

CITY OF ST. AUGUSTINE

Corridor Review Committee Meeting
June 26, 2025

The Corridor Review Committee met in formal session at 2:00 P.M., Thursday, June 26, 2025, in the Alcazar Room at City Hall, St. Augustine, Florida. Vaughn Cochran, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL: Vaughn Cochran, Chairperson
Lorna McDonald, Vice-Chairperson
Michael Blake

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

Julie Courtney, Historic Preservation Officer, introduced Michael Blake, the newest board member.

2. General Public Comments for Items not on the Agenda

(NONE)

3. Approval of Minutes

(NONE)

4. Modification and approval of Agenda

MOTION

Vaughn Cochran **MOVED** to **APPROVE** the agenda as presented. The motion was **SECONDED** by Lorna MacDonald and **APPROVED BY UNANIMOUS VOICE VOTE.**

5. New Business

**5. (a) HP2025-0047 – Sarah Ryan Architect, LLC - Applicant
City of St. Augustine - Owner
241 W. King Streett**

For preliminary design approval to construct a new City of St. Augustine institutional building to include community meeting space and

archaeology center along West King Street, at the southeast corner of Madison Street.

Candice Seymour, Historic Preservation Planner, provided the staff report.

STAFF DOES NOT MAKE RECOMMENDATIONS RELATED TO CITY PROJECTS. THE CRC MUST MAKE A DETERMINATION BASED UPON THE EVIDENCE PROVIDED AND ITS CONSISTENCY WITH THE REVIEW CRITERIA BELOW:

Criteria 1: Strict application of the Standards is not warranted and granting a modification will fulfill the intent of the standards.

Criteria 2: The Modification is not a prohibited type of modification listed in Section 4.7.4.

Criteria 3: The Modification is consistent with the Comprehensive Plan and generally consistent with the purpose of the city's Land Development Regulations and the Standards.

Criteria 4: The Modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification. All findings must be proven by

the applicant and accepted by the CRC in order to grant a modification. In doing so, the CRC recognizes that the approval is unique to this property and its conditions and does not establish any precedent.

If these findings cannot be made based upon this application and any additional testimony the Modification can be denied, and the applicant may seek an appeal before the City Commission.

Ex Parte Communication:

(None)

Sarah Ryan and Elijah George, applicants, were sworn.

Sarah Ryan, Architect, reviewed the application. She noted the building was facing King Street and would be primarily used by the City Archeology program; however, there was other space in the building, which could be rented out by the public.

Mr. Cochran asked how the backroom would be used.

Ms. Ryan replied that the back of the building was very specific to the City Archeology Program. She said it would require certain lighting, temperature, and humidity for archiving.

Ms. MacDonald asked the reasoning for the use of the metal.

Ms. Ryan replied that the building on the front was more traditional and complementary to the other on the street whereas the metal was the newer part of the building, easier to construct, insulate, and better for storage purposes.

Mr. Blake commented that this was the first Board to hear the application and asked if the application had to be presented to the Planning and Zoning Board (PZB).

Ms. Ryan replied that the application would be heard by the PZB in July. She said they would be requesting a rezoning to government use (GU), which will be consistent with the area where the City buildings were located. She advised that parking would be limited but there would be a handicapped space, parking for staff, and there was a City owned lot around the corner that could be used for the public meeting space.

Mr. Cochran said the other buildings had bricks and the decorative stonework was beautiful. He said he understood that the archival building needed to be secured but felt the two buildings did not complement each other nor did they have any relationship to each other. He suggested changing the color to match the red brick color to not make it look like a container building.

Mr. Ryan said there were other options for coloring available. She provided the samples to the committee.

Mr. Cochran asked if the reasoning for the building being metal was more of a cost issue.

Ms. Ryan said the three-story brick building would feel very heavy on the site and it would not allow for as much archival space on the third floor. She said Andrea White, City Archeologist, said ample storage was a priority and the metal was lighter. She said the front was to feel consistent with the other buildings in the area and the back was more of the newer modern look to the building hence the reason for the metal.

Elijah George, Landscape Architect, explained the context of the other buildings in the area considering the brick on the front and the metal on the back, which showed the front in a more elevated way and more functional in the back, which made the building look more refined. He said it took the building from a service building and turned it into more of an academic building.

Ms. MacDonald said the coloring of the building was more of a preference and she was in support of the terracotta coloring for the metal building as it matched the brick.

Mr. Cochran agreed.

Public hearing was opened.

BJ Kalaidi said she was concerned with the parking and with keeping the history and character in the West City area as it was very important to the neighborhood. She felt the metal did not fit in the area and thought the modification should be denied. She thought this was an area the City was concerned with and it should be uplifted not changed to where history was lost.

Public hearing was closed.

Ms. Ryan commented that public parking was on King Street in front of the City's Fleet Maintenance building.

Mr. Blake asked what the main use of the building would be and the daily intent besides having an occasional public meeting.

Ms. Ryan said the daily use of the building would be light mostly with one or two staff members. She said in reference to storage, the current location had pieces of pottery, boxes, and some heavier artifacts.

Ms. Courtney said the City Archeology department consisted of three team members, and the current facility was a metal shed building, which was not airtight, and had a lot of mechanical and air conditioning issues. She said there were a variety of artifacts that were stored in the facility from the archeological digs. She said most days one of them would be onsite using the two offices in the building. She said the other rooms in the building could be used by visiting researchers, City meetings, or the public.

Ms. Lopez asked if the inspiration for the metal back part of the building came from the surrounding City buildings in the area.

Ms. Ryan showed the surrounding buildings which had the same type of façade on the front and the metal in the rear.

Ms. Seymour noted page 24 of the staff report provided different views of the other infrastructure in the area.

Mr. Blake said the renderings provided showed that the metal building would be two toned.

Ms. Ryan confirmed and said it was to provide shape and shadow. She said the intent was to break up the massing.

Mr. Blake questioned the landscape plan and asked about the Oak tree in the corner. He said that it could help break up appearance.

Mr. George said the idea was to break the massing up by adding the Oak tree to match the one across the street.

Mr. Cochran suggested the color of the metal building should be changed to match the brick considering the limitations of the brick and the cost

Ms. MacDonald agreed that the color should be changed.

Mr. Blake said he did not have a strong opinion on the color as the tones in both color schemes were noticeable.

Ms. Lopez asked if the smaller windows were intended or if the windows would conform to the standards.

Ms. Ryan replied that the windows would conform to the standards.

MOTION

Ms. MacDonald move to APPROVE Preliminary Design Review application HP2025-0047 for new institutional development finding that the project overall is consistent with the intent of the Design Standards with the condition the color of the metal building be changed to terracotta and sandstone and that the glazing would be brought to the standard for the second story. The motion was SECONDED by Mr. Blake.

VOTE ON MOTION:

AYES: MacDonald, Blake, Cochran

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Planning and Building Staff Communications

7. Other Business

(None)

8. Adjournment

There being no further business, the meeting was adjourned at 2:32 P.M.¹

¹ Transcribed by Elyse Wiemann