

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Special Meeting October 13, 2022

The Historic Architectural Review Board met in formal session at 9:15 A.M., Thursday, October 13, 2022, in the Alcazar Room at City Hall, St. Augustine, Florida. Catherine Duncan, Chairperson, called the special meeting to order, and the following were present:

1. ROLL CALL:

Catherine Duncan, Chairperson
Gaere MacDonald, Vice-Chairperson
Jon Benoit
Paul Weaver, III
Brad Beach

City Staff:

Julie Courtney, Historic Preservation Officer
Amy Skinner, Planning and Building Director
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Modification and approval of Agenda

MOTION

Mr. Weaver MOVED to APPROVE the agenda as presented. The motion was SECONDED by Mr. Benoit.

VOTE ON MOTION:

AYES: Weaver, Benoit, Beach, MacDonald, Duncan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Architectural Guidelines for Historic Preservation (AGHP) Update

Ms. Skinner said she thought the joint meeting with the Planning and Zoning Board (PZB) was productive. She noted the meeting with PZB yesterday and encouraged the Board to provide any comments they had.

4. (a) Review the draft update of the AGHP with consultant Jonathan Lammers, Historian, from Bender & Associates Architects

Mr. Lammers noted there were no changes to the draft, as they were obtaining comments from staff and the Boards. He provided a few slides for the Board to review. He pointed out the Local Standards for rehabilitation versus Secretary of the Interiors Standards (SOIS) which conflicted, and felt this could be resolved, but wanted the Boards guidance before making any changes.

Board Discussion:

- Additions added sixty years ago were viewed as historic, even though it was not part of the original structure
- Asked where the local standards were located
- There was a discrepancy on standard four between the Local and Secretary of the Interiors Standard
- Felt the local standard was dated and should follow the Federal guidelines

Mr. Lammers and staff response:

- Local standards were in the original document
- Agreed that not applying a date was best like the Secretary of the Interiors Standards
- Would be left to the Board to decide on a case-by-case if the period was significant

Ms. Courtney asked if local standards should be included in the guidelines as they had been in all the other existing versions.

Mr. Lammers said the guidelines should be more consistent. He pointed out number five in the local standards and said in this update, they identified styles beyond 1930 and the standards should apply to all the HP districts. He felt it was difficult to set a hard date. He noted number six was more open ended and dealt with the style instead of a date. He asked how to reconcile the date and the style as referenced in numbers five and six.

Board discussion:

- Board did not have purview outside the main historic district
- If demolition were outside the historic district anything could be put back in its place
- Framed vernacular/Victorian style homes that were redone looked like a modern house once completed and the character defining features would be lost
- Losing the fenestration would harm the National Register District and if the neighborhood went below 50%, it would no longer be a historic district

Ms. Lopez noted the partial demo draft was complete and in the final process for approval, she said it would allow purview over partial demolition and renovations for contributing structures. She stated it did not include new construction on a vacant lot. She said this was mainly partial demolitions for contributing structures. She advised PZB had seen the ordinance and supported it.

Ms. Duncan said it was important for buildings within the HP districts to maintain the integrity.

Mr. Lammers questioned if number five was meant for the Colonial parts of the City as it was not specifically addressed.

Mr. Weaver said number five was contradictory to what the practice had been. He said the date was antiquated and was should be brought up to date; the contradiction comes when there was a post period significant building and someone wanted to rehab the building, then it should be kept in its architectural style. He stated the Civil Rights era and reconstructed buildings were significant and the 2016 survey by Engineering and Science, Inc. (ESI) was updated and he felt that was the base line for the Colonial City.

Mr. Lammers said the 1930's date was problematic because people would rely on it; however, an option could be to eliminate number five and leave number six.

Mr. Benoit agreed. He said number five was redundant. He said number six was specific to the historic district and covered everything.

Ms. Skinner said the reason number five had been added was because people were trying to alter buildings in that time frame to reflect the Spanish Colonial, or adding additions to the front of buildings, that was supposed to be Spanish Colonial, and this rule was to help that end. She said it was decided to not have Spanish Colonial style outside the core area in order to not portray a false sense of history. She encouraged the Board to review the criteria and agreed that eliminating number five could possibly work.

Mr. Beach agreed and said any building modification should be completed in the same architectural style; however, any addition could be a modern addition that supported the older architectural style and character of the building.

Mr. Weaver said in the Secretary of the Interiors Standards that was rule nine and ten, which allowed it to be somewhat modern as long as it was compatible and complementary.

Ms. Courtney said local standard number eight addressed additions. She asked if the Board felt it addressed additions the same way as the SOIS nine and ten.

Mr. Weaver said it conflicted, but the SOIS wanted it to be differentiated, more of a subtle difference.

Ms. Duncan was concerned with the modern features like rooftop bars in the middle of the historic district. She said the Board needed something to base their opinion on since there were many projects that wanted this type of feature. She felt they needed to get into the modernization of the historic building instead of taking a building and making it Colonial.

Mr. Weaver asked about features that did not exist in the Colonial period like handicapped accessibility or flood mitigation measures and he felt that had to be addressed.

Mr. MacDonald said in the Colonial period people walked directly off the street into the building and that was not being done anymore.

Mr. Lammer said he felt there was consensus to eliminate number five and have number eight be updated to be more consistent with the SOIS; include the word differentiated but compatible would help solve the issue, and would allow for other items mentioned like the ADA accessibility.

Mr. Weaver asked if the local standards could be eliminated and instead use the SOIS.

Ms. Skinner said as a planner the SOIS were broad and questioned if they were good enough and met the objectives.

Mr. Weaver said he thought there was a blend of the Manucy guide and the SOIS; however, the problem was if there were conflicts between the SOIS and the local standards. He said the principles were archaic. He said his understanding was they were using Manucy and integrating the SOIS because they were universal. He asked since there were two sets of standards with contradictions what should they do.

Mr. Benoit said residential historic building owners wanted the additions and new construction to be seamless, and most homeowners would want the seamlessness instead of a mini version of the historic building. He said he was in favor of the partial demolition rules and felt it was important to retain the historic preservation districts and numerous contributing structures. He said to do this, they would have to change the way it was being managed.

Ms. Duncan said from experience, people wanted to keep the front of the house, and the back of homes would have more modern features; however, what was written was 'all modifications'. She asked if they were holding themselves to all modifications as the guidelines stated.

Mr. Weaver said local standard number nine was difficult and problematic. He said from experience, the federal guidelines were stricter than what HARB had been and thought more subtle changes were better.

Mr. MacDonald asked if modern uses could be installed even though it would not match the period of the home.

Mr. Weaver replied no; however, it could be determined on a case-by-case basis.

Ms. Duncan said that would shock a lot of people. She said the front of the home should match but in the rear people might not understand why they could not have the modern features.

Mr. Lammers said based on what he heard the phrase "must reflect the historical era of the home" could be changed to "must be compatible" which would help solve the issue with number eight.

Mr. Weaver noted the guidelines and the SOIS should not conflict because it could provide a loophole for possible litigation.

Ms. Duncan said there needed to be an explanation on how the local standards and the SIOS worked together.

Ms. Lammers felt adding a preamble would be beneficial.

Mr. MacDonald said the fifty years should just move with time. He said the preamble could state if there was conflict between the local standards and the ISOS, there would be one that was the default.

Mr. Lammers said it could state "HARB would decide on a case-by-basis".

Mr. MacDonald said if there was an issue would it default to the SIOS.

Mr. Lammers said there was a suggestion to include pictures of local building additions instead of only National Register one and asked if there were specific ones the Board wanted added.

Ms. Duncan noted the photos should have the original and the addition labeled to understand the difference.

The Board provided several local buildings recommendations that could be added.

Mr. Lammers said at the last meeting there was discussion regarding the pre-approval thresholds that staff would be able to approve and asked if the Board felt 10% was reasonable.

Mr. MacDonald felt staff should be allowed to approve projects if the items have a clear

plan with dimensions and a reasonable presentation for staff.

Mr. Lammers asked if drawings could not be provided could clear pictures be provided.

Mr. MacDonald felt that was a reasonable request.

Mr. Benoit asked if there was a repair and the material was being replaced in kind but was over 10%, would it need to come to HARB.

Ms. Courtney noted at times staff made applicants come to the Board for those types of issues.

Ms. Lopez clarified this would only apply to the HP districts.

Ms. Courtney said most of the time a review was generated by a permit; however, permit staff would ask if they were aware the building was in a local HP district.

Mr. MacDonald felt 10% might be too low and suggested 20%.

Mr. Lammers noted page 28, General Maintenance and Repair, he said if the repair was more than 10% it would not mean it could not be preapproved but the statement was left vague for staff to decide and if uncomfortable, staff could have the applicant present to the Board.

Mr. Weaver noted there was a difference between spot repair and wholesale repair and if this was for spot repair he agreed.

Mr. Lammers said the 10% could be removed and instead it could say "work should be limited in scope".

Mr. Benoit said it was implied that between the levels of materials and information provided to staff the higher percentage of repair would be allowed to be done at a preapproval situation.

Ms. Duncan said applicants should have to document the extent of the damage and provide ample materials to staff. She said there was a difference in replacing in kind or partial demolition.

Mr. Weaver stated he preferred having a measurable percentage for spot repairs and suggested 25%.

Mr. MacDonald said the 25% was also a guideline for staff and felt the staff should be empowered to make decisions.

Ms. Courtney agreed having a percentage was beneficial as it provided a threshold for staff to work with.

Mr. Weaver said having a minimal threshold would help preserve the buildings.

Mr. MacDonald felt 20% would be better because most buildings had four sides and 25% would allow for an entire side to be replaced.

Ms. Courtney asked if the Board agreed with 20%.

Ms. Duncan asked could it be limited to 20% of any façade or if it were the entire building 10% was best.

Mr. MacDonald said he liked 20% of a façade or elevation, and felt it was forgiving to the public and the building would not be destroyed.

Mr. Weaver stated it would be "replacement in kind" and in theory it would not be out of character with what was there.

Mr. Lammers said on page 28, there was a section referring to the hardscape preapproval and the threshold was 100 square feet of hardscape and anything beyond would be at the staff's discretion.

Ms. Courtney said they needed more flexibility as the existing AGHP restricted the amount to \$1,000.

Mr. Lammers said the intent was to eliminate dollar amounts and incorporate area amounts.

Mr. MacDonald said in the joint meeting there was a lot of conversation regarding plants. He asked what was being done with that.

Mr. Lammers said there would not be a list of what could be planted but rather what should be excluded such as invasive plants. He said native plants would be acceptable and could focus on salt tolerant plants.

Mr. Lammers discussed HP 5 noting the style in the area was framed vernacular except for lots 1-8 of the Kingsland Addition Subdivision, which was the St. Augustine Colonial Revival where the San Marco Hotel was located.

Mr. Weaver said this was part of the North City Historic district and it should be the styles that were consistent with the district, but most were framed vernacular.

Mr. Lammers said he would review the National Register nomination at the period of significance that was identified and could revise it to say "recognized architectural styles within the period of significance" for the district.

Mr. Lammers continued and referred to page 65 Paint Colors and Signs on Colonial buildings. He asked should it be specific to the pre-1821 color list or could it just be on the preapproved list. He asked if high density urethane signs were able to be used for signs.

Discussion:

- Felt it was an opportunity to create visual consistency in the historic district
- Pre-1821 was more specific and narrower than the overall list

- Asked if colors needed to be related to building style
- Felt it should reflect the history of the building
- Should use wood since it was required in the historic district¹

Mr. Lammers asked about using asbestos shingle roofs which had aged and were now historic, since those were unavailable currently, would applicants be required to use an asphalt shingled roof that emulate that pattern.

Board Discussed:

- Had been approved like that by the Board before
- A cementitious replica would be the better choice but there was not a cementitious replica and the products were not waterproof
- Had approved a heavy gauge shingle
- Preferred using the asphalt shingle

Ms. Courtney said one issue they were noticing was the asphalt shingles were not being manufactured. She said this needed to be addressed as the supply for materials had drastically changed. She asked if this could be administratively approved or should those application come to HARB especially if a diamond shaped asphalt shingle could not be obtained.

Ms. Duncan said the manufacturing could change in next few years and felt they should try to keep an asphalt shingle that replicates the pattern. She suggested adding a disclaimer that if materials were unavailable applicant could submit alternative options.

Mr. MacDonald felt this pattern would be available in the future; however, if not, the Board would need to work with the applicant on an alternative pattern.

Mr. Lammers asked since the asbestos roof was not the original but had been the style on the home the longest, would it be considered historic and should be kept as the roof.

Ms. Duncan said if the applicant were able to provide the original roofing material, the applicant could then use it as an alternative, but it could not be a material that was not on the roof at any time.

Mr. Benoit said staff should have the ability to approve an architectural shingle to replace the roof with a statement from the homeowner that indicated the material needed was unavailable.

Ms. Courtney said if that were the case, could staff approve a square shaped asphalt shingle administratively instead of the diamond shape.

Mr. Benoit said he was in support of staff approval but felt it needed to be an architectural shingle that was compatible with the home.

Mr. Lammers said the question was if the Board would be comfortable with replacing asbestos roof with a similar pattern that would duplicate the look of the asbestos roof.

Mr. Benoit said there could be a disclaimer about the supply issues in 2022, but the standard the Board would rather have would be the diamond shaped asphalt shingle.

Ms. Duncan said it could say would need to be replaced with a like material and staff could approve due to limitations. She said the Florida product approval code would need to be provided.

Mr. Lammers referenced page 113, the window assessment checklist, and said this was to ensure before a window replacement occurred, staff would have the correct information in front of them.

¹ Mr. Weaver left the meeting

Ms. Courtney provided two different window checklists for the Board to choose from that could be adopted². She said the one on the simpler version had been created by staff but never implemented, and the second had a window diagram that was more comprehensive and beneficial. She asked which was better

Board discussed:

- Happy the casing of the window was included as it was an important part
- Thought the more comprehensive one was better as it made them list each window specifically
- 20% rule would apply to windows per side
- Add the items from the St. Augustine list as well that could be in conjunction to the more comprehensive one

Mr. Lammers said this could be inserted in the guidelines.

Ms. Courtney felt this would be beneficial to incorporate into the AGHP. She asked if the bullet points from the half sheet should be added.

Ms. Duncan said the bullet points should be kept as it noted the information required regarding each window.

Mr. Benoit asked if the form was able to be used or if it was copywritten.

Ms. Lopez said the window survey form was from the City of Jacksonville and was a public record. She said it could be customized to include the City Crest and change a few things, but it could be used.

Mr. Lammers noted page 119-120 Paint Colors and Styles. He said specific colors were mentioned for only a few architectural styles and another section for colors after

1900's. He asked if this should be included or excluded.

Ms. Courtney said there was a preapproved paint color list that listed every style and was more comprehensive. She felt each style should be covered or it could be removed.

Mr. MacDonald said colors were limited before the 1900's and after that there were many.

Ms. Duncan asked if there would be a reference to the pallet list.

Ms. Courtney said the specific styles listed on page 120 could be excluded and it could be noted there was a document with preapproved paint colors for the different styles. She said it would be beneficial to include in the AGHP.

Ms. Skinner noted a series of brochures were done for applicants regarding the colonial building colors but over the years the ability to produce them had been lost.

Mr. Benoit asked if there was a way to provide a link that lead to a form, which he could provide that helped the applicants think about their the colors choices as they would be selecting multiple colors that needed to work together.

Ms. Duncan asked if there was a historically accurate document that showed the difference between the trim and body colors.

Ms. Courtney said the preapproved paint color document identified this information especially for the Spanish period, pre 1821 period. She felt the form mentioned would be very helpful. She said the City was no longer allowed to require paint permits for residential structures; however, they could require the paint to be from the preapproved color list.

² Attached to packet

Mr. Lammers referenced page 132 Site Features such as pergolas.

Ms. Courtney noted the Board had been receiving many applications requesting pergolas. She said the AGHP currently did not have any guidelines and felt this could help staff and the Board to help review them.

Board Discussed:

- Homeowners were running into maximum lot coverage and pergolas help extend it
- Should have some compatible detail and scale to the building
- Should have language for commercial pergolas

Mr. MacDonald asked why fountains were not appropriate in public spaces.

Ms. Courtney said that was from the old AGHP and had been carried into each version. She said it may be referencing not being appropriate for residential areas.

Ms. Duncan said she thought it referenced the Colonial era and people had wells, not fountains.

Mr. Lammers noted this was legacy information but asked if that should be included.

Mr. Benoit said it could state fountains were not appropriate in spaces open to the public unless part of an overall landscape plan approved by HARB.

Ms. Duncan felt there were examples of restaurants that wanted to have them in outdoor spaces but not in the courtyard space. She felt this needed further investigation as the source related to the time period, style, and what could be the exception.

Mr. Lammers questioned if the pergola, scale should be different from the building roofline or higher than the first-floor coverings. He

asked about coverings for pergolas and questioned if they should be left open.

Mr. MacDonald said the Board had denied plastic coverings in the past on top of pergolas or arbors especially in the HP district.

Mr. Beach said most of the time it had plants, open with rafters, or roof that would match the style of the historic main structure.

Mr. MacDonald clarified pagodas were roofed; however, pergolas were typically not.

Ms. Courtney asked about outdoor furniture in commercial applications as it was a reoccurring issue.

Mr. Benoit said staff needed to have guidelines in order to approve the furniture. He questioned if this would be under site features in commercial settings only. He suggested using natural materials like wood and metal. He asked what other types of materials were being proposed.

Ms. Courtney said it should include no plastic and colors. She said there was a standard to have a canvas for umbrellas to be a light canvas covering and asked if that should be the same for the furniture.

Ms. Duncan noted furniture was removable and that was easiest way make a space more contemporary. She said the visibility from the street was important in the Colonial district.

Mr. MacDonald suggested using the colors on the paint pallet

Mr. Benoit said the materials should be wood or metal for the structures and not plastic. He felt the canvas colors would be difficult regulate.

Mr. Lammers said there was similar language in the bullet points already and would add in this information.³

Mr. Lammers asked if the Board had any comments and if there were any items that needed to be discussed.

Board discussion:

- Asked if new construction could include a collective streetscape for multiple buildings
- Asked if there were any guidelines that would help with more than one building or a larger property
- Page 52 under recommended design principles under new construction should include: "follow the recommended permitted styles for that particular district"
- Page 72 under design considerations, the diagram at the bottom showed a setback which was to demonstrate to not set the building back, it should be at the edge
- Asked if a large building was on the streetscape could it be stepped back for a garden space or green space
- Should there be any type of relief at all if they were trying to break up the massing of the building
- Perhaps more landscaping between a building
- Did not want parking lots or driveways to the back, but what was not shown was the walls leading into courtyards
- Most colonial buildings were along the road, but entry was into the courtyard before entering the actual building, and felt that information needed to be clarified
- Question regarding the massing was to do with relief; however, that did not fit within the Colonial style
- Felt a building setback and a courtyard opening were different and should be defined

Mr. Lammers response:

- Page 74 addressed the breaking up of the massing; however, the setbacks were not addressed
- Asked if there was something beyond breaking up of the massing that should be included
- Would try to have a better diagram with clear information

Ms. Skinner said it could have to do with the color patterns and variation helped to break up a building similar to the Hilton. She felt color would help break up the building as well as the setbacks.

Mr. Lammers questioned the diagram on page 73 that referred to not having a driveway. He said they could make a diagram that resembled St. Augustine more and help maintain the street edge.

Ms. Duncan asked if a door could be required or an entry into a courtyard if the building were built on the street.

Mr. Benoit felt the graphic should reference St. Augustine more; however, on the commercial design considerations, those graphics tell the basic requirement to maintain the basic street wall. He said the bigger buildings might need to be addressed. He said the other issues were alternative materials and the thought at some point that would have to be discussed.

Mr. Lammers pointed out the final sentence on page 93 which stated all materials would have to be approved by HARB.

Mr. MacDonald felt as a builder, the materials for purchase were changing; however, materials used in the Colonial district should remain the same.

Mr. Benoit felt that needed to be clarified to avoid receiving applications without research on compatible alternative materials. He said

³ Break from 11:31a.m.-11:51a.m.

they needed to be upfront about the materials that would be approved. He asked if they could add a line that noted the applicants would need to provide proof that the requested alternative materials were similar to the original product.

Ms. Duncan said there also needed to be an explanation about why the Board required original materials in the oldest part of town.

Ms. Courtney said the SOIS noted the use of substituted materials being used at times. She said they needed to be clear for the applicants.

Ms. Duncan stated in the historic district they had concluded that natural materials were preferred rather than replacement materials, but the reasoning behind it needed to be provided so everyone understood.

Mr. Benoit said the problem with alternative materials was the installation and shadow lines were not done correctly. He said those details were more important than the correct materials.

Ms. Duncan said if the work was to be done on the building it needed to be done by a trim carpenter or someone who understood how to do proper installation. She said the details were the key.

Mr. MacDonald said the window check list had a photo of a properly trimmed window.

Ms. Duncan suggested in addition to the window schedule, the applicant should have to replicate the details of what was being replaced.

Mr. Benoit said he would rather have the details mandated than force the wood requirement.

Ms. Skinner said she agreed, but it could be another ten years before the AGHP was updated again and felt things in totality should be addressed. She felt alternative materials should be recognized but be more

specific regarding the details of the construction.

Ms. Duncan said as an architect she felt the Board should require full details around windows. She said she thought materials was one issue and finding proper craftsmanship was another.

Mr. MacDonald felt the reason the details had not been fixated upon was because the Board had been concerned about the correct materials. He said this might not change in the next ten years, so perhaps there needed to be more discussion regarding alternative materials.

Mr. Benoit said he wanted a line that informed applicants that it was their burden to provide sufficient information regarding the use of alternative materials. He said applicants would need to prove they were able to do the level of detail work required.

Mr. MacDonald said if that was added then use of alternative materials could happen.

Mr. Benoit said any applicant that wanted to use alternative materials could present it to the Board for approval. He was suggesting this to provide guidelines for applicants.

Mr. MacDonald asked about the buildings in the Colonial district.

Mr. Benoit said those buildings should not be changed. He said there were certain structures that should not be messed with and the Colonial buildings were in that category.

Mr. Lammers said he could include more language regarding the details and proper installation to make the replacements more historically accurate.

Mr. Benoit said he liked the way the document read and was user friendly.

Ms. Duncan agreed and felt the pictures were beneficial and visually pleasing.

Mr. Lammers spoke about the sign fonts and reference page 65; he noted the pre 1821 list and afterwards. He discussed the different fonts and said this would expand the list and provide more fonts to choose from.

There was Board consensus that the fonts provided were great and the visual was helpful to the public.

Ms. Courtney asked if the 20% rule as mentioned beforehand would be the preapproved guideline for windows or, should they still come before HARB like they were.

Mr. MacDonald said he felt it should be left that way, the Board can educate them on how the replacements should be installed.

Ms. Duncan said in the historic district it was important to not replace the windows if possible, but the first step was the window schedule and if able to be approved at staff level, then the information would be provided for review.

Ms. Courtney advised that preapproval meant the applicant would not have to come before HARB. She said there were no windows preapproved or listed as preapproved in the AGHP. She said currently staff did not preapprove windows. She referred to page 31 the preapproved window section and asked if that should be removed or add guidelines to be preapproved by staff.

Mr. Lammers noted the way it was written that staff would be able to provide an approval without the applicants coming before HARB.

Mr. MacDonald said they could apply the 20% per façade and if all the windows were to be replaced, applicants should come before HARB.

Mr. Benoit said perhaps there could be more education provided regarding the removal of windows on historic structures after the

sentence about windows being the most important architectural feature. He asked if as of now, any window replacements would be heard before HARB.

Ms. Courtney replied yes. She said in this section the windows could be under the general maintenance 20% rule unless the Board felt otherwise.

Mr. Benoit said that 20% could apply to each individual unit of the window in order to avoid replacement of the window. He said that would be under maintenance of the window instead of wholesale replacement.

Mr. Lammers felt windows were not included in the 20% rule and should be in their own category. He asked if staff should be allowed to preapprove windows or not.

Mr. MacDonald said since windows were one of the most important features it should come before HARB.

Ms. Courtney said she needed clarification since the AGHP had been vague. She said if the Board wanted to review the windows then the window section should come out of the preapproved section.

Ms. Duncan said the only preapproval would be for repair of a window anything else would need to come before HARB.

Mr. MacDonald asked if this would apply to doors as they were also a significant feature.

Mr. Lammers said there were specific conditions for doors to be preapproved. He said to confirm, the Board would want to hear any window replacements. He continued the window replacement form would be filled out for the Board to make a decision.

Mr. MacDonald said the form and the book would help the applicants explain the issues in the case.

5. Other Business

Ms. Courtney said the proposed timeline would be pushed back since there was a lot of feedback. She said the partial demolition language would more than likely be included in the AGHP since they would be ready around the same time possibly in December. She said PZB would review the document and would recommend it to the City Commission for it to be adopted since it was all related.

6. Next Scheduled Meeting Dates

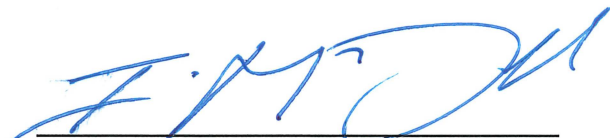
6. (a) Tuesday, November 1, 2022, 2:00 pm
- Planning and Zoning Board (PZB)
Regular Meeting

6. (b) Thursday, November 17, 2022, 1:00 pm
- Historic Architectural Review Board (HARB) Regular Meeting

6. (c) Tuesday, December 6, 2022, 2:00 pm
- Planning and Zoning Board (PZB)
Regular Meeting

7. Adjournment

There being no further business, the meeting was adjourned at 1:09 P.M.⁴

for 
Catherine Duncan, Chairperson

⁴ Transcribed by Elyse Wiemann