



CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

A G E N D A

THURSDAY, DECEMBER 18, 2025 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) October 16, 2025 - Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (additional to be recommended one week in advance)
 - a) HP2025-0076 (Previously Christopher Roper - Applicant and Owner approved under expired COD 101 Magnolia Drive HP2023-0084) To demolish a residential building, constructed c. 1924-1930, that is recorded in the Florida Master Site File and not located in a district.
6. Continued Certificates of Appropriateness from previous HARB meetings
 - a) HP2025-0074 Central Southern Construction Services, LLC - Applicant and Owner
CONTINUED FROM 264 St. George Street
NOVEMBER 20, 2025 To install a new metal gate across an existing driveway.
 - b) HP2025-0070 Design Cooperative, LLC - Applicant
CONTINUED FROM 58 Charlotte Streer LLC - Owner
NOVEMBER 20, 2025 58 Charlotte Street
To increase the height of an existing masonry wall along the south property line and modify the previously approved flat roof design to screen proposed mechanical equipment; and, to construct a pergola across the previously approved rear courtyard space.

7. Certificate of Appropriateness

- a) HP2025-0080 Studio Femke - Applicant
58 Charlotte St LLC - Owner
58 Charlotte St
For design changes to outdoor spaces.

- b) HP2025-0078 Blue Carriage House LLC - Applicant and Owner
26 Toques Place
For after-the-fact replacement of previously existing wood privacy
fencing with new wood privacy fencing of differing height and
design.

8. Certificate of Demolition and Partial Demolition

- a) HP2025-0077 Coastal Craftsmen Company - Applicant
Alison & Stephen Kuzoian - Owner
38 Park Avenue
For partial demolition of a residential building, constructed c. 1954,
that is recorded in the Florida Master Site File and contributing to
the Fullerwood Park Residential National Register Historic District,
including window replacement, fenestration changes, and
modifications to the roof form.

- b) HP2025-0079 Kenneth Wieber - Applicant and Owner
143 Oneida Street
For partial demolition of a residential building, constructed c. 1885-
1894, that is recorded in the Florida Master Site File and
contributing to the Lincolnville National Register Historic District,
including removal and replacement of a small rear addition with a
larger rear addition.

9. Certificate of Appropriateness - Large Scale Projects

- a) HP2025-0072 Matthews | DCCM - Applicant
CONTINUED FROM Sisters of St. Joseph, Inc. - Owner
NOVEMBER 20, 2025 241 St. George Street
To construct a new institutional building on the northern portion of
the property with associated alterations and repairs to existing
masonry perimeter walls and new hardscape and landscape designs.

- b) HP2025-0053 Rogers Towers, PA - Applicant
CONTINUED FROM AUGUST Kasam Hospitality, Inc. - Owner
21, 2025 24 Cathedral Place and Charlotte Street (PID 1972000000)
For work related to an adaptive use project of the existing buildings, to include construction of commercial buildings to flank a new parking garage on the existing parking lot; new landscape, hardscape, and streetscape on Charlotte Street and south side of Treasury Street; and repair and rehabilitation of exterior elements on existing tower building to include replacement of windows, doors, and balconets, and refinishing of stucco and terra cotta.

10. Planning and Building Staff Communications

- a) Staff Approved Permits Report

11. Other Business

- a) Approved 2026 HARB Meeting Dates
b) Follow-up on Model Land Company National Register Historic District update

12. Next Scheduled Meeting Date(s):

- a) January 15, 2026 - Regular Meeting

13. 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.