



CITY OF
ST AUGUSTINE
EST. 1565

HISTORIC ARCHITECTURAL REVIEW BOARD

AMENDED

A G E N D A

THURSDAY, MAY 21, 2026 - 1:00 PM

ALCAZAR ROOM

1. Roll Call
2. General Public Comments for Items not on the Agenda
3. Approval of Minutes
 - a) March 27, 2026 - Special Meeting
 - b) April 16, 2026 - Regular Meeting
4. Modification and approval of Agenda
- *5. Recommended Expedited Hearing Items (to be recommended one week in advance)
 - a) HP2026-0027 Tipton Bray - Applicant
Liam and Dorota McDermott - Owner
9 Masters Drive
To demolish a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and not located in a district.
6. Certificate of Appropriateness
 - *a) HP2026-0011 Duncan Dailey—Applicant
Continued from Old City Leasing LLC —Owner
March 19, 2026 130 St. George Street
REQUESTING CONTINUANCE To replace the existing storefront with a new storefront system; and,
TO JUNE 18, 2026 to install a handicap access ramp.
 - b) HP2026-0028 78 Spanish Leasing Agency LLC - Applicant and Owner
78 Spanish Street
To construct a new wood privacy fence and gate.

- c) HP2026-0031 Tri-State Builders & Remodeling LLC - Applicant
Eric Ryden, Dawn Newton & Megan Hoag - Owners
172 Cordova Street, Units 11 & 12
To construct a new two-story wrap-around deck on the south end of the building visible from the Historic Preservation-One (HP-1) zoning district.

7. Certificate of Demolition and Partial Demolition

- a) HP2026-0033 Les Thomas, Architect - Applicant
Francie Rubin and Margot Bradely - Owner
30A Bay View Drive
To demolish a detached garage structure, constructed c. 1953, that is not recorded in the Florida Master Site File but is contributing to the Fullerwood Park Residential National Register Historic District.

- b) HP2026-0006 Sarah Ryan Architect, LLC – Applicant
Continued from Clifton and Rachelle Miller – Owner
February 19, 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.

- c) HP2026-0022 A & O Builders - Applicant
Continued from True Real Estate Investments, LLC - Owner
April 16, 2026 7 Saragossa Street
For after-the-fact 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 wholesale replacement of windows in a different design and fenestration changes. (Following denied application HP2025-0087)

8. Certificate of Appropriateness – City owned property

- a) HP2026-0032 Verizon Wireless - Applicant
City of St. Augustine - Owner
1 Cordova Street
To install cellular equipment on the exterior of existing parking garage stairwell towers.

9. Planning and Building Staff Communications

- a) Staff Approved Permits Report

10. Other Business

- a) May is Preservation Month! Celebrate St. Augustine's rich and unique history and cultural resources with these activities:

St. Augustine History Festival: May 6-10, 2026: See details for this year's lineup of special events, lectures, and tours at www.staugustinehistoryfestival.com

Special Proclamation Reading at the May 11, 2026, City Commission Meeting highlighting this year's National Trust for Historic Preservation theme "All People are Created Equal" to mark the 250th anniversary of the Declaration of Independence

Preserve Florida 2026 - Florida Trust for Historic Preservation Conference: May 14-15, 2026 in St. Petersburg, FL: Optional pre- and post-conference events on May 13 and May 16 (Details at: www.floridatrust.org/our-work/preserve-florida-2026/)

St. Augustine's America 250th Special Events: www.america250staugfl.org/

11. Next Scheduled Meeting Date(s):

- a) June 18, 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.