal Gardens
- Subsistence Gardens
- Medicinal Gardens

Mr. Ste. Claire advised that in preparation of the 450<sup>th</sup> Commemoration Celebration, his department had been restructured, and he introduced the new management team.

Following a brief description of the dynamics of the 450<sup>th</sup>, Mr. Ste. Claire introduced Jeremy Marquis, Halback Design

Group, who proceeded with the presentation.

Mr. Marquis presented a PowerPoint slideshow with an overview of the proposed Master Plan which included a new entranceway, improved landscaping and upgraded access paths. He indicated that extensive research had been conducted to ensure the gardens and plant materials being proposed were native to the region and appropriate to the period.

Mr. Marquis detailed the design plan for the gateway and described it as being a simple archway with two new wooden gates and new signage and also presented various concepts for new fencing, including:

- Walls
- Pales
- Stakes
- Split Rail

Mr. Marquis turned the board's attention to the pathways and the proposed materials being considered for the access paths and Old Road to make them appear authentic to the period and remain ADA compliant. He said the two types of materials being considered were pervious concrete and Gravel Pave. He concluded that they were proposing historically appropriate informal lighting.

Discussion ensued on the proposed interactive maritime activities and their historical and archeological significance.

Mr. Smith raised concern with using pervious concrete for the Old Road and paths and questioned its reliability and historic appearance.

Mr. Weeks was also not comfortable with the appearance of the pervious concrete and expressed concern that debris could cause potential drainage problems.

Mr. Marquis said the pervious concrete was proposed due to its ADA compatibility and storm water retention properties. He further explained that coquina shell would be

<sup>5</sup> Staff report attached to original minutes

<sup>6</sup> Carlos Mendoza arrived just prior to this matter.

sprayed over the top of the concrete to age its appearance and he indicated that the installer assured them it would cause no water drainage issue. He also advised that the University of Central Florida had done research on pervious concrete and determined that power-washing was an effective means of cleaning out debris.

Mr. Weeks stated that concrete with coquina tabby might be more appropriate, and he suggested tabling the walkway paving component to provide more time for consideration. He questioned what the applicant currently needed approved.

Mr. Ste. Claire requested that the board approve a certificate for the gateway and grant them the option for using tabby concrete for the walkways. He indicated that the other components were conceptual and details could be presented at another meeting.

Mr. Weaver suggested modeling the walkway after the tabby wall in the Spanish Quarter to ensure a rustic appearance.

Mr. Marquis explained "Old Road" was the phrase used to define the section of walkway leading from the Spanish Quarter to the fort. He also indicated that it was the only section of walkway where the use of pervious concrete was being proposed and Gravel Pave was being suggested for all other walkways.

Mr. Weaver summarized that approval was being sought on the following:

- Permission for the gateway
- Tabby concrete for the Old Road
- Coquina gravel for the remaining pathways

Mr. Ste. Claire confirmed but requested the option of switching the two paving materials if there was an engineering issue.

Public Hearing open, however there was no response.

A brief discussion followed to further understand the dynamics of laying the paving and how the edges would blend in with the landscaping.

## **MOTION**

**Mr. Weaver MOVED to APPROVE a Certificate of Appropriateness F2010-0023 for a new museum entranceway with doors and landscaping to include either the Gravel Pave system or the tabby concrete walkways on the Old Road and existing pathways. Motion SECONDED by Mr. Smith.**

### **VOTE ON MOTION:**

**AYES: Weaver, Smith, Weeks**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY<sup>7</sup>**

The remainder of the application was tabled until further information was presented.

Mr. Halback clarified that the reference to "landscaping" in the motion only referred to the walkway plan and not the landscape planting portion.

Mr. Weaver confirmed that was the intent of his motion as the planting plan was at the conceptual level, but the applicant would return with further details at a later date.

## **4. Certificates of Demolition**

### **Item 4 (a) F2010-0025**

**Zion Missionary Baptist Church –  
Owner/Applicant  
91B Evergreen Street<sup>8</sup>**

### **To demolish a building (circa 1925).**

Mr. Birchim delivered the staff report and stated that based on a lack of significance of the structure, and without the support of evidence to the contrary, staff found that the Board could APPROVE the Certificate of Demolition application for the building located at 91B Evergreen Street.

<sup>7</sup> Item heard after Item F2010-0025

<sup>8</sup> Staff report attached to original minutes

Albert Whitty, applicant, agreed with the findings from the staff report and confirmed that he wished to demolish the building.

Public Hearing opened; however, there was no response.

## **MOTION**

**Mr. Weaver MOVED to APPROVE the Certificate of Demolition F2010-0025. Motion SECONDED by Mr. Thomas.**

### **VOTE ON MOTION:**

**AYES: Weaver, Weeks, Thomas, Smith, Halback**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

## **5. Planning and Building Director's Report**

Mark Knight advised that unless the board had questions, he wanted to talk about two ordinances.

## **6. Other Business**

### **6.a. Discussion of Ordinance 2010-10 (Amending the Historic Preservation Policy 1.4 of the Comprehensive Plan)**

Mr. Knight explained the policy in the Comprehensive Plan that adopted the architectural guidelines for historic preservation. Specifically he addressed the clause in the policy indicating that all new construction in HP-1, HP-2 and HP-3 must be colonial style. He further explained that Ordinance 2010-10 changed the policy from a specific adoption for architectural guidelines to general architectural guidelines, which allowed changes to the guidelines at a local level without challenges from the State. He clarified that 2010-10 would need to be presented to the State for review and approval. He explained that ordinance 2010-11 was a local ordinance contingent upon the State approving 2010-10, which addressed other architectural styles in the HP-1 zoning district and allowed alternative styles to continue. He advised that the ordinances were presented

to the Planning and Zoning board for recommendation, however, they requested HARB's input prior to making their recommendation to the City Commission.

Discussion ensued on the current architectural guidelines for HP-1, 2 and 3 and the pros and cons of the Commission, rather than the State, making decisions related to architectural styles.

## **MOTION**

**Mr. Halback MOVED to APPROVE ordinance 2010-10. Motion was SECONDED by Mr. Weaver.**

### **VOTE ON MOTION:**

**AYES: Halback, Weaver, Thomas, Smith, Weeks**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

### **6.b. Discussion of Ordinance 2010-11 (Amending the Architectural Standards for zoning district HP-1)**

It was decided through discussion of Ordinance 2010-11 that more details were needed before HARB could make a recommendation for approval. Specifically they wanted controls and measures in place to ensure that architectural styles were appropriate and consistent within neighborhoods.

### **OFFICER ELECTION:**

Mr. Halback questioned whether elections needed to be held for a new Chairman and Vice-Chairperson. Staff indicated they would look into it and include upcoming elections on the agenda.

## **7. Review of Conflict Statements from Previous Meetings**

Mr. Thomas and Mr. Smith stated that they had a conflict with 66 Hyopolita at the last board meeting, as they served as architects on the project.

**8. Adjournment**

There being no further business, the meeting was adjourned at 4:46 P.M.<sup>9</sup>

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**Fred Halback, Chairperson**

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<sup>9</sup> Transcribed by Elizabeth Carter