

**CITY OF ST. AUGUSTINE**

Historic Architectural Review Board Regular Meeting  
February 19, 2026

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, February 19, 2026, in the Alcazar Room at City Hall, St. Augustine, Florida. Brad Beach, Chairperson, called the regular meeting to order, and the following were present:

- 1. ROLL CALL:** Brad Beach, Chairperson  
Linda Potter, Vice-Chairperson  
Paul Weaver, III  
Catherine Duncan  
Gaere MacDonald

City Staff: Julie Courtney, Historic Preservation Officer  
Candice Seymour, Historic Preservation Planner  
Isabelle Lopez, City Attorney  
Michele Fudo, Recording Secretary

**2. General Public Comments for Items not on the Agenda**

none

**3. Approval of Minutes**

**MOTION**

Mr. Weaver MOVED to APPROVE the December 18, 2026 minutes with the following clarification: that mahogany doors would be used on the first floor and light fixtures would be bronze finish on the mediterranean side of the building and black metal finish on the colonial side of the building. The motion was SECONDED by Mr. MacDonald.

**VOTE ON MOTION:**

**AYES:** Weaver, MacDonald, Duncan, Potter, Beach  
**NAYES:** NONE  
**MOTION CARRIED UNANIMOUSLY**

**MOTION**

Mr. Weaver MOVED to APPROVE the January 15, 2026 minutes as presented. The motion was SECONDED by Ms. Potter.

**VOTE ON MOTION:**

**AYES:** Weaver, Potter, MacDonald, Duncan, Beach  
**NAYES:** NONE  
**MOTION CARRIED UNANIMOUSLY**

**4. Modification and approval of Agenda**

Staff recommended Continuance for item 6.c HP2025-0083 to a date uncertain.

Item 7.b. HP2026-0006 requested continuance to the May 21, 2026 meeting.

**MOTION**

Mr. Weaver MOVED to APPROVE the Agenda including the following changes: item 6.c HP2025-0083 would be continued to a date uncertain and item 7.b HP2026-0006 would be continued to May 21, 2026. The motion was SECONDED by Mr. MacDonald.

**VOTE ON MOTION:**

**AYES:** Weaver, MacDonald, Duncan, Potter, Beach  
**NAYES:** NONE  
**MOTION CARRIED UNANIMOUSLY**

**5. Recommended Expedited Hearing items (to be recommended one week in advance):**

**5. (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 Mater Site File and not located in a district.

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Demolition at 201 Inlet Drive because it is not a local landmark or otherwise designated as a historic building.

Scott Rey waived the right to a presentation as this was an expedited hearing.

Ex Parte Communication:

(None)

Mr. Beach reviewed the certified notice responses and emails received for the application.

Public hearing was opened; however, there was no response.

The Board discussed:

- Had renovation been considered prior to the decision to demolish and rebuild a two-story house
- Renovation had been considered; however, the danger of flooding influenced the decision to tear down and rebuild
- There were many other two-story houses in the neighborhood
- This was not in an historic district

- Administrative approval depended on the current elevation compared to FEMA requirements
- Were there any salvageable materials available for reuse in another project
- It did not appear that there were any such materials

**MOTION**

Mr. MacDonald MOVED to APPROVE application HP2026-0002 at 201 Inlet Drive with a good faith effort to salvage any materials that had value. The motion was **SECONDED** by Ms. Duncan.

**VOTE ON MOTION:**

**AYES: MacDonald, Duncan, Weaver, Potter, Beach**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Ms. Lopez advised the applicant that this approval was not the final step, that building permits would need to be obtained and approved.

**6. Certificate of Appropriateness**

**6. (a) HP2025-0074 – Central Southern Services, LLC – Applicant & Owner  
264 St George Street**

~~Continued from November 20, 2025~~

**To install a new metal gate across an existing driveway.**

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 264 St. George Street if the HARB finds that the proposed new gate meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design if the proposed width is found appropriate.

Ashley Butey reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

The Board discussed:

- The new drawings were good
- Fifteen feet was a big gate
- Would rather see a tail on the column on the right side to bring balance to the structure
- This met the spirit if not the letter of the guidelines
- The height seemed proportionate to the width
- The AGHP allowed for at least four feet but not more than five feet of height
- Preferred a twelve-foot gate which would narrow the opening

#### MOTION

**Mr. MacDonald MOVED to APPROVE application HP2025-0074 at 264 St. George Street with the condition that the gate be narrowed from fifteen feet two inches to twelve feet of open space, the column in the reciprocating position to accommodate the change, and a wall to match to the north at an appropriate distance. The motion was SECONDED by Mr. Weaver.**

#### VOTE ON MOTION:

**AYES: MacDonald, Weaver, Duncan, Potter, Beach**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Ms. Lopez advised the applicant that this approval was not the final step, that building permits would need to be obtained and approved.

**6. (b) HP2025-0080 – Studio Femke – Applicant**  
**58 Charlotte Street – Owner**  
**58 Charlotte Street**

Continued from December 18, 2025

#### **For design changes to outdoor spaces.**

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 58 Charlotte Street if the HARB finds that proposed scope of work meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Femke Lang reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

The Board discussed:

- Was a firepit historically appropriate for the area
- A modified well feature with a water circulation system could be used
- The fire pit would be about three to four feet around and about three feet high and would provide ambience for the area
- This would be an ornamental feature
- The door should be a darker color
- Need to look at the true historic appearance
- Cushions were being considered for use on the stucco seating
- Historically almost every lot would have had a firepit
- The appearance of too much brick had been addressed
- Be sure to use authentic design and materials for the fire pit feature
- The color of the door was within the guidelines
- Sand set the brick rather than use mortar
- Existing brick had been sand set
- Use coquina for the fire pit
- Be sure to use 4-inch-thick brick for sand setting in the courtyard

- Canvas cushions with no design should be used for the seating
- Podocarpus was the selected plant and was a “friendly” plant, widely used in the area

There was further discussion to determine the height and materials for the fire pit, which would not be visible from the street. It was recommended that two feet high was sufficient, with a four-foot diameter, using coquina.

#### MOTION

**Mr. MacDonald MOVED to APPROVE application HP2025-0080 with the old Columbian bricks to be used in the rear and would be sand set and reusing the wood molds from the front; the fire pit in the back was preferred to be coquina but could use white stucco with maximum diameter of four feet and two feet in height with a recommendation to not make it one foot thick; the ocher color was approved for the entry doors and cushions would be approved in canvas; Podocarpus was approved for the plantings, any other plant choices could be taken to staff for approval. The motion was SECONDED by Mr. Weaver.**

#### **VOTE ON MOTION:**

**AYES: MacDonald, Weaver, Duncan, Potter, Beach**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Ms. Lopez advised the applicant that this approval was not the final step, that building permits would need to be obtained and approved.

**6. (c) HP2025-0083 – Shawn Lumley – Applicant**  
**Ivan Topalov – Owner**  
**27 Grove Avenue**

Continued from January 15, 2026  
STAFF RECOMMENDS CONTINUANCE

This item was continued to a date uncertain, see item four.

**For after-the-fact replacement of original wood windows with new wood windows of a different design.**

**6. (d) HP2026-0003 – KRB Construction LLC – Applicant**  
**SAR 2020 Partners LLC – Owner**  
**7 Aviles Street**

**To remove and replace the south masonry wall of the existing structure.**

Ms. Seymour read the staff report and said based on a review of the AGHP, and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Appropriateness at 7 Aviles Street:

1 APPROVE the application if the Board finds that the proposed south wall reconstruction meets the Secretary for the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the condition that sufficient structural safeguards are added or already in place to prevent damage to the remaining structure while the existing wall is removed; OR,

2 CONTINUE the application to allow the applicant time to provide additional information including the material make-up of the existing wall and the proposed finish of the reconstructed wall.

Chad Swanager reviewed the application.

Mr. Weaver confirmed that the entire section of the wall would have to come down and was obscured by the neighboring building.

Mr. Swanager advised that there were eight inches of clearance between the two buildings and much of this wall was not visible.

Mr. MacDonald agreed that an emergency demolition was necessary and should be

done as quickly as possible. He described a method that could be used to replace the wall, that would be acceptable.

Ex Parte Communication:

(None)

Public hearing was opened.

Frank Ringhaver, architect of record for the project, suggested a texture coating that would match the sand finish that already existed.

Public hearing was closed.

The Board discussed:

- Texture coating needed to be waterproofed and tended to look fake
- Kime paint was another alternative that was long lasting
- Trinity Church had used this type of paint with a good result
- Fully supportive of the project, including the demolition
- Confirmed that there would be no stucco

#### **MOTION**

**Mr. MacDonald MOVED to APPROVE application HP2026-0003 at 7 Aviles Street to demolish the south wall and reconstruct it with block with a washed joint and paint the outside with Kime paint that would match the existing colors and any openings on the wall needed to be maintained. The motion was SECONDED by Mr. Weaver.**

#### **VOTE ON MOTION:**

**AYES: MacDonald, Weaver, Duncan, Potter, Beach**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Ms. Lopez advised the applicant that this approval was not the final step, that building

permits would need to be obtained and approved.

#### **7. Certificates of Demolition and Partial Demolition**

##### **7. (a) HP2026-0005 – Ancient City Capital LLC – Applicant & Owner** **317 Anastasia Boulevard (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.**

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can take the following actions for a Certificate of Demolition at 317 Anastasia Boulevard:

1 APPROVE because it is not a local landmark or otherwise designated as a historic building; OR

2 CONTINUE to allow staff time to explore eligibility of the Thomas Tourist Court buildings for Local Historic Landmark status.

Christopher Walker reviewed the application.

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

The Board discussed:

- Confirmed that the proposed parking, after the demolition, would be for the business owned by the applicant.
- Recommended that the building be photographed prior to demolition
- Weaver referenced two Florida Master Site Files.

- There were no historic photos available for the building
- Final determination could be requested from the state if necessary
- Staff had completed due diligence, and this building did not appear to have any significance historically
- Confirmed that the other two buildings would not be torn down

#### **MOTION**

**Mr. Weaver MOVED to APPROVE application HP2026-0005 at 317 Anastasia Boulevard to demolish a residential duplex based on the fact that this building appears to have no historical or architectural significance either as a City of St. Augustine landmark National Register property or a building contributing to a potential National Register District. The motion was SECONDED by Ms. Duncan.**

#### **VOTE ON MOTION:**

**AYES: Weaver, Duncan, MacDonald, Potter, Beach**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY<sup>1</sup>**

Ms. Lopez advised the applicant that this approval was not the final step, that building permits would need to be obtained and approved.

#### **7. (b) HP2026-0006 – Sarah Ryan Architect, LLC – Applicant Clifton and Rachelle Miller – Owner 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 Lincolville 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.**

This application had requested a continuance to the May 21, 2026 meeting. See item four.

#### **8. Certificates of Demolition**

#### **8. (a) HP2025-0072 – Matthews | DCCM – Applicant Sisters of St. Joseph, Inc – Owner 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.**

Ms. Seymour read the staff report and said based on a review of the AGHP and without the support of evidence to the contrary, staff finds that the board can APPROVE a Certificate of Appropriateness at 241 St. George Street if the Board finds that the new structure meets the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design along the streetscape and within the HP-1 district as presented or modified by the HARB.

~~Shane Larsen, Kyle Soward, and Eric Wainwright reviewed the application.~~

Ex Parte Communication:

(None)

Public hearing was opened; however, there was no response.

The Board discussed:

- The wall sections showed a soffit
- The roof would have exposed rafters
- The trim detail on the column looked like a shelf, it was too big

<sup>1</sup> Break 2:52 – 3:07 pm

- The same feature on the older building was not as pronounced
- The fence served as protection so that no one would fall into the pond
- There was an approximate grade of four feet down to the pond
- The elevation on Aviles Street had been improved and softened
- A true brick paver had not been selected as the concrete pavers were porous
- The guidelines indicated that the brick should be clay
- There was an historic existing clay brick on site
- The modern paver may not blend well with the older bricks
- There was another option that was not porous but allowed water to pass through the gaps between the pavers
- The brick should be replaced in kind for the city sidewalk/right-of-way
- Confirmed that there would be no fountain in the pond; there would be an aeration system for the pond
- The water level was 4 feet below grade
- There was landscaping on the inside of the fence around the pond
- The roof on the chapel cupola would be done in a wrapping pattern
- Increase the size of the bottom trim
- Use Ogee trim on the bottom of the columns
- A French Drain system could be used to support the drainage from clay pavers
- Aluminum Clad windows would be used
- The gate design as presented was acceptable
- The landscape did not block the view of the building, rather it would define the building

A discussion of the landscaping showed some of the different plants that would be used on the site.

- The canopies over the balconies were concrete and steel

A discussion followed showing the details from the construction drawings for the balconies and the associated canopies.

## **MOTION**

**Ms. Duncan MOVED to APPROVE application HP2025-0072 at 241 St. George Street with the following conditions; the pavers in the driveway would be a clay brick paver; stucco on the CMU would be a traditional three coat stucco; there would be exposed rafters on all of the overhangs; the column capitals would be all the way around the column and a Roman ogee profile would be used at the bottom. The motion was SECONDED by Mr. Weaver.**

### **VOTE ON MOTION:**

**AYES: Duncan, Weaver, MacDonald, Potter, Beach**

**NAYES: NONE**

**MOTION CARRIED UNANIMOUSLY**

Ms. Lopez advised the applicant that this approval was not the final step, that building permits would need to be obtained and approved.

## **9. Planning and Building Staff Communications**

### **9. (a) Planning and Building Staff Approved Permits Report**

(Provided for informational purposes)

## **10. Other Business**

### **10. (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)**

Ms. Courtney provided a summary of the webinar she participated in, in January.

**10. (b) Legislative Update**

Ms. Lopez provided a legislative update.

**11. Next Scheduled Meeting Date(s):**

**11.(a) March 19, 2026 – Regular Meeting**

**12. Adjournment**

There being no further business, the meeting was adjourned at 4:31 P.M.<sup>2</sup>

For *Linda Potter*  
Brad Beach, Chairperson

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<sup>2</sup> Transcribed by Michele Fudo