



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, OCTOBER 19, 2023 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
4. Modification and approval of Agenda
- *5. Recommended Expedited Hearing Items (to be recommended one week in advance)
 - a) Certificate of Demolition Old City Investment Group LLC - Applicant and Owner
HP2023-0076 90 Palmer Street
To demolish a commercial building constructed c. 1940 that is recorded in the Florida Master Site File and not located in a district.
6. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption
 - a) HP2023-0075 Jennifer and Bradley Aufdenberg - Applicant and Owner
24 Nelmar Avenue
To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1924, that is recorded in the Florida Master Site File, and is a contributing building to the Nelmar Terrace National Register Historic District.
7. Certificate of Appropriateness
 - a) HP2023-0072 Lane Architecture, PA - Applicant
Flagler College, Inc - Owner
74 King Street
To temporarily alter features of the southwest property corner, including removal of a portion of masonry site wall, landscaping, and paved walkways in conjunction with ongoing renovations.

- b) HP2023-0073 Lane Architecture, PA - Applicant
Flagler College Inc - Owner
102 King Street
To construct a new mechanical equipment enclosure with associated site features including paved parking and walkway areas and landscaping.
- c) HP2023-0071 The Vestry of Trinity Church of St. Augustine, Inc. - Applicant and Owner
2 Artillery Lane
To modify an existing parking area with new paving materials and landscaping.

8. Opinion of Appropriateness

- a) HP2023-0074 John Valdes & Associates, Inc. - Applicant
Keith G. & Tina M. Andrews - Owner
156 Avenida Menendez
To remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez.

9. Continued Items from the previous HARB meetings

- a) Certificate of Appropriateness
HP2023-0067
Continued from September 21, 2023
Best Roofing & Waterproofing, LLC - Applicant
Maria Pellecer - Owner
295 St. George Street
To replace the existing asphalt shingle roof with a metal roof material.
- *b) Certificate of Appropriateness
HP2023-0064
Continued from September 21, 2023
Southern Construction - Applicant
Baijanti & Brothers Estates Inc - Owner
52 Charlotte Street
To remove the existing driveway and walkways and install pervious pavers.
REQUESTING CONTINUANCE
TO NOVEMBER 16, 2023
- *c) Certificate of Appropriateness
HP2023-0065
Continued from September 21, 2023
Southern Construction - Applicant
Baijanti Estates, LLC - Owner
54 Charlotte Street
To remove the existing driveway and walkways and install pervious pavers.
REQUESTING CONTINUANCE
TO NOVEMBER 16, 2023

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|----|--|---|
| d) | Certificate of Appropriateness
HP2023-0063
Continued from September 21, 2023 | Gabriel Wicks - Applicant
Gabriel & Megan Wicks - Owner
155 Cordova Street
To make alterations to the existing house, including restoration of previously existing porch details, enclosing an existing secondary front entry porch and exterior stair on the south elevation, and construction of a new rear deck; and, to expand the existing garage at the rear of the property and construct an exterior stair. |
| e) | Certificate of Demolition
HP2023-0062
Continued from September 21, 2023 | R K S Construction & Design, Inc. - Applicant
BCS Acquisition Group, LLC - Owner
56 Carrera Street
For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation. |

10. Planning and Building Staff Communications

- a) Staff Approved Permits Report

11. Other Business

- a) Discussion to consider the appropriateness of alternative materials for the Architectural Guidelines for Historic Preservation (AGHP) update

12. Next Scheduled Meeting Date(s):

- a) November 16, 2023 Regular Meeting

13. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

ST NAME—FIRST NAME—MIDDLE NAME Benoit, Jan R.	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE H. A. R. B.
MAILING ADDRESS 900-D Anastasia Blvd.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY St. Augustine FL	NAME OF POLITICAL SUBDIVISION: City of St. Augustine
DATE ON WHICH VOTE OCCURRED 10/19	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jon Benoit, hereby disclose that on Oct. 19, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☒ inured to the special gain or loss of my business associate, Trinity Episcopal Church ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*I am a board member of TED INC, a
subsidiary of Trinity Church of St. Augustine
Item #P2023-0071.*

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

10/19/23

Signature

[Signature]

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting October 19, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, October 19, 2023, 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
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Brad Beach

Absent: Paul Weaver III

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

2. General Public Comments for Items not on the Agenda

None

3. Approval of Minutes

None

4. Modification and approval of Agenda

Mr. MacDonald MOVED to continue Certificate of Appropriateness HP2023-0064 52 Charlotte Street to the November 16, 2023, meeting. Mr. Beach SECONDED the motion.

Motion PASSED by UNANIMOUS voice vote.

Mr. MacDonald MOVED to continue Certificate of Appropriateness HP2023-0065 54 Charlotte Street to the November 16, 2023, meeting. Mr. Beach SECONDED the motion.

Motion PASSED by UNANIMOUS voice vote.

MOTION

Mr. Benoit MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. Beach.

Motion PASSED by UNANIMOUS voice vote.

5. Public Comments related to Expedited Hearing items:

5. (a) Certificate of Demolition HP2023-0076 Old City Investment Group LLC Applicant and Owner 90 Palmer Street

To demolish a commercial building constructed c. 1940 that is recorded in the Florida Master Site File and not located in a district.

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 at 90 Palmer Street because it is not a local landmark or otherwise designated as a historic building.

Ex Parte Communication:
(None)

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

Public hearing was opened, however there was no response.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0076 agreeing with the staff report that the building was not a local landmark or historical building. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificate of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

6. (a) HP2023-0075 Jennifer and Bradley Aufdenberg – Applicant and Owner 24 Nelmar Avenue

To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application, including restoration and rehabilitation of existing architectural elements for a residential building, constructed c. 1924, that is recorded in the Florida Master Site File, and is a contributing building to the Nelmar Terrace National Register Historic District.

Ms. Courtney read the staff report and said based on a review of the Secretary of the Interior's Standards and without the support of evidence to the contrary, staff finds the board can APPROVE a CERTIFICATE OF APPROPRIATENESS for the Historic Preservation Ad Valorem Tax Exemption at 24 Nelmar Avenue if the HARB finds:

1. This is a qualifying property since it is listed as contributing to the Nelmar Terrace National Register Historic District

2. The proposed scope of work to the exterior and interior of the existing building is generally consistent with the Secretary of the Interior's Standards for Rehabilitation

3. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

With the condition:

If the extent of damage to the existing elements is too extensive for repair, and more replacement is needed than is indicated or any alteration or new work is proposed, an amended project scope should be submitted for this ad valorem tax exemption application.

Ex Parte Communication:

(None)

Jennifer and Brad Aufdenberg reviewed the application.

Public hearing was opened, however there was no response.

The Board had the following questions:

- Did the proposed exterior work on the house meet the twenty-five percent limit
- Did systems that were not seen such as plumbing and sanitary lines qualify as exterior work
- What was the plan for kitchen and bathroom spaces
- Goal was to identify and retain the historic materials
- Was the scope of the project in line with the Secretary of the Interior standards

Ms. Courtney advised that based on her calculations, the twenty-five percent limit would be met.

Ms. Aufdenberg said that the kitchen had been redone already and the existing cabinets were not salvageable. She explained that most of the items in the

bathrooms were not original and would be replaced except for one cast iron tub and one pedestal sink. She advised that her plan was to maintain the original space but update the fixtures.

Discussion continued:

- The outline of the project was very thorough
- There was a schedule of values for each work project
- Proposals had been obtained from contractors
- No changes in the interior of the structure
- Patina would be maintained
- Materials would be saved and re-used in the house or the garage
- There was room in the requirements for replacement of modern conveniences; in a similar style of existing amenities

MOTION

Mr. Beach MOVED to APPROVE application HP2023-0075 for 24 Nelmar Avenue that 1) it fulfills the requirement for a qualifying property and 2) it is consistent with the Secretary of the Interior Standards as designed. The motion was SECONDED by MR. MacDonald.

VOTE ON MOTION:

AYES: Beach, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Appropriateness

7. (a) HP2023-0072 Lane Architecture, PA– Applicant Flagler College, Inc – Owner 74 King Street

To temporarily alter features of the southwest property corner, including removal of a portion of masonry site wall,

landscaping, and paved walkways in conjunction with ongoing renovations.

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 board finds proposed replacement of the site features being removed will mitigate their temporary absence during construction.

The Board provided their ex parte communication.

Michael Blake, Mike Davis, and Reese Davis reviewed the application.

Public hearing was opened, however there was no response.

The Board Discussed:

- Preservation of the Ponce Hotel and Flagler College was the important work of the project
- Would replant with mature trees
- Would keep tree removal to a minimum
- Featured walls and walkways would be replaced like in kind
- Columns would be retained for replacement to maintain patina

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0072 at 74 King Street for the removal and replacement of the section of wall as needed to gain access for a lay down area and removal of the trees in the designated area for the same end. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2023-0073 Lane Architecture, PA
– Applicant Flagler College Inc – Owner
102 King Street

To construct a new mechanical equipment enclosure with associated site features including paved parking and walkway areas and landscaping.

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 102 King Street if the HARB finds the following:

The proposed mechanical enclosure:

a. Meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design;

b. Is in an area minimally visible to public rights-of-way; and,

c. Is appropriately softened by proposed landscaping.

2. The proposed site modifications are compatible with the AGHP
Ex Parte Communication:

(None)

Michael Blake, Mike Davis, and Reese Davis reviewed the application.

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

The Board discussed:

Mr. Benoit asked what would be done to build resiliency into the mechanical equipment.

Mr. Blake indicated that the floor elevation would be made as high as possible within the building to avoid severe regrading and, the equipment would be elevated as high as possible on pads or pedestals to keep it

above flooded areas. This would allow the building height to be managed.

Mr. Macdonald questioned the original building height, and asked if the new cooling towers were bigger. He also suggested that shellcrete be used in the parking area.

Mr. Blake said that the existing screen wall was approximately fifteen feet high. He estimated the cooling towers were between twelve and fourteen feet high and total height was about thirty feet. He advised the Board that there was a small swale east of the building, and they would rely on that for water retention on the site.

Board discussion continued:

- There was an effort to architecturally enhance the structure with relief in the exterior walls
- Liked that the mansard tile roof matched the adjacent buildings
- Equipment was completely screened
- Suggested landscaping that would add layers to the building and take away from the height factor
- Landscape the façade facing the campus with more mature shrubs and trees

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0073 102 King Street for the construction of a structure for the cooling towers with a palm tree surround as shown hedging behind with a minimum of six feet on planting aspiring to eight feet after established. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: MacDonald, Beach, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) HP2023-0071 – The Vestry of Trinity Church of St. Augustine, Inc. - Applicant and Owner 2 Artillery Lane

To modify an existing parking area with new paving materials and landscaping.

Mr. Benoit recused himself from the application.¹

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 APPROVE a Certificate of Appropriateness at 2 Artillery Lane for the plans submitted with this application, if the board finds it meets the Secretary of the Interior's Standards 8 and 9, with the following conditions:

1. That coquina concrete is used in areas that concrete pavement is specified on the approved plans
 2. Any changes to the planting materials on the landscape plan include plants listed in the AGHP or are Florida natives
- Meredith Schwartz reviewed the application

Ex Parte Communication :

(None)

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

The Board discussed:

- The purpose was to increase parking space
- Regular concrete was used on the aprons
- Coquina shell dashed concrete should be used to become compliant
- Trees that were removed would be replaced and additional landscaping was required
- Wall on St. George Street would remain

- Needed to coordinate with the City Archaeologist
- Irrigation was recommended but felt that it should be added as a condition

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0071 with the stipulation that the area that is marked as concrete will be done with shell aggregate concrete and would supply irrigation for the future trees being planted to ensure their survival. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: MacDonald, Beach, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. Opinion of Appropriateness

8. (a) HP2023-0074 – John Valdes & Associates, Inc. – Applicant Keith G. & Tina M. Andrews – Owner 156 Avenida Menendez

To remove later additions, elevate, and relocate the existing structure along Marine Street; and, construct a new residential building along Avenida Menendez .

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 CONTINUE an Opinion of Appropriateness at 156 Avenida Menendez to allow the applicant time to provide additional information including:

1. Site plan showing proposed placement of existing and new structures on the lot
2. Scaled streetscape line drawing elevation and building footprint comparisons of existing and proposed structures

¹ Recusal form attached to original minutes

3. More developed conceptual information on proposed architectural style and mass and scale for the new construction along Avenida Menendez.

4. More information on proposed project scope for residential structure fronting Marine Street, including details on the elevation of the structure

The Board provided their ex parte communication.

John Valdes reviewed the application.

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

After a series of questions and answers with the applicant, the Board discussed the following items:

- Remove later additions to the structure
- Elevate and relocate the existing structure
- Construct a new building on Avenida Menendez
- There was a possibility of not removing the later front addition
- There would be no parking on Marine Street

MOTION

Mr. Benoit MOVED to APPROVE Opinion of Appropriateness HP2023-0074 with the condition 1) to remove later additions, elevate and relocate the existing structure along Marine Street, and construct a new residential building along Avenida Menendez 2) to not assume that the front later addition will be removed and 3) no parking on Marine Street. The motion was SECONDED by Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

9. Continued Items from the previous HARB meetings

9. (a) Certificate of Appropriateness HP2023-0067 Continued from September 21, 2023 Best Roofing & Waterproofing, LLC– Applicant - Maria Pellecer - Owner 295 St. George Street

To replace the existing asphalt shingle roof with a metal roof material

Ms. Seymour advised the Board that no additional information was submitted by the applicant.

MOTION

Mr. Benoit MOVED to CONTINUE application 2023-0067. The motion was SECONDED by Mr. Beach. MOTION PASSED by UNANIMOUS VOICE VOTE

9. (b) Certificate of Appropriateness HP2023-0064 Continued from September 21, 2023

REQUESTING CONTINUANCE TO NOVEMBER 16, 2023

Southern Construction – Applicant Baijanti & Brothers Estates Inc – Owner 52 Charlotte Street

To remove the existing driveway and walkways and install pervious pavers

Applicant requested continuance to November HARB meeting. See MOTION under Item 4

9. (c) Certificate of Appropriateness HP2023-0065

Continued from September 21, 2023 REQUESTING CONTINUANCE

² 3:14 p.m. – 3:28 p.m. Break

TO NOVEMBER 16, 2023

**Southern Construction – Applicant
Baijanti Estates, LLC - Owner 54 Charlotte
Street**

To remove the existing driveway and walkways and install pervious pavers

Applicant requested continuance to November HARB meeting. See MOTION under Item 4

**9. (d) Certificate of Appropriateness
HP2023-0063 Continued from September
21, 2023 Gabriel Wicks – Applicant
Gabriel & Megan Wicks - Owner 155
Cordova Street**

To make alterations to the existing house, including restoration of previously existing porch details, enclosing an existing secondary front entry porch and exterior stair on the south elevation, and construction of a new rear deck; and, to expand the existing garage at the rear of the property and construct an exterior stair.

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 take the following actions for a Certificate of Appropriateness at 155 Cordova Street:

1. APPROVE the application if the HARB finds that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design which utilizes appropriate materials and colors with the understanding that approval of the garage design does not guarantee future approvals required to obtain a building permit for the alterations to that structure and with the condition that if replacement window locations not identified and approved with this application are proposed in the future, the applicant must return to the HARB with a window survey for approval; OR,

2. CONTINUE the application to allow the applicant time to provide further details and/or modify the scope of work as directed by the HARB.

Ex Parte Communication:
(None)

Gabriel Wicks reviewed the application

Public hearing was opened.

BJ Kalaidi spoke about how impressed she was with the applicant's response to the direction of the Board from the previous meeting. She expressed the desire to see more of the same responses in the future.

Public hearing was closed.

The Board discussed:

- Sunroom/porch area would be a nice space
- Austin Historical was helping with the windows
- Supported the resubmittal
- Post was missing on the upper porch
- Needed to have 4 posts on the two sides and remove the middle one to allow for parking in the middle
- Railings on stairs did not match railings on the porch
- Back porch railing needed to match railing on back stair as well as railing on detached garage
- Window sizes looked too similar, should be slight difference from the main elevation
- Needed to consider a four-foot, twelve-foot, four-foot placement of columns near parking area
- There were existing pilasters on the back of the house
- Would need to put railings on the stairs

MOTION

Mr. Beach MOVED to APPROVE HP2023-0063 for the proposed design with the following conditions 1) the stairwells be matched with the existing new railing for the back porch deck and the detached garage 2) intermediate columns on the new porch addition; one being up against the house one being five feet from the house and holding the corners that are currently shown 3) for the sunroom create trim that will tie in the windows horizontally per the applicants discretion. The motion was SECONDED by Mr. MacDonald.

VOTE ON MOTION:

AYES: Beach, MacDonald, Benoit, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. (e) Certificate of Demolition
HP2023-0062 Continued from September
21, 2023 R K S Construction & Design,
Inc- Applicant - BCS Acquisition Group,
LLC - Owner 56 Carrera Street

For after-the-fact partial demolition of a building constructed c. 1911-1914 that is recorded in the Florida Master Site File and a contributing building to the Model Land Company National Register Historic District, to include replacement of existing wood windows with windows of a new material and design as well as alterations to window and door fenestration on the front elevation.

Ms. Seymour advised the Board that no additional information was submitted by the applicant.

Ex Parte Communication:

(None)

Public hearing was opened.

Melinda Reconcay felt that a continuance was in order as the applicant had not provided any additional drawings showing the work that would be done.

BJ Kalaidi agreed that a continuance would be appropriate as there was no additional written information.

Public hearing was closed.

Ms. Courtney explained to the applicant what materials and information would be needed to obtain approval. She added that the information would need to be received at least ten days prior to the meeting but said sooner would be better to allow for a comprehensive staff report.

MOTION

Mr. Benoit MOVED to CONTINUE application 2023-0062 to the November 16, 2023, meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Planning and Building Staff Communications

10. (a) Staff Approved Permits Report

11. Other Business

11. (a) Discussion to consider the appropriateness of alternative materials for the Architectural Guidelines for Historic Preservation (AGHP) update

Julie Courtney reviewed the information presented to the Board for discussion.

The Board discussed:

- The process by which changes would be made could not be done quickly and needed proper consideration
- There were specific opportunities for improvement
- Wanted to see composites alternatives proposed for tongue and groove decking
- Neighborhoods in Historic Districts could use composites for decking and not affect the integrity of the building
- Guidelines required homeowners to use wood products but had no instructions for correct trim installation
- Applicants would be able to use some composite materials, however, would also have to ensure that proper trim work was built and installed so finishing on the project would be correct
- A condition would be added to the permit process that would include the finish
- Wanted to elevate the process by which siding, and porch detailing was installed
- Siding products with proper look were available
- Propose a list of acceptable composite materials
- Find alternate siding that once painted, it would have a wood look
- Needed to be careful to protect the architectural value of the structure
- Details were the most important piece of preserving the historic integrity of a building
- Architect should provide drawings and pictures of current details of the projects as well as the proposed plans
- If alternative materials were going to be approved, certain specifications needed to be provided so that a decision could be made
- Needed to become more knowledgeable on the availability of new materials that could be used as alternatives
- Should a study of alternate materials be conducted to determine the compatibility with older materials
- Should products be brand specific

Public hearing was opened:

Melinda Reconcay said she was an advocate of historic preservation. She was very impressed and supportive of the Board's conversation. She indicated that she was open to using composite materials, however in a limited way.

Patrick Crocetta spoke about renovation of his own home. He said that much of the old materials were saved and reused, however new material had to be used and was well hidden. He added that it was difficult to use the original concept when today there were a lot of alternatives.

Gabriel Wicks would like some consideration when dealing with outbuildings related to using composite materials.

Public hearing was closed.

The Board discussed:

- Needed to determine if damage was from flood or wear and tear
- Flood damage would be a consideration for using a composite

Mr. Benoit asked what would happen procedurally for future applicants. He asked if there would be directions for applicants and no changes to the Architectural Guidelines for Historic Preservation (AGHP) or would each applicant be reviewed on a case-by-case basis.

Ms. Lopez raised her concerns regarding an ad hoc approach to approvals. She said that there potentially would be problems, in that an applicant could say there were no criteria and decisions were arbitrary. She also advised that brand named products should not necessarily be recommended but a description of characteristics with examples of products would be more acceptable.

Board discussion continued:

- Suggestion that a room could be designed and trimmed for future

applicants to see in person so there would be no questions for renovation

- Suggestion for a detailed video
- Would have to use care for this as it could be perceived as a license to use alternate materials without approval

Ms. Courtney said that she had looked in the AGHP for any reference to alternative materials and based on what she found, she advised that from the roof down to the foundation, the AGHP encouraged work to stay with historical material; however, in multiple areas there was flexibility if the look, feel, and design was similar. She added that a mockup would be a valuable tool for the Board and general contractors. She added that the Board could exercise some flexibility in the approval process also.

Board discussion continued:

- Needed to see a sample of the proposed product to be used for a project to be confident that the application of the product was appropriate
- Needed to be cautious with colonial structures
- Consider the significance of the building
- Commercial business had a higher obligation for preservation
- Different threshold for residential properties
- Needed to close the communication gap between the individual that presents to the Board and the person that does the actual work in the field
- For the next meeting, allow for samples to be examined for consideration
- AGHP is in the final stages and needed to be completed

The Board agreed to finish the AGHP and amend it as necessary to include future products to be used in preservation.

12. Next Scheduled Meeting Date(s):

12 (a) November 16, 2023 Regular Meeting

13. Adjournment

There being no further business, the meeting was adjourned at 5:11 P.M.³



Catherine Duncan, Chairperson

³ Transcribed by Michele Fudo