



CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, MARCH 16, 2023 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) February 16, 2023 Regular Meeting
4. Modification and approval of Agenda
- *5. Recommended Expedited Hearing Items (to be recommended one week in advance)
 - a) HP2023-0010 Les Thomas Architect - Applicant
Ocean Breezes Real Estate, LLC - Owner
50 Marine Street
To modify previously approved Certificate of Appropriateness application HP2022-0073 to utilize a stucco finish where wood lap siding was proposed on dormer additions to the main residence and the new detached garage, extend the proposed eight-foot tall masonry wall to part of the north property line, and remove a previously proposed gate on the west property line wall.
6. Certificate of Appropriateness
 - a) HP2023-0008 Southern Construction - Applicant
J Prabhu II LLC - Owner
226 Charlotte Street
To modify previously approved Certificate of Appropriateness HP2022-0092 to replace an existing second story north elevation wood window, previously indicated to remain, with a new, smaller wood window.
 - b) HP2023-0011 Alan J. Frez Construction, Inc. - Applicant
Maria F. Gandarez - Owner
317 St. George Street
To replace all existing wood novelty siding on the main residence and garage apartment with new wood novelty siding.

- c) HP2023-0009 Frank Reubel Fine Jewelry Inc - Applicant
TEP, Inc. - Owner
29 King Street (a.k.a. 17 King Street)
To install signage with colors that are not pre-approved.
 - d) HP2023-0012 Les Thomas Architect - Applicant
Toques Land Trust - Owner
26 Toques Place
To elevate the structure, construct a new covered front porch and pier foundation to replace the existing, and alter the site configuration related to proposed relocation of the building. (See companion applications HP2023-0013 & HP2023-0014).
- 7. Certificates of Demolition, Partial Demolition, and Relocation
 - a) HP2023-0014 Les Thomas, Architect - Applicant
Toques Land Trust - Owner
26 Toques Place
To relocate a residential building, constructed c. 1910 that is recorded in the Florida Master Site File and located within the St. Augustine National Register Historic District and the Historic Preservation-Three (HP-3) Zoning District, westward/forward on its current lot. (See companion applications HP2023-0012 and HP2023-0013)
 - b) HP2023-0013 John Valdes & Associates, Inc. - Applicant
Toques Land Trust - Owner
26 Toques Place
To partially demolish a residential building constructed c. 1910 that is recorded in the Florida Master Site File and located within the St. Augustine National Register Historic District and the Historic Preservation-Three (HP-3) Zoning District to include after-the-fact removal of original wood windows; and, for work related to the elevation, relocation, and rehabilitation of the building, including the front porch, rear exterior stair, and rear outbuilding. (See companion applications HP2023-0012 and HP2023-0014)
 - c) HP2023-0016 Big Joe Realty, LLC - Applicant and Owner
19-1/2 S Leonardi Street (a.k.a. 17 S Leonardi Street)
To demolish the southernmost residential building on the lot, constructed c. 1924 - 1930; and, for after-the-fact approval of a rear detached garage building over 50 years of age, that are both recorded in the Florida Master Site File, and not located in a district.

8. Continued Items from the previous HARB meetings

- a) Certificate of Appropriateness
HP2022-0083
Continued from December 14, 2022
WITHDRAWN BY NEW OWNER
Duval Master Construction - Applicant
26 Toques Pl, LLC - Owner
26 Toques Place
To remove an existing ADA ramp, install a new porch railing to match the existing, and repair and/or replace existing wood windows and wood siding.
- b) Certificate of Demolition
HP2023-0003
Continued from February 16, 2023
REQUESTING CONTINUANCE
Ronin Construction Management, LLC - Applicant
Irene L. Lawrie Living Trust - Owner
224 Riberia Street
To demolish a residential building constructed ca. 1924-1930 that is recorded in the Florida Master Site File and a contributing building in the Lincolnville National Register Historic District.
- c) Certificate of Demolition
HP2023-0004
Continued from February 16, 2023
REQUESTING CONTINUANCE
Ronin Construction Management, LLC - Applicant
Irene L. Lawrie Living Trust - Owner
226 Riberia Street
To demolish a residential building constructed ca. 1917-1924, including the post-1930 commercial addition extending from the front facade, that is recorded in the Florida Master Site File and is a contributing building in the Lincolnville National Register Historic District.
- *d) Certificate of Appropriateness
HP2022-0078
Continued from November 17, 2022
REQUESTING CONTINUANCE
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 Grove Avenue and a 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.
- *e) Certificate of Appropriateness
HP2022-0079
Continued from November 17, 2022
REQUESTING CONTINUANCE
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 Grove Avenue and a 2-story detached garage with living space above along W. Castillo Drive with associated site features to include an in-ground pool with paver surround, front and rear driveways, fencing, landscaping, and associated mechanical and utility equipment.

9. Planning and Building Staff Communications

- a) Staff Approved Permits Report

10. Other Business

- a) Information related to City initiatives regarding Resiliency and Sustainability, including the Federal Back Bay Study, updates to the Vulnerability Assessment data, Resilient Shoreline concepts and other projects. (Presentation to follow at a later HARB meeting)

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.