

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting December 14, 2022

The Historic Architectural Review Board met in formal session at 1:00 P.M., Wednesday, December 14, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL: Catherine Duncan, Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

Absent: Gaere MacDonald, Vice-Chairperson, excused

City Staff: Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

2. General Public Comments for Items not on the Agenda

BJ Kalaidi

3. Approval of Minutes

MOTION

Mr. Weaver MOVED to APPROVE the October 20, 2022 minutes as presented. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Ms. Duncan announced Items 6(a) 2022-0078 and 6(b) 2022-0079 would be heard at the January 2023 meeting.

Ms. Courtney advised she had sent an email regarding two items, questions about the AGHP update and incomplete application discussion under 'Other Business'.

Mr. Weaver asked if the expediated item needed to be added to the motion.

Ms. Courtney replied if the Board was in favor of Item 5(a) being an expediated item it should be stated.

MOTION

Mr. Weaver MOVED to APPROVE Item 5(a) as a recommended expedited hearing item, continue Item 6(a) and 6(b) to the January 2023 meeting, and add the two items regarding the AGHP guidelines 'other business'. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Recommended Expedited Hearing Items (to be recommended one week in advance)

5. (a) HP2022-0087– Colour Homes LLC – Applicant
904 Acquisitions, LLC – Owner
29 Masters Drive

To demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and not located in a district. (Previous COD PL2021-0043 approved April 15, 2021 has expired).

Jason Stancil waived his right to a presentation and agreed to the staff report recommendations.

Ms. Seymour read the staff report and said based on a review of the AGHP, HARB's previous approval of COD PL2021-0043 in April of 2021, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Demolition at 29 Masters Drive because it is not a local landmark or otherwise designated as a historic building, with the following conditions:

1. For any salvageable historic materials, including the wood doors, windows, pine boards and interior knotty pine paneling, to be salvaged if possible.
2. For archival the residential building and a site survey showing landscape elements and features like the fountain and old garage.
3. To limit the time that the lot is vacant, the applicant shall submit the new building permit simultaneously with the demolition permit.

Ex Parte Communication:

(None)

25 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments and one additional email was attached.

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

Board Discussion:

- Had previously been approved
- Information submitted by David Nolan was the same as before but did not change the fact that it was not a local landmark, no individual significances or part of the Historic District
- Asked if applicant agreed to submit archivable documentation and measured drawings of the existing building.

Mr. Stancil replied they were working on the documentation required.

MOTION

Mr. Weaver MOVED to APPROVE Item 5(a) with the three conditions stated by staff. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) HP2022-0078 Continued from November 17, 2022 WILL BE HEARD AT THE JANUARY 19, 2023 MEETING
Grace Contracting, LLC– Applicant
Zigiz Holdings, LLC– Owner
28 W. Castillo Drive - Lot 14

Continued under Item 4. Modification to the Agenda

To construct a new 1-1/2 story single family residence along Grove Avenue and a 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-ground pool with paver surround, front and rear driveways, fencing, landscaping,

and associated mechanical and utility equipment.

6. (b) HP2022-0078 Continued from November 17, 2022 WILL BE HEARD AT THE JANUARY 19, 2023 MEETING Grace Contracting, LLC– Applicant Zigiz Holdings, LLC– Owner 28 W. Castillo Drive - Lot 15

Continued under Item 4. Modification to the Agenda

To construct a new 1-1/2 story single family residence along Grove Avenue and a 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

6. (c) HP2022-0069 Continued from October 20, 2022 World Construction Co., Inc. – Applicant St. George Street Properties, LLC– Owner 32 St. George Street

To construct a new pergola in the south courtyard and replace the existing wood gate with a new design along St. George Street.

Applicant was not present at the meeting and no additional information was received by staff.

Ms. Seymour said they had received an updated survey and owner's signature; however, the Board was clear about the items they wanted to receive at the last meeting and those have not been received by staff. She said she did not hear from the contractor; however, had reached out several times. She advised the Board had two options, to continue the application to an uncertain date in order to provide the applicant time to submit the documentation or deny the application since there was no

additional information requested for review.
Ex Parte Communication:

(None)

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

The Board discussed:

- Suggested denying the application since the Board had requested additional information and those had not been provided
- Had provided many chances but applicant was nonresponsive and a no show

MOTION

Mr. Benoit MOVED to DENY application HP2022-0069 finding that the applicant has not followed through with the requested designs and applicant did not communicate with staff. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) HP2022-0084– High Tide Roofing & Waterproofing, Inc– Applicant Sugartime St. Augustine, LLC – Owner 32 Charlotte Street

To replace existing asbestos shingles with a different roof material.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Appropriateness at 32 Charlotte Street if the HARB finds that the proposed replacement material meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary replacement material with

appropriate color to be specified by the HARB.

Bill Lanni and Mike Lopez with High Tide Roofing reviewed the application.

Ex Parte Communication:

(None)

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

Mr. Weaver asked if the shingles referenced in the staff report on the San Borne map were wood or asphalt.

Ms. Seymour replied it was most likely a wood shingle; however, it was replaced.

The Board discussed:

- Due to the date of the roof, it was most likely a wood shingle
- Was not a commercial building as metal roofs were required due to the fires in 1914
- Asked if demolition was started
- Asked if there was any evidence of an earlier shingle beneath what was there
- Could do a shingle replacement in the diamond pattern but thought a wood shingle might have been used in the proposed pattern
- Understood the diamond shaped pattern was difficult to find
- Overall, felt the architectural shingles were appropriate
- Concerned with the color and thought asked if it could be darker
- Felt the darker color would keep more with the character
- Asked what the original asbestos coloring was
- Felt the contrast was more complementary

Applicant response:

- No demolition had been started

- The roof had been stripped when the asbestos shingles were installed
- Proposed color was the closest to the asphalt shingle
- Not opposed to having a darker shade of grey
- Had not pulled any asbestos shingles off; however, thought the original was darker than what was exposed
- Was in agreeance with using pewter

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0084 with the minor modification to change the color from oyster to the pewter colored shingle in the Atlas brochure as submitted by the applicant. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2022-0083– Duval Master Construction– Applicant 26 Toques PI, LLC– Owner 26 Toques Place

To remove an existing ADA ramp, install a new porch railing to match the existing, and repair and/or replace existing wood windows and wood siding.

Ms. Courtney read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can CONTINUE a Certificate of Appropriateness at 26 Toques Place to allow time for the applicant to submit requested information related to the project scope.

Hunter Haden reviewed the application.

Mr. Weaver clarified no demolition had been done, windows were being repaired and the roof was still attached.

Ms. Duncan asked which elevation needed the siding repair.

Mr. Haden said on the south elevation there was some siding that needed repair due to termite damage.

Ex Parte Communication:

(None)

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

The Board discussed:

- Windows were being restored and would be put back in the home
- Modification to the porch to remove the ramp was not problematic
- Thought the siding looked to be in good shape; however, some repairs might be needed
- If replacement of the roof were needed, it would be a red metal roof

Ms. Courtney said the roof was very rusted and thought it was galvanized. She said they were not informed about the roof and this was the first they were hearing about it because there were guidelines. She said to be administratively approved it would have to meet the guidelines.

Mr. Benoit said replacing a rusted metal roof with a new one could be handled by staff.

Ms. Courtney replied yes, the AGHP guidelines were provided in the staff report for framed vernacular with pitched roofs or masonry if the preapproved materials were Galvalume or galvanized steel 5-V crimp.

Mr. Benoit said the application noted roof repair. He asked if this could be added to the motion or did it need to be approved by staff.

Ms. Courtney said if the Board wanted to approve it now it could be done or if the applicant were to submit a building permit

application for roof replacement it could be approved by staff.

Ms. Duncan asked if staff wanted the siding to be documented before repair.

Ms. Courtney said the most important part was to find out how much siding would need to be replaced and that should be documented and if it exceeded a certain amount they should communicate with staff.

Ms. Duncan said the recommendation for this item was for it to be continued for the applicant to have a complete application. She said some of the items within the project could be approved by staff, and documentation should be provided before approving the application.

Mr. Weaver agreed. He said the application did not have enough evidence to understand the scope of work, and many items could be approved administratively but felt it should be continued.

Board discussion:

- Felt the scope of work should be defined better by providing plans and elevations
- Applicant could provide photos or a power point showing each façade
- Did not feel drawings were necessary if photographic evidence was provided
- Should have a more comprehensive analysis
- Railing was important to understand how it would terminate
- Asked if replacement was done 'in kind' and documentation was provided would the applicant need to come back to the Board

Applicant response:

- Railing was being removed and replaced with the same material and the porch would be enclosed
- Was removing the ramp and ending the porch at that location

- Asked if any of these items were required to be heard by HARB or could they be administratively approved

Ms. Courtney said after speaking with the contractor, she advised for repair generally the application did not need to be heard by HARB; however, staff still had to have clarity on what was to be done before a permit could be approved.

Mr. Haden said if able to be approved administratively, he would provide more information regarding the work.

Mr. Weaver suggested continuing the application and any items that could be done administratively should be and if needed there was the option to return to the Board for items that needed to be approved by them.

Ms. Duncan asked for more details regarding the windows since they were being repaired and replaced in the home.

Mr. Weaver asked who the carpenter was working on the windows.

Mr. Haden replied it was a carpenter who specialized in this type of work that worked for the contractor.

Ms. Courtney noted the AGHP guidelines stated, "any structural maintenance, repair, or remodeling which did not exceed \$250 was pre-approvable". She asked the Board for guidance regarding the siding.

Ms. Duncan advised if it was more than a couple of courses at the lower portion, the application should return to the Board.

Mr. Benoit disagreed. He said the reason there was so much unpermitted work was because it was so difficult. He said staff were the experts and there needed to be balance. He said 250 square feet was small for a building of this size. He said the question was would the historic integrity be lost. He said

the applicant was present for minor repair work and the Board should not dissect work that could be administratively approved. He thought it was becoming more cumbersome but thought it could be continued and provide staff with photos.

Ms. Duncan said when applicants came before the Board, they should follow the same standards. She said they needed to provide material samples, window documentation and siding information. She said it was unfortunate that the applicant had not provided the information even after staff had provided feedback.

Ms. Lopez clarified the Board was asking the applicant to review what conformed to code and could be administratively approved and if there were items that could not be preapproved, to come back to the Board at the January meeting. She asked if that was the Board consensus.

Mr. Weaver replied he was confident in the staff's judgement. He said anything that could be approved administratively was great; however, it was not the Board's fault for the unpermitted work that was being done within the City. He said it was very important the process to be efficient and preserve buildings.

Mr. Haden advised he would work with staff and try to provide the information.

MOTION

Mr. Benoit MOVED to CONTINUE application HP2022-0083 to the January 19, 2023 meeting should the applicant and staff need to come back. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) HP2022-0086 – Lane Architecture
P.A. – Applicant
Flagler College, Inc. – Owner
74 King Street

To replace roofing, flashing, and vents, modify roofing on the existing towers, and install roof eave air intakes; to install louvers in place of existing window sashes in four dormers for new mechanical equipment; and, to route HVAC lines to the basement through existing openings.

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Appropriateness at 74 King Street if the HARB finds that proposed alterations meet the Secretary of the Interior's Standards for Rehabilitation #5 and #9 for compatible contemporary design that is sensitive to and causes minimal impact to the architecture of the historic building.

Michael Blake reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappas said his concern was the louvers on the windows as they completely changed the look of the building. He said if there was no other way for it to be done then it should resemble a window and with it being so high up perhaps using high quality graphic to help fool the eye.

BJ Kalaidi asked the Board if this would stop the building from flooding.

Mr. Beach said a pipe burst which cause the flooding not exterior intrusion.

Mr. Blake said the finishes were damaged and the building systems had exceeded their life span; however, the flooding was from the sprinkler system. He said the building

needed structural repairs and the systems needed to be replaced to meet the building code requirements. He stated they had met twice with the Building Official and Fire Marshal to make sure they were up to code. He said this was the heart of Flagler and a landmark to the City; however, it needed to be functional for the college. He said the college was prepared to invest in this to preserve the building.

Ms. Duncan asked for the exact location for the louvers.

Mr. Blake said the two that could be seen were from the north, but the others were concealed, and only students at the college could view them. He said the opening would be the same and nothing would change with the dormer except the louver would replace the windows. He said this worked for the mechanical systems that were already designed.

Public hearing was closed.

The Board discussed:

- Asked where the dedicated outside unit was located
- Louvers and dormers on the covered walkway were most visible, asked if there was a way to move them onto the flat roof of the building out of view
- Asked if they were able to cut into the coquina and add a steel beam
- Louvers were jarring to view but felt the applicant had done their due diligence
- Cutting into the coquina would impact a significant feature
- One on the north elevation was at the rear and thought it should be placed there
- Not only was the building a local landmark, it was a National Landmark and was the most architectural significant building in Florida
- Thought the college was making an investment and felt the big picture was effective

- Building was a significant adapted use
- Felt they were tucked away the only one that could be seen was from Cordova Street but was concealed by trees
- Could save the windows and could be reinstalled if needed as a temporary solution that could be restored
- Asked if the muntin profile would be installed with the louvers in between to resemble the window
- Asked if the color around could be slightly darker to look more like glass
- Was Flagler yellow, which was the precedence
- From a distance resembled a contemporary metal screen and looked flat
- Should save the window and make it look more like a bifold shutter
- Drawing of the louver did not have a piece down the middle
- Asked if there was a reason the louvers were vertical
- The rest of the project was a restoration project to help preserve the building
- Asked if there was a way to do two smaller openings and two different windows adjacent on the wall
- Asked if there were any other penetrations on any other walls on the project
- Would be concerned with the structural load and integrity
- Thought a horizontal louver would be better as it would look more like a shutter
- Vertical shutters were typically on Colonial buildings and a Colonial feature
- Would be able to eliminate 30 compressor units

Applicant response:

- Two were on the east wing, two on the west wing and one on the north inside on the top level of the building
- Structure was coquina concrete and without removing a window there was no other option
- Dedicated outdoor unit on the north would be on the top level to serve the

east and west wings and that was needed to control that portion of the building

- Did not want to cut into the coquina
- Needed 7.13 free air value on both louvers
- Louver had to have a Florida Product number
- Could not add anything on top of the louver as that would interfere with the air intake
- Proposed was standard color that matched the window sash coloring
- College was agreeable to paint anything to help this be approved
- Tried to show a simulated joint; there were two halves and they were thin to maximize the air flow
- Drawing did not show the piece in the middle, but the graphic had it as an idea
- Would salvage the window and keep in the same room
- Felt this was the least intrusive and helped obtain the most amount of airflow needed
- Louvers were 'S' shaped which helped redirect the water
- Whole window was needed and was tight on meeting the demands on the mechanical equipment
- Would order the color shown, paint it a Flagler yellow and repaint as necessary
- Coquina was unreinforced concrete and would have to add steel plates
- Did not feel two smaller openings were feasible
- No other penetrations on exterior walls only the dormer windows and through the roof
- At the solarium level there were openings in the eaves but was at the top of the building with nothing else above it
- Could ask for a horizontal louver but unsure if that was a possible
- Compressors would be removed

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2022-

0086 Flagler College 74 King Street, approving a very detailed application roofing, flash, and vents specific to the four existing dormers try an expression of a vertical mullion as best as possible, painted Flagler College yellow, existing four windows to be salvaged for future repurposing and for the option if possible to have horizontal louvers rather than vertical . The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**7. (d) HP2022-0081– Don Crichlow & Associates – Applicant
18 St. George St., LLC– Owner
18 St. George Street (a.k.a. 11 Spanish Street)**

For after-the-fact approval to reconstruct the rear wing in a manner different from the approved modifications to the building under the HARB approved Certificate of Appropriateness (2018-0121) from January 17, 2019. (See associated COD application HP2022-0082).

Mr. Weaver recused himself from the application.¹

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the Board can APPROVE an after-the-fact Certificate of Appropriateness at 18 St. George Street (a.k.a. 11 Spanish Street): if the HARB finds that the reconstruction and modifications to the previously existing rear wing meet the Secretary of the Interior's Standard's for Rehabilitation # 9 as a compatible contemporary design.

Ms. Lopez suggested item 7(d) 2022-0081 and 8(a) 2022-0082 be heard at the same

time since it was the same property; however, they would need two separate motions.

The Board, staff, and the applicant agreed to have both applications heard at the same time.

Don Crichlow and Joseph Moncheite reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened.

Charles Pappas said he understood the condition of the building and asked how contractors could be educated before things were done.

BJ Kalaidi was concerned why the rules were not followed before demolition had taken place. She said her main concern was the City needed to protect and preserve.

Public hearing was closed.

The Board discussed:

- The additional three windows were compatible and tucked in off the street
- Should keep the same orientation and height since it was in rhythm with the other windows on the building
- Felt there was enough evidence regarding the damage
- Did not take much latitude with what had been put back
- Material that was there was rotten and unable to be repaired
- Finished product was in line with the original approval
- Felt it was a better product with having a fire rated wall, better lighting, better portions, similar exterior material and scale

¹ Recusal form attached to original minutes.

- Asked if the footings needed to be bigger or have different straps and if they were up to code
- Original plans called for a break between the novelty siding on the historic structure and the lap siding
- Different material but wood was still in the preapproved drawings but should maintain the break to have the addition read as such
- Wanted to make sure the material was not Hardy Board
- Section showed Hardy Board on the reconstructed portion but on the other side had the cedar lap siding
- Felt the Board need to know if there were any changes besides the windows from the previously approved application

Applicant response:

- Drawings were submitted to the building department for review; however, had not received the final permit
- Received comments from the Building Official who had no issues with the existing footings being used
- Did not send in the deck construction but would be using the one that had been sent in previously
- Hardy Board would need to be used on the back side of the building that was being reconstructed on the fire rated section
- Could not be fire rated if cedar lap siding
- Originally did not have the fire rated area, but now since it was being reconstructed, they wanted to use the Hardy Board on the backside to fire rate

Mr. Moncheite said the back side of the building could not be seen by the public since there was a coquina block wall that was close to the building.

Mr. Crichlow stated he was not opposed to retaining the same siding and not fire rating.

Ms. Duncan asked what the material was on the retail portion of the building.

Mr. Crichlow replied the material was masonry. He said the existing part would not be fire rated; however, since they were reconstructing he felt it might be desirable to fire rate.

Mr. Benoit asked if the novelty siding on the historical section would stay.

Mr. Crichlow said the novelty siding would stay on that portion and if the Board wanted the novelty siding in that location he was not opposed. He said the original approval did not have the fire rated section. He said it would be the one wall and half the roof.

Mr. Beach asked if Hardy was not approved in this location.

Ms. Duncan said for this area it was not typically approved.

Mr. Beach asked if the Fire Marshal would require it to be fire rated.

Mr. Crichlow said before it was an existing building and now that it was new construction, he was unsure if it would be mandated.

Mr. Benoit asked if there was a way to use a Hardy tile on the inside of the wood.

Mr. Moncheite replied that could be done. He said he would also use a fire code dry wall and sheeting the outside with the novelty or cedar siding.

MOTION

Mr. Benoit MOVED to APPROVE application HP2022-0081 at 18 St. George Street for the after-the-fact approval to construct the rear wing with the addition of three double hung windows with the condition that the north wall rebuilt wing be fire rated behind wood siding with the Hardy panel if code approved. The motion was SECONDED by Mr. Beach

VOTE ON MOTION:

AYES: Benoit, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Certificate of Demolition and Partial Demolition

8. (a) HP2022-0082– Don Crichlow & Associates– Applicant

18 St. George St., LLC– Owner

18 St. George Street (a.k.a. 11 Spanish Street)

Mr. Weaver recused himself from the application.²

Item 8(a) was heard simultaneously with Item 7 (d).

For after-the-fact approval of partial demolition of a building constructed ca. 1885-1888, that is located in the Historic Preservation 3 (HP-3) zoning district and is a contributing building to the St. Augustine National Register Historic District, to include removal of a later rear wing. (See associated COA application HP2022-0081).

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the Board can APPROVE a Certificate of Demolition for partial demolition at 18 St George Street (a.k.a. 11 Spanish Street) if the HARB makes a finding that loss of the previously existing rear wing is mitigated by it's the reconstruction using the same overall design elements on a previously altered historic structure.

9 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

MOTION

Mr. Benoit MOVED to APPROVE application 2022-0082 at 18 St. George

Street, for after-the-fact approval for the partial demolition finding that the applicant has submitted sufficient evidence as to the rot, and termite damage in the structure at the time of renovations. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

9. Other Business

Ms. Courtney advised the consultant for the AGHP update had some questions regarding the update. She said there were some inconsistencies and felt they needed clarifications. She said local standard number five could be eliminated since number six covered it. She said local standard number eight would remove the phrase "reflect the historical era" and asked if there were any comments regarding local standard number two. She said this was very detailed and if more time were needed, they could follow-up at a later time.

Mr. Weaver asked about handicapped accessible ramp and felt those would be considered as a compatible modern design.

Ms. Duncan said handicapped accessible ramps would never fall within a time period besides contemporary.

Ms. Lopez asked if a ramp could be designed in a specific era and if a required ADA ramp was considered an addition.

Mr. Weaver said it would need to read as an addition and be compatible with the Colonial Architectural style but not Colonial Architectural style

Ms. Lopez suggested it be written as it needs to be compatible but differentiate the period.

² Recusal form attached to original minutes.

³ Break from 3:16p.m.-3:26p.m.

Mr. Weaver said it noted modification to reflect any style of any later architectural period and a handicapped ramp would be considered a modification. He said the principles of the SIOS note they should not create a false sense of history.

Ms. Lopez asked was that what the Board wanted it to reflect.

Ms. Duncan felt it was referring to the "non-Colonial building, should be modified to reflect a different Colonial style but not reflect the style of any later period". She said a handicapped ramp was more of the hardscape and could be a temporary addition and it could be separate. She said raising a foundation changed how a building looked and thought required elements like ADA ramps and raising the foundation due to flooding could be viewed as a separate piece and this could be a way to preserve the building.

Ms. Courtney said there were some instances that could be approved through SHPO for historic buildings. She said this might not always be an issue.

Mr. Benoit said from the last meeting he thought the only inconsistencies were between standards eight and four and that modifications, alterations, and additions had to reflect the era of the building. He said these were not aligned with SIOS.

Mr. Weaver said the conflict was between the SIOS and the local standards. He said if there was an addition under the SIOS, the addition should be compatible but contemporary. He stated a complete reconstruction was fine based on physical evidence; however, this did not apply to completely new construction. He said this dealt with additions to existing buildings.

Ms. Duncan asked what it meant when it noted 'period building'. She asked if those were not considered a reconstruction. She said there were many Colonial reconstructions that were "fake". She asked

if this applied to that and if an addition were being constructed would that apply or not depending on when the building was constructed.

Mr. Weaver said a Colonial period building was prior to 1821 but a Colonial period 'style' was a contemporary building.

Ms. Courtney noted there were contemporary Colonial style buildings that were added to the district as a contributing structure. She said the approach to historic preservation within the City was different and there were inconsistencies. She said they had to be sensitive to the reconstructions that were considered contributing. She agreed the intent of local standard number 2 was when it was built in the Colonial period but the contributing structures the reconstructions should be treated the same. She said there were reconstructed buildings with documentation in the 1960's that were added to the National Register District and were contributing.

Ms. Courtney said number four and eight were conflicting with the SOIS; however, the consultant asked about number two and asked if his wording would be beneficial.

Mr. Beach asked if there were different Colonial styles.

Mr. Weaver said there were three: First Spanish, British, and Second Spanish Colonial periods. He said British would not be allowed today as that was building a wood frame structure on top of a First Spanish Period building.

Ms. Courtney said the proposed new wording for local stand number two stated, "no Colonial period building may be modified to reflect an earlier or later architectural style".

There was consensus that the proposed wording was better than the existing.

Ms. Courtney said from her notes local standard number five was eliminated since it was covered sufficiently by local standard six.

Mr. Benoit thought the Board had agreed to remove local standard number four and would align with the SOIS.

Ms. Courtney said she noted it conflicted with the SOIS, but it was left and number five was removed. She said for local standard number eight they agreed to remove the wording "must reflect the historical era of the building and be compatible with the original architecture design".

Mr. Benoit said he had that local standard number four would be eliminated; however, he felt it was important.

Mr. Weaver said an example of number four was the St. Francis Inn. He said that building was an example of the second empire style on the upper floor. He said it was around 120 years old and one of the few examples of second empire style.

Ms. Duncan said there were times where an addition was added later and that could be removed but should be done on a case-by-case basis. She asked if the addition contributed to the significance of the structure then it could not be removed.

Ms. Courtney said local standards did not allow the removal of additions; however, the SIOS allowed it and they respect later additions.

Ms. Duncan said the way the SOIS dealt with additions was how it needed to be worded rather than keeping what was there.

Mr. Weaver said that was a decision for the Board.

Ms. Duncan asked if that would be kept in the guidelines.

Ms. Courtney said some people question keeping the local standards as there were many conflicting statements. She asked if local standard four should be removed or modified to have a qualifier or if it had significances.

Mr. Benoit suggested removing number four as number eight noted any modifications.

Ms. Duncan said a lot in St. Augustine had been added on and changed over the years.

Ms. Courtney said they wanted to remove the wording 'reflect the historic era and'. She said it would say 'all modification, alterations, and additions must be compatible with the original architectural design'.

Ms. Courtney confirmed the Board agreed to modify the wording of number two which followed the same intent but simplified it and removed number four and five but modify number eight.

Ms. Duncan asked if multiple French doors, lighting throughout a garden and trellis attached in the back would be a conflict. She said they needed to think of all the issues to make sure they were agreeing with their decision, as these were more contemporary things that came before the Board.

Mr. Weaver said those items could be if the Board felt they were compatible.

Ms. Courtney said the word compatible did not mean to match the original, as there were many compatible considerations.

Mr. Weaver said it was difficult to think of every situation and the Board had to use their best judgement case-by-case.

Ms. Courtney said unfortunately there was no way to outline everything and agreed it would be done on a case-by-case basis.

Mr. Weaver said everything should be consistent to avoid a conflict or loophole. He noted the cover page of the proposed AGHP

update did not have a Colonial building. He said preservation guidelines were driven by the Colonial era and the major periods should be represented.

Mr. Benoit asked if there was an original preservation map of the initial effort that showed the Colonial buildings, reconstructed buildings and First district that could be used as a backdrop. He said overall, the information provided was for an individual property owner and the purpose was to protect the neighborhood. He said this did not need to be on the cover, but this was to help them understand the significance of the guidelines.

Mr. Weaver suggested using the Ponce de Leon building on the front cover or even the Historic American Building Survey (HABS) drawings. He said the major periods needed to be represented.

Ms. Courtney said the consultant had a question related to the preapproved guidelines for roofing. She asked if staff was allowed to approved changes in existing roof materials to new roof materials listed without HARB review.

Mr. Weaver felt there was no reason staff could not approve the change if there were San Borne Maps or physical evidence provided and it was an approved material. He said if it were more ambiguous then it would need to be heard by HARB but not if it was clearly understood.

Ms. Duncan said it should be kept the same.

Ms. Courtney said when railings were being replaced code required, they had to be at a certain height. She asked did the Board want to review the application if the Building Official noted the height of the railing be.

Ms. Duncan said commercial buildings were different than residential. She said residential railings could potentially be lower; however, commercial needed to have safety first.

Mr. Weaver said there were SOIS had measurables. He said the Kirby Smith House had a hospital rail that could be added to other projects to meet the guidelines and the code.

Ms. Courtney asked if they wanted to add a safety rail but not bring the entire railing up.

Mr. Weaver said if the railing were to be modified in order to comply with code then it could be approved administratively; however, a complete redesign would need to come before HARB.

Mr. Beach said a webinar he watched about historical buildings discussed adding a piece to the top of the railing to meet code but kept decorative railing below.

Ms. Courtney asked what if the applicant kept the design but rebuilt the railing at a higher height.

Mr. Benoit felt administrative approval was best but thought there needed to be some intent behind it. He said if an applicant presented modern products to obtain a certain height that could be approved but if they wanted to eliminate beautiful balustrade, he hoped staff would not allow that and have the applicant come before HARB.

Mr. Weaver said removing a balustrade would be considered demolition and would have to be approved by HARB as it could be a character defining feature.

Mr. Benoit said if there was a repair to the balustrade inside or outside was not made to bring it up to code. He said if it were removed then it would need to be brought up to code.

Ms. Lopez said she had seen it where the original railing was left alone and a new one was built to code on the inside.

Ms. Duncan said if unable to be administratively approved then it should be brought before HARB.

Ms. Courtney noted Mr. Weaver brought up flood mitigation to the consultant and asked what the minimum suggested elevation was. She said there was the base flood that was one foot above base flood but asked if there was a minimum or maximum that could be added to the AGHP or should each structure be reviewed individually.

Mr. Benoit said they were recommending a finish floor elevation of twelve feet which was three feet over the code requirement of nine feet. He said this was based off the Federal Emergency Management Agency (FEMA) recommendations.

Mr. Weaver said it should be raised to the minimum. He said the scale of the buildings would change and that could impact the City.

Board Discussion:

- If homes were raised should be done with a long-term vision in mind for the City
- Referring to a limited number of buildings in the historic district
- Many buildings had continuous foundations that could not be lifted
- Mainly lifting wood frame on piers, block walls with wood floors and crawl spaces
- Was not lifting slab on grade but Louisiana program thought it was possible for those to be lifted
- FEMA was helping cover 75% of cost to reduce the reoccurring claims
- Felt some flood mitigation standards should be added
- Could have a base value but keep in mind the context of the neighborhood
- Should fit in with the surrounding area in the historic district
- Felt a grant could be written to help homeowners in the event they would need to build new or raise the home
- City could provide several designs to help homeowners and keep the rhythm in the neighborhood
- Felt they had an opportunity to come up with better home designs before a storm hits

- Felt there needed to be other mitigation measure that could be done if a building were unable to be raised
- Thought it was important to update the data on the historic buildings

Ms. Courtney said the complete application requirements could be discussed at the next meeting or done by email. She said they had provided the sufficiency checklist for the Board to review.

Ms. Lopez advised individually staff could communicate with each Board member and compile the information and present at the next public meeting.

Mr. Benoit apologized for not providing the checklist with more detail but advised he would provide it for review. He said it was very similar to the sufficiency checklist but was able to give more information. He said it made the applicant be as specific as possible.

Ms. Courtney advised if the Board had any feedback about the application requirements those could be emailed to her.

Mr. Benoit asked in the proposed guidelines for the AGHP if anything was being added about application preparations.

Ms. Courtney said it could be expanded upon because the consultant followed what was in the current AGHP and it had been advised at the November meeting it could be codified to make sure applicants understand if the application was incomplete.

Ms. Lopez said there was an appeals process if they did not agree with the staff's decision.

Ms. Courtney said the Planning and Building director advised if a Certificate of Appropriateness application were not complete, then it could be downgraded to an Opinion of Appropriateness in order for the applicant to obtain feedback from the Board.

Mr. Weaver said that also took the pressure off the Board to either approve or deny the application.

10. Planning and Building Staff Communications

10. (a) Planning and Building Staff Approved Permits Report

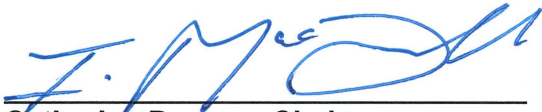
(Provided for informational purposes)

11. Next Scheduled Meeting Date

11. (a) Thursday, January 19, 2023, at 1:00 p.m.

12. Adjournment

There being no further business, the meeting was adjourned at 4:55 P.M.⁴

for 
Catherine Duncan, Chairperson

⁴ Transcribed by Elyse Wiemann