



CITY OF  
**ST AUGUSTINE**  
EST. 1565

## HISTORIC ARCHITECTURAL REVIEW BOARD

**\*AMENDED\***

### A G E N D A

**THURSDAY, FEBRUARY 19, 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) December 18, 2026 - Regular Meeting
  - b) January 15, 2026 – Regular Meeting
4. Modification and approval of Agenda
- \*5. Recommended Expedited Hearing Items (to be recommended one week in advance)
  - a) HP2026-0002                      Les Gallagher & Scott Rae - Applicant  
Terri & Ryan Pereira - Owner  
201 Inlet Drive  
To demolish a residential building, constructed c. 1972, that is recorded in the Florida Master Site File and not located in a district.
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.
  - b) HP2025-0080                      Studio Femke - Applicant  
CONTINUED FROM                      58 Charlotte St LLC - Owner  
DECEMBER 18, 2025                      58 Charlotte St  
For design changes to outdoor spaces.
  - \*c) HP2025-0083                      Shawn Lumley - Applicant  
CONTINUED FROM                      Ivan Topalov - Owner  
JANUARY 15, 2026                      27 Grove Ave  
**STAFF RECOMMENDS**                      For after-the-fact-replacement of original wood windows with new  
**CONTINUANCE**                      wood windows of a different design.

- d) HP2026-0003                      KRB Construction LLC — Applicant  
SAR 2020 Partners LLC—Owner  
7 Aviles St  
To remove and replace the south masonry wall of the existing structure.

7. Certificate of Demolition and Partial Demolition

- a) HP2026-0005                      Ancient City Capital LLC- Owner and Applicant  
317 Anastasia Blvd (PID: 2189700030)  
To demolish a residential duplex, constructed c. 1930, that is recorded in the Florida Master Site File and not located in a district.

- \*b) HP2026-0006                      Sarah Ryan Architect, LLC – Applicant  
**REQUESTING CONTINUANCE** Clifton and Rachelle Miller – Owner  
**TO MAY 21, 2026**                      68 Oneida Street  
For partial demolition of a residential building, constructed c. 1871-1885, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, for work related to building elevation and rehabilitation, including modifications to the foundation and enclosed front porch and removal and replacement of rear additions.

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  
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

- a) National Alliance of Preservation Commissions January 22, 2026 webinar: Supporting Skilled Preservation Trades at the Local Level: What Commissions and City Staff Need to Know (recorded version available to view)
- b) Legislative Update

11. Next Scheduled Meeting Date(s):

- a) March 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.***