



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A - **FINAL**

THURSDAY, APRIL 21, 2022 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) March 17, 2022 Regular Meeting Minutes
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance): None
6. Certificate of Appropriateness
 - a) HP2022-0018
Renewal by Anderson of Florida - Applicant
Cornelius Peter and Kimberly Kay Dungan - Owner
174 Avenida Menendez
To replace divided-lite wood windows with arched transoms on the upper level west, north, and east elevations of the detached garage with squared single-lite composite windows with no transom; and, to install a short metal fence on top of the masonry wall along the south property line.
 - b) HP2022-0019
Les Thomas Architect - Applicant
Robert Edward & Constance M Kosberg - Owner
53-55 Marine Street
To modify the building at 55 Marine Street on the northeast corner to partially enclose the ground-floor porch and add exterior stairs; to replace an existing window on the east elevation of 53 Marine Street with new double French doors and construct associated steps and platform; and, site modifications to include a new outdoor kitchen structure on the southeast corner of the property visible from Avenida Menendez, an in-ground pool, new exterior lighting, new and modified concrete and brick walkways, and relocation of existing mechanical equipment and fire pit.

- c) HP2022-0014
(Continued from
March 17, 2022*)
- Michelle D. Ruby, Luckie Street Enterprises - Applicant & Owner
308 St. George Street
To construct a one-story attached addition and a detached two-story building at the rear of the existing residential building; to renovate the existing residence including window, door, and roof replacement, changes to fenestration and removal of exterior walls on north and west elevations for additions; and site modifications to include addition of in-ground pool, paved patio and rear driveway, wood deck, lighting, landscaping, and a wood picket fence along the front elevation. (*Review of detached two-story building at rear and site modifications following HARB approval of alterations to the main building)
- d) HP2022-0020
- Grace Contracting, LLC - Applicant
Zigiz Holdings, LLC - Owner
28 W. Castillo Drive - Lot 14
To construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.
- e) HP2022-0021
- Grace Contracting, LLC - Applicant
Zigiz Holdings, LLC - Owner
28 W. Castillo Drive - Lot 15
To construct a new 1-1/2 story single family residence along W. Castillo Drive and a two-story detached building with a garage and residential space above to the rear along Grove Avenue with site modifications to include the addition of an in-ground pool with paver surround, front and rear paver driveways, fencing, landscaping, and associated mechanical and utility equipment.

7. Certificate of Demolition and Partial Demolition

- a) HP2022-0022
- SEG Companies, LLC - Applicant
David Westbrook - Owner
104 Gaspar Street
To demolish a residential building constructed ca.1910-1920 that is recorded in the Florida Master Site File and not located in a district.
- b) HP2022-0023
- SEG Companies, LLC - Applicant
Barbara Fogg - Owner
5 Atlantic Avenue
To demolish a residential building constructed in 1954 that is recorded in the Florida Master Site File and not located in a district.

- c) HP2022-0024 Hunter Hayden, Oasis Equity Holdings, LLC - Applicant and Owner
1 Palm Row
To partially demolish a residential building constructed in 1905 that is recorded in the Florida Master Site File, located in the Historic Preservation 1 Zoning District (HP-1), and is a contributing building to the St. Augustine Town Plan National Register Historic District, including removal of a masonry addition, replacement of existing siding and modifications of fenestration on wood addition, and extending the opening of the existing masonry wall on the east property line.
- d) HP2022-0025 Jay Neumark - Applicant
Gerald Neumark – Owner
69 Lemon Street
To partially demolish a residential building constructed ca. 1917-1924 that is recorded in the Florida Master Site File and is an altered but contributing building to the Model Land National Register Historic District, including the removal of a rear addition, modifications to the fenestration, and replacement of existing windows.
- e) HP2022-0008 Michael Silverio Sr., Shotgun Saragossa LLC - Applicant & Owner
(Continued from 74 Saragossa Street
March 17, 2022 To demolish a building constructed ca.1904-1910 that is recorded in
without being heard) the Florida Master Site File and is an altered but contributing
structure to the Model Land Company National Register Historic
District.
- f) HP2022-0026 Bart Piniaz - Applicant
163 School Street, LLC - Owner
163 School Street
To partially demolish a residential building constructed ca. 1910-1917 that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District, including the existing detached garage and removal of existing roof and aluminum siding related to a second-floor addition and renovation.

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

- a) HP2022-0027 Bridge Street Estates, LLC - Applicant
Joseph Griffin - Owner
115 Bridge Street

To review parts I and II of a Historic Preservation Ad Valorem Tax Exemption application including proposed restoration and rehabilitation of existing architectural elements for a building constructed ca. 1800 that is recorded in the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District.

9. Planning and Building Staff Communications

- a) Staff Approved Permits Report

10. Other Business

- a) Discussion Regarding Historic Preservation Division Work Plan 2022-2023

11. Adjournment

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

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

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