



CITY OF  
**ST AUGUSTINE**  
EST. 1565

**HISTORIC ARCHITECTURAL REVIEW BOARD**

**\*AMENDED\***

**A G E N D A**

**THURSDAY, JANUARY 15, 2026 - 1:00 PM**

**ALCAZAR ROOM**

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1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
  - a) November 20, 2025–Regular Meeting
4. Modification and approval of Agenda
5. Recommended Expedited Hearing Items (to be recommended one week in advance)
6. Certificate of Appropriateness
  - \*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.  
**REQUESTING CONTINUANCE**  
**TO FEBRUARY 19, 2026**
  - \*b) HP2025-0080                      Studio Femke - Applicant  
CONTINUED FROM                      58 Charlotte St LLC - Owner  
DECEMBER 18, 2025                      58 Charlotte St  
**ADMINISTRATIVELY**                      For design changes to outdoor spaces.  
**CONTINUED**
  - c) HP2025-0083                      Shawn Lumley - Applicant  
Ivan Topalov - Owner  
27 Grove Ave  
For after-the-fact-replacement of original wood windows with new  
wood windows of a different design.

7. Certificate of Demolition and Partial Demolition

- a) HP2025-0084 Gulfstream Design Group, LLC - Applicant  
City of St. Augustine - Owner  
500 Anastasia Boulevard  
To demolish a commercial building, constructed c. 1971, that is recorded in the Florida Master Site File and not located in a district.
- b) HP2025-0087 A & O Builders LLC - Applicant  
True Real Estate Investments, LLC - Owner  
7 Saragossa Street  
For partial demolition of a residential building, constructed c. 1917-1924, that is recorded in the Florida Master Site File and contributing to the Model Land Company National Register Historic District, to include after-the-fact wholesale replacement of windows with a different material and design and fenestration changes.

8. Certificate of Appropriateness - Large Projects

- \*a) HP2025-0072 Matthews | DCCM - Applicant  
CONTINUED FROM Sisters of St. Joseph, Inc. - Owner  
NOVEMBER 20, 2025 241 St. George Street  
**REQUESTING CONTINUANCE TO FEBRUARY 19, 2026** 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.

9. Planning and Building Staff Communications

- a) Staff Approved Permits Report

10. Other Business

11. Next Scheduled Meeting Date(s):

- a) February 19, 2026 - Regular Meeting

12. 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.**