

**CITY OF ST. AUGUSTINE**  
Historic Architectural Review Board Regular Meeting  
December 18, 2008

The Historic Architectural Review Board met in formal session at 2:00 P.M., Thursday, December 18, 2008, in the Alcazar Room at City Hall, St. Augustine, Florida. Paul Weaver, III, Chairperson called the meeting to order, and the following were present:

**1. ROLL CALL:**

Paul Weaver, III, Chairperson  
Fred Halback, Vice-Chairperson  
Leslie Thomas  
Len Weeks  
Dana Ste. Claire

**City Staff:**

Ron Brown, City Attorney  
Robin Upchurch, Assistant City Attorney  
David Birchim, Planning Manager  
Tom Scofield, Historic Preservation Planner  
Carly Mason, Recording Secretary

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**2. APPROVAL OF MINUTES**  
**November 20, 2008 Regular Meeting**

The minutes of the November 20, 2008 Regular HARB meeting were approved as presented.

**3. Election of Officers for 2009 (Chair & Vice Chair)**

Mr. Weaver noted that his term would expire in March, and asked Mr. Halback if he would accept the Chair position.

Mr. Halback said he appreciated the offer; however, it would be difficult for him to meet the level of quality that Mr. Weaver had established.

**MOTION**

**Fred Halback MOVED to appoint Dana Ste. Claire as chairman of the HARB board. Len Weeks SECONDED the nomination. MOTION approved by a UNANIMOUS VOICE VOTE.**

Dana Ste. Claire said he would gladly accept the nomination.

**MOTION**

**Len Weeks MOVED that the board reappoint Fred Halback as vice chairman for HARB, and the motion was approved by consensus of the board.**

Mr. Weaver questioned when the new chair would take office, and the response was January 2009.

**4. Certificates of Appropriateness**

**Item 4 (a) F2008-0088**

**Len Weeks - Applicant**  
**Frederick Williams, III et al - Owner**  
**62 Spanish Street<sup>1</sup>**  
**(Tabled from 11/20/08 meeting)**

**To replace exterior doors.**

Mr. Scofield delivered the staff report and stated that staff found that the board could approve the Certificate of Appropriateness application for 62 Spanish Street based on the following findings:

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

- The front entrance door for Unit A shall be a solid 6-panel door with no glazing as dictated by the AGHP
- The front entrance door for Unit B shall be allowed as submitted by the applicant only if a wood reja was added over the glazed portion such as the example provided in the staff report
- The front entrance door for Unit C shall be allowed as submitted by the applicant
- The Simpson 12-light wood door (#7512) as submitted by the applicant shall be allowed as the replacement doors for the rear entrances to Units A, B and C

Len Weeks recused himself due to a conflict of interest with the application.

Mr. Weaver asked for more details regarding the staff survey regarding glazed doors. He questioned whether the glazed doors were used on the Fraser property, and the response was affirmative.

Mr. Scofield said he completed an informal survey along St. George Street regarding glazed doors. He said it appeared that glazed doors had seldom been used in the Spanish Colonial period buildings and reproduction buildings. He said the only known glazed doors were on adjacent units located next to the old Spanish gate at the northern end of St. George Street.

Len Weeks, applicant, said it was interesting to be a member of HARB and to uphold the guidelines, and to be a property owner trying to make the properties work according to current standards. He said he visited the colonial structures that were provided on the list from staff. He indicated that staff's report was accurate, and noted that none of the structures had glass doors. He said he was representing his tenants for the installation of the glass doors. He said he had purchased the property from Jack Williams who had operated a treasure

museum in the buildings. He indicated that Mr. Williams still resided on the property, and he noted that he purchased the property eight years ago. He said the building currently consisted of three retail stores with an apartment in the back. He said he was trying to make the buildings viable for occupancy. He said the solid door would be more acceptable for a museum rather than a retail shop. He noted that he spoke to staff regarding the use of one cedar reja style bar for Unit B. He concluded that he was pleased with staff's approval; however, he would like to discuss the sixth door for Unit A.

Mr. Halback questioned the type of door the applicant was proposing.

Mr. Weeks replied a Simpson wood door.

Mr. Weaver commented that staff recommendations were to keep the existing door, and he agreed.

Mr. Weeks indicated that his tenant in Unit A needed to keep the solid door shut to reduce the noise and electric cost. He explained that the glass door would keep the cost down, and still allow people to see inside.

Mr. Halback indicated that staff found the glass door to be inappropriate.

Mr. Weaver said that staff had noted one option would be to install a glass door behind the solid door.

Mr. Scofield replied that was an option proposed for a different unit.

Mr. Weeks said he would be using one cedar reja instead of two to match the windows.

Mr. Thomas questioned whether the applicant would be using a turned reja, and the response was no it would be square cedar.

Mr. Weaver questioned whether the previous owner had constructed Unit A, and the response was affirmative.

Unit: 62C

Mr. Halback questioned whether the applicant was proposing to use the same style proposed for Unit A, and the response was affirmative.

Mr. Weaver questioned the installation date of the windows and whether the applicant had installed them.

Mr. Weeks said the windows were replaced three years ago.

Public hearing opened; however, there was no response.

Mr. Weaver said they heard staff recommendations, and he noted that they had to consider the historical area. He said he considered North of Hypolita to be on the fringe of the restored Spanish Quarter.

Mr. Thomas noted that he appreciated the survey regarding the glazed doors.

Mr. Halback said the door could be changed in the future, and noted that he felt the proposed door was an improvement over the steel door. He pointed out that the building had already undergone some modifications.

Mr. Weaver said he was in support of staff's recommendations. He said modifications had been made to the building for compatibly with commercial use.

Mr. Thomas said there were many colonial buildings with solid doors, and the owners left the doors open.

Mr. Weeks said he could not install an air curtain, because of the height of the ceilings.

Mr. Ste. Claire said he felt the applicant was comfortable with all of the approvals he had received; however, he supported staff's comments.

**MOTION**

**Mr. Thomas MOVED to approve Certificate of Appropriateness case F2008-0088 based on staff recommendations. Motion SECONDED by Mr. Ste. Claire.**

**VOTE ON MOTION:**

**AYES: Thomas, Ste. Claire, Halback, Weaver**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**Item 3 (b) F2008-0136**

**Kenny Clark, Financial Building Services – Applicant**

**Bank of America (Paul J. Rollberg) – Owner**

**60 Cathedral Place<sup>2</sup>**

**(Tabled from 11/20/08 meeting)**

**To replace face panel on the automatic teller machine.**

Mr. Scofield delivered the staff report and stated that staff found that the board could deny the Certificate of Appropriateness application for 60 Cathedral Place based on the following findings:

- Internally illuminated signs were prohibited in the historic district as per Section 3-46, Code of the City of St. Augustine
- The proposed color (bright red) was not among the preapproved colors allowed in the historic district and did not reflect the architectural style of the building nor the historical era represented in the historic district

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

- Appropriate materials were typically metal and wood, but the new face panel was made of plastic

Mr. Weaver asked if the applicant was present, and the response was no.

Public hearing opened; however, there was no response.

Mr. Halback questioned whether the applicant would have a time limit for reapplying, and the response was no.

#### **MOTION**

**Mr. Weeks MOVED to DENY Certificate of Appropriateness F2008-0136. Motion SECONDED by Mr. Halback.**

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

**AYES:** Weeks, Halback, Thomas,  
Weaver, Ste. Claire

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

#### **Item 3 (c) F2008-0141**

**Todd A. McClellan, Pavers Express – Applicant**  
**St. Augustine Courtyard Inc. (Susan Talpalar) – Owner**  
**21 Hypolita Street<sup>3</sup>**  
**(Tabled from 11/20/08 meeting)**

**To install new pavers for outdoor seating area.**

Mr. Scofield delivered the staff report and stated that staff found that the board could approve the Certificate of Appropriateness application for 21 Hypolita Street with the following recommended conditions:

- Work performed in the public right-of-way shall require approval by the Public Works Department

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

Todd McClellan, applicant, presented an example of a brick paver, and he said the paver area would be used for foot traffic.

Mr. Halback questioned whether a plastic or metal edging could be used in place of the angled flush curb, and the response was affirmative.

Public hearing opened; however, there was no response.

Mr. Weeks questioned the price difference for the pavers, and the response was \$1,200.

#### **MOTION**

**Mr. Halback MOVED to APPROVE Certificate of Appropriateness F2008-0138 to include staff comments, brick sample, and to add a plastic or metal edging. Motion SECONDED by Mr. Ste. Claire.**

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

**AYES:** Halback, Ste. Claire, Thomas,  
Weeks, Weaver

**NAYES:** NONE

**MOTION CARRIED UNANIMOUSLY**

#### **Item 3 (d) F2008-0143**

**Andrea Tedder, Barnacle Bill's Seafood – Applicant**  
**Chris & Eddy, Inc. (Christopher Way) – Owner**  
**14 West Castillo Drive**  
**(Tabled from 11/20/08 meeting)**

**To install exterior lighting, canopy and landscape materials.**

Applicant requested that the item be tabled until January 15, 2009.

#### **MOTION**

**Mr. Ste. Claire MOVED to TABLE Certificate of Appropriateness F2008-0143 until January 15, 2009. Motion SECONDED by Mr. Weeks.**

**VOTE ON MOTION:**

**AYES: Ste. Claire, Weeks, Thomas, Halback, Weaver**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**Item 3 (e) F2008-0148**

**Susan Parker, Executive Director – Applicant**  
**St. Augustine Historical Society – Owner**  
**Charlotte Street parking lot<sup>4</sup>**

**To construct a new wood fence.**

Mr. Scofield delivered the staff report and stated that staff found that the board should approve the Certificate of Appropriateness application located at the Charlotte Street parking lot owned by the St. Augustine Historical Society with the following recommended conditions:

- The fence shall be designed and installed in a manner that provided an attractive appearance on both sides

Susan Parker, applicant, said she was seeking approval to complete the western boundary of the property with a wood fence that would be finished on both sides. She said masonry fences existed along Charlotte Street and St. Francis Street. She noted that the property next to Cathedral Parish School was separated by a chain link fence.

Mr. Weaver questioned whether the adjacent property belonged to the Genovars.

<sup>4</sup> Staff report attached to original minutes

Ms. Parker replied that the property belonged to Alice Baker a Genovar family member.

Mr. Halback questioned whether the applicant was comfortable with a two-sided fence.

Ms. Parker concurred, and she concluded that she selected Pine for the fence material.

**MOTION**

**Mr. Halback MOVED to APPROVE Certificate of Appropriateness F2008-0148 to include staff recommendations. Motion SECONDED by Mr. Ste. Claire.**

**VOTE ON MOTION:**

**AYES: Halback, Ste. Claire, Thomas, Weeks, Weaver**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

**Item 3 (f) F2008-0149**

**John Valdes, John Valdes & Associates, Inc. – Applicant**  
**State of Florida c/o City of St. Augustine, Department of Heritage Tourism – Owner**  
**48 King Street<sup>5</sup>**

**To renovate the historic fountain.**

Mr. Scofield delivered the staff report and stated that staff found that the board should approve the Certificate of Appropriateness application at 48 King Street with the following recommended condition:

- Efforts to restore the historic fountain shall follow the guidelines outlined in the *Summary & Analysis* section of the staff report

Mr. Weaver thanked Mr. Scofield for a detailed report including photos, and maps.

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

John Valdes, applicant, said that Charles Tingley from the St. Augustine Historical Library, provided photos of the fountains located throughout downtown. He said he had a conversation with John Regan and the topic of restoring the fountains came up. He said Mr. Regan mentioned that it would be nice to restore the fountains to their natural state. He mentioned that he would be speaking with Bill Adams regarding the look of the fountain and urns. He provided three styles of plumes for the fountains; however, he pointed out that Henry Flagler had used the same style for all of the fountains. He indicated that repairs would be made to the fountains to preserve the natural state and a remote control would be added for control. He said there were different lighting options as follows:

- Salvage the existing steel conduit
- Remove basin and install new conduit
- Install surface lights; however, conduit would be exposed
- Use remote lighting outside of the fountain

Mr. Valdes stated that he would like the project completed by February 2009.

Mr. Weaver questioned whether the project would be reviewed by the State Historic Preservation Office.

Public hearing opened.

Catherine Culver, City of St. Augustine, said that she did not have an answer; however, she had spoken to Fred Gaskey who approved the project.

Mr. Weaver suggested speaking with David Ferro, State Preservation Architect, regarding the treatment of the concrete.

Ms. Culver said she had contacted Preservation Plastering, which provided the review of the monuments in the plaza. She

said the report would provide details of the chemical analysis and repair work.

Mr. Halback said a fountain company had indicated that there was a sump pit located in the fountain. He suggested using that area to install a remote.

Mr. Valdes said as long as the conduit was open the material could still be used.

Mr. Halback suggested different types of lighting for the fountain such as spray head lighting, or pin spots that could hang from the tree branches. He said the urns could be cleaned; however, he did not suggest sealing them. He asked that the applicant avoid using marcite on the fountain.

Mr. Thomas said the fountain probably never had lighting. He said he liked the concept of using lighting in the trees. He suggested researching a concrete seminar to learn more about different types of concrete materials and application processes.

Public hearing closed.

Mr. Weeks agreed it was a great project.

Ms. Culver said the profits from the Menendez Gala would be used for the fountain repairs.

## **MOTION**

**Mr. Weeks MOVED to APPROVE Certificate of Appropriateness F2008-0149 to include staff recommendations. Motion SECONDED by Mr. Ste. Claire.**

## **VOTE ON MOTION:**

**AYES: Weeks, Ste. Claire, Halback, Thomas, Weaver**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Mr. Thomas recommended that the applicant return to the board if the project

had to be altered. He asked if there was something in the middle of the fountain besides a spray, and the response was no.

Mr. Weaver commented that he hoped that someone would create an adopt a fountain program.

**Item 3 (g) F2008-0150**

**Les Thomas, Architect – Applicant**  
**Bernard F. Rice – Owner**  
**108-110 St. George Street<sup>6</sup>**

**To remodel the facade.**

Mr. Scofield delivered the staff report and said staff found that the board should approve the Certificate of Appropriateness application at 108-110 St. George Street with the following recommended conditions:

- The new window on the balcony shall be of traditional proportions (taller in height than width) and shall consist of a wood, 6-over-6 double-hung configuration
- A coquina veneer or faux coquina stone shell dash stucco shall be used in the new entrance alcove

Len Weeks and Les Thomas recused themselves due to a conflict of interest.

Anthony Kendall, applicant, provided a summary as a guide to his presentation. He indicated that the following changes had been made:

- Window added to second floor to divide apartments down the middle
- Turned balcony railings would be replaced with two inch by two inch square railings
- Upstairs windows would be 4/5 wood windows with eight over eight true divided glass to match the other windows in the building

<sup>6</sup> Staff report attached to original minutes

- Existing stone veneer would be removed and used on the first floor storefront alcove

Mr. Weaver questioned whether the reconfigured windows would meet staff recommendations, and the response was affirmative.

Mr. Halback asked if the applicant would be returning with paint colors.

Mr. Scofield replied that the applicant would be using the same paint colors.

Public hearing opened; however, there was no response.

**MOTION**

**Mr. Halback MOVED to APPROVE Certificate of Appropriateness F2008-0150 to include the two staff comments, and minor modification of eight over eight true divided light windows. Motion SECONDED by Mr. Ste. Claire.**

**VOTE ON MOTION:**

**AYES: Halback, Ste. Claire, Weaver**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Mr. Halback commented that even though it was a smaller project, he appreciated the detail on the construction drawings.

**5. Certificates of Demolition**

**Item 5 (a) F2008-0109**

**Harold Simmons – Applicant/Owner**  
**90 Oneida Street<sup>7</sup>**  
**(Tabled from 11/20/08 meeting)**

**To demolish a single-family dwelling built circa 1880.**

Mr. Scofield delivered the staff report and said staff found that the board could

<sup>7</sup> Staff report attached to original minutes

approve the Certificate of Demolition application for the building located at 90 Oneida Street with the following recommended conditions:

- The building shall be documented for archival purposes prior to demolition
- The recording may include, but shall not be limited to, photographs and measured drawings
- Any significant building materials, architectural details, ornaments, and fixtures, shall be salvaged from the house prior to demolition
- If it was determined that there were no salvageable materials, a letter from an architectural salvage company stating that such an evaluation had been conducted shall be submitted to the Planning and Building Department

Mr. Weaver said 31 certified notices were mailed and seven were returned in favor, none were opposed, and five had comments.

Harold Simmons, applicant, said he had met with Nick Andrade, Code Enforcement, and provided the engineer's report that included the proper seals and necessary drawings for the repairs. He said Mr. Andrade accepted the plans and allowed him 90 days to complete the repairs.

Mark Knight, Planning and Building Director, said Mr. Andrade had a set of plans that converted the structure from unsafe to a substandard property. He said that when the structure was brought up to substandard it would allow the property to be taken off of the unsafe structure list. He suggested tabling the item until March 19<sup>th</sup> to allow time for the applicant to complete the necessary repairs.

Mr. Thomas questioned whether tabling the item would affect the Code Enforcement order.

Mr. Knight replied that the order would be held as long as the applicant was showing progress.

#### **MOTION**

**Mr. Weeks MOVED to TABLE Certificate of Demolition F2008-0109 until March 15, 2009. Motion SECONDED by Mr. Halback.**

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

**AYES: Weeks, Halback, Thomas,  
Ste. Claire, Weaver**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

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

(NONE)

#### **7. Other Business**

Mr. Weaver suggested that a workshop be held on February 19, 2009 at 1:00 p.m. regarding the policies for derelict buildings.

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

(NONE)

#### **9. Adjournment**

There being no further business, the meeting was adjourned at 3:59 P.M.

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**Paul Weaver, III, Chairperson**

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<sup>8</sup> Transcribed by Carly Mason