

CITY OF ST. AUGUSTINE

Historic Architectural Review Board Regular Meeting August 15, 2024

The Historic Architectural Review Board met in formal session at 1:00 P.M., Thursday, August 15, 2024, in the Alcazar Room at City Hall, St. Augustine, Florida. Gaere MacDonald, Chairperson, called the regular meeting to order, and the following were present:

1. ROLL CALL:

Absent

Gaere MacDonald, Chairperson
Brad Beach, Vice-Chairperson
Paul Weaver, III (Excused)
Catherine Duncan
Linda Potter

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

Leslee Keys thanked the Board for supporting the lifetime achievement award.

Amy Skinner, Director, Planning and Building, presented an update about upcoming projects. She stated the first project was moving forward with the update of the 2014 Vision Plan, and this project would be introduced at the August 26, 2024 Commission meeting. She said that there would be workshops planned for September and October for the public to attend, and a joint meeting with PZB and HARB in December.

Ms. Skinner advised that there were several initiatives involving flood planning, as well as a vulnerability assessment that the state required to be updated. She added that PZB struggled with impact in conservation zones, fill being brought on to properties, and lifting structures. She mentioned the upcoming workshops in October with PZB and said these would focus on building techniques for flood prevention. She said additional workshops were planned to develop clear criteria mainly for PZB to use to enhance

upland development and for boards to use to evaluate future projects. She said that they wanted to find a way to minimize impacts on neighboring properties.

Mr. MacDonald agreed that these types of workshops were necessary going forward.

3. Approval of Minutes

MOTION

Mr. Beach MOVED to APPROVE the July 18, 2024 minutes as presented. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION:

AYES: Beach, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. Modification and approval of Agenda

Item 6.a HP2024-0025 requested a continuance to the September 18, 2024 regular meeting

MOTION

Mr. Beach MOVED to CONTINUE item 6.a HP 2024-0025 to the September 18, 2024

meeting. The motion was **SECONDED** by Ms. Duncan.

VOTE ON MOTION

AYES: Beach, Duncan, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Item 6.b HP2024-0039 requested a continuance to the September 18, 2024 regular meeting

MOTION

Mr. Beach MOVED to CONTINUE item 6.b. HP2024-0039 to the September 18, 2024 meeting. The motion was SECONDED by Ms. Potter.

VOTE ON MOTION

AYES: Beach, Potter, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Lopez asked if the last three items 7e, 7f, and 7g on the agenda could be moved up in the timeline.

Mr. Macdonald suggested that items 7.e, f, and g be moved in between item 7b and 7c

MOTION

Mr. Beach MOVED to APPROVE the Agenda as amended which included moving items 7. e, f and g to the space after item 7.b. and before 7.c. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Beach, Duncan, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Recommended Expedited Hearing Items

5. (a) Certificate of Appropriateness HP2024-0043 – BEHST Builders Inc. – Applicant Trinity Episcopal Church of St. Augustine – Owner 215 St. George Street

To install a generator along the east elevation of the church building with landscape screening.

Jon Benoit and Fr. Matt Marino were sworn in for the record and were available for questions.

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 215 St. George Street because proposed screening is consistent with AGHP requirements, and the expanded planter and screening meet the Secretary of the Interior's Standards for Rehabilitation #9 as a compatible contemporary design.

Ex Parte Communication: None

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

There was consensus with the Board to approve the application.

MOTION

Mr. Beach MOVED to APPROVE application HP2024-0043 at 215 St. George Street as proposed. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Beach, Duncan, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) Certificate of Demolition HP2024-0042 BP Builders Inc. – Applicant Georgies Fresh Market LLC – Owner 415 S. Ponce de Leon Boulevard

To demolish an outbuilding, constructed c. 1910, that is recorded in the Florida Master Site File and not located in a district.

Bart Piniáz was sworn in for the record and was available for questions.

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 415 Ponce de Leon because it is not a local landmark or otherwise designated as a historic building with the following condition:

Significant building materials, architectural details and ornaments, fixtures, and the like to be salvaged for reuse in restoration of other historic properties in accordance with sec. 28-83(5)

Ex Parte Communication: None

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

Mr. Beach asked if the gate hinges were salvageable and original to the structure.

Mr. Piniáz agreed to save them.

MOTION

Mr. Beach **MOVED** to **APPROVE** Certificate of Demolition HP2024-0042 with the condition that any materials or gate hinges be salvaged that could be reused. The motion was **SECONDED** by Ms. Duncan.

VOTE ON MOTION:

AYES: Beach, Duncan, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Continued Items from Previous Meetings

6. (a) Certificate of Appropriateness HP2024-0025 – Trademark Signs – Applicant Bank of America, N.A. – Owner 60 Cathedral Place

Continued from July 18, 2024

Applicant has requested a continuance to the September 18, 2024 Regular Meeting. See item 4

To install signage using colors and materials that are not pre-approved.

6. (b) HP2024-0039 – Jason Canning Architect Inc. – Applicant Bishop of the Diocese of St. Augustine – Owner 35 Treasury Street Continued from July 18, 2024

Applicant has requested a continuance to the September 18, 2024 Regular Meeting. See item 4

To construct two pergolas with retractable covers in the south courtyard between the existing rectory and the Cathedral Basilica.

6. (c) Certificate of Appropriateness HP2024-0035 – PQH Group, Inc. – Applicant SAR 2020 Partners, LLC – Owner 7 Aviles Street Continued from July 18, 2024

Frank Ringhofer was sworn in for the record.

To construct a rooftop deck with exterior spiral access stair, reconstruct the existing two-story front porch, replace existing windows and exterior doors with new, add new window openings on the north and south elevations, enclose an existing second-story rear porch with screening, replace existing garage doors, install a new concrete pad, and repair damage to exterior walls, fences, and gates.

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 alterations to the

building, as modified, meet the Secretary for the Interior's Standards for Rehabilitation #9 as a compatible contemporary design with the following condition:

- A. The gate design along Charlotte Street is specified and approved or submitted for future approval under a separate application.
- B. The gutter system for the balcony roof be removed or designed in a less impactful way; OR,

2. **CONTINUE** the application to allow the applicant time to provide additional information requested by the HARB and/or modify proposed designs per HARB recommendations

Ex Parte Communication: None

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

Mr. Ringhoffer agreed to modify the gutter system as described in the staff report. He said the back fence will be replaced by a sliding gate to fit with the design of the area.

The Board discussed:

- Front balcony design did not meet building code.
- No historic photos available that showed the design of the current front porch
- Discussion at previous meeting addressed the design of the front balcony
- The material on the back of the building was stucco
- back screen porch and balcony on the back of the building
- The height of the building did not allow for visibility from the street
- Stairs were not covered at one point and could allow for water to get in
- Working through the waterproofing issue with the stairs
- There was an existing brick cornice at the top of the roof when looking at the front elevation that should be kept

- There would be no changes on the front regarding the brick cornice
- There were no changes on the front of the building
- There should be accurate drawings available for review by the Board
- Proportion of the screen seemed to be throwing off the scale on the rear elevation
- Downspouts and gutters on the back elevation should be removed
- Composite decking was okay
- Needed to have examples of the proposed doors for the garage. Proposal stated that they would be metal but look like wood
- Indicated that the gates would be sliding, and wrought iron, needed to see samples or pictures
- Openings above the garage door were spindles with screen and could be replaced with windows
- Agreed with many of the changes as well as the composite material
- Should replicate the west cornice on the east side of the building to create balance in the structure
- AGHP stated that gutters were not appropriate on pre 1821 buildings. Modern gutters could be used if placed inside and if effectively screened by a wooden trough
- Gutters were necessary; however, they needed to be minimized in appearance
- Wood windows on the Aviles side of the structure should be restored if possible; however, wood for wood replacement was ok.
- Agreed that the back screen did need to have separation for a better look
- Requested cleaner more detailed plans with architectural detail

MOTION

Ms. Duncan MOVED to Continue Certificate of Appropriateness HP2024-0035 at 7 Aviles Street to the September 18, 2024. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Duncan, Beach, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Certificate of Demolition and Partial Demolition

7. (a) HP2024-0048 – Sarah Ryan Architect – Applicant

**Fountain of Youth Lodge #649 – Owner
100 Washington Street**

For partial demolition of a building constructed c. 1958 that is recorded in the Florida Master Site File and eligible for inclusion in the Lincolnville National Register Historic District, to include modifications to the window/door fenestration and removal of the entrance stairs on the front façade/east elevation; to remove the chimney on the north elevation; and to cover some window openings and replace windows on the south elevation. (Previously approved under HP 2023-0027, expired May 2024).

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 or Partial Demolition at 100 Washington Avenue with the following finding:

That partial demolition of features as proposed will not impact the architectural integrity of the structure to the extent that it may no longer be considered a building eligible as contributing to the Lincolnville National Register Historic District.

Sarah Ryan reviewed the application. She advised the Board that the state had approved the project.

Ex Parte Communication: None

22 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

Mr. MacDonald advised the Board that this application had been approved previously and was before the board now for a renewal of the Certificate of Demolition.

Ms. Duncan asked questions about the plans as presented. It was determined that there were additional plans in the packet, which were acceptable.

MOTION

Ms. Duncan **MOVED** to **APPROVE** Certificate of Demolition HP2024-0048 at 100 Washington Street. The motion was **SECONDED** by Mr. Beach.

VOTE ON MOTION:

AYES: Duncan, Beach, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) HP2024-0047 – Sarah Ryan Architect – Applicant DRL Management, LLC – Owner 83 Francis Street

For partial demolition of a residential building, constructed c. 1910-1917, that is recorded in the Florida Master Site File and contributing to the Lincolnville National Register Historic District, including permanent removal of the chimney, replacement of the roof system with a different configuration, removal and replacement of the front porch, removal of a rear addition, wholesale replacement of existing windows, and fenestration changes.

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 or Partial Demolition at 83 Saint Francis Street if the HARB finds that the proposed removal of architectural features will not compromise the overall

historic character and integrity of the structure, and the replacement materials and design maintain the historic character and integrity of the structure and are compatible with the historic structure's building envelope.

The Board presented their Ex Parte Communication.

19 certified notices were sent, 0 were returned in favor, 0 were returned opposed and 0 had comments.

Sarah Ryan reviewed the application.

Public hearing was opened.

BJ Kalaidi was concerned that the character of the building may be changed. She wanted to be sure that historical integrity was maintained in the building, especially because it was in Lincolnville.

Public hearing was closed.
The Board discussed:

- Fiberglass clad wood window would be fine as the house was not in an HP district
- Similar scale to the house next door
- Suggested sidelights going to the second floor
- Liked the porch area and suggested a window at the end of the porch
- Liked the larger size window on the west side of the building.
- Bigger window in the dormer as well as the east elevation windows
- Six over six was ok for frame vernacular; two over two was also appropriate
- Agreed that the porch should be open with no balcony on top as it did not match
- Egress window instead of door on the second floor
- Chimney was affecting the roof line
- The west elevation showed the chimney
- The house was too small to support the chimney that did not work
- Only the exterior chimney was being looked at

- Agreed to salvage the brick from the chimney to use elsewhere

Ms. Ryan summarized the changes in the exterior design as per board discussion.

MOTION

Mr. Beach MOVED to APPROVE the Demolition and renovation of HP2024-0047 at 83 Saint Francis Street based on the following conditions: 1. There would be no proposed balcony on the front elevation and there would be an egress window that is proportionate to the front gable, 2. All of the existing openings would remain on the side elevations looking at the proportions of new windows for staff approval and all would be fiberglass clad material, 3. Salvage the chimney brick material, 4. Adjust windows in the proposed upper new dormers, and 5. Rebuild the porch in kind as needed to maintain the existing characteristics of the front elevation. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Beach, Duncan, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (c) HP2024-0005 – Colour Homes, LLC – Applicant & Owner 58 N. Whitney Street

To demolish a residential building, constructed c. 1948, 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 **APPROVE** a Certificate of Demolition at 58 N. Whitney Street because it is not a local landmark or otherwise designated as a historic building.

Beth Fioli was sworn in for the record.

Ex Parte Communication: None

20 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

- There were no salvageable items on the property
- The house should be taken down

MOTION

Ms. Potter MOVED to APPROVE Certificate of Demolition HP2024-0005 at 58 N. Whitney Street. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Potter, Beach, Duncan, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (d) HP2024-0045 – Matthews Design Group, LLC – Applicant
Stephen J. Robideaux – Owner
11 Garnett Avenue

To demolish a garage apartment building accessed from the rear alley, constructed c. 1940, that is not recorded in the Florida Master Site File or located in a district.

Autumn Martinage & Mitchell Turner were sworn in for the record.

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 11 Garnett Avenue because it is not a local landmark or otherwise designated as a historic building with the following condition:

Significant building materials, architectural details and ornaments, fixtures, and the like to be salvaged for reuse in restoration of other historic properties in accordance with City code.

Autumn Martinage reviewed the application.

Ex Parte Communication: None

17 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

Anna Kephart said that the house at 11 Garnett was a two-story carriage house built during the Great Depression. She was concerned that demolition seemed to be the preferred way to deal with old buildings instead of saving the history of the area. She said that the yard was beautiful, and that an arborist had visited the property proposing to take down significant trees.

Dorothy Malone was concerned that the house was going to be destroyed as it was livable. She said that she was also concerned with the potential for flooding in the area

Public hearing was closed.

The Board discussed:

- The interior of the house appeared to be in good shape
- Was there a way to use the building to extend that business area.

Mr. Mitchell advised the Board that the building would need to be removed to accomplish the expansion that had been planned. He said that they would work with a company to repurpose the materials for reuse in other projects.

- Questioned the trees being taken down
- Arborist was in the process of evaluating the property
- Reiterated that any materials that could, would be salvaged and repurposed with another company

Ms. Lopez advised that tree removal would not be HARB responsibility, that would fall under PZB.

- Confirmed that the building was before the HARB because of the age of the structure
- No purview to do anything other than request that certain materials be salvaged
- Building was basic; however, upstairs apartment was nice
- Was denial an option
- Postponement was a possibility
- Not convinced that the building should be demolished

Ms. Lopez advised the board that the option for postponement would give the owner the opportunity to relocate the structure, or to determine if the building was a local landmark.

- Building did not fit the landmark description
- Application could be continued; however, the applicant could request an up or down vote.
- Postponement signaled to the applicant to determine if the structure could be moved

Ms. Courtney read the process for postponement.

Ms. Lopez reminded the Board that a postponement would provide a period to determine if the structure could be moved to another location. She said that postponement required a hearing and had to be noticed.

MOTION

Ms. Potter **MOVED** to **CONTINUE** application **HP2024-0045** to the **September 18, meeting**. The motion was **SECONDED** by Ms. Duncan.

VOTE ON MOTION:

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

7. (e) HP2024-0037 – Old City Law, PLLC – Applicant Vista Hotel IV, Inc.– Owner 7 San Carlos Avenue

This item was heard prior to item 7.c. See item 4.

To demolish a commercial building, constructed c. 1970, 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 **APPROVE** a Certificate of Demolition at 7 San Carlos Avenue because it is not a local landmark or otherwise designated historic building.

Ex Parte Communication: presented

6 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

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

The Board discussed:

Design plans were not completed and were not available for review
Application was before the board because of the age of structure

MOTION

Mr. Beach **MOVED** to **APPROVE** Certificate of Demolition **HP2024-0037** **7 San Carlos Avenue** to demolish a commercial building, constructed c. 1970, that was recorded in the Florida Master Site File and not located in a district. The motion was **SECONDED** by Ms. Duncan.

VOTE ON MOTION:

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

7. (f) HP2024-0044 – Old City Law, PLLC – Applicant
Vista Hotel IV, Inc. – Owner
1860 N. Ponce de Leon Boulevard

To demolish a commercial building constructed c. 1974, that is not recorded in the Florida Master Site File or located in a district.

Ms. Courtney 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 related to a Certificate of Demolition at 1860 N/ Ponce de Leon Boulevard:

1. **APPROVE** because the existing structure is not a local landmark or otherwise designated as a historic building, with the following conditions:
 - a. Archival Documentation "The board may also require at the applicants expense the recording of the structure for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and measured drawings. A Florida Master Site File survey should be completed.
 - b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtured, and the like for reuse in restoration of other historic properties
 - c. That no permit be issued for the demolition until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.
2. **CONTINUE** to allow time for the consideration of a local historic landmark designation or for the applicant to provide a plan to relocate elements of the primary

Butler Building, both of which would require further HARB review.

James Whitehouse reviewed the application for three items 2024-0036, 2024-0037 and 2024-44

Ex Parte Communication: None

5 certified notices were sent, 1 was returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi asked the Board to continue this application to determine if the building was a historical landmark.

Public hearing was closed.

The Board discussed:

- Thought that this was a good example of mid-century architecture
- This building did not have the status of being historic
- Butler buildings were developed as a mass-produced building
- Architectural value was not mid-century.
- Older Butler buildings would have more significance
- Scale of the building was being lost because it was a one-story building.
- Liked the idea of integrating the building into the new design but that could be problematic
- The building could be moved since it was metal

Mr. Beach wanted to add conditions to the motion. He felt that salvage, preservation and documentation of same should be included in the motion.

MOTION

Ms. Duncan MOVED to APPROVE application HP2024-0044 at 1860 N. Ponce de Leon to demolish a commercial

building constructed c.1974 that is not recorded in the Florida Master Site File or located in a district, with the following conditions: Archival Documentation as stated in the staff recommendations to include a site plan with the basic footprint of the building and photos of each elevation as well as the showroom of the building. Salvage and preservation of any significant building materials, and the understanding that no permit would be issued until drawings are sufficient for a building permit. The motion was **SECONDED** by Mr. Beach.

VOTE ON MOTION:

AYES: Duncan, Beach, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (g) HP2024-0036 – Old City Law, PLLC – Applicant

Vista Hotel IV, Inc. – Owner

1800 N. Ponce de Leon Boulevard

To demolish a commercial building, constructed c. 1964, that is not recorded in the Florida Master Site File or located in a district.

Ms. Courtney 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 related to a Certificate of Demolition at 1800 N. Ponce de Leon Boulevard:

1. **CONTINUE** to allow time for the consideration of a local historic landmark designation and/or for the applicant to provide a plan to relocate, both of which would require further HARB review.

2. **APPROVE** because the existing structure is not a local landmark or otherwise designated as a historic building, with the following possible conditions:

- a. Archival Documentation: The board may also require at the applicant's expense the recording of the structure for archival

purposes prior to demolition. The recording may include but shall not be limited to photographs and measured drawings. A Florida Master Site File survey should be completed.

- b. Salvage and preservation of significant building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties
- c. That no permit be issued for the demolition until drawings sufficient for a building permit and all necessary requirements for the construction of a new building have been submitted for the new construction.

James Whitehouse reviewed the application

Ex Parte Communication: None

5 certified notices were sent, 2 were returned in favor, 0 were returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi felt that this should be continued to give time to see if this would be a landmark building.

Ms. Courtney read a response into the record regarding this application and the previous application that were in favor.

Public hearing was closed.

The Board discussed:

Ms. Potter identified this building as mid-century architecture. She felt that the style of this building should be paid attention to.

Ms. Courtney explained what things would be considered to designate a building as a landmark building.

Mr. Beach was leaning towards a continuance to allow time for staff to research if the building deserved landmark status. He asked if there was a way to incorporate this

building into the design of the project as an additional structure perhaps as a gymnasium.

Mr. Beach thought that this building had a unique design and should be considered.

Ms. Duncan thought this building was a part of the Skinner Dairy network. She said the cantilevered roof was a typical characteristic of those buildings and this building had mid-century significance because of the shape of the roof. She felt that this was worth a continuation to allow time for further research.

Mr. MacDonald said that this building was at the back of the property and was something that could be incorporated into the new structure. He stated that this structure was built as a mid-century building. He also thought that this building would act as a buffer between the business behind the area of the new hotel.

Mr. Whitehouse said that the applicant was amenable to a continuance.

MOTION

Mr. Beach MOVED to CONTINUE application HP2024-0036 1800 N. Ponce de Leon Boulevard to the September 18, 2024 meeting. The motion was SECONDED by Ms. Duncan.

VOTE ON MOTION:

AYES: Beach, Duncan, Potter, MacDonald

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

8. Planning and Building Staff Communications

8. (a) Planning and Building Staff Approved Permits Report

(Provided for informational purposes)

9. Other Business

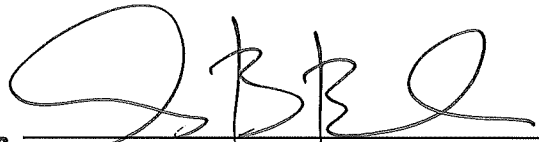
9. (a) None

10. Next Scheduled Meeting Date(s)

10. (a). September 18, 2024 – Regular Meeting

11. Adjournment

There being no further business, the meeting was adjourned at 4:30 P.M.²


For **Gare MacDonald, Chairperson**

¹ Break 3:44 – 3:57

² Transcribed by Michele Fudo