

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting December 21, 2023

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, December 21, 2023, in the Communications Conference 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
Paul Weaver, III
Brad Beach

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

a) October 19, 2023, Regular Meeting

MOTION

Mr. Benoit **MOVED** to **APPROVE** the October 19, 2023, minutes as presented. The motion was **SECONDED** by Mr. MacDonald.

VOTE ON MOTION:

AYES: Benoit, MacDonald, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

a) HP2023-0062

Mr. Weaver moved to continue item 6. (a). 56 Carrera Street to the January 18, 2024, HARB meeting. The Motion was **SECONDED** by Mr. Benoit.

PASSED by UNANIMOUS voice vote.

Mr. Weaver asked for additional information regarding the continuance for HP2023-0052 15 Lovett Street as it had been continued from August 17, 2023.

Ms. Seymour advised the Board that the applicants' architect was out of the country with an unknown return date, and they had not been able to discuss plans; therefore, they were requesting continuance.

b) HP2023-0052

Mr. Weaver **MOVED** to continue item 6. (b). 15 Lovett Street to a date to be determined and re-noticed. The Motion was **Seconded** by Mr. Benoit.

PASSED by UNANIMOUS voice vote.

c) HP2023-0090

Mr. Weaver **MOVED** to continue item 9. (a) HP2023-0090 57 Dumas Street to the January 18, 2024, HARB meeting. Motion was **SECONDED** by Mr. Benoit.

PASSED by UNANIMOUS voice vote.

MOTION

Mr. Weaver MOVED to APPROVE the modifications to the Agenda. The motion was SECONDED by Mr. MacDonald.

PASSED by UNANIMOUS voice vote.

5. Public Comments related to Expedited Hearing items:

5. (a) HP2023-0084 – Christopher Ropero– Applicant and Owner 101 Magnolia Drive

To demolish a residential building constructed c. 1924-1930 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 101 Magnolia Drive because it is not a local landmark or otherwise designated as a historic building, with the following condition:

1. Useable materials such as the existing landscape bricks and ground floor exterior concrete block be salvaged for reuse consistent with section 28-89(2) d.6.

Ex Parte Communication:

(None)

8 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.

- The subject property was not listed as a local landmark
- Property was not located in one of the historical districts
- Property did not qualify for reasons for preservation

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0084 for the demolition of the structure at 101 Magnolia Drive with the one condition that the applicant use the best effort to repurpose any usable materials as indicated by staff finding that the property is not a local landmark and not contributing structure to any existing historic districts. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Benoit, Weaver, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Demolition HP2023-0062 – RKS Construction & Design, Inc. – Applicant BCS Acquisition Group, LLC– Owner 56 Carrera Street Continued from September 21, 2023 Requesting Continuance to January 18, 2024

See Motion under item 4.

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.

6. (b). Certificate of Demolition HP2023-0052 – Alexandra & William Daughtery – Applicant and Owner 15 Lovett Street Continued from August 17, 2023 Requesting Continuance

See Motion under item 4.

To demolish a residential building, constructed c. 1904-1910, that is recorded in the Florida Master Site file and a contributing building to the Lincolnvill National Register Historic District.

7. Certificates of Appropriateness for a Historic Preservation Ad Valorem Tax Exemption

7. (a) HP2023-0034- Historic Property Associates, Inc. – Applicant Sanford Cedar LLC – Owner 30 Sanford Street

To review Part III of a Historic Preservation Ad Valorem Tax Exemption application, to certify the completion of rehabilitation work for a contributing building to the Lincolnvill National Register Historic District, constructed c. 1880, relocated to its present site c. 1917, and recorded in the Florida Master Site File.

Mr. Weaver recused himself from this application.¹

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 30 Sanford Street with the following findings and exclusion:

Findings:

1. The completion of work to the exterior and interior of the existing c.1880 building complies or is consistent with the Secretary of the Interior's Standards for Rehabilitation, with the exception of the simulated wood vinyl flooring used on the 2nd and 3rd floors.
2. The proposed work meets the criteria established by the Department of State (see #6 of attachments)

Exclusion: The approved valuation of the improvements excludes the new vinyl flooring used on the 2 and 3rd levels of the building's interior since this type of flooring did not meet the condition set forth by the HARB with their approval of the Part II review of proposed work.

Steve Porter reviewed the work that had been done since the September meeting of the HARB.

Ex Parte Communication:

(None)

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

The Board discussed:

- This had been heard previously for demolition
- The flooring was equal to less than two percent of the cost of the rehabilitation
- Complimented the applicant for saving the building
- Would approval be granted if the flooring costs were removed

There was consensus with the Board that the project met the standards of the Secretary of the Interior.

MOTION

Mr. Benoit MOVED to APPROVE application HP2023-0034 30 Sanford Street for the Ad Valorem Tax Exemption finding that the exterior and interior renovations of the property met the Secretary of the Interior standards for Historic Preservation. The motion was SECONDED by Mr. MacDonald with clarification that the approval was for the entire project cost.

VOTE ON MOTION:

¹ Recusal form attached to original minutes

AYES: Benoit, MacDonald, Beach, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

8. Certificates of Appropriateness

8. (a) HP2023-0087 – Jason Canning Architect Inc – Applicant Bishop of the Diocese of St. Augustine– Owner 35 Treasury Street

To replace existing windows and doors, including changes to existing fenestration, expand existing covered balcony on the north elevation, and install new ADA accessible ramps with stairs on the north and east elevations.

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 35 Treasury Street if the HARB finds that the proposed alterations meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:

1. Proposed replacement windows are aluminum clad with raised divided lite profile to match the existing steel windows more closely.

Jason Canning reviewed the application.

Ex Parte Communication:

(None)

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

The Board discussion that commenced found consensus in the following areas:

Regarding the second-floor balcony, the board agreed with Mr. Beach's suggestion to

reduce the length to make it more compact and to align with the third floor, also to place columns in between the windows to give a cleaner appearance. There was discussion about the selection of the roof for the balcony and the tile roofing that was presented was determined to be the best alternative.

The Board discussed the placement of the ADA ramp on the north side of the building and thought that moving the ramp to the west side of the building would keep the entrance less cluttered. A suggestion was made to change the window on the west side to a door and place the ramp there, allowing egress to the sitting area inside the front of the building.

The Board agreed that the vinyl windows presented in the application were not an acceptable replacement. They suggested Aluminum, Aluminum Clad, or working with a manufacturer to design the windows to match as closely as possible the steel windows that were in place on the building currently.

Mr. Canning advised the Board that he appreciated the discussion and was ready to work with the board on the changes they had recommended. He wanted the opportunity to rework the drawings and bring them back to the board, and asked for a continuance to the January meeting, with the option to advise staff if a later date would be necessary.

MOTION

Mr. Weaver MOVED to CONTINUE item 8. (a.) HP2023-0087 35 Treasury Street to the 1-18-2024 HARB meeting. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach, MacDonald, Duncan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY²

² Break 2:37 to 2:48

9. Certificate of Demolition and Partial Demolition

9. (a) HP2023-0090 – Mario Cano – Applicant and Owner – 57 Dumas Street Requesting Continuance to January 18, 2024

See Motion under item 4.

To partially demolish a residential building, constructed c. 1894- 1899, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District to include wholesale replacement of existing windows and doors in a different design and material, wood siding, and front porch.

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 a Certificate of Demolition for Partial Demolition at 57 Dumas Street to allow the applicant time to provide the following:

- Alternative windows with similar design, features, and placement within the opening of existing historic windows with a 1/1 sash or 6/6 simulated divided lites with an exterior raised muntin profile;
- Specifications for replacement doors with a compatible design
- Hardie replacement siding specifications.

Ex Parte Communication:

(None)

28 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

10. Certificate of Appropriateness – City owned Property

10. (a)HP2023-0088 – Lane Architecture, PA – Applicant City of St. Augustine – Owner 10 S. Castillo Drive

To replace all existing wood doors and windows with new.

Ms. Seymour presented the staff report stating that:

Staff did not make recommendations regarding city projects. The HARB should make a determination based on evidence provided.

Jeff Lane reviewed the application he advised that new windows would be the easiest and most cost effective option.

Ex Parte Communication:

(None)

Public hearing was opened.

Corey Sakryd, City of St. Augustine advised that this project was at the request of the mayor to remove any UV exposure to the exhibits that will come into the Visitors Information Center for display.

Charles Cushman explained the improvements in the air conditioning system in the building, he said that the older windows would not allow the system to pressurize the building properly and thus it was necessary to put in the new windows. He said that the new windows would also mitigate any theft or vandalism.

Public hearing was closed.

The Board discussed:

- Windows were a character defining feature of the building
- Need to do the due diligence
- Look at alternatives to a wholesale replacement

- Preferred approach would be selective repair and replacement
- Every effort should be made to preserve the character of the building
- Impact resistant windows typically had a larger frame
- Questioned what the frame thickness was and the associated patterns
- Was there any consideration of replacing the windows in the exhibit area only
- The guidelines state repair when possible
- No egress was required from the windows
- Caulk and seal windows to create an airtight environment
- The City mandated preservation
- Would like to have seen a more complete and thorough application so that it could have been used as an example to others
- Needed to show the performance difference between a Kolby clad window with impact rated glass and a Kolby wood window with impact rated glass
- Needed to pay attention to subtle architectural details
- Project should start with repair work
- Use a window treatment to mitigate the UV issue
- Test each window to find which ones were leaking
- The mildew problems were related to the HVAC in the building
- Repair first and replace as needed
- Was there any information that would support what was being asked relating to the future exhibits
- Did outside exhibitors test the building to see if it was meeting the standards they were asking for
- Needed a proper study of how much infiltration was getting through the stone to see what is actually happening in the building before replacing everything
- Continue the application until there was a better, more thorough window study

Mr. Sakryd thanked the Board for their feedback and recommendations. He

confirmed that restoration of the original windows was the position of the Board and wanted to clarify if they would have to ask to move forward with restoration of the original windows.

The Board responded that they did not have to return if restoration was the path forward.

MOTION

Mr. Benoit MOVED to CONTINUE application HP2023-0088 10 S. Castillo Drive to the 2-15-24 meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Weaver, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10 (b). HP2023-0086 – City of St. Augustine – Applicant and Owner 143 St. George Street

Paul Gibbs, Jameson Seller, Jeremy Blanchard, Dennis Blanchard

To remove and replace the existing roof and gutter system to include layers of roofing and limited rotted structural framing, trim, and details; correct areas of improper flat roof slope; and change finished galvanized metal roofing material to a copper roof.

Ms. Courtney presented the staff report for the application stating that:

Staff did not make recommendations regarding city projects. The HARB should make a determination based on evidence provided.

Jameson Seller reviewed the application, with additional comments from Mr. Gibbs. They explained the process of replacing the existing roof with the copper roof.

Mr. MacDonald questioned if any assistance from the state had been provided for this project.

Ms. Courtney advised that there was a grant from the state.

Ex Parte Communication:

(None)

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

The Board discussed:

Mr. Weaver started the discussion advising the Board that this was an important historic building. He recounted some of the research he had done to the Board. He felt that the color of the roof should be duplicated as much as possible, and further research may be necessary to find the proper information.

Mr. Jameson advised the Board that they had done research into the process of painting copper, he indicated that it was quite involved and would require yearly maintenance.

Mr. MacDonald then asked if the panels on the existing roof were galvanized or raw steel. He said that if the roof was raw steel, not galvanized it was very likely to have been coated.

Ms. Duncan asked what the grant included. She asked if there were dollars in the grant set aside for painting the roof.

Barbara Moore was sworn in for the record and advised the Board of the grant amount. She said that the city had budgeted additional funds to cover the cost of the copper. She told the Board that there had been no funding included for painting the roof.

Mr. Benoit expressed his concern that the city had lost sight of the importance of preserving the building. He said that finding

out what existed in the past so that the City would be able to restore what had been there should be a priority. He continued and said that the copper roof may not be the best option, he felt a look back into the history of the building to determine what they used was important, even if it did not give longevity for the future.

Mr. Gibbs told the Board that it was possible to replace the roof with the same materials that are on the building now.

Ms. Courtney asked for clarification for the continuance, what type of material was the Board looking for as the replacement.

The Board could approve a painted metal roof allowing the City to determine if it would be tin, steel, copper, or aluminum.

MOTION

Mr. Benoit MOVED to CONTINUE application HP2023-0086 at 143 St. George Street to the February 15, 2024 HARB meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Benoit, Beach, Weaver, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10 (c). HP2023-0085 – City of St. Augustine – Applicant and Owner 75 King Street

To waterproof the exterior walls of the Hotel Alcazar building by applying a sealant after cleaning surfaces, repairing areas of loss or damage, repainting mortar joints and filling cracks.

Staff did not make recommendations regarding city projects. The HARB should make a determination based on evidence provided.

Dennis Blanchard reviewed the application, and the following proposal:

- Remove dirt and vegetation growth
- Repair any cracks
- Repair damage on the chimneys and the exterior of the building
- Finish the project with potassium silicate coating and blended coquina

Ex Parte Communication:

(None)

Public hearing was opened, however there was no response.

The Board discussed:

- Permeability of the coating had to match up to the permeability of the wall that was to be coated
- The more porous the wall was, the higher the perm rating needed to be on the coating selected
- A test of core drilling after the product was applied to the building would give the Board an opportunity to decide whether this would be the direction that the city and the Board could recommend to others
- Balancing the porosity with the absorption was key with this project
- Preserving the patina was important
- There was historical value to leaving the patina on the spires as they exist today
- Did the product have to be pigmented
- A clear coating would be the best option to go forward with the project
- Fill the cracks and voids and maintain the building in its current state
- Testing and documentation was very important
- Select an area and test the product and procedure to make sure that this was what the city wanted to do for preservation of the building

- 2009 and 2019 sample testing for sealing the building was conducted

MOTION

Mr. MacDonald MOVED to APPROVE application HP2023-0085 The Lightner Building to clean and repair cracks in the mortar where needed and to apply a clear sealant non-pigmented to the building with a test area to view prior to the application. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: MacDonald, Benoit, Beach, Weaver, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

11. Planning and Building Staff Communications

a) Staff Approved Permits Report

12. Other Business

a) Approve the modified 2024 HARB meeting schedule.

There was consensus with the Board to approve the modification.

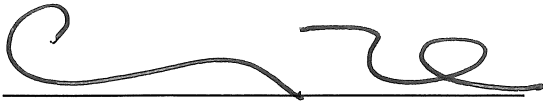
Ms. Lopez provided a legislative update and advised the Board that the state was attempting to move the appeals process for the HARB to the County Commission instead of the City Commission. This would apply to preservation boards statewide.

Ms. Seymour advised the Board that future applications would be submitted electronically, and those packets would look different.

13. Adjournment

There being no further business, the meeting was adjourned at 5:52 P.M.³

³ Transcribed by Michele Fudo

A handwritten signature in black ink, consisting of a large, flowing 'C' followed by a series of loops and a final horizontal stroke.

Catherine Duncan, Chairperson