

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting February 20, 2025

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, February 20, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Gaere MacDonald, Chairperson
Brad Beach, Vice-Chairperson
Paul Weaver, III
Catherine Duncan
Linda Potter

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

MOTION

Mr. Beach MOVED to APPROVE the January 16, 2025 minutes as presented. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Beach, Duncan, Potter, Weaver, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Item 8.a. HP2024-0081 requested continuance to the March 20, 2025 meeting.

MOTION

Mr. Weaver MOVED to APPROVE the Agenda with the following modifications: Item 5.a. had been moved to Expedited

Hearing; Item 6.a and 8.a would be continued to the March 20, 2025 meeting. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Weaver, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Public Comments related to Expedited Hearing items:

5. (a) HP2025-0004 – San Marco Office LLC– Applicant and Owner 6 Court Theophelia

To demolish a commercial building, constructed c. 1956, that is not 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 6 Court Theophelia because it is not a local landmark

or otherwise designated as a historic building.

Ex Parte Communication: none

16 certified notices were sent, 4 were returned in favor, 0 were returned opposed and 0 had comments.

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

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0004 at 6 Theophelia Court based on the staff report and the finding that this building had no historical or architectural significance, was not locally recognized, and was not part of a National Register. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Certificates of Appropriateness

6. (a) HP2024-0079 – Azman & Maria M Dayakli – Applicant and Owner **56 Charlotte Street**

Continued from January 16, 2025

To construct a storage shed on the rear yard.

This item was continued to the March 20, 2025 meeting. See item 4.

6. (b) HP2025-0001 – Joseph P. Finnegan Jr. Living Trust – Applicant and Owner **34 St. Francis Street**

To replace the existing asphalt shingle roof with a new metal panel roof.

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 34 St. Francis Street if the Board finds that the metal roof as proposed or modified by the HARB meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design that has limited visibility from the street with the following condition:

1. Existing wood shingles above windows and doorway remain wood.

Sherrie Van Zant reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- 5v crimp metal roof seemed unusual for this house; strikingly different
- Insurance becomes an issue for roofs
- Earliest Sanborn Maps indicate that the house had a slate or tin roof previously
- Integrity of the house had been compromised with the garage door on the front
- This was not visible from the street
- The shingle roof would be a warmer design
- Keeping the wood shakes over the windows was a good idea
- The preference would be shingle; however, metal using the 5v crimp would be acceptable

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0001 at 34 St. Francis Street to replace the existing asphalt shingle roof with a metal striated 5v crimp roof. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach, MacDonald
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. (c) HP2025-0007 – Len Weeks
Construction.Design.Development LLC –
Applicant
Robert Lichter Revocable Trust – Owner
152 St. George Street

To alter the existing storefront by relocating the front entry door and sign location and adding a new cornice trim, awning and paint.

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 152 St George Street:

1. APPROVE as submitted or modified by the HARB if the Board finds that the storefront alterations meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design, OR
2. CONTINUE to allow the applicant time to submit more appropriate colors and/or design elements

Nicole Sterling reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- The proposal maintained the character of the period, but eliminated any wasted space
- Maintained the recessed entry feature
- Needed to use a pre-approved paint color
- This was a classic two-part commercial block

- The proposal was a classic design with kickplates, show windows, and the centered door that was recessed
- Compatible contemporary design
- Color selection was very close to the pre-approved palette
- There was no drawing of the overall building showing the awning
- Awning would be striped
- The old storefront would be demolished to replace old glass that was no longer safe
- The Florida Master Site File stated that the storefront had been redesigned indicating that there was no evidence to show that the existing storefront was a historical design
- Liked the design; however, was the historical character of the street being altered
- Because the storefront had been completely removed, there was room for some flexibility
- The new sign would have to be moved higher on the front side of the building to accommodate the new awning that would be installed
- The sign would have to go through staff review before being approved
- The signage would need to fit within the guidelines for that part of the city

Len Weeks was sworn in for the record and discussed the color selection for the awning as well as the paint color on the building.

Mr. Weaver said the current color on the building allowed for some leeway for the applicant with the color selection for the awning

MOTION

Mr. Beach MOVED to APPROVE application HP2025-0007 152 St. George Street as presented and as designed based on the following: that the awning and the paint colors be administratively approved. The motion was SECONDED by Mr. Weaver.

VOTE ON MOTION:

AYES: Beach, Weaver, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Opinion of Appropriateness

7. (a) HP2024-0074 – Bradshaw Building LLC – Applicant

Kresge And Kids LLC – Owner
312 St. George Street

Continued from December 19, 2024

To remove the existing rear shed structure and construct a new garage with habitable space along Cordova Street.

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 an Opinion of Appropriateness at 312 St. George Street:

1. APPROVE if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with the understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit; OR
2. CONTINUE to allow the applicant time to submit additional details as required by the Board for approval.

Steve Bradshaw reviewed the application.

Ex Parte Communication: none

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

The Board discussed:

- This was an ancillary building

- Two story proposal would seem to be for a garage apartment
- Supported the demolition
- The new building should not be constructed on the property line
- Wanted to see the site plan and try to avoid having to have a variance
- More specific information was needed to approve the new building

Ms. Seymour reminded the board that this was an Opinion of Appropriateness so the applicant would have to return with plans prior to obtaining a permit for new construction. She advised the Board of the yard requirements in HP-1.

- Confirmed that the drawing provided was the proposed plan for the new building
- New construction should complement the older building

There was consensus with the Board that the demolition should be approved.

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0074 at 312 St. George Street with the idea that the existing auxiliary structure could be demolished, and the applicant would return with plans for the new two-story structure following the suggestion from the Board, that the applicant met the side setback requirement, and the twenty foot distance from the main house and the new building, and the designs were complimentary with the existing building. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Duncan, Beach, Potter, Weaver, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2025-0005 – Open City Architecture, LLC – Applicant

Trinity Episcopal Church of St. Augustine
– Owner
215 St. George Street

For preliminary review of site changes to the south elevation along Artillery Lane including a new storage shed, entry portico and breezeway, masonry wall, and labyrinth garden.

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 Opinion of Appropriateness at 215 ST. George Street if the Board finds that the general concept as proposed or modified by the HARB meets the architectural requirements of the AGHP with understanding from the applicant that a Certificate of Appropriateness application with full architectural and construction details must be approved by the HARB prior to issuance of a building permit.

Conner Dowling reviewed the application.

Ex Parte Communication: none
Public hearing was opened; however, there was no response.

The Board discussed:

- The garden would be open to the public
- This would be a meditative labyrinth garden
- Needed to see more specific drawings for the garden
- The design seemed fitting with the area
- There were proximity challenges for the existing breezeway
- Should the arch be more squared off

Mr. MacDonald advised that this was a conceptual drawing because of the cost of drafting the plans in detail.

- Liked the concept as presented

- The area in question was austere
- The undulating wall seemed to be the best fit for the area
- The wall mimicked the slight arch that was in the breezeway
- The drawings as presented did not offer enough support to the existing architecture
- The wall would be a good backdrop for the plantings
- Wanted to see landscape specifics
- Rethink the entrance to hide the wall when looking through the portico

MOTION

Mr. Beach MOVED to APPROVE Opinion of Appropriateness HP2025-0005 at 215 St. George Street as designed and based on the comments from the Board using the low wall, labyrinth and adding additional details into the next iteration. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Beach, Potter, Weaver, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

8. Certificates of Demolition and Partial Demolition

8. (a) HP2024-0081 – Mary & Scott Siefken
– Applicant and Owner
47 Abbott Street

Continued from January 16, 2025

For partial demolition of a residential building, constructed c. 1885-1894, that is recorded in the Florida Master Site File and a contributing building to the Abbott Tract National Register Historic District, including removal of later on and two-story rear additions to allow for construction of a new two-story rear addition, exposure and repair of the

¹ Break 2:40 – 2:51 pm

existing pier foundation, and demolition of a detached shed structure.

This item requested a continuance to the March 20, 2025 meeting. See item 4.

8. (b) HP2025-0006 – 20/20 Commercial Holdings Washington LLC – Applicant and Owner
142 Washington Street

For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, including modification of the one-story covered entry porch roof with window above a balcony with access doors.

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 Demolition for Partial Demolition at 142 Washington Street:

1. APPROVE the proposed balcony and access door if the Board finds that the proposed replacement design maintains the historic character and integrity of the structure and is compatible with the historic structure's building envelope in accordance with Secretary of the Interior Standards (SOIS) for rehabilitation #9, OR
2. CONTINUE the application to allow for inclusion of the after-the-face window replacement within the application's scope of work.

Shane Jackson reviewed the application.

Ex Parte Communication: none

25 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 1 had comments.

Public hearing was opened.

Melinda Rakoncay said that there was a big difference between the old wood windows that were six over one compared to the new four over one metal or vinyl windows. She asked the Board to continue the application.

BJ Kalaidi asked if the demolition would remove the building from the historic district. She wanted to know how many buildings were still listed in the Lincolnville Historic District. She felt that the area was no longer the same with all the changes that have occurred recently.

Leslie Keyes said that after attending a conference with the National Park Service, it seemed clear that they wanted to keep the old wood windows as much as possible. She said that repair rather than replacement was the method that the park service wanted to use.

Public hearing was closed.

The Board discussed:

- The window replacement would not remove the building from the National Historic District

Ms. Courtney advised the Board that the process for updating the nomination for the National Historic District was not completed. She said that 701 buildings were included in the district, 507 contributing, 54 non-contributing and 104 not historic.

- The neighborhood had opposed bringing the area under a city historic district designation ordinance
- Vinyl windows were not appropriate
- From the Sanborn map there was no evidence of a balcony
- This was not an HP district, so there was more flexibility available
- A window survey should have been completed

- The sandwiched muntin was not appropriate, one over one window would be more acceptable
- Any original windows should remain and be repaired
- Confirmed that no one was living in the house
- Suggested that the upper sash be removed so that the look would be more correct
- The French door was not appropriate
- The research should be done on any historic building prior to the work being done
- The pairs of columns on each side were a nice idea and the improvements on the front were acceptable
- The balcony and the French door changed the scale of the front of the building

Mr. MacDonald asked if the original permit application had the request for the windows.

Ms. Seymour listed the application timeline for the board.

Mr. Weaver stated that the changes to the portico were okay. He said that the balcony was not acceptable, and any original windows should be kept.

Ms. Duncan added that a clad-style window that had a different profile and muntin would be more appropriate. She said that one over one style without the muntin would be better.

Mr. MacDonald advised that an adhesive muntin could be added to the outside of the windows.

MOTION

Mr. Weaver MOVED to CONTINUE application HP2025-0006 at 142 Washington Street to the March 20, 2025. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) HP2025-0008 – AVS Builders, Inc. – Applicant
Elliot C. Pacetti & Wanda L. Wicker – Owner
24 Macaris Street

For partial demolition of a residential building constructed c. 1924-1930 that is recorded in the Florida Master Site File and contributing to the Fullerwood Park Residential National Register Historic District, for work related to rehabilitation, including alterations to exterior siding, windows, roof, and removal of chimney and existing rear addition for expanded replacement addition.

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 24 Macaris Street if the HARB can make the following findings:

1. The proposed replacement windows and siding and proposed roof and fenestration changes as proposed and/or modified by the HARB maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope
2. Removal of the chimney will not compromise the overall historic character and integrity of the structure.

Jack Spence, representing the applicant, reviewed the application.

Ex Parte Communication: none

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

Public hearing was opened.

Richard Rodriguez questioned why the historic buildings did not have to provide an engineering report as did some of the other homeowners.

Leslie Keyes questioned the scope of the damage to this building. She suggested that if an engineer was going to be used, one that had experience with historic buildings should be used.

Public hearing was closed.

The Board discussed:

- The chimney was part of the bungalow design, and an effort should be made to restore it
- After looking at the side profile, felt that this was part of the bungalow as a character defining feature
- Confirmed that the windows had already been removed
- The proposed replacement windows were appropriate as was the roof material
- Chimney did not have to be operable, but should be rehabilitated
- The flare at the bottom of the chimney indicated that there was a hearth on the inside.
- The current siding looked good, albeit it needed rehabilitation.
- Did not see the need for replacing all the siding
- Confirmed that the front porch area had already been replaced with the new siding
- Siding was in good condition and could add value to the house by keeping it on the house
- Siding going to the ground was not the best detail, lifting it off the ground was a better solution
- Agreed that the wood siding should be kept and repaired.

Victor Saris was sworn in for the record. He reviewed additional information for the board associated with the siding. He suggested

keeping the front elevation using the old, reclaimed siding and that the sides would have newer material to improve the integrity of the home.

- Confirmed that the applicant would be putting sheeting and a vapor barrier on the walls once the siding was removed

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0008 at 24 Macaris Street to include the window replacement as proposed and the roof material to be one-inch standing seam metal roof. To salvage the original siding to use on the front elevation and hardy board on the secondary elevations. The chimney would remain unless an engineering report was provided stating otherwise. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Weaver, Potter, Duncan, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (d) HP2025-0003 – Jax IVC Real Estate Holdings, LLC – Applicant and Owner **95 Oneida Street**

To partially demolish a residential building constructed ca. 1871-1885 that is recorded in the Florida Master Site File and a contributing building to the Lincolnville National Register Historic District, for work related to rehabilitation, including the two-story front porch and one-story rear wing and porch, modifications to the window and door fenestration, and replacement of windows and exterior materials.

Ms. Courtney read the staff report and said based on a review of the AGHP, HARB discussions and approval with conditions

related to previous partial COD applications for this property, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Partial Demolition at 95 Oneida Street:

1. To APPROVE if the board has sufficient details to make a determination and can find that the proposed partial demolition, modifications to the exterior, and replacements will not compromise the architectural integrity of the contributing building or historic district, with the following conditions:
 - a. The central portion of the two-story front porch design will include the same design as the existing turned posts and character defining porch's gabled roofline.
 - b. Proposed replacement elements and finishes that were not properly detailed or specified in the application will be administratively approvable; otherwise, further HARB approval will be required.
 - c. For any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(6): The Board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. To continue to allow the applicant time to provide the details and make modifications to the proposed design, according to the direction of the HARB

James McGeorge reviewed the application

Ex Parte Communication: none

19 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 1 had comments.

Public hearing was opened.

BJ Kalaidi was hopeful that this building would remain on the Lincolnville National Register Historic District listing.

Public hearing was closed.

The Board discussed:

- Confirmed that the gable roof on the second story porch would be kept
- At the time of permitting, there would be a full window assessment
- There would be an attempt to salvage the siding
- Should the windows on the new addition in the back match the window fenestration on the rest of the house
- A balance for the elevation would be presented
- Thought staff was able to approve much of the work
- The chimney would require an engineering evaluation
- Re-evaluate the north elevation

MOTION

Mr. Weaver MOVED to APPROVE application HP2025-0003 at 95 Oneida Street with the conditions that the central porch of the two story front porch would be the same design as was originally approved; that replacement elements and finishes that were not properly detailed in the application would be administratively approved or return to HARB if necessary; if feasible, salvage any materials; as part of the administrative review, work with staff to make the fenestration pattern consistent with the historic addition; preservation of the chimney if possible. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Duncan, MacDonald
NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (e) HP2025-0002 – Jax IVC Real Estate Holdings, LLC – Applicant and Owner
93 Oneida Street

To demolish a residential building constructed c. 1871-1885 that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District.

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 take the following actions for a Certificate of Demolition at 93 Oneida Street:

1. APPROVE the proposed demolition of the existing house if the HARB finds that the evidence submitted or provided during the hearing is sufficient and that the building condition assessment provides enough evidence that the building is not a candidate for adaptive use or rehabilitation.
 - a. If approved, the HARB may add the condition for any salvageable historic materials to be salvaged if possible, in accordance with Sec. 28-89(6) (item number was revised with the September 9, 2024 City Commission approval): The board may require, at the applicant's expense, salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties.
2. Continue the application to allow the applicant time to provide more supporting evidence, which may include credentials of the engineer who did the structural assessment and more economic hardship information if the HARB determines that the permanent loss of this NRHD contributing structure "will be detrimental to the historic and

architectural character of the city and the applicant has not proven the denial will cause an undue economic hardship".

James McGeorge reviewed the application

Ex Parte Communication: none

21 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 1 had comments.

Public hearing was opened.

Melinda Rakoncay wanted the Board to do everything that they could to save this house. She agreed that structural engineers needed to have a background working with historic structures.

BJ Kalaidi thought that this was a classic case of demolition by neglect.

Public hearing was closed.

The Board discussed:

- This was one of the original homes that had been built in the area known as Africa after the Civil War
- There were elevation drawings from a previous application
- The Board could require some basic photographs of the various elevations
- The engineer report had deemed the building unsafe
- There was no access to the rear portion of the lot if the building stayed in its present location
- The time frame was about one year before any new work would be started at 93 Oneida
- Felt that this building did not need to come down
- Could the building be preserved as a shell because of its historical significance
- Move the building to a different location in the yard and preserve the shell
- The addition was in very poor condition and would need to be removed

Mr. MacDonald said that he would like to take a closer look at the building and suggested continuance for this application.

There were several alternative uses discussed for the building attempt to save the building.

Mr. McGeorge was amenable to the suggestions.

MOTION

Mr. Weaver MOVED to APPROVE Partial Demolition for application HP2025-0002 at 93 Oneida Street to demolish the rear addition. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Weaver, Duncan, Potter, Beach, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

9. Opinion of Appropriateness – Large Project

9.(a) HP2024-0055 Rogers Towers, P.A. – Applicant Kasam Hospitality, Inc. – Owner 24 Cathedral Place / Charlotte Street (PID 1971600000 and 1972000000)

Continued from January 22, 2025

To construct 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, related to an adaptive use project of the existing buildings.

Ms. Courtney read the staff report and said based on a review of the AGHP, reviews and discussions by the HARB at multiple previous meetings, and without the support of evidence to the contrary, staff finds that the board can take the following actions related to the new buildings, landscape, and other related features and design elements

proposed in an Opinion of Appropriateness at 24 Cathedral Place:

1. CONTINUE to allow time for the applicant to respond to recommended changes to the design provided by the HARB and provide additional details as requested, ensuring that the proposed work is compatible with the AGHP and the St. Augustine Style reconstructions with all the permutations of development from 1565 to 1821.
2. APPROVE if the board finds that the overall project design and architectural concepts generally comply with the AGHP, St. Augustine Style reconstructions and/or Houses of St. Augustine 1565-1821, by Alber Manucy, or as documented and verified for pre-1821 St. Augustine structures by the St. Augustine Historical Society, Historic American Building Survey or other accredited authority.

- a. If making a motion to approve, the HARB may make detailed recommendations that should be accommodated with a subsequent COA application

Les Thomas and Jeremy Marquis were sworn in for the record and presented a review of the application in its latest iteration with Ellen Avery-Smith including the highlights from the Special Meeting in January.

Ex Parte Communication: none

Public hearing was opened.

BJ Kalaidi said that this development was not compatible with the Town Plan National Historic District. She cited her supporting information for her opinion. She felt that the project would destroy the character of the town plan.

² Break 5:41 – 5:58 pm

Melinda Rakoncay was glad that Les Thomas had joined the project and how it had been moved to a more Spanish Colonial Style. She said that Charlotte Street was the narrowest Spanish Street in the city and she thought that the scale of the project was too much for this area. She wanted to see the height reduced to one-story and one and a half stories rather than two and two and a half stories.

Richard Rodriguez was concerned about the additional traffic problems that would be created with the new hotel. He mentioned that there could be flooding problems as the pressure on the drainage would be increased. He said also that the construction could cause damage to the older buildings in the area.

Bryce Hannon was advocating for the project. He thought that if the project was allowed to proceed, there would be additional funds available for other services in the city. He said that the hope was to grow the hospitality in St. Augustine to make it a food and beverage destination across the world. He felt that there were many positive things that would be brought to the city with the addition of this hotel.

Mr. Rodriguez talked about the increased traffic in the area and said he was not opposed to the hotel, but did not support the garage.

Public hearing was closed.

Ms. Avery-Smith clarified with Ms. Courtney that the landscape plans were in the packet, but not the latest renderings presented by Mr. Marquis and Mr. Thomas.

The Board discussed:

Mr. Beach felt that the board was hyper focused on the project at hand not the bigger picture. He suggested showing how the project fit into the entire downtown area should be the focus. He wanted to look at the fenestration to include the window openings,

proportion, layouts, roof treatments, the dormers, courtyards, and who would be using them and also what the purpose was and would they be open to the public. He asked for the reasoning of the difference in style.

Mr. Thomas said there were no doors opening from the building to the courtyard and the different style walls were there to add depth to the design.

Ms. Duncan confirmed that the purpose of the trash compactor was to eliminate the trash cans being on Charlotte. She wanted to know if the gates would be open during the day. She agreed that there appeared to be too many dormers and thought the height of the building should be reduced by removing some of the dormers.

Ms. Avery-Smith said that there were no more rooms to remove as 21 rooms had been removed thus far.

Mr. Weaver said that this was a transition area in the city between Cathedral and Treasury. He did not think that the project was out of scale for the area. The building was in keeping with the spirit of HP-2. He asked the Board how much more detail was needed for an Opinion of Appropriateness.

Mr. MacDonald wanted to know what type of construction practices would be used to limit any potential damage to the historic buildings in the area. He said that the mass had changed and was better, he did not think that people should have access to the courtyard since they were outside of hotel rooms. He pointed out that there were some points where the height of the building exceeded 35 feet.

MOTION

Mr. Weaver MOVED to APPROVE application HP2024-0055 at 24 Cathedral Place/Charlotte Street to construct 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. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Weaver, Beach, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

10. Planning and Building Staff Communications

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

(Provided for informational purposes)

11. Other Business

11. (a)

Ms. Courtney observed an obituary for Martin Gold, who was considered a great contributor to the city as an architect.

11. (b)

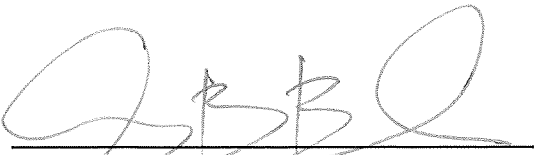
Ms. Lopez gave an update on the bill regarding illegal demolition and changing the maximum penalty.

12. Next Scheduled Meeting Dates

12.(a) March 20, 2025 – Regular meeting

13. Adjournment

There being no further business, the meeting was adjourned at 7:33 P.M.³



Gaere MacDonald, Chairperson

³ Transcribed by Michele Fudo