

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting September 18, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Wednesday, September 18, 2024, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Vice Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

	Brad Beach, Vice-Chairperson
	Paul Weaver, III
	Catherine Duncan
	Linda Potter
Alternate	Barbara Wingo
Absent	Gaere MacDonald, Chairperson (Excused)

City Staff:

Julie Courtney, Historic Preservation Officer
Candice Seymour, Historic Preservation Planner
Amy Skinner, Director Planning and Building
Isabelle Lopez, City Attorney
Michele Fudo, Recording Secretary

2. General Public Comments for Items not on the Agenda

Ellen Avery-Smith requested to be moved to an earlier slot in the agenda for item 8.a.

BJ Kalaidi said that the attorneys continue to ask for special treatment. She mentioned the length of time that was allowed for presenters.

Leslie Keyes cautioned the board that there would be people in the public that would want to comment on 24 Cathedral Place, and they would not be aware of the change.

3. Approval of Minutes

MOTION

Ms. Duncan MOVED to APPROVE the August 15, 2024 minutes as presented. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Duncan, Potter, Weaver, Beach, Wingo

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Item 6.b. HP2024-0039 had requested a continuance to the October 17, 2024 meeting.

Item 7.e. HP2024-0036 was withdrawn by the applicant.

Mr. Weaver asked the 8.a. applicant about the time frame for the presentation of the same, he said that the board should move through the agenda as it had been presented or modified (see above) and reevaluate later in the meeting.

Ms. Duncan said that there may be members of the public that would want to hear item 8.a. and Mr. Weaver agreed.

Ms. Wingo pointed out that in a court of law, this would not be permitted, she said that this was a quasi-judicial body and was due the same kind of respect.

MOTION

Mr. Weaver MOVED to APPROVE the agenda with item 6.b. being continued to the October 17, 2024, item 7.e. being withdrawn, and no further modifications. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Wingo, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items: none

6. Certificate of Appropriateness

6. (a) Certificate of Appropriateness HP2024-0025 – Trademark Signs LLC – Applicant Bank of America – Owner 60 Cathedral Place

Continued from July 18, 2024

To install signage using colors and materials that are not pre-approved.

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 60 Cathedral Place if the HARB finds that the materials, font, and colors as proposed or modified at the Board's recommendation meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Mr. Malik reviewed the application.

Ms. Seymour showed the profile of the proposed sign describing it for the Board.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi asked why the applicant needed to change the signage at this point.

Public hearing was closed.

The Board discussed:

- The reason for the signage change was a rebranding in progress with Bank of America.
- Historically, the paint would have had a flat finish
- The sign colors were black and white
- The request seemed to meet the criteria
- The north elevation would still be a public access area.
- This was a compatible, contemporary design
- A matte finish was required

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0025 at 60 Cathedral Place with the condition that the paint would have a matte finish. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Wingo, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (b) HP2024-0039 – Jason Canning Architect Inc – Applicant Bishop of the Diocese of St. Augustine – Owner 35 Treasury Street

Continued from July 18, 2024

To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

This applicant requested a continuance to the October 17, 2024 meeting. See item 4.

6. (c) HP2024-0035 – PQH Group, Inc. –
Applicant SAR 2020 Partners, LLC –
Owner 7 Aviles Street

Continued from July 18, 2024

To construct a rooftop deck with exterior spiral stair, reconstruct the existing two-story covered front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

Applicant was not present and there was consensus with the board to continue with the agenda to give the applicant time to arrive.

This item was heard after item 8.a.

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 7 Aviles Street

1. APPROVE the application if the Board finds that the proposed alterations to the building, as modified, meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:
 - a. The gate design along Charlotte Street is specified and approved or submitted for future approval under a separate application
 - b. The gutter system for the balcony roof be removed or designed in a less impactful way; OR,
2. CONTINUE the application to allow the applicant time to provide additional information requested by the HARB and/or modify proposed designs per HARB recommendations.

Chad Sweniger reviewed the application. He advised the Board that the brick on the building should be salvageable.

Ex Parte Communication: none

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

The Board discussed:

- The arched screened back area should be squared off to match the front of the building
- A six-foot distance between the mullions of the screened area was suggested
- All agreed that the screened porch on the back second story should be squared not arched
- An energy efficient glass would be placed in the windows on the front of the building and the original wood look would be maintained
- Needed to eliminate the glazing on the garage doors
- Archeology had already been contacted to review the area in the back where the pavers were going to be replaced
- Picket railing on the front porch was a compatible, contemporary design
- There would be no approval in the future for a roof over the exposed stair to the back porch
- Eliminate the arched insets in the rear fence wall
- The arch over the man gate would remain

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0035 at 7 Aviles Street with the following conditions: 1. The proposed gates would have a flat top as shown and the wall would not have the recessed arched areas, 2. The back screened porch area would eliminate the arched openings and would have two rectangular openings with muntins every six feet for the screening in between, 3.

There would be no option for a roof covering at a later date over the stair 4. The pickets at the front and 5. The glazing in the garage doors would be eliminated. The motion was **SECONDED** by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Wingo, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**6. (d) HP2024-0056 – Design Cooperative–
Applicant 58 Charlotte Street – Owner
58 Charlotte Street**

To modify a previously approved Certificate of Appropriateness HP2024-0030 to include a new pergola with retractable canopy in the rear service yard, a hurricane shutter system for the proposed rear addition, repaving of the front courtyard, and new site features including a fireplace, banquet bench, and decorative shade umbrellas

Marc Angelo, Sarah Rink, and Mike Kleinschmidt were sworn in for the record.

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 58 Charlotte Street:

1. **APPROVE** if the HARB finds that the proposed site modifications meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design, OR
2. **CONTINUE** to allow the applicant to provide additional information and/or modify the proposed design as directed by the HARB

Ms. Rink clarified the umbrella concept describing the canvas coloring on the outside and the scalloped decoration on the underside and the roller shutters are

proposed to be the same color as the wall and when opened, they would provide a reveal effect.

Mr. Weaver confirmed the placement of the umbrellas to be five in the front of the property and five in the interior courtyard.

Ms. Wingo asked to see a picture of the umbrellas and a picture was shown that highlighted the color.

Ms. Potter confirmed that the scallop decoration on the underside of the umbrella did not appear on the outside of the umbrella and the color of the underside was a deep blue, while the outside was off white in color.

Ex Parte Communication: none

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

Ms. Wingo asked if the proposed pergola could be any lower. She also asked about the choice of eucalyptus in the courtyard area. She thought it would be out of character for the time period.

Ms. Rink told the Board that the lowest point for the pergola was seven feet six inches, and this would allow the workers to still function effectively. She said that the eucalyptus had been chosen for the look that it provided and as a benefit, it would be suitable for Florida weather.

Ms. Duncan suggested that the eucalyptus would have the same look and color as the wood that was used on the fence and pergola and would also be a hearty planting for the area.

The Board discussed:

- The front entrance was more integrated with the rest of the building and was a good improvement
- Concerns regarding the fireplace being visible from the outside of the courtyard and being inconsistent with the period

- The umbrellas were much to stylized
- Umbrellas should have a simpler design
- If the ground was disturbed, there may need to be an archeological review
- The trellises had a natural feel and did not distract from the architecture
- Roll down shutters were concealed
- The fireplace could be relocated to a place that was not as prominent
- The proposed material for the pavers was appropriate
- The pergola was cedar
- All umbrellas should be neutral in color with no decoration

MOTION

Mr. Weaver MOVED to APPROVE Certificate of Appropriateness HP2024-0056 at 58 Charlotte Street with the condition that the fireplace would be removed from the application and the canvas covering on the umbrellas would be simplified to remove the design and the scalloped effect around the fringe. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Wingo, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificates of Demolition and Partial Demolition

7. (a) HP2024-0050 – Liannys Sanchez – Applicant & Owner 65 ½ Saragossa Street

For after the fact partial demolition of a residential building, constructed c.1918-1920, contributing to the Model Land Company National Historic District, and recorded in the Florida Maste Site File, including replacement of historic wood windows in a different material and design.

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 for Partial Demolition at 65 ½ Saragossa Street if the HARB finds that the replacement windows maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope and the removal of the original windows will not compromise the overall historic character and integrity of the structure.

Ms. Liannys Sanchez reviewed the application

Ex Parte Communication: none

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

Public hearing was opened.

BJ Kalaidi was concerned with the after the fact requests and not following the procedures to pull permits.

Public hearing was closed.

Ms. Sanchez provided her rebuttal

The Board discussed:

Ms. Wingo questioned how much information was given to home buyers in historic districts.

Ms. Seymour advised that if a new homeowner was to contact her office, they would provide information that was relevant. She said typically that information was not disclosed at the sale.

Ms. Courtney explained that if the building permit had been applied for as required, the application would have been forwarded to the HARB automatically.

- There was a difference with the new windows on the front and side of the building
- The profile and setback of the window and where it was placed in the wall was incorrect
- These windows were flat and there was no shade and shadow around the opening and frame of the window
- Replacement windows were flat against the casing
- The vinyl window was not appropriate
- The old windows were still on the property
- A permit should have been obtained prior to the work being done
- There was a diamond detail that no longer appeared on the windows
- Building permits were required in the state of Florida
- Windows were not operable
- Make the windows operable to meet the fire code
- There were two options, one to retrofit the original windows and put them back in, or two, reinstall the new windows to correct the framing etc.
- A compromise would be to use a simple one over one wood window, using the reveals and molding on the other windows as a template
- The windows could be redesigned and then approved administratively
- The replacement windows were not a good option, and they took away from integrity of the neighborhood

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0050 65 ½ Saragossa Street to the October 17, 2024 HARB meeting. The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, Potter, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2024-0052 – Peter Miller – Applicant & Owner 83 Lincoln Street

For partial demolition of a residential building, constructed c. 1910-1917, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including fenestration changes to windows and doors in conjunction with window replacement.

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 83 Lincoln Street if the Board finds that the proposed fenestration changes are compatible with the historic structure's building envelope and will not compromise the overall historic character and integrity of the structure with the following condition:

1. The proposed replacement windows must be installed and appropriately framed to reflect the depth of traditional wood windows which are recessed into the window opening rather than flush to the exterior plane of the wall.

Peter and Elizabeth Miller reviewed the application.

Ex Parte Communication: none

33 certified notices were sent, 3 were returned in favor, 0 were returned opposed and 3 had comments.

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

The Board discussed:

- The shutters that were shown on the front of the building were not appropriate
- Shutters would be considered a temporary feature that could be removed

in the future; however, if they were installed, they needed to be operable

- The current windows were not the original windows
- The Board was comfortable with the changes in the fenestration
- The chosen windows were vinyl clad and would be acceptable

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0052 at 83 Lincoln Street for a Partial Demolition to replace the windows and relocate the door with a recommendation to not put shutters on the windows and the vinyl windows had to be recessed back into the wall as defined in the staff report. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Duncan, Weaver, Potter, Wingo, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

7. (c) HP2024-0053 – Hester’s Roofing and Coating, Inc – Applicant Cheryl E. and Thomas V. Kavanaugh – Owner 107 La Quinta Place

For partial demolition of a residential building, constructed c.1905-1910, contributing to the Lincolnville National Register Historic District, and recorded in the Florida Master Site File, including replacement of the existing metal roof with a new metal roof of a different design.

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 for Demolition and Partial Demolition at 107 La Quinta Place if the HARB finds that the proposed replacement roof material maintains the historic character

and integrity of the structure, is compatible with the historic structure’s building envelope and will not compromise the overall historic character and integrity of the structure.

Mr. Will Hester and Mr. Tom Kavanaugh and Carol Kavanaugh reviewed the application.

Ex Parte Communication: none

16 certified notices were sent, 6 were returned in favor, 0 were returned opposed and 1 had comments.

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

The Board discussed:

Ms. Wingo asked for an explanation of the difference between the proposed roof and the administratively approvable roof material

Ms. Seymour gave an explanation and showed illustrations of the different roof materials. She explained that the staff would use the AGHP guidelines that were preapproved for use of the 5v crimp.

Mr. Hester explained that the 5v crimp had exposed fasteners and there was a difference in the rib heights from other materials.

Ms. Duncan said that this material was used on a lot of residential projects and felt that it would have a nice look and was appropriate.

Mr. Beach referred to the roof information and felt that the striated style was preferred.

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0053 at 107 La Quinta Place with the striated panel. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

¹ Break 2:13 – 2:38

AYES: Duncan, Weaver, Potter, Wingo, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (d) HP2024-0045- Matthews Design Group, LLC – Applicant Stephen J Robideaux – Owner 11 Garnett Avenue
Continued from August 15, 2024

To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or 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 11 Garnett Avenue because it is not a local landmark or otherwise designated as a historic building with the following condition:

1. Significant building materials, architectural details and ornaments, fixtures, and the like be salvaged for reuse in restoration of other properties in accordance with sec. 28-83(5)

Ex Parte Communication: none

Mitchell Turner and Autumn Martinage

James Whitehouse representing Turner Ace Hardware reviewed the application.

Ms. Potter asked what would be replacing the building.

Mr. Whitehouse advised that the business was expanding; however, there were no plans available for review at this time.

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

The Board discussed:

- The building was an ancillary structure

- Once an approval was given, the applicant would have a year to begin work
- Agreed that there was no reason to deny
- The board was given an explanation why the application had been continued
- Needed to see the plan for the future building
- Needed a listing of the materials that could be salvaged

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0045 at 11 Garnett Street a Certificate of Demolition with the condition that significant building materials, architectural details and ornaments, fixtures, and the like be salvaged for repurposing in accordance with Section 28-83(5). The motion was SECONDED by Ms. Wingo.

VOTE ON MOTION:

AYES: Weaver, Wingo, Potter, Duncan, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (e) Certificate of Demolition HP2024-0036 – Old City Law, PLLC – Applicant Vista Hotel IV, Inc – Owner 1800 Ponce de Leon Boulevard
Continued from August 15, 2024

To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

This item was withdrawn by the applicant, See item 4.

8. Opinion of Appropriateness

8. (a) HP2024-0055 – Rogers Towers, P.A. – Applicant Kasa, Hospitality, Inc – Owner 24 Cathedral Place / Charlotte Street

To construct three-story commercial buildings on the west side of Charlotte Street and south side of Treasury Street to flank a new parking garage on the existing parking lot and to modify 22 Cathedral Place with an elevated roof structure with columns all related to an adaptive use project on the existing buildings.

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 an Opinion of Appropriateness at 24 Cathedral Place to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested.

Ms. Ellen Avery-Smith reviewed the application along with Freemont Latimer, John Regan, and Mike Copenhafer.

Mike Copenhafer presented his portion of the PUD that dealt with the architectural design.

Freemont Latimer presented his landscape plan for the Board.

John Regan summarized some of the public benefits of this project

The Board presented their Ex Parte Communication.

Public hearing was opened.

Jon Benoit said that a PUD applicant was required to describe the existing zoning. He showed examples of how the right of way was encroached on by the overhang of the balconies. He said that there had been no discussion of how the increased traffic at the base of the Bridge of Lions would be handled. He mentioned the effect that the building would have on the flood waters in the future. He felt that the project was too intense.

Leslie Keyes said that the style of the proposed PUD was not the correct style for the area.

Carl Halbert spoke about rules that were related to the archeological value of the project and suggested that there be a fee assessed to the PUD.

Melinda Rakoncay was hopeful that the board had been able to review the information from the meetings from 2022. She highlighted the things in the PUD that had not changed from the recommendations from that meeting. She said that no other building in HP 2 had been allowed to use the same scale and mass that was proposed with this PUD.

BJ Kalaidi was concerned that the mass was totally inappropriate. She said that the HARB was the board that would be able to maintain the character of the downtown area.

There was a brief break due to technical difficulties.²

Public hearing was closed.

Ms. Avery-Smith presented her rebuttal stating that this property was zoned PUD not HP-2. She wanted to focus the discussion on the recommendations from the PZB.

Mr. Beach suggested the Board to concentrate on the mass and scale of the project and then move to style and details.

Mr. Weaver explained the town plan that would have existed post-civil war. He felt that the way that the buildings decreased in scale was typical of the history of the town plan. He pointed out the many other buildings like the Casa Monica that were more massive than the proposed building. He said that having the parking area above ground would help to preserve the archaeology on the property. He said that the mass and scale was okay, and the architecture was

² Break 4:18 – 4:23

acceptable; however, he did not like the pergola and thought that would have to be discussed.

Ms. Wingo thought that there was a certain Disney Land look to the proposed buildings. She suggested getting rid of the pergola.

Ms. Duncan wanted to consider the historical context of the project. She said that the building was not historic in any way with the exception of the style. She felt that the massing was too much for the side street. She agreed that the parking lot on Charlotte Street was an eyesore however she wanted to see gardens and street beautification not just palm trees. She pointed out that compared to the buildings on the opposite side of Charlotte Street, the proposed building seemed to dwarf the existing streetscape.

Mr. Weaver felt that there should be an integrated design, rather a piecemeal pattern.

Ms. Duncan said that everything on the building was pushed out to the face of the building and there was no relief, no gardens, and this was too massive. She felt the 100 percent lot coverage did not give back beauty to the streetscape. She went on to say that Henry Flagler gave beauty to the area in the gardens and fountains that he built. She felt that creativity should be explored and expanded to break up the massing of the project.

Ms. Wingo thought that the interior of the Treasury building should be protected and preserved because it was very important part of the history.

Mr. Beach asked if there was a way to rework the form of the project to be able to activate the pedestrian edge by adding fountains and greenspace. He said that there needed to be some kind of relief that created some breathing space to match other businesses in the area. He felt that everyone was on board with taking a few steps back and

reworking the project to reduce the massing of the building.

Ms. Duncan explained that massing included the footprint of the building, the building relative to the street, and the buildings on the other parts of the street. She said that one hundred percent lot coverage massing was inappropriate for this site.

Ms. Courtney advised that the city code said the following: "New construction reflecting the colonial period in HP-1 and all new construction in HP-2 and 3, the maximum lot coverage was the lesser of seventy percent or 7,000 square feet."

Mr. Weaver listed the items the board had consensus.

- no palm trees
- no pergola
- setbacks on the street
- a certified survey with the heights measured
- a unified design rather than the appearance of cut and paste
- Diminishing scale along Charlotte Street would help to incorporate the pedestrian experience.

Ms. Potter asked if, in terms of possibly reducing the mass, could the entrance to the garage be changed to include a small garden atrium area.

Ms. Lopez cautioned the Board that the PUD had not been approved by the City Commission, and advised the board not to presume what the commission would do. She said that there had been a recommendation from the PZB and presumably there would be a recommendation from the HARB; however, this discussion was conceptual.

Mr. Latimer explained how the traffic flow would move from the garage entrance out to Cathedral Place.

Ms. Skinner reviewed the lot coverage question. She confirmed Ms. Courtney's information regarding the square footage of new construction. She advised the Board that the land development code called for the buildings to be on the property line.

Ms. Skinner told the Board that Charlotte Street would be redone in the style of Spanish, Hypolita and Treasury Street.

Ms. Potter confirmed that there would be no changes to the façade of the building at 22 and 24 Cathedral Place.

Ms. Duncan pointed out that there were no doors on Charlotte Street other than the entrance into the parking garage.

Ms. Potter suggested taking the defining characteristic of the main building and incorporate it into the new building.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2024-0055 at 24 Cathedral Place to the November 21, 2024 meeting. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Wingo, Beach

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Planning and Building Staff Communications

(Provided for informational purposes)

10. Other Business

10. (a) Bridgette Murphy, Graduate of UF Urban Planning and Regional Design Masters Thesis: "How are Historic Districts Adapting to Sea Level Rise: A Case Study of the Lincolnville Neighborhood National Register District"

Ms. Bridgette Murphy presented her thesis regarding the adaptation of historic districts as related to sea level rise. The Board agreed that it was very well done, and they thanked her for her time.

10. (b) Brief discussion regarding roofing materials

Ms. Seymour introduced the discussion on different roofing materials. She asked the Board to comment on any guidance that they could offer going forward as more and more insurance companies were looking for homeowners to go to metal roofing as it has a longer life than shingle or cedar, etc. She showed the board different pictures of homes with the various types of metal roofing for context.

Ms. Potter mentioned the application previously heard and the choice that the board supported which was a striated metal roof.

Beach said that the 5v crimp was the baseline in the district as the fasteners were concealed.

Ms. Duncan said that there were so many options that it would be good to determine what people were asking for. She thought that photographs should be provided to prospective roofers to be sure that the work could be done.

Mr. Weaver preferred to use a case-by-case basis unless the requests became too much.

Ms. Seymour advised that color had not been an issue, it was the type of metal and fastener placement.

Ms. Seymour said that they were trying to balance the needs of the property owners with the historic preservation regulations. She told the Board that they would continue to bring requests to the board if that was the consensus. She asked about ranch houses as there was no guidance available. She

mentioned the neighborhoods that the requests were coming from

Ms. Duncan felt that the metal would be acceptable for the ranch home however Mr. Weaver did not agree.

Ms. Seymour advised that there were several neighborhoods from the 1940's and 50's that were asking for metal roof replacement.

Wingo agreed that a metal roof was not appropriate for the ranch style house.

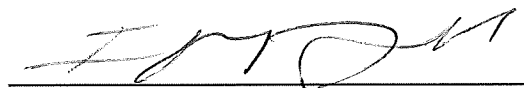
It was decided that for now all roofing applications would be brought to the board until such time as it became to burdensome.

11. Next Scheduled Meeting Date(s):

11. (a) October 17, 2024 – Regular Meeting

12. Adjournment

There being no further business, the meeting was adjourned at 7:01 P.M.³



Gaere MacDonald, Chairperson

³ Transcribed by Michele Fudo