

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION COMMISSION  
MEETING

Proceedings held on Wednesday, January 28, 2026,  
commencing at 1:02 p.m., at the Edward Ball Building,  
Hearing Room 1002, 214 North Hogan Street, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

PRESENT:

ETHAN GREGORY, Chair.  
WILLIAM HOFF, Secretary.  
BECKY MORGAN, Commission Member.  
THOMAS LOVE, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planner Supervisor, Planning Dept.  
DREW JOHNSON, Planning Department.  
CALEB ARSENAULT, Planning Department.  
BRANDY CAMP, Planning Department.  
CARLA SCHELL, Office of General Counsel.  
SHANNON MACGILLIS, Office of General Counsel.

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1 MS. CAMP: Brandy Camp, Planning  
2 Department.  
3 THE CHAIRMAN: Thank you.  
4 A quick note, we don't have a quorum yet.  
5 We're waiting on one commissioner. It looks  
6 like she had some car trouble. She's running  
7 about ten minutes late or so, so we're going to  
8 go through some of the public comments and  
9 other sections of the agenda first before we  
10 handle any COAs or anything. We're just going  
11 to run a few minutes late on those, but I just  
12 want to go ahead and get some of these other  
13 things out of the way and get our meeting  
14 started.  
15 So as a courtesy, please silence your cell  
16 phones, no public displays of support or  
17 opposition. We're taking a ten-minute break  
18 every two hours.  
19 If you would like to speak, even if -- for  
20 your application or just for public comments,  
21 you need to place a speaker card at the front  
22 here with the staff and mark whether you are  
23 for or against it.  
24 This is being recorded by a court  
25 reporter, so it's important to speak clearly

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1 P R O C E E D I N G S  
2 January 28, 2026 1:02 p.m.  
3 - - -  
4 THE CHAIRMAN: I hereby call this meeting  
5 of the Jacksonville Historic Preservation  
6 Commission to order and welcome each of you  
7 attending today.  
8 Let the record reflect that it is  
9 1:02 p.m.  
10 We'll begin with introductions, beginning  
11 with staff.  
12 MR. WELLS: Arimus Wells, Planning  
13 Department.  
14 MS. SCHELL: Carla Schell, Office of  
15 General Counsel.  
16 THE CHAIRMAN: Ethan Gregory, chair.  
17 COMMISSIONER HOFF: William Hoff, chair  
18 [sic].  
19 COMMISSIONER LOVE: Thomas Love,  
20 commissioner.  
21 COMMISSIONER HOFF: Sorry. William Hoff,  
22 commissioner. Sorry about that.  
23 MR. ARSENAULT: Caleb Arsenault, Planning  
24 Department.  
25 MR. JOHNSON: Drew Johnson, Planning  
Department.

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1 into the microphone. When you come forward,  
2 please state your name and address and wait to  
3 be sworn in before you speak. Each speaker  
4 will have three minutes to speak.  
5 All right. With that, can I get a motion  
6 to approve the minutes from December 10th,  
7 2025 --  
8 MS. SCHELL: Mr. Chair, you can't --  
9 THE CHAIRMAN: Oh, excuse me, we can't do  
10 that yet.  
11 MS. SCHELL: You can't do anything that  
12 requires taking action.  
13 THE CHAIRMAN: I apologize. You're  
14 correct.  
15 MS. SCHELL: That's okay.  
16 THE CHAIRMAN: With that, we'll go through  
17 the agenda first.  
18 Under Section B, we have deferred items:  
19 IM-25-07, located at 913 5th Street West.  
20 Section C, we have the Consent Agenda:  
21 COA-25-32909, located at 2216 Oak Street. Item  
22 Number 2, COA-25-33152, located at 251 10th  
23 Street West. Item Number 3, COA-25-33181,  
24 located at 1872 Ribault Court. Item Number 4,  
25 COA-25-33285.

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1 On Section B, we have previously deferred  
2 items to be heard: COA-25-32139, located at  
3 1375 Wolfe Street. The applicant has requested  
4 a one-cycle deferral on this one, so that one  
5 is going to be deferred; we will not be hearing  
6 that one today.

7 Moving on to Section G, we have  
8 Certificates of Appropriateness, Item Number 1,  
9 COA-25-33253, located at 0 7th Street East;  
10 COA-25-33254, located at 0 7th Street East;  
11 Item Number 3, COA-25-33252, located at 120 3rd  
12 Street East; Item Number 4, COA-25-33103,  
13 located at 3544 Fitch Street; Item Number 5,  
14 COA-25-33142.

15 Under Section J, we have Minor  
16 Modifications to Previously Approved COAs,  
17 MMA-25-33208, located at 2010 Main Street  
18 North.

19 We also have public comments, new  
20 business, and information. We have a window  
21 box presentation, demolition delay report,  
22 pending legislation, and notification of  
23 improvement projects.

24 And under old business, we have  
25 Landmarking Committee updates and Demolition by

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1 that happened or how that happened, but she has  
2 now replaced all of her windows. I'm not sure  
3 that's proper.

4 I also want to briefly state again,  
5 because I know last month Ms. Schell wasn't  
6 here; there was a substitute attorney, but  
7 the -- the item on Ionia Street that this body  
8 denied, the minor modifications for -- where  
9 they built the house on grade, that was denied  
10 and the applicant appealed and it went to LUZ.  
11 It was on the LUZ Committee -- or agenda. I  
12 showed up and was told it was not -- it was  
13 pulled.

14 And what we found out at last month's  
15 meeting was that staff entered into an  
16 agreement with the owner of that property,  
17 allowing them to leave the house built on grade  
18 against this body's order. This is a  
19 quasi-judicial body, and the fact that staff  
20 went and entered into an agreement with this  
21 owner denied me, and anyone else who was here  
22 who spoke -- to speak on it, due process.

23 (Commissioner Morgan enters the  
24 proceedings.)

25 MS. PRYOR: I'm not sure how that's -- how

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1 Neglect Committee updates.

2 Like I said, we're waiting on one  
3 commissioner to have a quorum here, so with  
4 that, let's go ahead and open up public  
5 comments.

6 We'll open up public comments. Is there  
7 anyone here from the public that wishes to  
8 speak under the public comment section?

9 (Audience member approaches the podium.)

10 AUDIENCE MEMBER: Kim Pryor, 245 West 5th  
11 Street.

12 Do I need to be --

13 THE REPORTER: No.

14 MS. PRYOR: Okay. I figured I'd come now  
15 because I wasn't sure if you would allow public  
16 comments later when there are more  
17 commissioners here, so --

18 I just wanted to bring a couple of things  
19 to your attention. First off is -- you  
20 probably remember the young lady at 1522 Pearl  
21 Street with her window replacement, and the  
22 last that I heard -- understood was that it was  
23 deferred. She submitted a new COA application  
24 to replace her windows, and that was  
25 administratively approved. I'm not sure why

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1 that's possible. This body said no, and then  
2 staff just went and overrode you. I don't know  
3 if there's anything that Ms. Schell can do  
4 about that or -- or not, but I think that's --  
5 that's something we need to really look into.

6 Why are you guys here if staff is just  
7 going to override your decisions?

8 There was also a demolition downtown this  
9 week at the Maxwell House facility. And just  
10 in case you weren't aware of it, I just wanted  
11 to let you guys know that they -- they did tear  
12 down the brick building on Bay Street. I know  
13 that the -- the attorney -- the General Counsel  
14 has interpreted a new law that says we can no  
15 longer delay that, but perhaps we need to look  
16 into that a little bit more too.

17 You know, it's -- you guys are here for a  
18 purpose and you serve a good purpose, but if  
19 you're overridden and your orders are not  
20 followed, then why are you even here? Why are  
21 any of us here?

22 And I appreciate your time.

23 THE CHAIRMAN: Thank you.

24 Is there anyone else here to speak for  
25 public comment?

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1 AUDIENCE MEMBERS: (No response.)  
 2 THE CHAIRMAN: With that, I'll close the  
 3 public comment section.  
 4 And for the record, we will note that  
 5 Commissioner Morgan is now in attendance, and  
 6 we do have a quorum.  
 7 So with that, we'll move back to our  
 8 regular schedule and go to Section C, under the  
 9 Consent Agenda.  
 10 Are there any commissioners that have any  
 11 ex parte to declare regarding the Consent  
 12 Agenda?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: Great.  
 15 Hearing none, just to explain how the  
 16 Consent Agenda works, if your item is on the  
 17 Consent Agenda and you have the approval with  
 18 the conditions that are noted there and you are  
 19 okay with that, you do not have to come speak.  
 20 You are absolutely welcome to come speak.  
 21 Unless you want to see changes to your COA,  
 22 we're going to vote on all four of these on the  
 23 Consent Agenda at one time.  
 24 If your item is on there and approved, you  
 25 are welcome to stay or you're welcome to go as

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1 truth, the whole truth, and nothing but the  
 2 truth?  
 3 MR. CANNING: I do.  
 4 THE REPORTER: Thank you.  
 5 MR. CANNING: All right. So just a  
 6 clarification on one of the items. I had made  
 7 a sketch and I made ten copies because I know  
 8 you guys don't have a lot to look at. From  
 9 where you're sitting, I probably could hold it  
 10 up and you could see kind of the general idea.  
 11 One -- the item was to have brick pavers  
 12 in the parking lot in lieu of asphalt paving,  
 13 and that's fine. I know it's a -- it's a huge  
 14 kind of additional expense for the owner, but  
 15 they've been working on this for about nine  
 16 years, so --  
 17 The issue is that we've got some under- --  
 18 underground water storage, retention, so there  
 19 would be uneven loading.  
 20 What I have here -- do you want -- do I  
 21 pass these out? I guess -- does it matter at  
 22 this point?  
 23 THE CHAIRMAN: If you have enough copies,  
 24 you can bring them up here --  
 25 MR. CANNING: Okay.

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1 well, but this is just for Section C, under the  
 2 Consent Agenda.  
 3 With that, I'll open the public hearing  
 4 for the Consent Agenda. Is there anyone here  
 5 who wishes to speak regarding any of the items  
 6 on the Consent Agenda?  
 7 AUDIENCE MEMBER: (Indicating.)  
 8 THE CHAIRMAN: Just state your name and  
 9 your address and she'll swear you in.  
 10 (Audience member approaches the podium.)  
 11 AUDIENCE MEMBER: My name is Jason  
 12 Canning. I'm at 1812 Atlantic Boulevard.  
 13 I just had one item to clarify --  
 14 THE CHAIRMAN: She'll need to swear you  
 15 in.  
 16 MR. CANNING: Do you need me to do that  
 17 again?  
 18 THE REPORTER: No. I have to swear you  
 19 in.  
 20 MR. CANNING: All right. Very good.  
 21 THE REPORTER: If you would raise your  
 22 right hand for me, please.  
 23 MR. CANNING: (Complies.)  
 24 THE REPORTER: Do you affirm that the  
 25 testimony you are about to give will be the

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1 THE CHAIRMAN: -- and we can certainly  
 2 take a look at them.  
 3 MR. CANNING: All right.  
 4 (Tenders documents.)  
 5 So the -- the first two sheets there is a  
 6 letter from the civil engineer describing  
 7 the -- kind of the engineering difficulties  
 8 with what I'm talking about. And I understand  
 9 it's an aesthetic thing that we're going for  
 10 here.  
 11 At -- if you go to the third sheet, which  
 12 is -- folds out, the area described in blue is  
 13 what I'm talking about that is the area that  
 14 has the underground storage, water retention  
 15 area that uneven loading could potentially  
 16 crush, and -- we're going to have bread trucks  
 17 and small delivery trucks driving around back  
 18 there, and that's part of what -- those first  
 19 two pages described by the engineer.  
 20 The other part that's in yellow, of  
 21 course, is the apron, the ingress into the  
 22 property, and -- and leading on to the public  
 23 sidewalk which has the ADA and sloped at a  
 24 particular angle, and so on and so forth. And  
 25 then off -- leading onto and off of that area,

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1 where, you know, a truck wheel could  
 2 potentially just pretty much crush a sidewalk  
 3 if it hits it over and over repeatedly.  
 4 So the left area that's between the blue  
 5 and the yellow is really what we're talking  
 6 about as potentially area for brick pavers.  
 7 And then, of course, we have the handicapped  
 8 parking area which is, you know, required to be  
 9 stabilized. And we don't, of course, want to  
 10 have lawsuits there with somebody in a walker,  
 11 a wheelchair, cane, a number of different  
 12 things, so --  
 13 So where -- I'm not really trying to ask  
 14 for forgiveness or anything like that. I just  
 15 really want to be sure -- clarification, where  
 16 I -- I was ready to go two thumbs up, let's go,  
 17 let's do it, you know, but at the end of the  
 18 day, I want to be certain that we don't have to  
 19 come back with some letter from the engineer  
 20 and a bunch of back-and-forth emails, why don't  
 21 we just get it done now; let's, you know, see  
 22 what you guys think, or we scratch it  
 23 altogether.  
 24 The other part about it is, at the edge of  
 25 that yellow area is where we have a low wall.

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1 approve this -- and I never responded, and then  
 2 it ends up -- you know, so I -- it was kind of  
 3 a -- I just got the answer about an hour ago  
 4 from the civil engineer. It was kind of --  
 5 kind of last minute, so I -- I apologize for  
 6 that. But if we wanted to move it to the other  
 7 way to proceed with this, let's do that.  
 8 THE CHAIRMAN: All right. We can do that.  
 9 So we'll pull that one to the -- under the  
 10 COAs. That's on -- that would be -- actually  
 11 be heard next, after the Consent Agenda.  
 12 So Item Number 1, COA-25-32909, located at  
 13 2216 Oak Street, we are pulling from the  
 14 Consent Agenda, and we'll call you up next time  
 15 we need you.  
 16 MR. CANNING: Okay. Thank you.  
 17 THE CHAIRMAN: Is there anyone else here  
 18 to speak regarding Items 2, 3, and 4 on the  
 19 Consent Agenda?  
 20 AUDIENCE MEMBERS: (No response.)  
 21 THE CHAIRMAN: All right. Seeing none,  
 22 we'll close the public hearing and entertain a  
 23 motion.  
 24 COMMISSIONER HOFF: Through the Chair, I  
 25 will make a motion to approve the Consent

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1 And all this has kind of been already approved,  
 2 so it's -- kind of has a visual separation  
 3 between that yellow area and the uncolored area  
 4 in the back where we -- we think this is  
 5 potential for paver stones. We're happy to do  
 6 it. Is it -- is it going to have the effect  
 7 you're looking for? Just want to get some  
 8 feedback here.  
 9 THE CHAIRMAN: All right. So it looks  
 10 like Item Number 4 on your conditions is what  
 11 maybe -- you prefer to have asphalt and not  
 12 brick; is that correct?  
 13 MR. CANNING: Yes, sir.  
 14 THE CHAIRMAN: Okay. If you want to go  
 15 for that, we can pull your item from the  
 16 Consent Agenda and see it as a separately heard  
 17 COA if you would like --  
 18 MR. CANNING: Okay.  
 19 THE CHAIRMAN: -- if that's what you  
 20 require, and we can certainly consider it at  
 21 that time. But if it's on the Consent Agenda,  
 22 it's with the conditions that are all on there,  
 23 and --  
 24 MR. CANNING: Right. Yeah, I just got the  
 25 email yesterday and it said, if you want to

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1 Agenda, Items COA-25-33152, 25-33181, and  
 2 25-33285.  
 3 COMMISSIONER MORGAN: Second.  
 4 THE CHAIRMAN: Any discussion?  
 5 COMMISSION MEMBERS: (No response.)  
 6 THE CHAIRMAN: All those in favor of  
 7 approval of the Consent Agenda Items 2, 3, and  
 8 4, say aye.  
 9 COMMISSION MEMBERS: Aye.  
 10 THE CHAIRMAN: Any opposed?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: Hearing none, your motion  
 13 passes.  
 14 So if you're here for any of those items,  
 15 2, 3, and 4 on the Consent Agenda, you're  
 16 absolutely welcome to stay, and -- for our  
 17 proceedings. Otherwise, you're welcome to go.  
 18 In the matter of handling business, now  
 19 that we have a quorum as well, I will also  
 20 entertain an approval of the minutes from the  
 21 December 10th meeting, 2025.  
 22 COMMISSIONER HOFF: Through the Chair, I  
 23 will make a motion to approve the meeting  
 24 minutes from December 2025.  
 25 COMMISSIONER MORGAN: Second.

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1 THE CHAIRMAN: Any discussion?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: All those in favor, say  
 4 aye.  
 5 COMMISSION MEMBERS: Aye.  
 6 THE CHAIRMAN: Any opposed?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: Hearing none, your approval  
 9 of the minutes passes.  
 10 All right. Next, we'll actually hear the  
 11 item that was pulled from the Consent Agenda,  
 12 located at -- COA-25-32909, located at 2216 Oak  
 13 Street.  
 14 Just for the record, so any commissioners  
 15 have any ex parte to declare?  
 16 COMMISSION MEMBERS: (No response.)  
 17 THE CHAIRMAN: With that, we'll open the  
 18 public hearing and hear a staff report.  
 19 MR. WELLS: Thank you.  
 20 So this is item COA-25-32909 for the  
 21 property located at 2216, 2242, and 2246  
 22 Oak Street. Staff notes this is an alteration  
 23 of a noncontributing structure and three  
 24 abutting properties within the Riverside  
 25 Avondale Historic District. These are interior

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1 looking at the drawings, could you point out  
 2 where that skylight is, I guess?  
 3 MR. WELLS: Through the Chair to  
 4 Commissioner Hoff, I'll try to pull it up on  
 5 the screen for you.  
 6 COMMISSIONER HOFF: Sure. Yeah.  
 7 MR. WELLS: So as you see, through the  
 8 Chair to Commissioner Hoff, on the plans here,  
 9 it will be located in this southwestern corner  
 10 right here (indicating).  
 11 COMMISSIONER HOFF: So, if possible, would  
 12 you be able to move to slide 91 in the packet?  
 13 So I just want to be clear if any of  
 14 these -- any of these forms that are on top of  
 15 the flat roof here are -- are those existing or  
 16 are those being added in some way?  
 17 MR. CANNING: If I may?  
 18 THE CHAIRMAN: We'll call you up when we  
 19 need you.  
 20 MR. CANNING: Okay.  
 21 THE CHAIRMAN: It's just a question for  
 22 staff right now.  
 23 MR. WELLS: All right. Through the Chair  
 24 (microphone failure) --  
 25 (Reporter inquiry.)

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1 commercial lots located on Oak Street.  
 2 The work includes a slew of different  
 3 things, but mainly triggering Commission review  
 4 includes the installation of a new awning, a  
 5 new parking lot, and window (microphone  
 6 failure) on the side and rear elevation.  
 7 The staff reviewed the request in  
 8 accordance with the Ordinance Code criteria and  
 9 design guidelines, and we are -- overall  
 10 supportive of the request, so we do forward a  
 11 recommendation of approval with the conditions.  
 12 Staff would like to note that -- after  
 13 consultation with General Counsel, we would  
 14 like to amend Condition Number 4 to read as,  
 15 "Also, the parking lot shall have brick pavers  
 16 of a rectangular shape not to exceed 6 by 10  
 17 feet with a modular relationship of 1 to 2 or 3  
 18 to 5, and the color shall be subject to the  
 19 review and approval by the Historic  
 20 Preservation section."  
 21 THE CHAIRMAN: Any questions for staff?  
 22 COMMISSIONER HOFF: Through the Chair to  
 23 staff, so you mentioned that this application  
 24 includes quite a few different things, and part  
 25 of it is a skylight. And looking at the --

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1 MR. WELLS: A little better?  
 2 THE REPORTER: Yes.  
 3 MR. WELLS: All right. Through the Chair  
 4 to Commissioner Hoff, I would like to defer to  
 5 the applicant on this one because -- just to  
 6 clarify the location of it because from my  
 7 understanding you're asking if it's on the flat  
 8 roof portion?  
 9 COMMISSIONER HOFF: So I just want to  
 10 understand, on slide 91, if the roof forms that  
 11 are projecting up from the flat roof, are those  
 12 existing there today at this time or are these  
 13 part of this COA to (microphone failure)?  
 14 MR. WELLS: Okay. Gotcha. No, they're  
 15 not existing.  
 16 (Speaking off microphone.)  
 17 MR. WELLS: No, they're not existing.  
 18 COMMISSIONER HOFF: Okay. So these upward  
 19 projecting roof forms which appear to include  
 20 walls, windows, roof, those are being added on  
 21 top of the flat roof that exists today; is that  
 22 correct?  
 23 MR. WELLS: From my understanding,  
 24 correct.  
 25 COMMISSIONER HOFF: Okay. Thank you.

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1 And is that what is considered the  
2 skylight?  
3 MR. WELLS: Yes.  
4 COMMISSIONER HOFF: Okay. Gotcha.  
5 I just wanted to be clear. To me, the  
6 term "skylights" confers, you know, (microphone  
7 failure) window on an existing part of the  
8 roof. This seems to be a whole new, very  
9 visible part of the structure that will have  
10 some windows in it, so I just wanted to be sure  
11 that I understood the application.  
12 THE CHAIRMAN: Are there any other  
13 questions for staff?  
14 COMMISSION MEMBERS: (No response.)  
15 THE CHAIRMAN: All right. Hearing none,  
16 if the applicant can come back up, please.  
17 (Mr. Canning approaches the podium.)  
18 THE CHAIRMAN: I know you already kind of  
19 gave a speech about what you want for -- but if  
20 you want to clarify the skylight as well for  
21 Commissioner Hoff, that would help too, and  
22 if -- anything else you want to add regarding  
23 the brick pavers and the asphalt (inaudible)  
24 out there.  
25 MR. CANNING: Okay.

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1 concern. You had mentioned it was a -- was  
2 that was a true -- a 6-by-10 area that was  
3 required? What was the --  
4 THE CHAIRMAN: I believe that was  
5 referring to the size of the pavers.  
6 MR. CANNING: Okay. That was the size of  
7 the paver. Okay.  
8 All right. But then -- I don't know, is  
9 there any other questions as far as the  
10 requirements on the engineering or anything  
11 like that? Was that pretty clear?  
12 THE CHAIRMAN: So it sounds like on this  
13 blue section of the map you gave us,  
14 (inaudible), the site plan you gave us --  
15 MR. CANNING: Yes.  
16 THE CHAIRMAN: It is under-water/water  
17 storage there?  
18 MR. CANNING: Yes, sir.  
19 Yeah, stormwater retention. We don't have  
20 a space to put it and we're trying to bring the  
21 site, as best we can, up to new codes. It's  
22 nearly impossible unless you do these kinds of  
23 things with new codes and regulation -- for the  
24 amount of the stormwater, this is -- this is  
25 what needed to be done. It's expensive, but

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1 All right. So the skylights are entirely,  
2 100 percent existing and we're doing our best  
3 to replace like for like. Originally, both  
4 spaces were [sic] laundromat. It was so  
5 long -- pre- -- air conditioned, and it was  
6 natural ventilation to -- all of them would  
7 open, and since has deteriorated pretty far,  
8 but we're able to get up there and measure and  
9 try to replace it to -- to exact or close as we  
10 can to exactly what's there, one flat roof, one  
11 peaked, so --  
12 The -- slide 91, the illustration section  
13 through the building -- we'll get there.  
14 MR. WELLS: (Displaying slides.)  
15 MR. CANNING: That's -- the horizontal --  
16 the image on the bottom is from front to back.  
17 With the parapet that's there, the largest  
18 skylight is entirely 100 percent invisible  
19 [sic] from the street view. It's too far back  
20 from the front edge and you wouldn't know it's  
21 there until you get up -- up there or inside  
22 the building.  
23 So anyway, that was just clarification of  
24 the skylight.  
25 And then, I guess, back to the brick paver

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1 the -- you know, the owner is willing to do  
2 that, so certainly making it better, but  
3 putting brick pavers over top of it will  
4 potentially load it unequally rather than kind  
5 of distributing the loads, and that was all in  
6 that first two-page report there, the --  
7 describes that.  
8 Then, you know, these things sometimes  
9 are -- can collapse, you know, so we don't want  
10 a bread truck falling into it, obviously. So  
11 then -- so there's really not a lot of area we  
12 could do with the brick pavers, but certainly  
13 willing to do what we can.  
14 THE CHAIRMAN: Can you refresh me on the  
15 apron coming in, the yellow section?  
16 MR. CANNING: Yeah, I guess that's more of  
17 a practicality thing, again, where, you know,  
18 truck wheels are going to hit this front  
19 ingress. And if it's brick, is it going to  
20 just destroy it over time? And then leading up  
21 to a required sidewalk, which will then be  
22 concrete. In my experience, the front edge of  
23 that concrete, just over time, you know, wheels  
24 hitting it, it just gets -- once again, just  
25 cracked all to pieces. And that is where we

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1 have an ADA concern and a liability there,  
 2 so --  
 3 The yellow area is what the -- the civil  
 4 engineer was suggesting to be concrete, you  
 5 know, and some -- something more well  
 6 stabilized, so --  
 7 Then the uncolored area is really where we  
 8 potentially could have the pavers we're looking  
 9 for, which is behind the low wall that we have  
 10 as the 2-foot-high brick wall that kind of  
 11 carries the neighborhood character, so then is  
 12 it -- is there a lot of value in that as behind  
 13 this visual element that we have, plus  
 14 landscaping and everything else?  
 15 THE CHAIRMAN: Yeah, and the handicapped  
 16 parking that (inaudible) --  
 17 MR. CANNING: Yeah.  
 18 THE CHAIRMAN: Anybody else have questions  
 19 for the applicant or anything?  
 20 COMMISSIONER HOFF: Yes.  
 21 Through the Chair to the applicant, so the  
 22 portion of the parking lot that is highlighted  
 23 in blue, with the -- so is the concern that  
 24 heavier trucks that would be driving back there  
 25 would potentially damage the --

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1 If we can -- you know, I'm -- I'm just  
 2 trying to make it -- the engineering part of it  
 3 practical. And then beyond that, you know,  
 4 let's -- let's do what makes it look good, but  
 5 still trying to be realistic, absolutely.  
 6 COMMISSIONER HOFF: Okay.  
 7 MR. CANNING: Yeah.  
 8 COMMISSIONER MORGAN: Through the Chair to  
 9 the applicant, did you say that you couldn't do  
 10 the pavers on the ADA spaces?  
 11 MR. CANNING: It has to be stabilized.  
 12 And, you know, again, over time, does that work  
 13 for ADA? It -- I think it does. We can do ADA  
 14 spaces with the brick pavers, yeah.  
 15 COMMISSIONER MORGAN: Okay.  
 16 MR. CANNING: But -- yeah. It's just for  
 17 the -- where we have this heavy equipment --  
 18 and that's that Item 1 in the engineer's report  
 19 that describes that -- the weight of the load  
 20 and all that.  
 21 But, yeah, we can do the -- the  
 22 handicapped space with the brick pavers, but I  
 23 just -- you know.  
 24 COMMISSIONER MORGAN: Okay.  
 25 MR. CANNING: Yeah.

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1 (Simultaneous speaking.)  
 2 MR. CANNING: Yeah, it's -- particularly  
 3 in the --  
 4 COMMISSIONER HOFF: -- (inaudible)?  
 5 MR. CANNING: -- in the pivoting, when  
 6 they try to do a 5-point turn and turn around  
 7 and get -- you know, then that's where the  
 8 wheels kind of dig in. And then over time, you  
 9 know --  
 10 COMMISSIONER HOFF: Let me see what you  
 11 and the rest of the Commission would think of  
 12 this.  
 13 So I've seen parking lots where the actual  
 14 parking spaces are surfaced with pavers but the  
 15 drive path is asphalt --  
 16 MR. CANNING: Right.  
 17 COMMISSIONER HOFF: -- which kind of  
 18 keeps --  
 19 MR. CANNING: The character.  
 20 COMMISSIONER HOFF: -- some of the  
 21 character that's intended, but also allows for  
 22 those kind of main drive paths to be more  
 23 durable. Is that something that could possibly  
 24 work?  
 25 MR. CANNING: You know, absolutely.

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1 COMMISSIONER MORGAN: I am in line with  
 2 Commissioner Hoff's recommendation, and I just  
 3 wanted to make sure that wouldn't mess you up  
 4 in another area.  
 5 MR. CANNING: Okay.  
 6 Good to see you.  
 7 COMMISSIONER MORGAN: You too.  
 8 MR. CANNING: All right.  
 9 COMMISSIONER LOVE: Through the -- I have  
 10 a question, actually -- through the Chair, one  
 11 question to the applicant.  
 12 So as an alternative surface to the brick  
 13 pavers, are we talking about asphalt or  
 14 concrete?  
 15 MR. CANNING: The asphalt was originally  
 16 what was in the permit, so -- I haven't had a  
 17 discussion about if -- even beyond the asphalt,  
 18 do we even need to ramp it up? Because if it's  
 19 a full-on 18-wheeler, there's no way -- it has  
 20 to be concrete, you know? But there's no way  
 21 that we're not getting an 18-wheeler delivery  
 22 truck back in there. It's not going to -- it's  
 23 not going to be what's going there. It's not  
 24 realistic.  
 25 So, yeah, I think beyond that would be

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1 concrete for the whole thing, but I think that  
2 at this point it's asphalt, if we -- if not  
3 brick pavers, it would be asphalt.

4 THE CHAIRMAN: And for the section -- the  
5 blue section that you have in the back there,  
6 you think some sort of -- and I know you're not  
7 an engineer necessarily, but do you think a  
8 combination of bricks with concrete ribbons or  
9 partitions -- you know, not all -- not all  
10 parking lots are just straight brick. A lot of  
11 them have, like, ribbons of concrete in there  
12 to stabilize it, you know, keep it from  
13 shifting and moving. Is that an option as  
14 well?

15 MR. CANNING: Possibly.

16 You know, at this point, we're kind of  
17 squeezed for the juice because it's in the back  
18 and we're looking at the aesthetic -- the whole  
19 point of the aesthetics of the brick, and then  
20 we're -- we're doing a lot of -- putting a  
21 bunch of money into the back of the parking  
22 lot, you know?

23 So, yeah, maybe we could figure out some  
24 concrete ribbons and the -- support, this,  
25 that, and -- and underground grade beams and

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1 truck, you know? Regardless of, you know, what  
2 you're doing, that's -- you know, so I'm not  
3 sure -- are they going to stay in the middle?

4 In that first area I think probably, yes,  
5 they're going to just pass right through it to  
6 get to the back area. But once they get in the  
7 back area, it's 5 o'clock in the morning,  
8 they're going to do a 5-point turn. Are they  
9 going to stay in the middle? You know, I  
10 don't -- I don't think that -- they're going to  
11 go wherever they need to go and not really pay  
12 much attention to that, you know?

13 COMMISSIONER HOFF: Through the Chair,  
14 could -- to the applicant, what is the  
15 structure that is directly adjacent to the  
16 parking area on the site plan that you  
17 provided with the highlights? It would be in  
18 the upper left-hand corner, adjacent to the  
19 parking (inaudible) areas?

20 MR. CANNING: Sorry.

21 COMMISSIONER HOFF: (Indicating.)

22 MR. CANNING: That's a -- sorry. That's  
23 an existing building.

24 COMMISSIONER HOFF: Okay.

25 MR. CANNING: Yeah.

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1 steel and all this probably, you know.

2 THE CHAIRMAN: I understand, yeah.

3 MR. CANNING: You know.

4 THE CHAIRMAN: It's probably a solution  
5 there.

6 MR. CANNING: Yeah.

7 THE CHAIRMAN: Any other questions?

8 COMMISSIONER HOFF: So through the Chair  
9 to the applicant, just to be clear, you would  
10 be okay with the unhighlighted portion to be  
11 brick pavers?

12 MR. CANNING: Absolutely.

13 COMMISSIONER HOFF: The yellow highlighted  
14 portion to be concrete?

15 MR. CANNING: (Nods head.)

16 COMMISSIONER HOFF: And the parking spaces  
17 themselves within the blue highlighted portion  
18 to be brick pavers?

19 MR. CANNING: Well, it -- it's hard to see  
20 on the blue portion, but there are -- you can  
21 see the underground storage in the horizontal  
22 lines, and it extends that whole area, so I'm  
23 not sure -- and when they go to try to dump the  
24 grease waste that's back there, the dumpster --  
25 and those are -- the dumpster truck is a big

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1 THE CHAIRMAN: Any other questions for the  
2 applicant?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: We'll call you back up if  
5 we need you, and --

6 MR. CANNING: Okay.

7 THE CHAIRMAN: -- if we have other  
8 questions for you.

9 MR. CANNING: Thank you.

10 THE CHAIRMAN: Is anyone else here to  
11 speak regarding this COA?

12 AUDIENCE MEMBERS: (No response.)

13 THE CHAIRMAN: Hearing none, we'll close  
14 the public hearing and entertain a motion.

15 COMMISSIONER MORGAN: Through the Chair to  
16 Commissioner Hoff, do you want to take this  
17 one? Since you have a good grip -- I'm kind of  
18 struggling on how we alter the condition  
19 without a new diagram. Do we just describe it  
20 or (inaudible) --

21 (Reporter inquiry.)

22 COMMISSIONER MORGAN: I'm sorry.

23 THE CHAIRMAN: I think we could probably,  
24 I guess, make this part of the -- you know,  
25 amending Condition Number 4, if that was what

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1 you wanted to do. And using this diagram,  
2 referring to just the rear, middle, and front  
3 apron -- front apron, middle parking area, and  
4 rear blue area, kind of describe it -- if you  
5 want to describe those three different areas  
6 separately, maybe you could do it that way.

7 COMMISSIONER HOFF: Through the Chair,  
8 question for staff. On the left side of the  
9 highlighted site plan that was provided today,  
10 it looks like the parking lot empties out in  
11 this -- into another right-of-way. Is that the  
12 alley that it goes out into?

13 MR. WELLS: Through the Chair to  
14 Commissioner Hoff, there's no alleyway right  
15 there. So it does -- it appears to have egress  
16 to the abutting property owner at 1649 Oak  
17 Street.

18 COMMISSIONER HOFF: Could I ask the  
19 applicant to clarify where the other parking  
20 egress connects to?

21 MR. CANNING: Yeah. This whole thing  
22 right --

23 COMMISSIONER HOFF: (Indicating.)

24 MR. CANNING: Yeah, that is -- that is a  
25 fence.

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1 send this in a PDF form so we can include it as  
2 part of the final order, and so, yes,  
3 absolutely.

4 COMMISSIONER HOFF: Okay. Thank you.  
5 So amended as follows:

6 The yellow highlighted portion on the site  
7 plan provided by the applicant today, on  
8 January 28, 2026, shall be concrete. The  
9 unhighlighted portion of the parking lot shall  
10 be pavers, as previously described. And the  
11 blue highlighted portion of the parking lot  
12 shall be asphalt with brick pavers in the  
13 designated parking spaces.

14 COMMISSIONER MORGAN: Second.

15 THE CHAIRMAN: Discussion?

16 MS. SCHELL: Mr. Chair, could I -- one  
17 other thing I would like you to address.

18 Staff had -- in the written portion, the  
19 written recommended condition had said for  
20 Condition 4, has a size not to exceed  
21 (microphone failure) with the modular  
22 relationship (microphone failure) --  
23 (Reporter inquiry.)

24 MS. SCHELL: Okay. Condition 4 that  
25 addresses the size of the brick pavers as well

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1 COMMISSIONER HOFF: Okay.

2 MR. CANNING: It's not -- it is not an  
3 egress, yes, sir.

4 COMMISSIONER HOFF: So it doesn't --

5 MR. CANNING: Continue, right.

6 COMMISSIONER HOFF: So I will -- through  
7 the Chair, I will make a motion -- one moment.  
8 (Brief pause in the proceedings.)

9 COMMISSIONER HOFF: So I will make a  
10 motion to amend Condition Number 4 --

11 MS. SCHELL: Through the Chair, you mean  
12 you want to move to approve the COA with staff  
13 conditions but amended as follows?

14 COMMISSIONER HOFF: That's exactly  
15 right --

16 MS. SCHELL: Great.

17 COMMISSIONER HOFF: -- but amended as  
18 follows. The -- I'm trying to figure out how  
19 to word this appropriately so it's easy to  
20 understand.

21 Through the Chair to staff, I would be  
22 allowed to reference this document with the  
23 highlights on it?

24 MS. SCHELL: Through the Chair, yes, you  
25 will. And I would request that the applicant

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1 as the modular relationship of the brick pavers  
2 but discusses the color, and staff had said  
3 that they would ask you all to amend that based  
4 on my recommendation, the color shall be  
5 approved by the Historic Preservation section.  
6 Did you all want to include that?

7 That's my recommendation because I don't  
8 believe it was written as enforceable.

9 So if the applicant could come up and --  
10 (Mr. Canning approaches the podium.)

11 MS. SCHELL: -- on the record, affirm  
12 whether you are okay with that condition, the  
13 color of the brick pavers will be approved by  
14 staff.

15 MR. CANNING: Yes.

16 MS. SCHELL: So whatever you choose, just  
17 run it by them.

18 MR. CANNING: Very good.

19 MS. SCHELL: Okay.

20 So that's part of your --

21 THE CHAIRMAN: We'll have to amend the  
22 motion, I guess --

23 (Simultaneous speaking.)

24 MS. SCHELL: (Inaudible) amend the  
25 condition, Mr. Hoff?

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1 COMMISSIONER HOFF: Yes, that would be  
2 part of the amended condition.  
3 MS. SCHELL: So one other area that  
4 language appears is in Condition 15, the brick  
5 (microphone failure) the masonry wall, it also  
6 talks about the color being brick-like. I  
7 would just ask you to strike that and use  
8 the -- match the existing brick (microphone  
9 failure) to the --  
10 COMMISSIONER HOFF: So I will go on to  
11 suggest and amend (microphone failure) to  
12 Condition 15 as well, where the brick color  
13 will match the approved brick color by the  
14 Historic Preservation section.  
15 COMMISSIONER MORGAN: Second.  
16 THE CHAIRMAN: So -- all right. An  
17 amendment to the motion has been moved and  
18 seconded. Let's see. The amendment is for  
19 Item Numbers 4 and 15 to -- the colors to be  
20 approved by staff and for the -- Number 15, the  
21 brick to reasonably match the brick structure  
22 or the pavers, as approved by staff.  
23 All in favor of the amendment to the  
24 motion, say aye.  
25 COMMISSION MEMBERS: Aye.

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1 COMMISSION MEMBERS: (No response.)  
2 THE CHAIRMAN: All right. Do you want to  
3 make a motion to approve the amendment --  
4 MS. SCHELL: (Speaking off microphone.)  
5 COMMISSIONER HOFF: Through the Chair, I  
6 will make a motion to approve the COA as  
7 amended.  
8 COMMISSIONER MORGAN: Second.  
9 THE CHAIRMAN: Any further discussion,  
10 then?  
11 COMMISSION MEMBERS: (No response.)  
12 THE CHAIRMAN: All in favor, say aye.  
13 COMMISSION MEMBERS: Aye.  
14 THE CHAIRMAN: Any opposed?  
15 COMMISSION MEMBERS: (No response.)  
16 THE CHAIRMAN: By that, your motion  
17 passes.  
18 Thank you.  
19 Any commissioners -- and thank you,  
20 Applicant, for walking through that with us.  
21 We appreciate it.  
22 All right. Next, we're going to move on  
23 to Section G, Certificates of Appropriateness,  
24 COA-25-33253, located at 0 7th Street East.  
25 Do any commissioners have any ex parte to

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1 THE CHAIRMAN: Any opposed?  
2 COMMISSION MEMBERS: (No response.)  
3 THE CHAIRMAN: All right. The amendment  
4 to the item passes.  
5 We're still in discussion on just the  
6 general --  
7 MS. SCHELL: If someone wants to move to  
8 approve as amended.  
9 THE CHAIRMAN: Move to approve as amended.  
10 COMMISSIONER HOFF: I will.  
11 THE CHAIRMAN: No, it's not to approve the  
12 COA. We haven't had discussion about the COA  
13 yet. That's -- we have to move the amendment;  
14 is that right?  
15 MS. SCHELL: So you already moved and  
16 approved an amendment to Mr. Hoff's initial  
17 motion. That was approved. So now someone  
18 needs to move to approve as amended, and then  
19 that will be the entire COA and all the  
20 conditions we discussed.  
21 THE CHAIRMAN: Before we do that, any  
22 discussion regarding the COA that we have here?  
23 Mr. Hoff kind of laid it out regarding the --  
24 what would be put there, but any further  
25 discussion on it?

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1 declare?  
2 COMMISSIONER HOFF: Through the Chair,  
3 yes.  
4 I received a phone call from the applicant  
5 about a week and a half ago, just to kind of  
6 talk about what he would like to do with his  
7 home, nothing too specific.  
8 THE CHAIRMAN: All right. Thank you.  
9 Anyone else?  
10 COMMISSION MEMBERS: (No response.)  
11 THE CHAIRMAN: All right. Hearing none,  
12 we'll open the public hearing, and I'll take a  
13 staff report.  
14 MS. CAMP: Thank you.  
15 COA-25-33253, for the property at 0  
16 7th Street East, proposes building a new  
17 two-story, 1,821-square-foot single-family home  
18 on a vacant interior lot in the Springfield  
19 Historic District.  
20 The lot sits between an existing two-story  
21 house and a vacant parcel on a street with a  
22 mix of one- and two-story residential buildings  
23 in various styles. The home will feature a  
24 hipped roof with an off-center front gable,  
25 horizontal lap siding, grouped 1-over-1

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1 windows, and a painted concrete block  
2 foundation. It will include a two-story porch  
3 with a full-width porch on the first floor and  
4 a partial-width porch above. A companion  
5 application was also submitted for the  
6 neighboring property at the same address.

7 Although staff is supportive of the  
8 applicant's scope of work, we do have concerns  
9 about the partial-width porch on the second  
10 story of the structure; therefore, we are  
11 recommending that the second story porch on the  
12 front elevation be full width and the roof form  
13 shall have a front gable with a shed roof over  
14 the second story porch. This is listed as  
15 Condition 13 and 14 in the report.

16 As conditioned, staff finds the proposed  
17 COA consistent and compatible with the design  
18 guidelines and the Ordinance Code criteria. As  
19 such, we forward to you a recommendation for  
20 approval with the conditions noted in the  
21 report.

22 THE CHAIRMAN: Thank you.

23 Any questions for staff?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. Hearing none,

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1 And M & M Homes accept all staff  
2 conditions except Condition Number 13 and 14.  
3 It's about the porch -- second floor porch to  
4 be full facade, and also changing the roof  
5 lines to a shed -- shed-type roof.

6 I'm sorry.

7 So as you see, staff provided also porch  
8 analysis map of the corner of the 7th Street  
9 where proposed structure in question going to  
10 be built, hopefully. And you see all the red  
11 dots which indicate the full porch. This is on  
12 the first floor, but there's no analysis of  
13 what the second porches look like in the  
14 structures which is what staff is asking us to  
15 change.

16 M & M Homes done also analysis of the same  
17 block, which you can see on Exhibit 2, please.  
18 All the green dots, this is contributing  
19 structures, and blue dots is new construction  
20 houses.

21 On the next page, you also see the table  
22 where summarized. So total, eight houses  
23 present on this block. Four out of eight is  
24 contributing. And out of four, one is  
25 bungalow, one is double full facade porch,

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1 is the applicant here?

2 (Audience member approaches the podium.)

3 THE CHAIRMAN: Come up and speak -- just  
4 your name and address, and she'll swear you in.

5 AUDIENCE MEMBER: (Tenders documents.)

6 THE REPORTER: Could I get your name and  
7 address into the microphone for me, please?

8 AUDIENCE MEMBER: Marianna Singareddy,  
9 1651 Walnut Street, 32206.

10 THE REPORTER: If you would raise your  
11 right hand for me, please.

12 MS. SINGAREDDY: (Complies.)

13 THE REPORTER: Do you affirm that the  
14 testimony you are about to give will be the  
15 truth, the whole truth, and nothing but the  
16 truth?

17 MS. SINGAREDDY: Yes.

18 THE REPORTER: Thank you.

19 MS. SINGAREDDY: Can everybody hear me?  
20 Hello? This good?

21 THE CHAIRMAN: Just speak clearly into --  
22 so she can get it for the recording.

23 MS. SINGAREDDY: So you received the  
24 handouts that's the previously approved and  
25 built houses.

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1 duplex, one -- two of them, one-and-a-half type  
2 of porches structures, and then rest is new  
3 construction, four more houses.

4 You can also see what each house looks  
5 like in Exhibit 3, and also the new  
6 construction that was previously approved.

7 So the new construction was also mixture  
8 of double full facade or bungalows or two-story  
9 with single porch. So actually one-and-a-half  
10 porches on this block, two building -- historic  
11 buildings present, and none of the new  
12 construction.

13 And that's -- this type of structures not  
14 only common on this block. You can see in --  
15 next to the exhibit that they are throughout  
16 the neighborhood. You can find something  
17 similar on the 7th Street, like right next to  
18 the block where we propose building of these  
19 two houses.

20 (Timer notification.)

21 MS. SINGAREDDY: And I'm actually  
22 finished.

23 You can review the pictures.

24 (Ms. Schell exits the proceedings and  
25 Ms. MacGillis enters the proceedings.)

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1 THE CHAIRMAN: Okay. I had a couple of  
 2 quick questions for you if you have a minute.  
 3 So you're only in opposition to Conditions  
 4 [sic] Number 13 and 14 regarding the second  
 5 story porch; is that correct?  
 6 MS. SINGAREDDY: Yes. That's the only --  
 7 second story porch extension, that's what we  
 8 trying to prevent.  
 9 THE CHAIRMAN: Okay. And on your report  
 10 here, the first page has two properties that  
 11 are (inaudible) at 125 and 145 West 11th  
 12 Street. Those are already constructed  
 13 properties?  
 14 MS. SINGAREDDY: Yes. They are  
 15 constructed, previously been approved on a  
 16 different block of the [sic] Springfield.  
 17 THE CHAIRMAN: All right. Any other  
 18 questions for the applicant?  
 19 COMMISSIONER MORGAN: Through the Chair to  
 20 the applicant, is there a -- is there a reason  
 21 that -- what is the reason that you wouldn't  
 22 want to do a full -- is it a cost thing or is  
 23 it an aesthetic thing? I just want to hear why  
 24 you're against this recommendation.  
 25 MS. SINGAREDDY: Cost is not an issue, but

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1 looks nice.  
 2 THE CHAIRMAN: All right. Thank you.  
 3 We'll call you back up if we need you.  
 4 MS. SINGAREDDY: Thank you.  
 5 THE CHAIRMAN: Is there anyone else here  
 6 to speak regarding this COA?  
 7 AUDIENCE MEMBERS: (No response.)  
 8 THE CHAIRMAN: Hearing none, we'll close  
 9 the public hearing and entertain a motion.  
 10 COMMISSIONER MORGAN: I'd like to make a  
 11 motion to approve COA-25-33253.  
 12 COMMISSIONER HOFF: I will second for  
 13 discussion.  
 14 THE CHAIRMAN: Any further discussion?  
 15 COMMISSIONER HOFF: Through the Chair, so  
 16 I, personally -- while I would personally, in  
 17 my own aesthetic taste, prefer a full-width  
 18 second story porch, I recognize that there are  
 19 many examples of second story front porches  
 20 that are not full-size, so I wouldn't have -- I  
 21 personally wouldn't have a problem removing  
 22 Conditions 13 and 14.  
 23 COMMISSIONER MORGAN: Through the Chair, I  
 24 tend to agree. There's a part of me that  
 25 thinks that the full second story would look

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1 it -- it's aesthetic thing, and we also feel  
 2 like this corner misrepresented with 1.5-style  
 3 houses because there are two structures with  
 4 1.5 porches, and new construction is all either  
 5 bungalow -- there are two, or just single porch  
 6 on the bottom and not on the top. So that's --  
 7 we just create more variety to the corner.  
 8 COMMISSIONER MORGAN: Thank you.  
 9 THE CHAIRMAN: Any other questions for the  
 10 applicant?  
 11 COMMISSIONER HOFF: Through the Chair to  
 12 the applicant, could you speak about Condition  
 13 Number 14 and why you do not want to agree to  
 14 that?  
 15 MS. SINGAREDDY: Condition 14, the roof  
 16 form shall be front gable with the shed roof  
 17 over the second story full-width porch.  
 18 Shed type of roof not particularly looking  
 19 attractive, and it seems like on the corner,  
 20 all houses, they look like vertical  
 21 orientation. They, like, really tall, skinny  
 22 buildings. And if you look at the houses --  
 23 even the quadruplex building, it looks like two  
 24 of -- you know, skinny houses together. It's  
 25 kind of vertical-oriented houses, and it just

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1 more traditional, and yet this is new  
 2 construction.  
 3 From a floor plan standpoint, it looks  
 4 like it would really serve that primary bedroom  
 5 to have a little more square footage and do it,  
 6 but then I look at the actual front elevation  
 7 and I worry more about symmetry and where those  
 8 columns would land, and so I -- I just think  
 9 that if we add more, then it becomes kind of  
 10 what do we do here and what do we do there,  
 11 is -- is where I'm at with the shape and the  
 12 actual scale of the facade.  
 13 And I would be okay with removing the  
 14 conditions as well.  
 15 COMMISSIONER LOVE: Through the Chair, I  
 16 have a question for staff.  
 17 I've been reading the staff summary and  
 18 analysis and just trying to get a better  
 19 understanding of sort of the idea behind the  
 20 recommendation. It looks like there was,  
 21 according to the Sanborn maps, a previous  
 22 two-story structure that was there with a  
 23 full-width porch; is that -- would you say  
 24 that's a driving factor behind that  
 25 recommendation or is it something else along

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1 the lines of just appearance?

2 MR. WELLS: Through the Chair to

3 Commissioner Love, that is correct.

4 So we try to base this -- that's a --

5 certainly a basis of our decision, in addition

6 to just looking at the streetscape, the block

7 in and of itself, just taking that into

8 consideration, but also just looking at the

9 design of it, just looking at the front

10 elevation, looking at that hipped piece -- the

11 hipped roof piece that kind of juts out from

12 the porch on the second floor. We just wanted

13 to simplify it a little bit and just make it

14 more consistent with the frame vernacular

15 design.

16 COMMISSIONER LOVE: I understand.

17 I think I concur with Commissioner Hoff,

18 that I would be okay with omitting 13 and 14.

19 THE CHAIRMAN: I tend to agree.

20 The -- 7th Street East right there in that

21 (inaudible) section does seem to be typified by

22 a -- full front porches. It's not uncommon to

23 see this one-and-a-half in the neighborhood and

24 very nearby, just -- maybe it's just a

25 coincidence with the properties that did

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1 COMMISSION MEMBERS: Aye.

2 THE CHAIRMAN: Any opposed?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: The motion to move has

5 passed.

6 MS. MacGILLIS: (Speaking off microphone.)

7 THE CHAIRMAN: All right. The --

8 COA-25-33253 has been approved, striking

9 Conditions 13 and 14.

10 Next, we'll move on to COA-25-33254,

11 located at 0 7th Street East, next door to the

12 property we just heard.

13 Do any commissioners have any ex parte to

14 declare?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, we'll open

17 the public hearing and take a staff report.

18 MS. CAMP: Thank you.

19 COA-25-33254, for the property at 0 7th

20 Street East, is the neighboring property and

21 companion application to the previous item on

22 the agenda.

23 The proposed design and scope of work is

24 the same as the previous item; therefore, staff

25 finds this proposed COA, as conditioned, is

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1 survive this area. And with it being a

2 noncontributing structure, it doesn't have to

3 uniformly match the entire street.

4 So we would need an amendment to the

5 motion, so -- as it is, we approved it with the

6 conditions that are on there.

7 COMMISSIONER HOFF: Through the Chair, I

8 will move to amend the motion to remove

9 Conditions [sic] Number 13 and 14.

10 COMMISSIONER MORGAN: Second.

11 THE CHAIRMAN: All right. The amendment

12 is to remove Items [sic] Number 13 and 14 from

13 COA-25-33253.

14 All those in favor, say aye.

15 COMMISSION MEMBERS: Aye.

16 THE CHAIRMAN: Any opposed?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: All right. The amendment

19 on the item passes.

20 And now we need to move the motion as

21 amended, if anybody would like to tackle that.

22 COMMISSIONER MORGAN: I'd like to make a

23 motion to move COA-25-33253 as amended.

24 COMMISSIONER LOVE: Second.

25 THE CHAIRMAN: All in favor, say aye.

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1 consistent and compatible with the design

2 guidelines and the Ordinance Code criteria. As

3 such, we forward to you a recommendation for

4 approval with the conditions noted in the

5 report.

6 THE CHAIRMAN: Thank you.

7 Any questions for staff?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: All right. Hearing none,

10 if the applicant would like to come up and

11 speak again.

12 (Ms. Singareddy approaches the podium.)

13 MS. SINGAREDDY: Do you need my name?

14 (Discussion held off the record.)

15 MS. SINGAREDDY: This is mirror image of

16 the same house that we just discussed. If we

17 could please remove conditions -- same

18 conditions, 13 and 14.

19 THE CHAIRMAN: Thank you.

20 Any questions for the applicant here?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: All right. Thank you.

23 We'll call you back up if we need you.

24 Is there anyone else here to speak

25 regarding COA-25-33254?

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1 AUDIENCE MEMBERS: (No response.)  
 2 THE CHAIRMAN: Seeing none, we'll close  
 3 the public hearing and take a motion.  
 4 COMMISSIONER HOFF: Through the Chair, I  
 5 will make a motion to approve COA-25-33254 with  
 6 conditions, but striking Conditions 13 and 14.  
 7 COMMISSIONER LOVE: Second.  
 8 THE CHAIRMAN: Any discussion?  
 9 COMMISSION MEMBERS: (No response.)  
 10 THE CHAIRMAN: Hearing none, all those in  
 11 favor say, aye.  
 12 COMMISSION MEMBERS: Aye.  
 13 THE CHAIRMAN: Any opposed?  
 14 COMMISSION MEMBERS: (No response.)  
 15 THE CHAIRMAN: Hearing none, the motion  
 16 passes for COA-25-33254 at 0 7th Street East,  
 17 approved with conditions, striking Items [sic]  
 18 Number 13 and 14.  
 19 Thank you.  
 20 Next, we'll move on to COA-25-33252,  
 21 located at 120 3rd Street East.  
 22 Do any commissioners have any ex parte to  
 23 declare?  
 24 COMMISSION MEMBERS: (No response.)  
 25 THE CHAIRMAN: All right. Hearing none,

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1 The proposed plans have also been reviewed  
 2 by Current Planning and Zoning and have been  
 3 noted to conform with the zoning overlay  
 4 requirements.  
 5 As conditioned, the proposed new  
 6 construction will be on a vacant interior lot  
 7 and will be compatible with the mix of one- and  
 8 two-story single-family and multifamily homes  
 9 along the street.  
 10 The proposed design of the new  
 11 construction is based off of the frame  
 12 vernacular style found throughout the  
 13 Springfield Historic District, and there are  
 14 elements, such as the materials, height,  
 15 railing, decorative roof, fence, and  
 16 proportions of the openings which are  
 17 consistent with this style.  
 18 The overall height of the proposed  
 19 structure from the finish floor is  
 20 approximately 28 feet and 10 inches which is  
 21 generally compatible with the heights of --  
 22 sorry -- of adjacent structures along the  
 23 block. Two-story residences are the dominant  
 24 typology along this block with a few  
 25 single-story residences such as the adjacent

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1 we'll open the public hearing and take a staff  
 2 report.  
 3 MR. ARSENAULT: Thank you.  
 4 Through the Chair to the Commission,  
 5 COA-25-33252 is for the new construction of a  
 6 two-story single-family residence at 120 3rd  
 7 Street East, within the Springfield Historic  
 8 District. The subject site is currently a  
 9 vacant interior lot that is adjacent to a  
 10 one-story single-family home to the left and a  
 11 two-story multifamily structure to the right.  
 12 This block of 3rd Street East is characterized  
 13 by a mixture of one- and two-story residential  
 14 structures of predominantly frame vernacular  
 15 style.  
 16 As designed, the proposed  
 17 1,000-square-foot two-story home will be a  
 18 frame vernacular styled residence featuring a  
 19 front gable with nested gable and hipped  
 20 element and a rear hipped roof, a recessed  
 21 entryway and balcony on the left side of the  
 22 front elevation, simple vertical wood railing,  
 23 horizontal cementitious siding, single and  
 24 paired 1-over-1 sash windows, and a raised  
 25 stucco foundation.

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1 structure, 122 3rd Street East.  
 2 The scale and massing of the proposed  
 3 structure are reasonably consistent with other  
 4 surrounding two-story residences. The front  
 5 and side setbacks are -- as shown on the site  
 6 plan submitted on September 8th, 2025, are  
 7 consistent with other nearby structures and  
 8 have been conditioned to ensure compatibility.  
 9 The proposed design of the new  
 10 construction includes a front nested gable with  
 11 a hipped element on the main roof form and a  
 12 low-pitched hip roof at the rear. Historic  
 13 roof forms throughout the district are most  
 14 commonly found to be uniform. As such, staff  
 15 has conditioned the roof form to be simplified  
 16 with gable ends on the front elevation and a  
 17 gable end on the rear elevation with no hipped  
 18 roof elements on either elevation. This is  
 19 Condition Number 11.  
 20 As conditioned, the design is compatible  
 21 with the historic frame vernacular structures  
 22 that are found throughout the district. Most  
 23 frame vernacular structures throughout the  
 24 district also feature full-width porches;  
 25 however, the proposed design features a

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1 recessed porch and balcony on the left side of  
2 the front elevation.

3 To maintain the division of the upper and  
4 lower spaces on the most prominent facade,  
5 staff has conditioned the design to include a  
6 horizontal trim board that extends from the  
7 edge of the balcony to the right edge of the  
8 front elevation. This trim board will not be  
9 carried over to side elevations. And during  
10 electronic communication with the applicant,  
11 they were amenable to this condition at that  
12 time.

13 As such, staff forwards to you a  
14 recommendation for approval with the conditions  
15 noted in the report.

16 THE CHAIRMAN: Thank you.

17 Any questions for staff?

18 COMMISSIONER MORGAN: Through the Chair to  
19 staff, are -- you had just mentioned something  
20 about this having, like, a single recessed  
21 porch. And, I mean, I'm looking at this and  
22 the first thing that I see is that it's not a  
23 full porch, kind of the opposite of what we  
24 were just talking about, and I wanted to kind  
25 of get your thoughts on that, if you had any

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1 come up?

2 (Ms. Singareddy approaches the podium.)

3 MS. SINGAREDDY: (Tenders documents.)

4 M & M Homes would like to accept all the  
5 proposed conditions except Condition Number 11,  
6 the front and rear form -- roof forms shall be  
7 simplified to be in gables with no hip roof  
8 elements.

9 I believe there was similar condition  
10 discussed last time I was here, probably with  
11 different Commission members.

12 You can see in the handout I put together,  
13 as per Historic guidelines, roof could be hips,  
14 gables, or a combination. It's on Page 56,  
15 highlighted.

16 And discussion that we had in Exhibit 1,  
17 you can see some of the historic structures  
18 with the roof on the front gable and hip in the  
19 back. They are very difficult to spot because  
20 of trees and some houses have no alleys in the  
21 back, but that's the ones that I was able to  
22 find. If you could please review.

23 And this is all I have on this.

24 THE CHAIRMAN: So just to be clear, for  
25 Item Number 11, you'd want to keep the gable

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1 issues with that not being a full porch on the  
2 first floor because I don't think that's  
3 typical at all.

4 MR. ARSENAULT: Through the Chair to  
5 Commissioner Morgan, this design was reasonably  
6 different from the previous two applications.  
7 Because it doesn't necessarily have that porch  
8 element, it's not necessarily deriving as much  
9 from the frame vernacular style as the two  
10 previous applications, so our main focus -- I'm  
11 trying to find the condition here.

12 Condition Number 12 was to just show a  
13 delineation of the upper and lower space to  
14 continue that -- you know, that lower balcony  
15 deck part, to continue a trim band along the  
16 front for us that would maintain that  
17 separation of spaces since this wasn't  
18 necessarily getting into the whole, you know,  
19 one-and-a-half or, you know, full-width porch  
20 that the other two previous applications had.

21 COMMISSIONER MORGAN: Thank you.

22 THE CHAIRMAN: Any other questions for  
23 staff?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Would the applicant like to

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1 roof on the front and the hip roof on the back;  
2 is that what you're saying?

3 MS. SINGAREDDY: Yes, please. Keep roof  
4 as is, as pictured, so it's gable on the front  
5 and hip in the back.

6 THE CHAIRMAN: Okay.

7 Any questions for the applicant?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: All right. We'll call you  
10 back if --

11 MS. SINGAREDDY: Thank you.

12 THE CHAIRMAN: -- we have any other  
13 questions.

14 Is anyone else here to speak on  
15 COA-25-33252?

16 AUDIENCE MEMBERS: (No response.)

17 THE CHAIRMAN: Seeing none, we'll close  
18 the public hearing and entertain a motion.

19 COMMISSIONER HOFF: Through the Chair, I  
20 will make a motion to approve COA-25-33252 with  
21 conditions and modifying Condition Number 11 to  
22 read that the house will have a gable on the  
23 front and a hipped roof on the rear.

24 COMMISSIONER MORGAN: Second.

25 THE CHAIRMAN: Any discussion regarding

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1 this?  
2 COMMISSIONER HOFF: Through the Chair,  
3 yeah, I -- again, I would personally prefer  
4 what the staff recommendation is, but there are  
5 numerous examples of this type of combination  
6 and the design guidelines do say that a  
7 combination can be appropriate. This is not a  
8 corner lot, so the rear roof line won't be as  
9 visible as well.

10 So that's kind of my rationale.

11 THE CHAIRMAN: Any other discussion?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: All right. Hearing none,  
14 all those in favor of approval with conditions  
15 of COA-25-33252, with Item Number 11 being  
16 amended for the front to be a gable roof and  
17 the rear to be a hipped roof.

18 All those in favor, say aye.

19 COMMISSION MEMBERS: Aye.

20 THE CHAIRMAN: Any opposed?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: With that, your motion  
23 passes, and COA-25-33252 has been approved with  
24 conditions.

25 All right. We'll move on to Item Number

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1 clapboard siding. The submitted photos of the  
2 structure show weatherboard siding that might  
3 suggest a surveyor error or that this material  
4 may have been replaced sometime afterwards.

5 The applicant has shared that they have --  
6 they are proposing to replace with Hardie lap  
7 siding, and they have also shared that they  
8 have reached out for estimates on repairs but  
9 would prefer to do wholesale siding replacement  
10 due to pricing and cost. And it has been  
11 confirmed that the reveal of the Hardiboard --  
12 proposed Hardiboard installation would be able  
13 to match the current reveal of the horizontal  
14 wood siding.

15 Due to the lack of evidence from the  
16 historic archives, staff -- permits and other  
17 pictorial evidence, staff would suggest still  
18 that scattered repairs and replacement take  
19 place to make it consistent and compatible with  
20 the design guidelines and the Ordinance Code  
21 criteria. As such, we forward you a  
22 recommendation for approval with conditions as  
23 noted in the report.

24 THE CHAIRMAN: Thank you.

25 So -- I'm looking at the report here. Did

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1 4, COA-25-33103, located at 3544 Fitch Street.  
2 Do any commissioners have any ex parte to  
3 declare?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: All right. Hearing none,  
6 we'll open the public hearing and take a staff  
7 report.

8 MR. JOHNSON: Thank you.

9 COA-25-33103, for the property located at  
10 3544 Fitch Street, seeks to conduct wholesale  
11 siding replacement. The subject property is on  
12 a corner lot with a building footprint that  
13 matches what was originally outlined within the  
14 1924/1951 Jacksonville Sanborn map. The  
15 building can be described as being constructed  
16 in 1924 with -- as a one-story, clipped,  
17 side-gabled Colonial Revival style bungalow,  
18 some architectural detailing, including a  
19 segmented archway supported by two ionic  
20 columns, centered entryway with side lights,  
21 and a mixture of 6-over-6 and 1-over-1 sash  
22 windows with horizontal siding.

23 According to the original survey of the  
24 Riverside Avondale Historic District in 1985,  
25 it was noted that the structure had wood or

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1 the property owner or applicant supply any  
2 evidence, inspection reports, contractor  
3 reviews or anything regarding the condition of  
4 the siding overall?

5 MR. JOHNSON: So it's -- they did note  
6 there's a lot of water damage, but no WDO  
7 report, which, from the amount of photos that  
8 they were able to submit -- which I thank them  
9 for that, for supplying all of it -- there's a  
10 lot of water damage that you can see just  
11 bubbling through.

12 THE CHAIRMAN: Yeah, I can see the water  
13 damage in a lot of the photos, and there are  
14 some -- some sign it definitely needs to be  
15 replaced for sure. I just didn't know if there  
16 was any information regarding the entire siding  
17 as a whole, (inaudible), any type of reports on  
18 that.

19 MR. JOHNSON: No, there is not.

20 THE CHAIRMAN: Okay. Any other questions  
21 for staff?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: Is the applicant here?

24 AUDIENCE MEMBER: (Indicating.)

25 THE CHAIRMAN: Feel free to come up.

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1 (Audience member approaches the podium.)  
 2 THE CHAIRMAN: State your name and your  
 3 address and she will swear you in.  
 4 AUDIENCE MEMBER: My name is Candy Bilyeu.  
 5 I live at 3544 Fitch Street.  
 6 THE REPORTER: If you would raise your  
 7 right hand for me, please.  
 8 MS. BILYEU: (Complies.)  
 9 THE REPORTER: Do you affirm that the  
 10 testimony you are about to give will be the  
 11 truth, the whole truth, and nothing but the  
 12 truth?  
 13 MS. BILYEU: Yes.  
 14 THE REPORTER: Thank you.  
 15 MS. BILYEU: Hi.  
 16 I'm just here to request a simple -- as  
 17 you could tell by the pictures, a siding  
 18 repair. We have -- we've only lived there four  
 19 years, so I'm not aware of any other permits  
 20 that have been pulled to have the siding  
 21 changed or if it's ever been replaced.  
 22 We have reached out to several companies  
 23 to get cost estimates on the wood. And just  
 24 doing the math in my head, it would make more  
 25 sense to me to have -- go ahead and get

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1 Hardiboard, we believe it would be best.  
 2 THE CHAIRMAN: All right. Thank you.  
 3 Anybody have any questions for the  
 4 applicant?  
 5 COMMISSION MEMBERS: (No response.)  
 6 THE CHAIRMAN: I would only ask -- you  
 7 know, when you come before this commission  
 8 asking for wholesale siding replacement on a  
 9 historic contributing structure, you know, we  
 10 would need something showing that this siding  
 11 is in need of full replacement.  
 12 MS. BILYEU: Okay.  
 13 THE CHAIRMAN: I mean, I would agree with  
 14 some of these photos, that there are a number  
 15 of places where there -- where it is -- wood is  
 16 starting to rot or has rotted due to water  
 17 damage, and that's typical of wood -- wood  
 18 siding homes require regular maintenance on  
 19 them, but we have to have, like, some sort of  
 20 evidence of what goes [sic], and that's why  
 21 staff has recommended that, you know, scattered  
 22 or piecemeal replacement in the rotten areas to  
 23 be done versus wholesale siding replacement,  
 24 so --  
 25 That's just to explain to you how it

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1 siding -- the Hardiboard siding for -- number  
 2 one, it's going to last 50 years versus us keep  
 3 having to repair the wood over, you know, a  
 4 time span of however long we're there, so I  
 5 would request that we get the -- the Hardiboard  
 6 siding.  
 7 I mean, it's going to be within the  
 8 appropriateness of the historic district. The  
 9 contractor that we're using has done many homes  
 10 in the area, so ...  
 11 THE CHAIRMAN: All right. Any other --  
 12 MS. BILYEU: Sorry. I've never done this  
 13 before.  
 14 THE CHAIRMAN: Oh, sure.  
 15 MS. BILYEU: I'm sorry.  
 16 THE CHAIRMAN: You're fine. No, you're  
 17 totally fine. That's okay.  
 18 MS. BILYEU: Like I said, we've only lived  
 19 there four years. We've done extensive  
 20 upgrades already. We've had -- we've had --  
 21 we've had the whole under- -- underneath  
 22 encapsulated and repaired, so -- and steal  
 23 beams put on to, you know, maintain the home,  
 24 so we'd request -- like I said, just -- just by  
 25 doing the cost and the longevity of the

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1 works. We have to have some evidence, like a  
 2 WDO report; you could have a licensed  
 3 contractor, a home inspector, somebody who is  
 4 an expert in the field to be able to tell us  
 5 that, yes, all the siding has to be replaced,  
 6 for whatever reason that is.  
 7 MS. BILYEU: Okay.  
 8 THE CHAIRMAN: When they come -- a few  
 9 photos is good, but we need an expert opinion,  
 10 I guess, is the best way to describe it.  
 11 MS. BILYEU: I believe I submitted the  
 12 contractor report.  
 13 THE CHAIRMAN: Well, that was for  
 14 replacement. That was a bid for replacement;  
 15 is that correct?  
 16 MS. BILYEU: No, I --  
 17 THE CHAIRMAN: The Hardi --  
 18 MS. BILYEU: No, I submitted the whole  
 19 contract bid that -- to Drew. Yeah, I emailed  
 20 that over. It was the whole contract, when we  
 21 got the estimate for the siding and his  
 22 reveals.  
 23 THE CHAIRMAN: This is for (inaudible)  
 24 glass --  
 25 MS. BILYEU: Yes.

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1 THE CHAIRMAN: -- construction?  
 2 I don't believe it speaks to the condition  
 3 of the wood, though, does it?  
 4 MS. BILYEU: Yes.  
 5 THE CHAIRMAN: Yeah, I remember looking  
 6 through this the other day.  
 7 So that is -- you know, it's a good  
 8 estimate from a reliable contractor, for sure,  
 9 but what we need is evidence to show that the  
 10 current siding is unrepairable --  
 11 MS. BILYEU: Okay.  
 12 THE CHAIRMAN: -- you know, is the best  
 13 way to describe it, so --  
 14 MS. BILYEU: Okay.  
 15 THE CHAIRMAN: -- because the -- like, I  
 16 wanted to explain to you kind of what we have  
 17 to go through here to get --  
 18 MS. BILYEU: Okay.  
 19 THE CHAIRMAN: All right. Anybody else  
 20 have any other questions for the applicant?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: All right. We'll call you  
 23 back up if we have any other questions.  
 24 Thank you.  
 25 MS. BILYEU: Okay. Thank you.

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1 saying -- if you want to do wholesale siding  
 2 replacement, we can consider it if there's more  
 3 evidence, potentially, that would come to us at  
 4 the Commission or to staff to show that  
 5 wholesale siding replacement would be needed --  
 6 MS. BILYEU: Okay.  
 7 THE CHAIRMAN: -- or we can go ahead and  
 8 take a vote today. Staff has recommended that  
 9 there be just scattered replacement, and we  
 10 haven't seen evidence here to show that, you  
 11 know, wholesale siding replacement would be  
 12 needed.  
 13 MS. BILYEU: Okay.  
 14 THE CHAIRMAN: So you can make the  
 15 decision. It's up to you. We can either defer  
 16 it for a month so you have more time to figure  
 17 that out or we can go ahead and vote on it  
 18 based on the approval with the conditions that  
 19 we have here.  
 20 MS. BILYEU: Can I -- can I get it  
 21 deferred so I can get some inspections?  
 22 THE CHAIRMAN: Yeah. Absolutely, yeah.  
 23 MS. BILYEU: Okay.  
 24 THE CHAIRMAN: And just -- a home  
 25 inspector, WDO --

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1 THE CHAIRMAN: Is there anyone else here  
 2 to speak regarding COA-25-33103?  
 3 AUDIENCE MEMBERS: (No response.)  
 4 THE CHAIRMAN: Hearing none, we'll close  
 5 the public hearing and -- I suppose we should  
 6 entertain a motion here. The only question is  
 7 if we would need to defer this, if she wants to  
 8 defer or to have a decision on this, because as  
 9 it is, we're approving it with, you know,  
 10 scattered repair when she's asking for  
 11 replacement.  
 12 So if I could ask the applicant to please  
 13 come back up to the front here.  
 14 (Ms. Bilyeu approaches the podium.)  
 15 THE CHAIRMAN: Sorry to make you get back  
 16 up and down.  
 17 MS. BILYEU: That's okay.  
 18 THE CHAIRMAN: So what we typically do  
 19 here is -- you know, currently, it's approved  
 20 with the conditions for just scattered repair,  
 21 not a wholesale replacement.  
 22 What we can do here in these situations is  
 23 we -- we can do, like, a one-cycle deferral,  
 24 like 30 days. You can go get inspection  
 25 reports or a contractor report, something

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1 MS. BILYEU: Okay.  
 2 THE CHAIRMAN: -- a contractor, preferably  
 3 not your siding contractor, but just a separate  
 4 contractor, a third-party kind of thing is  
 5 always good --  
 6 MS. BILYEU: Okay.  
 7 THE CHAIRMAN: -- but some sort of expert  
 8 in the field that would have some sort of  
 9 evidence that it would need to all be replaced  
 10 or if scattered replace -- whatever the  
 11 situation is, so --  
 12 MS. BILYEU: Okay. Great.  
 13 THE CHAIRMAN: So we'll do a one-cycle  
 14 deferral on COA-25-33103, located at 3544 Fitch  
 15 Street.  
 16 MS. BILYEU: All right. Thank you very  
 17 much.  
 18 THE CHAIRMAN: Thank you.  
 19 All right. Next, we'll move to Item  
 20 Number 5, COA-25-33142, located at 2230  
 21 St. Johns Avenue.  
 22 Do any commissioners have any ex parte to  
 23 declare?  
 24 COMMISSION MEMBERS: (No response.)  
 25 THE CHAIRMAN: All right. Hearing none,

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1 we'll open the public hearing and take a report  
2 from staff.

3 MR. WELLS: Thank you.

4 So this application, COA-25-33142, is for  
5 the property located at 2230 St. Johns Avenue.  
6 The applicant seeks to construct a new  
7 single- -- or two-story single-family  
8 residence. Again, this is located in the  
9 St. Johns Quarter historic district. It is  
10 currently a vacant interior lot. It's adjacent  
11 to a two [sic] single-family structure on the  
12 left, a two-story multifamily structure on the  
13 right.

14 This particular section of the --  
15 St. Johns Avenue is characterized by a mixture  
16 of two-story single-family and multifamily  
17 residential structures with a variety of  
18 architectural styles.

19 As designed, this proposed home will be a  
20 two-story in nature, it will feature a steeply  
21 pitched hip roof comprised of asphalt shingles,  
22 Hardie shiplap siding on the second floor,  
23 brick veneer on the first, a large chimney,  
24 arched entryways, and grouped 6-over-1 and  
25 4-over-1 sash windows.

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1 properties within this historic district, given  
2 its consistency with the architectural styles  
3 within the neighborhood.

4 (Microphone failure.)  
5 (Reporter inquiry.)

6 MR. WELLS: This is particularly noted for  
7 the garage in and of itself (inaudible) the  
8 primary facade.

9 As currently designed, considerable  
10 architectural influence is given to the  
11 front-facing garage which is inconsistent with  
12 the design guidelines. As we'll note, the --  
13 garages should not be situated, based on the  
14 guidelines, as a prominent feature of a new  
15 home in a historic district and parking should  
16 be limited to the side or rear of the  
17 structure.

18 As the -- as such, we find that the  
19 proposed design is inconsistent with the  
20 guidelines again, and Sections 307.106 -- and  
21 there's a note here that it -- it should be  
22 (k) (2) and (k) (6) [sic] rather than (k) (1)  
23 again. And then Section 307.106 (m) (6).

24 A couple of other things to note too. We  
25 find that the total area of the first floor

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1 The proposed home will also have a  
2 street-visible double-bay garage with paired  
3 style doors and a -- square light openings  
4 along the front elevation.

5 According to staff's calculations, the  
6 proposed siding of the garage will account for  
7 66 percent of the structure's primary facade.

8 While staff is overall supportive of  
9 infill on this particular lot, we do have some  
10 concerns. And so in terms of our report, we'll  
11 just focus on those concerns.

12 So this particular lot was -- previously  
13 consisted of a one-and-a-half-story dwelling  
14 with a one-story full-width porch on the front  
15 and rear. However, this building was  
16 demolished in 1981, before the enactment of the  
17 St. Johns Quarter historic district.

18 One thing we want to note in the staff  
19 report too. There is a typo here. It says  
20 Section 306.106. That should be Section 307.  
21 But, nonetheless, we do find that it is  
22 consistent with that particular criteria.

23 But in terms of our concerns, we do find  
24 that the design of the proposed structure fails  
25 to ensure a compatible relationship with other

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1 is -- for the garage will be around  
2 1,700 square feet, which means that it accounts  
3 for 60 percent of the first floor occupancy  
4 frontage. As such, we find that the scale,  
5 massing, siding, and location of the garage  
6 along the primary facade is inconsistent with  
7 other surrounding two-story residences.

8 Again, it's -- as it being a front-facing  
9 and readily street-visible garage, it is  
10 atypical for the streetscape in this particular  
11 historic district. Most residential  
12 structures, as you will note in the district  
13 and all of the historic districts, they have  
14 side parking or street parking. There are no  
15 properties on this block that feature a  
16 front-facing garage along its primary facade.

17 So, again, we are overall supportive of  
18 infill. We just have concerns about the siding  
19 and placement of that garage in and of itself,  
20 and so we are forwarding a recommendation for  
21 denial for the reasons stated (microphone  
22 failure).

23 THE CHAIRMAN: Thank you.

24 Any questions for staff?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: All right. Hearing none,  
2 is the applicant here?  
3 AUDIENCE MEMBER: (Indicating.)  
4 THE CHAIRMAN: If you'll come up, say your  
5 name and address, and she will swear you in.  
6 (Audience member approaches the podium.)  
7 AUDIENCE MEMBER: Ronald Root, 2263 River  
8 Boulevard, Jacksonville.  
9 THE REPORTER: I am going to swear you in.  
10 If you would raise your right hand for me,  
11 please.  
12 MR. ROOT: (Complies.)  
13 THE REPORTER: Do you affirm that the  
14 testimony you are about to give will be the  
15 truth, the whole truth, and nothing but the  
16 truth?  
17 MR. ROOT: I sure do.  
18 THE REPORTER: Thank you.  
19 MR. ROOT: Hello.  
20 I assume that you all have this that was  
21 emailed (indicating)? I have hard copies if  
22 that is --  
23 THE CHAIRMAN: I believe there was a  
24 packet emailed to us -- yeah, I think it was  
25 yesterday, I believe.

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1 property took on water during Hurricane Irma,  
2 so one of the reasons behind this COA is we'd  
3 like to build a carriage house structure on an  
4 adjoining lot that we own in the next block.  
5 Some of the other things that I wanted to  
6 talk about is the background of the St. Johns  
7 Quarter historic district. It's distinctly  
8 different from Avondale. I don't know how many  
9 of you know anything about that area. It's a  
10 little six-block area, but it has a huge  
11 variety of architectural styles, uses. It's  
12 probably 20 percent multifamily, doctors'  
13 offices, lawyers' offices, so it's a very  
14 mixed, unusual area. And so we feel because of  
15 that, this structure is particularly  
16 appropriate, both in its style of architecture,  
17 but also in use.  
18 Turning further, you can see -- one thing  
19 on Page -- Page 4, you can see alleys that are  
20 very prominent in Riverside and Avondale. We  
21 have no alley, so there's no backyard access to  
22 the property that we can incorporate into our  
23 design.  
24 And then on Page 5, I went through a  
25 number of items. I've been critiquing the

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1 MR. ROOT: Yes.  
2 THE CHAIRMAN: Yeah. I remember looking  
3 through it, yes, sir.  
4 MR. ROOT: Would you prefer that or --  
5 THE CHAIRMAN: If you have a copy, we'll  
6 take it.  
7 MR. ROOT: (Tenders documents.)  
8 I apologize for the length of this  
9 document, but I, obviously, had a lot to say.  
10 The first part of this document talks  
11 about our home where we live, which is the --  
12 as many of you may know, the Maxwell House  
13 coffee -- Cheek-Neal Coffee Company house,  
14 which is in Riverside. We've lived in that  
15 area for 30-plus years, and part of the  
16 situation is that the original design of that  
17 structure, which was built in 1929, was built  
18 to accommodate Model T Ford vehicles and not  
19 today's vehicles, so -- as you could tell by  
20 the photos on Page 2, the garage is pretty much  
21 unusable. You can see the steel support  
22 columns that are not very wide and don't  
23 accommodate vehicles, so we have basically an  
24 8,000-square-foot house with no garage.  
25 In addition, the -- that area of the

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1 staff report. Our calculation of the primary  
2 facade is that the garage takes up 30 percent,  
3 not 66 percent. The primary facade is a  
4 two-story structure, not a single-story  
5 structure. So if you do the math, the garage  
6 is only on the first level, so I'm not sure why  
7 they got 66 percent.  
8 They've corrected a couple of errors  
9 that -- with typos, so I won't go into that.  
10 And then --  
11 (Timer notification.)  
12 MR. ROOT: -- on Page 6 -- should I --  
13 THE CHAIRMAN: You can finish your thought  
14 real quick, yeah. Go ahead.  
15 MR. ROOT: Keep going?  
16 THE CHAIRMAN: Yeah, just get through your  
17 thoughts quick, go ahead.  
18 MR. ROOT: On Page 6, you can see there's  
19 a front-facing garage that's pretty evident.  
20 Now, staff would tell you that, well, this is  
21 not the front page -- front of the house, but  
22 it obviously fronts the river, and every  
23 structure along the river faces the river. And  
24 so this happens to have a front entrance on  
25 Copeland Street, but it has a River Boulevard

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1 address, and so -- this is the most prominent  
2 feature of that house, whether you want to  
3 mince words with primary, secondary facade,  
4 different ways to look at it.

5 You will also note that in the -- on  
6 Page 6 there, the lower right photograph shows  
7 the parking in front of the house. So there  
8 are structures within the neighborhood that  
9 don't have side parking or rear parking.

10 And then on Page 7, you will see a number  
11 of garage structures that exist within the  
12 neighborhood. Those are very evidently not  
13 what you would find maybe, perhaps in Avondale  
14 when -- and you'll see that these are mixed  
15 across the street from primary facade  
16 structures.

17 So like at the corner of Osceola and  
18 St. Johns Avenue, you have three structures  
19 that face Osceola Street and one structure that  
20 faces St. Johns Avenue, and this particular top  
21 left photo faces the same way the other three  
22 do, so you see the garage.

23 Then lastly -- I'll try to finish up, but  
24 on Page 9 you will see that -- this is the  
25 picture of the original house that was on this.

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1 history, and we think the eclecticism [sic] of  
2 the St. Johns Quarter is a place where it would  
3 fit.

4 THE CHAIRMAN: Thank you.

5 Any questions for the applicant here?

6 MR. ROOT: Can I add one more thing?

7 THE CHAIRMAN: Quickly, yeah.

8 MR. ROOT: There were two exhibits that  
9 were also part of what I sent, and they're  
10 photographs from 30 years ago when the  
11 St. Johns [sic] Historic District was approved,  
12 of every structure in the area, if you wanted  
13 to get a feel for what the area looks like.

14 And then the second was photographs of  
15 most of the buildings that -- with a focus on  
16 the parking and the garages.

17 THE CHAIRMAN: Thank you.

18 MR. ROOT: Uh-huh.

19 THE CHAIRMAN: We'll call you up if we  
20 have any questions.

21 MR. ROOT: All right.

22 THE CHAIRMAN: Is there anyone else here  
23 to speak regarding COA-25-33142?

24 (Audience member approaches the podium.)

25 AUDIENCE MEMBER: William Leuthold, 2742

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1 And our design that Bill Leuthold did is  
2 intended to be very similar in size and  
3 appearance with a hip roof, to this -- this  
4 particular structure.

5 Lastly, I'll say that on Page 10, there's  
6 a perfect example of what we want to do. If  
7 you look at the Cay -- Colonel Cay carriage  
8 house and main home that's located on the  
9 bottom of Page 10, the two blue areas, the  
10 largest is his original home that was  
11 constructed in the early 1900s. He had a  
12 carriage house that faced May Street which is  
13 now a hair salon.

14 But if you turn to the next page, you will  
15 see that the -- that the carriage house had a  
16 large garage door facing May Street, so it  
17 was -- this particular thing that we want to do  
18 is very accepted if you look at historical  
19 standards.

20 You'll see the further picture, there's  
21 parking in the front of it that existed during  
22 that time.

23 So overall, we feel like this particular  
24 design is -- is a design that should be  
25 approved, and we think there's evidence in

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1 Herschel Street, Jacksonville.

2 THE REPORTER: If you would raise your  
3 right hand for me, please.

4 MR. LEUTHOLD: (Complies.)

5 THE REPORTER: Do you affirm that the  
6 testimony you are about to give will be the  
7 truth, the whole truth, and nothing but the  
8 truth?

9 MR. LEUTHOLD: Absolutely.

10 THE REPORTER: Thank you.

11 MR. LEUTHOLD: I'm Bill Leuthold. I'm the  
12 architect on this project. I've been here many  
13 times before presenting projects, and this is  
14 the first one where we have a staff  
15 recommendation of denial.

16 I can certainly see it. I mean, it's --  
17 there's some differences with the garage doors  
18 forward, but there are very many reasons for  
19 doing that.

20 This is intended to be a carriage house  
21 for the big house. If you're familiar with the  
22 big house, it's a very prominent house in the  
23 neighborhood. And the garage is unfunctional  
24 [sic] now. So the only way we could get a  
25 garage to work for that house is to capture

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1 this property and put the garage on the new  
2 property.

3 The request was for a four-car garage.  
4 There's no way on this 100-by-50-foot lot that  
5 we can put a four-car garage and then have a  
6 usable structure in front of it to use as a  
7 residence. So the best way we could -- came up  
8 with was to conceal that garage as -- in the  
9 first floor of a two-story structure, a  
10 two-story structure that's very similar to the  
11 structure that was demolished there several  
12 years ago. There was a historic structure on  
13 the property.

14 We concealed the size of that garage  
15 inside by not putting four doors on the front.  
16 You're [sic] not doing that. We're putting two  
17 on the front, and these could be carriage-style  
18 doors. They're meant to look like they could  
19 have been built historically in the house. And  
20 a house of this -- where the owners live now,  
21 the Roots live now, you know, it's the big  
22 house, and it would have had a separate garage  
23 if they were building it today, you know,  
24 people with current needs.

25 It does take up most of the first floor,

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1 According to the review, the house passed  
2 on every thing that it's supposed to pass on;  
3 height, proportion of windows and doors,  
4 relationship to building masses, setbacks, and  
5 spaces, roof shape, scale, directional  
6 expression --

7 (Timer notification.)

8 MR. LEUTHOLD: -- architectural details.  
9 It passed all of that.

10 THE CHAIRMAN: You can finish your  
11 thought.

12 MR. LEUTHOLD: Okay.

13 It's a house that is designed well. I  
14 designed it. I design houses that I've won  
15 awards from you guys. I mean, this house is  
16 made of great materials. The scale, the  
17 proportion, everything fits this part of the  
18 neighborhood perfectly.

19 There also is -- as Ron mentioned, there  
20 are other forward-facing garages. They may be  
21 on corners. One of them is on a main part of a  
22 house, but it's not going to be something  
23 that's going to stand out.

24 We had an idea to maybe conceal the doors  
25 by building a wall around, but the wall would

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1 but that's so we can conceal the garage. The  
2 rest of that first floor is an entry foyer for  
3 the house that's on the second floor. It also  
4 has some room there for an office, so it's very  
5 useable. We have porches on the front and the  
6 rear.

7 By putting the garage -- we had to put the  
8 garage where it's facing forward. There's no  
9 alley in the back. And the site is so small,  
10 we can't really drive alongside. There's no  
11 room for a side entry to the garage. And if we  
12 want a rear entry, we would ruin the property  
13 for use as a house.

14 What we have now is -- it's contiguous to  
15 the big house property in the back. And if we  
16 put parking back there, it just -- it ruins the  
17 connection. So by having the driveway come  
18 into the front, we don't cover the entire  
19 property with paving. And we have a porch in  
20 the -- two-story porch, so they can look out  
21 over the big property out to the river.

22 So it makes the house so much better by  
23 concealing the size of this garage in the  
24 house, accessing it from the front, and it  
25 becomes a very usable house.

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1 just close off the house to the neighborhood.  
2 We don't want that either. So we want to keep  
3 it open, access it from the front, build a  
4 house that functions very well, has a backyard  
5 that's usable, that connects to the other  
6 property. We just wanted everything to work,  
7 so that's all I have to say.

8 THE CHAIRMAN: Thank you.

9 Is there anyone else here to speak  
10 regarding this COA?

11 (Audience member approaches the podium.)

12 THE REPORTER: Your name and address,  
13 please.

14 AUDIENCE MEMBER: Shannon Blankinship.  
15 I'm with Riverside Avondale Preservation, 2623  
16 Herschel Street, 32205.

17 THE REPORTER: If you would raise your  
18 right hand for me, please.

19 MS. BLANKINSHIP: (Complies.)

20 THE REPORTER: Do you affirm that the  
21 testimony you are about to give will be the  
22 truth, the whole truth, and nothing but the  
23 truth?

24 MS. BLANKINSHIP: I do.

25 THE REPORTER: Thank you.

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1 MS. BLANKINSHIP: Mr. Leuthold has given  
2 some excellent analyses of this project. There  
3 are some -- some really incredible aspects of  
4 it that are in keeping with the neighborhood  
5 and the unique characteristics of both the  
6 St. Johns Quarter and the Riverside Avondale  
7 Historic District; however, this commission has  
8 been very diligent in not approving  
9 front-facing garages, as well as front-facing  
10 dual-car garages in the past when applicants  
11 have come forward with it.

12 It is something that we're seeing  
13 increasingly that applicants would like to have  
14 as cars do become larger and people have more  
15 cars, and so that's why staying strong with the  
16 rules in the historic district will retain the  
17 characteristics that we have.

18 Thank you so much.

19 THE CHAIRMAN: Thank you.

20 Is there anyone else here to speak  
21 regarding this COA?

22 AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: Hearing none, we will close  
24 the public hearing and entertain a motion.

25 COMMISSIONER MORGAN: I'd like to make a

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1 staff's recommendation regarding their analysis  
2 with the two-car garages facing the front.

3 COMMISSIONER LOVE: To the Chair, I tend  
4 to agree. Looking at the -- the facade, to me,  
5 it looks like a carriage house. I agree with  
6 that. It actually reminds me of Fire Station  
7 Number 2, sort of -- it seems visually to be  
8 focused on parking accommodations when I look  
9 at it.

10 And I have a tough time with this one. I  
11 think I agree with staff as well.

12 COMMISSIONER MORGAN: I'll just note that  
13 I also agree with staff and feel that this  
14 would be more appropriate behind a home, as a  
15 carriage house.

16 COMMISSIONER HOFF: Through the Chair, so  
17 I do agree that the current design would not  
18 fit the character of the neighborhood for the  
19 reasons listed. I think that perhaps if the  
20 garage portion was set further back or even if  
21 this same structure was placed and recessed on  
22 the large property, the main house, then that  
23 could even work, but the position of the  
24 property as the primary structure on that lot  
25 with the garages being the primary feature is

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1 motion to deny COA-25-33142.

2 COMMISSIONER LOVE: Second.

3 THE CHAIRMAN: Any discussion?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: I will start off and say I  
6 tend to agree with staff's recommendation  
7 regarding the two-car garage in the front being  
8 a major feature. Percentagewise or not, I  
9 think it's -- we typically do not see this in  
10 the neighborhood where the main, primary  
11 structure on a lot faces and becomes a --  
12 two-car garages, or one for most times, but  
13 usually not two.

14 The inside and how far the garage goes  
15 back in the house doesn't necessarily affect my  
16 opinion of it necessarily, it's more so just  
17 the fact that there's two prominent garage  
18 doors at the front of the house facing the  
19 street.

20 And when you look at this, this looks very  
21 much like a carriage house that we would see at  
22 the rear of a property where the -- the garage  
23 is either facing the alley or the house, and it  
24 really -- it reads like that.

25 And I just can't -- I have to agree with

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1 not compatible in my point of view.

2 THE CHAIRMAN: Any other discussion on it?  
3 Are we all in agreement here?

4 COMMISSIONER LOVE: Through the Chair, I  
5 do have a question for the architect, if maybe  
6 you could come back up.

7 (Mr. Leuthold approaches the podium.)

8 MR. LEUTHOLD: Yes.

9 COMMISSIONER LOVE: Thank you so much.

10 You said something that stood out to me.  
11 You mentioned parking in the rear being not  
12 really feasible. And you mentioned, I think --  
13 I don't want to put words in your mouth. You  
14 said something along the lines of there would  
15 be a disconnect between the two properties.  
16 Can you explain that a little bit more?

17 MR. LEUTHOLD: Well, we have adjacent  
18 properties, the big house and the -- and this  
19 structure. To put parking between the house  
20 and the -- or even a separate garage between  
21 the house and the second house, it blocks that  
22 connection.

23 If we could enter the garage from the  
24 front, we have yards that are contiguous, then  
25 you can look at -- you know, connect the yards,

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1 play in the yards, you know, work in the yards,  
2 still -- where they are altogether. If we had  
3 to bring the cars to the back, put a garage  
4 back there, it blocks that. It blocks the  
5 ability to have -- this house have a view to  
6 the back, to the other property and the river.

7 So it really opens up the rear of the  
8 property rather than pave the whole property.

9 COMMISSIONER LOVE: Thank you.

10 I just have one thing to say about that.  
11 I think that's the other thing that I kind of  
12 have trouble with too because there seems to  
13 almost be two dueling intentions for this  
14 structure, if I'm hearing correctly that it's  
15 to going to provide parking; yes, but that it's  
16 also going to be a stand-alone home.

17 And I feel like -- while I understand what  
18 you said, I feel like the proposed solution is  
19 certainly geared towards parking, and I think  
20 there's maybe a disconnect there, certainly in  
21 my mind anyway.

22 THE CHAIRMAN: Any further discussion on  
23 it?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. Now we have a

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1 Chair, per the Office of General Counsel's  
2 recommendation, I'm going to abstain from this  
3 vote because I'm the person that initiated this  
4 investigation.

5 THE CHAIRMAN: Thank you, Commissioner  
6 Hoff.

7 Do any other commissioners have any other  
8 ex parte to declare?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: Hearing none, we'll open  
11 the public hearing and hear a report from  
12 staff.

13 MR. ARSENAULT: Thank you.

14 Through the Chair to the Commission,  
15 MMA-25-33208 seeks after-the-fact approval for  
16 the modification to the scope of work approved  
17 in COA-24-30865 for the property at 2010 Main  
18 Street North for alterations to a contributing  
19 property within the Springfield Historic  
20 District.

21 The subject site is a rectangular-shaped  
22 interior lot on the west side of the --  
23 Main Street North, between 10th Street West and  
24 Cottage Avenue. The existing primary structure  
25 is a frame vernacular which has been altered

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1 motion on the table to deny COA-25-33142,  
2 located at 2230 St. Johns Avenue.

3 All those in favor, say aye.

4 COMMISSION MEMBERS: Aye.

5 THE CHAIRMAN: Any opposed?

6 COMMISSION MEMBERS: (No response.)

7 THE CHAIRMAN: Hearing none, COA-25-33142  
8 has been denied.

9 We're getting close -- a couple of minutes  
10 away from that two-hour time, and I don't want  
11 to take up another agenda item before then, so  
12 right now we'll take a quick, roughly  
13 ten-minute break and then we will resume.

14 Thank you.

15 (Ms. Schell reenters the proceedings and  
16 Ms. MacGillis exits the proceedings.)

17 (Whereupon, a brief recess was taken.)

18 THE CHAIRMAN: All right, everybody.

19 Thank you for your patience. We'll get started  
20 here again, back on Section J, under Minor  
21 Modifications, Item Number 1, MMA-25-33208,  
22 located at 2010 Main Street North.

23 I'd like to recognize Commissioner Hoff at  
24 this time.

25 COMMISSIONER HOFF: Yes. Through the

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1 through the enclosure of the two-story open  
2 front porch and the replacement of its windows  
3 and doors. The building is characterized by  
4 its hipped metal roof and rectangular layout.  
5 The structure has functioned as a duplex.

6 The scope of work would involve modifying  
7 the previous administrative approval for window  
8 replacement to allow for smaller, fixed  
9 2-over-2 windows with grills between glass on  
10 the front elevation. The reason for this  
11 modification is that the applicant has already  
12 installed the current windows.

13 Based on the conditions of COA-24-30865,  
14 the windows that have been installed on the  
15 front elevation are in violation of Conditions  
16 [sic] Number 2, Number 3, Number 4, Number 6,  
17 Number 7, Number 8, and Number 9.

18 This report will focus on the modification  
19 to the scope of work for the window  
20 installation referenced in a previously  
21 approved application, COA-24-30865. Staff  
22 shall note that this is considered  
23 after-the-fact work.

24 Two permits were created for window and  
25 siding replacement, one for either address

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1 associated with this duplex. Each permit was  
2 associated with the siding and windows that  
3 correlated to those sections of the duplex.

4 The permit for 2010 Main Street North was  
5 voided and was never approved. The permit  
6 number is there. The permit for 2008 Main  
7 Street North was approved; however, this  
8 address was not correctly flagged for Historic  
9 review at that time and the permit was reviewed  
10 by a private provider. As such, an affidavit  
11 showing compliance with the approved COA was  
12 never received and the permits for window  
13 replacement were never reviewed by HPS staff.

14 The Ordinance Code criteria outlines a  
15 general criteria that focuses on the effect  
16 that certain changes make within the district.  
17 The proposed installation of windows stated in  
18 Conditions [sic] Number 3, Number 4, and Number  
19 7 specifically of the previously approved COA  
20 ensure that the new windows will be compatible  
21 with the historic window openings previously  
22 extant on the structure and historic openings  
23 throughout the district, in addition to meeting  
24 Ordinance Code criteria.

25 The proposed modification to the scope of

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1 the structure; and by permitting them to have  
2 grills between glass which is incompatible with  
3 historic structures.

4 As such, we forward to you a  
5 recommendation for denial for this minor  
6 modification.

7 THE CHAIRMAN: Thank you.

8 Any questions for staff?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: All right. Hearing none,  
11 is the applicant here?

12 AUDIENCE MEMBER: (Indicating.)

13 THE CHAIRMAN: Would you guys like to come  
14 up and speak?

15 AUDIENCE MEMBERS: Yes.

16 THE CHAIRMAN: Just one of you at a time.

17 (Audience member approaches the podium.)

18 THE CHAIRMAN: Please state your name and  
19 address and she will swear you in.

20 AUDIENCE MEMBER: 2010 North Main Street.

21 THE REPORTER: I'm sorry --

22 AUDIENCE MEMBER: 2010 North Main Street.

23 THE CHAIRMAN: I need your name first,  
24 please.

25 AUDIENCE MEMBER: Lisandra.

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1 work conflicts with the latest version of the  
2 HPS window supplement and the supplements at  
3 that time, making the new scope of work  
4 inconsistent with the Ordinance Code criteria  
5 and the window supplement.

6 Grills between glass is an incompatible  
7 design feature for modern windows. The size of  
8 the openings of the two upper-story windows  
9 were not maintained, and the windows are not  
10 1-over-1 sash windows per the previous approval  
11 and the historic fenestration on the structure.

12 Furthermore, standard 9 of the Secretary  
13 of Interior Standards for Rehabilitation refer  
14 to any alterations being compatible with the  
15 massing, size, scale, and architectural  
16 features of the historic site and district as a  
17 whole to protect the integrity of both the  
18 structure and its surrounding properties.

19 The proposed modification to the window  
20 design and size on the front three windows is  
21 inconsistent with standard 9 by making the  
22 windows significantly smaller than the  
23 previously extant windows on the structure;  
24 fixed, which is inconsistent with the historic  
25 sash style of the previous extant windows on

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1 THE REPORTER: And then your address,  
2 please.

3 MS. DIAZ: 2010 North Main Street.

4 THE REPORTER: If you would raise your  
5 right hand for me, please.

6 MS. DIAZ: (Complies.)

7 THE REPORTER: Do you affirm that the  
8 testimony you are about to give will be the  
9 truth, the whole truth, and nothing but the  
10 truth?

11 MS. DIAZ: I do.

12 THE REPORTER: Thank you.

13 MS. DIAZ: Can I move it?

14 Well --

15 THE CHAIRMAN: You have to speak clearly  
16 into the microphone. They're kind of -- you  
17 have to be kind of up on it. I'm sorry.

18 MS. DIAZ: All right. So I just want to  
19 begin by saying that I fully understand the  
20 City's need of this matter. I have read the  
21 concerns that were raised and I truly respect  
22 the responsibility you carry in protecting the  
23 historic district, Springfield.

24 I want to be very clear and honest with  
25 you. This situation was never an attempt to

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1 ignore the Certificate of Appropriateness or to  
2 move forward knowing we were doing something  
3 wrong. What happened was an honest mistake  
4 during construction. I trusted my contractor.

5 I'm sorry. I'm sorry.

6 I trusted my contractor to do the work  
7 correctly, and this was our first major  
8 project. I didn't have the experience to know  
9 otherwise. I only became aware that -- I only  
10 became aware that something was wrong when I  
11 received a citation from you guys. That moment  
12 was devastating for us.

13 I understand the concern about setting a  
14 precedent, and I want you to know that I'm not  
15 asking for special treatment or a free pass.  
16 I'm not asking you to weaken the standards that  
17 protect this district. I'm simply asking you  
18 to look at this situation with an open heart  
19 and to consider the human impact behind it.

20 Why I'm saying that, why I'm crying -- I'm  
21 sorry, I'm reading because right now my mind is  
22 everywhere. And I want you to fully understand  
23 why I'm saying this.

24 This project demanded far more than ever  
25 imagined. What was supposed to be a three-

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1 (Timer notification.)

2 MS. DIAZ: Just one more sentence.

3 Thank you for your time, your compassion,  
4 and for the important work you do to protect  
5 this historic community.

6 Thank you, guys. I'm so sorry about this.  
7 If you have any questions, please ...

8 THE CHAIRMAN: Thank you.

9 Do any commissioners have any questions  
10 for the applicant?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: Thank you. We'll call you  
13 up if we have any other questions or anything.

14 MS. DIAZ: Thank you.

15 THE CHAIRMAN: Thank you.

16 Is there anyone else here to speak  
17 regarding this COA?

18 AUDIENCE MEMBERS: (No response.)

19 THE CHAIRMAN: Or excuse me, MMA?

20 AUDIENCE MEMBERS: (No response.)

21 THE CHAIRMAN: Hearing none, we'll close  
22 the public hearing and entertain a motion.

23 COMMISSIONER MORGAN: I make a motion to  
24 deny MMA-25-33208.

25 COMMISSIONER LOVE: Second.

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1 five-month renovation turned into more than a  
2 year of delays and stress and unexpected costs,  
3 huge costs.

4 Today, the home is finished, finally, and  
5 occupied with renters. Asking us to undo  
6 completely construction would mean tearing into  
7 finished work, displacing people, and placing  
8 us in a financial situation that would be  
9 extremely difficult for us to recover from.

10 With this in mind, I respectfully ask the  
11 Commission to consider one of two options:  
12 First, I ask you to allow the windows to remain  
13 as they are. While I understand the concern  
14 about the dimensions, the windows were  
15 professionally installed, are safe and are well  
16 maintained. If this is not an option, I  
17 understand that, but if the Commission feels  
18 comfortable approving, then I ask for a  
19 compromise. Please allow the existing window  
20 openings to remain and require only that the  
21 window type be changed to be better matched  
22 [sic] the historic guidelines. This would  
23 allow us to correct the mistake in good faith  
24 without the devastating costs and disruption of  
25 completely rebuilding the openings.

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1 THE CHAIRMAN: Any discussion?

2 COMMISSIONER MORGAN: I just want to say  
3 that I think this is a really unfortunate  
4 situation. And I'm not sure why that  
5 contractor is not here, and I hope you can get  
6 in touch with him and he helps you make this  
7 right.

8 THE CHAIRMAN: Thank you.

9 Yeah, I would say that, you know, if -- if  
10 this came to us as an original COA, we probably  
11 wouldn't approve it as it is, so -- by the  
12 historic guidelines, we're -- have to follow to  
13 [sic] that. And I agree, maybe the contractor  
14 can help make it right, but, unfortunately -- I  
15 understand the difficulty of having to do this,  
16 but, unfortunately, we wouldn't have approved  
17 it this way if this were a new COA coming to  
18 us, so we have to stick with the guidelines  
19 here.

20 Any other discussion?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: All right. There's a  
23 motion on the table to deny MMA-25-33208.

24 All those in favor, say aye.

25 COMMISSION MEMBERS: Aye.

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1 (Commissioner Hoff abstains from voting.)  
 2 THE CHAIRMAN: Any opposed?  
 3 COMMISSION MEMBERS: (No response.)  
 4 THE CHAIRMAN: Hearing none, the motion is  
 5 passed to deny.  
 6 Thank you.  
 7 We've already -- moving on, we've already  
 8 done public comments on K earlier, and so we'll  
 9 move on to Section M, information. We have a  
 10 presentation from WOW Windowboxes.  
 11 AUDIENCE MEMBER: Can I bring a prop?  
 12 THE CHAIRMAN: Absolutely. We love props.  
 13 We've got to liven it up around here. We get a  
 14 little show.  
 15 THE REPORTER: I do not have to swear you  
 16 in, but if you would state your name for the  
 17 record, please.  
 18 AUDIENCE MEMBER: Mark Edmonston.  
 19 THE REPORTER: Thank you.  
 20 And you work for?  
 21 MR. EDMONSTON: WOW Windowboxes of  
 22 Jacksonville.  
 23 THE REPORTER: Thank you.  
 24 MR. EDMONSTON: So I have just some  
 25 pamphlets for each of you all I can hand out,

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1 It's a real set-it-and-forget-it service that  
 2 started 15 years ago in Cincinnati, Ohio.  
 3 Last year, they began offering a limited  
 4 number of franchises to expand their footprint  
 5 and bring the beauty and the convenience that  
 6 they've had in Cincinnati for a while to other  
 7 communities and cities around the country. We  
 8 were fortunate to purchase a franchise and get  
 9 approved and bring it to Jacksonville, Florida.  
 10 Our official territory is Duval County, all the  
 11 way up to Glynn County, Georgia, so Brunswick,  
 12 Sea Island is our footprint. There's another  
 13 franchise group, just food for thought, that  
 14 has St. Johns and Clay County, so you will  
 15 probably be seeing a lot of us as you drive up  
 16 and down Northeast Florida and the First Coast  
 17 and Southeast Georgia.  
 18 We officially launch in March. We're  
 19 currently in our ramp-up period. During our  
 20 ramp-up phase, we received strong interest from  
 21 residents and businesses in our historic  
 22 districts. Before committing to any work, it's  
 23 my responsibility and privilege to speak with  
 24 y'all. We see the Commission and Riverside  
 25 Avondale Preservation as a partner in this and

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1 if that's okay?  
 2 THE CHAIRMAN: Yeah, sure. That's fine.  
 3 MR. EDMONSTON: The address says  
 4 Cincinnati on the back. That's where the  
 5 company started.  
 6 So thank you for having me today. I  
 7 really appreciate the opportunity to speak with  
 8 y'all. And thank you, Arimus, Drew, Caleb, and  
 9 Brandy as well.  
 10 I'm the local owner of WOW Windowboxes of  
 11 Jacksonville. Our work focuses on custom  
 12 building and installation of high-quality PVC  
 13 window boxes and planters, but for the sake of  
 14 this discussion it's going to be focused on  
 15 window boxes.  
 16 Here is an example of a display window box  
 17 that we will use at shows and things like that.  
 18 I'll be happy to bring this up if you want to  
 19 take a look at it. This needs one more coat of  
 20 paint, but you get kind of the idea. If anyone  
 21 wants to see it, I will leave it up here and  
 22 you can take a look.  
 23 We also provide auto irrigation and  
 24 seasonal plantings to our clients. It's a  
 25 real -- I'll get to the pictures in a minute.

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1 want to work collaboratively to make sure each  
 2 installation respects the character of the home  
 3 and the historic neighborhoods.  
 4 Windows boxes are obviously a decorative  
 5 element that's been a part of historic  
 6 architecture for century [sic], particularly in  
 7 cities like Charleston, South Carolina,  
 8 Savannah, New Orleans, among many other cities  
 9 around the country. They add visual interest,  
 10 charm, without changing the underlying  
 11 structure of a building.  
 12 I have some pictures here that cycle  
 13 through. The first few here are from  
 14 Cincinnati, and we picked out some pictures of  
 15 structures and buildings, some are businesses,  
 16 most are residences that are similar to some of  
 17 our structures and buildings in the materials,  
 18 use, in our historic districts.  
 19 This is in Cincinnati (indicating), and  
 20 then also in a historic area, if you're  
 21 familiar of -- with Newport, Kentucky. There  
 22 are some other pictures as well, but Arimus is  
 23 busy.  
 24 I've also included pictures from Wayne  
 25 Wood's -- yeah, just -- from Wayne Wood, the --

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1 I call it the Jacksonville Architecture Bible.  
2 These are some more here (indicating). These  
3 are all PVC, these are all mounted into the  
4 structures there. Those are Cincinnati and  
5 Newport.

6 You can keep going down.

7 You kind of get the idea, but I wanted to  
8 get to -- this is still Cincinnati.

9 But I wanted to get to just a couple.  
10 Those two on the left here are on St. Johns  
11 Avenue. Those are current window boxes. The  
12 one on the left is actually a Fiberglass window  
13 box. I do not recommend those, by the way, if  
14 you're interested in a window box. If you  
15 currently have one, I'm sorry if I just  
16 offended you.

17 That one there is a PVC style window box  
18 there on St. Johns Avenue as well. Those are  
19 great. I would say, respectfully, ours fit the  
20 windows proportionally better. They're going  
21 to go a little bit longer than the window sill  
22 and -- and make the window look a little  
23 fuller.

24 There are some images from Wayne Wood's  
25 Jacksonville Architectural History [sic] book.

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1 for some context.

2 My hope is our work in Jacksonville's  
3 historic districts can be approved at the  
4 administrative level, through -- through the  
5 staff. A core principle of our business -- I'm  
6 kind of bearing the lead here -- is  
7 reversibility. These are not permanent. They  
8 are not permanent architectural features. Our  
9 goal is simple, to add beauty in a way that  
10 represents the historic fabric of  
11 Jacksonville's neighborhoods while ensuring the  
12 installations are safe, (indecipherable), and  
13 reversible. If they're ever removed, the home  
14 can be returned to its original condition. We  
15 look forward to adding beauty and charm  
16 throughout Jacksonville and especially in our  
17 historic districts.

18 Thank you for your time. Happy to answer  
19 any questions.

20 THE CHAIRMAN: Thank you.

21 Any questions for the gentleman?

22 COMMISSIONER MORGAN: Through the Chair,  
23 how are they installed if it's reversible?

24 I'm looking specifically at this  
25 Charleston one. Are you drilling into the

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1 It's hard to see, but these homes have window  
2 boxes on them. These are pictures from that  
3 book. And I don't want to assume anything, but  
4 it appears that these window boxes were done  
5 after the construction of the home.

6 And you can kind of just scroll through  
7 these. I'm not going to go through each  
8 individual one.

9 There's a commercial -- Biscotti's, where  
10 they have some of Anita's flower arrangements  
11 there, mounted and screwed into the brick there  
12 on -- on there.

13 You can keep going down.

14 And then the last few here -- this one  
15 here on the right and then the last several are  
16 from Charleston, South Carolina. I've spoken  
17 to a lady there who has a small business. She  
18 mainly -- she went and installed window boxes,  
19 but mainly she's filling current ones, and a  
20 majority of the ones that she does, they're  
21 on -- south of Broad and Rainbow Road, if  
22 you're familiar with Charleston. There are  
23 many of them. Most of them are PVC material  
24 and mounted into the structure as well.

25 And so I just wanted to provide those just

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1 brick? Is it clips? The window -- how is it  
2 installed?

3 MR. EDMONSTON: Great question.

4 I cannot speak for how those window boxes  
5 in Charleston have been installed, but our  
6 windows boxes -- and I will grab this just as  
7 an example. We screw through this back  
8 baseboard (indicating) into the structure using  
9 the appropriate hardware for -- whether it's  
10 stucco, brick, masonry, Hardiboard, you know,  
11 siding, et cetera.

12 COMMISSIONER MORGAN: Thank you.

13 COMMISSIONER HOFF: Through the Chair to  
14 the guest, so does that also include wood  
15 siding?

16 MR. EDMONSTON: Correct.

17 COMMISSIONER HOFF: And how do you avoid  
18 damaging the connection area with the natural  
19 wood siding over time?

20 I would think that that would become an  
21 area where water and other things could enter  
22 over time.

23 MR. EDMONSTON: Where we are -- where we  
24 use the hardware to go into the structure; is  
25 that what you're asking?

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1 COMMISSIONER HOFF: Yes.  
2 MR. EDMONSTON: Yeah. So we -- depending  
3 on the material, we will use caulk and seal the  
4 hole before we put in, you know, the screws,  
5 whether it's masonry or for wood, et cetera.  
6 And that's the standard practice across the  
7 board.

8 THE CHAIRMAN: Okay. Thank you.  
9 Appreciate it. Thank you for your time today.

10 MR. EDMONSTON: Thank you.

11 THE CHAIRMAN: Quick question for staff  
12 here. I would assume that -- I don't remember  
13 seeing this, but I don't think window boxes are  
14 anywhere in the guidelines, right?

15 MR. WELLS: To the Chair, that's correct.  
16 It's such a very particular (inaudible) that we  
17 didn't include it in, like, the matrix or the  
18 guidelines.

19 (Reporter inquiry.)

20 MR. WELLS: The matrix or the guidelines.

21 THE CHAIRMAN: And I see the need for PVC  
22 or other materials just because, if you're  
23 putting soil and water in there, having a wood  
24 box there would be something that would rot  
25 away pretty quickly, so I guess -- I mean, do

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1 be helpful for us -- from a staff standpoint,  
2 just looking at that magazine there, just the  
3 designs that the window boxes come in, is there  
4 a particular design or is this something that  
5 you all just kind of want to leave at the  
6 discretion of staff? I mean, we could make it  
7 to fit the architectural style of the home  
8 itself, but if you all want to limit it to  
9 three or so designs, we could do that as well.

10 THE CHAIRMAN: Okay.

11 COMMISSIONER HOFF: Through the Chair to  
12 staff, I -- one important aspect of  
13 (inaudible) --

14 (Reporter inquiry.)

15 COMMISSIONER HOFF: Through the Chair to  
16 staff, one important note, at least in my  
17 opinion, is that -- the guest presenter did say  
18 that that had one coat of paint on it. So if  
19 these are approved administratively, I would  
20 encourage painting them to be a requirement so  
21 it does not appear to be made out of PVC,  
22 which, obviously, is a material that we  
23 typically do not like to see.

24 MR. WELLS: Thank you.

25 MR. EDMONSTON: Can I make a

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1 we -- is this something that we need to do  
2 to -- if this is entering our market, is there  
3 something we need to do to update the  
4 guidelines or the matrix or it's just something  
5 we consider on a case-by-case basis?

6 MR. WELLS: I think from an initial  
7 standpoint, I just -- when we had Mark come in  
8 and present the idea, we found that this  
9 potentially could be something we could review  
10 at the administrative level and then just  
11 forward to you all on a case-by-case basis,  
12 especially with him confirming that this would  
13 not damage the historic brick or siding or  
14 anything of that nature, so that gave us some  
15 comfort there. And especially since these are  
16 custom made so they can fit the width and the  
17 profile of the window opening, so that's a huge  
18 plus.

19 So we found that it could be potentially  
20 administrative, I just need to discuss with  
21 General Counsel just how we want to address  
22 this in terms of the COA -- how it falls under  
23 a list of activities for COAs.

24 THE CHAIRMAN: Okay.

25 MR. WELLS: I think, if anything, it would

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1 clarification?

2 THE CHAIRMAN: I think you said that it  
3 needed -- it needed one more coat is what you  
4 said.

5 MR. EDMONSTON: Yeah, we did two coats for  
6 white and then any color gets three coats --

7 THE CHAIRMAN: Gotcha.

8 MR. EDMONSTON: -- after thorough sanding  
9 and caulking.

10 THE CHAIRMAN: Gotcha. Thank you.

11 All right. Moving on, Item Number 2,  
12 demolition delay report, we don't have anything  
13 on there for today.

14 And then we have pending legislation. We  
15 have one item.

16 MR. WELLS: (Speaking off microphone.)

17 THE CHAIRMAN: Pending legislation, we  
18 just have that one item if you want to go over  
19 it real quick.

20 MR. WELLS: Thank you.

21 Give me one second while I change the  
22 screen here.

23 Okay. So when the book was published, I  
24 had one item for you. This is just the  
25 ordinance, 2025-0881. This is to express

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1 support for the nomination of the Main Street  
2 Bridge for listing on the National Register of  
3 Historic Places. It was approved by City  
4 Council earlier this month.

5 One new item I do want to include in here,  
6 and this is something I just was alerted of  
7 yesterday afternoon, so -- hence, it's -- why  
8 it's not in the book. But we did receive  
9 notification about a resolution, this is  
10 Resolution 2026-80 [sic]. This is a request to  
11 replace Commissioner Montoya with a new person,  
12 so this -- his name is Ilya Soroka. So we did  
13 reach out to him just to coordinate training  
14 and whatnot, so -- just wanted to notify you  
15 all about that. I am still trying to make  
16 contact with Commissioner Montoya just to  
17 clarify the news and whatnot, so I'll be doing  
18 that shortly after this meeting.

19 THE CHAIRMAN: All right. So we have  
20 someone replacing Montoya. Do we still -- it  
21 means we still have one open space, right?

22 MS. SCHELL: Through the Chair, that's  
23 correct. And if he is approved and there are  
24 no delays, he would be confirmed by council on  
25 the 24th, and then the 25th is the next

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1 MR. WELLS: S-o-r-o-s-k-a [sic].

2 THE REPORTER: Are you guessing?

3 MR. WELLS: Yes, slightly.

4 THE CHAIRMAN: All right. Nothing under  
5 notification of improvement projects.

6 Under old business, I would ask the staff  
7 to put on here place markers for the  
8 Landmarking Committee and Demolition by Neglect  
9 Committee updates on there just so we don't  
10 lose the momentum that was built off these  
11 committees and we can have a discussion about  
12 things that are going on.

13 Commissioner Epstein is not here, but if  
14 Commissioner Hoff had anything to add regarding  
15 the Demolition by Neglect, (inaudible) some  
16 people that have some potential legislation  
17 from Peluso that you're trying to work through.

18 COMMISSIONER HOFF: Yes. Thank you.

19 Councilman Peluso called a publicly  
20 noticed meeting a few weeks ago to talk about  
21 demolition by neglect; I was asked to come.  
22 And this was just kind of a general meeting, I  
23 would say, to kind of throw out some ideas that  
24 Councilman Peluso had, the primary of which  
25 came from the Demolition by Neglect Task Force

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1 meeting, so this person could potentially, if  
2 there are no delays, be at the next meeting as  
3 a commissioner.

4 THE CHAIRMAN: Okay.

5 COMMISSIONER HOFF: Through the Chair to  
6 staff, do you happen to know if he has any  
7 certified (microphone failure) professional  
8 expertise?

9 MR. WELLS: Through the Chair to  
10 Commissioner Hoff, so on -- and all I have to  
11 go on was just the exhibits that were included  
12 within the resolution itself, so I do encourage  
13 you to look at those, but it does show that his  
14 profession background is of a developer. I  
15 believe he has an educational background and  
16 has built some schools and whatnot.

17 THE CHAIRMAN: All right. Great.

18 So --

19 COMMISSIONER MORGAN: Through the Chair to  
20 staff, what is this person's name again?

21 AUDIENCE MEMBERS: Through the Chair, it's  
22 Ilya, so it's, like, I-l-y-a.

23 COMMISSIONER MORGAN: Okay.

24 MR. WELLS: Soroka.

25 THE REPORTER: Can you spell that, please?

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1 recommendation to partner with a nonprofit  
2 organization that could receive some -- some of  
3 the properties that may be in danger of  
4 demolition by neglect. So he had Mr. Alan  
5 Bliss there from the Jacksonville History  
6 Center. I believe they've had some  
7 conversations about the Jacksonville History  
8 Center playing a role in being that nonprofit  
9 organization, hypothetically, but it sounded  
10 like there was still much, much to figure out.

11 And, obviously, Mr. Wells was there, as  
12 well as the Office of General Counsel.

13 One thing that I would request is -- I  
14 believe Mr. Wells, at the time, brought --  
15 created a document with some updates as to  
16 where certain Task Force recommendations were,  
17 and he provided me a copy of that. I promptly  
18 lost it, so I didn't even look -- you know, so  
19 I think, if possible, it would be great to  
20 distribute that to the commissioners.

21 And I know the last time we were here we  
22 talked about the letter, so -- I have no idea  
23 what the status of that is, so I would like to  
24 hear about it.

25 THE CHAIRMAN: Do you have anything to add

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1 or --

2 MR. WELLS: Yeah, I was going to respond

3 to that question.

4 Yeah, so staff is aware of the letter.

5 We're working on it. It's been elevated above

6 me, so there's -- (inaudible) a look at it as

7 well. (Inaudible) just make sure we're

8 coordinating with the administration, so --

9 to -- since we are potentially sending this out

10 to the -- thousands of folks, so --

11 (Reporter inquiry.)

12 MR. WELLS: We will have an update to you

13 for the next meeting.

14 COMMISSIONER HOFF: Fantastic.

15 COMMISSIONER MORGAN: Through the Chair to

16 Commissioner Hoff, when you say that Alan's

17 organization may be that nonprofit that we're

18 pairing with, does that mean that we're still

19 working with the Community Land Trust or was

20 that not finalized?

21 COMMISSIONER HOFF: So just to clarify,

22 "we" aren't working with anyone.

23 COMMISSIONER MORGAN: Well, (inaudible) --

24 COMMISSIONER HOFF: Yeah, the --

25 Councilman Peluso thinks that there is a

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1 through the review/information gathering phase

2 and we're starting to move it into -- I think

3 we have one more review/information gathering,

4 I think that's going on, and then we're moving

5 on to building a report, and -- off of that, so

6 it's moving along as well.

7 COMMISSIONER HOFF: If I may ask one other

8 question about old business?

9 THE CHAIRMAN: Go ahead.

10 COMMISSIONER HOFF: To Mr. Wells, could

11 you talk about 1522 North Pearl Street and the

12 windows, what the public comment was at the

13 very beginning, how the COA was withdrawn;

14 after many, many months of trying to work with

15 the applicant, she withdrew her COA, and if it

16 wasn't administratively right after that, how

17 does that work, I guess?

18 MR. WELLS: So through the Chair to

19 Commissioner Hoff, long story short, the

20 applicant -- again, yeah, she withdrew her

21 commission-based COA. She notified staff that

22 she was going to consider -- reconsider some

23 other options and get back to us.

24 She submitted a COA later for window

25 replacement and she notified staff that instead

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1 process, based on what our research and our

2 recommendation had and his conversations with

3 the mayor's office, that there could be a

4 process to where homes that are in danger of

5 demolition by neglect could be facilitated to a

6 nonprofit. The Community Land Trust sometime

7 ago kind of mentioned that they weren't sure if

8 they could be that organization at this time.

9 Councilman Peluso has had his own

10 conversations with the Jacksonville History

11 Center, so what was discussed at the meeting

12 was that the Jacksonville History Center could

13 potentially spin off some other nonprofit that

14 would be the technical receiver of these

15 properties, but it was made clear that this is

16 all just hypothetical and that there's lots of

17 work to do. Work would be needed to get

18 support on council, and that even if all this

19 worked out as hoped, they would start off

20 relatively slow.

21 So that's (inaudible) from my knowledge.

22 COMMISSIONER MORGAN: Thank you.

23 THE CHAIRMAN: And Commissioner Epstein is

24 not here from the Landmarking Committee, but I

25 just know that we're -- I think we've gone

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1 of doing the previously requested vinyl window

2 product, she was going to adhere to our

3 recommendations from the initial standpoint and

4 do a wood product that could match the profile,

5 dimensions, (inaudible), all that at the

6 administrative level; hence, why she was

7 approved administratively.

8 And so that's something you all have --

9 gave us discretion via the 2026 COA matrix, and

10 we went about it that way.

11 COMMISSIONER HOFF: Okay. Thank you.

12 THE CHAIRMAN: So it's a wood clad or a

13 wood blend product?

14 MR. WELLS: That's correct.

15 THE CHAIRMAN: Okay.

16 All right. Anything else for the good of

17 the Commission?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: Hearing none, we will

20 adjourn the Historic Preservation Commission

21 meeting for today.

22 (The proceedings were concluded at

23 3:53 p.m.)

24 - - -

25

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7 I, Diane M. Tropia, Florida Professional  
8 Reporter, certify that I was authorized to and did  
9 stenographically report the foregoing proceedings and  
10 that the transcript is a true and complete record of my  
11 stenographic notes.

12

13

14

15 DATED this 11th day of February 2026.

16

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