

CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
MEETING

Proceedings held on Wednesday, September 24,
2025, commencing at 1:01 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:

WILLIAM HOFF, Acting Chair.
JULIA EPSTEIN, Commission Member.
BECKY MORGAN, Commission Member.
THOMAS LOVE, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planner Supervisor, Planning Dept.
DREW JOHNSON, Planning Department.
CALEB ARSENAULT, Planning Department.
CARLA LOPERA, Office of General Counsel.

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1 THE CHAIRMAN: So we do have four members
2 of the Commission here, so we do have a quorum,
3 and Commissioners Gregory and Montoya are not
4 here.

5 Some general announcements first. As a
6 courtesy, please silence your phones. There
7 shall be no public displays of support or
8 opposition, and we will be taking a ten-minute
9 break every two hours.

10 For those that wish to speak here before
11 the Commission today, including applicants, you
12 must fill out a speaker's card and give it to
13 staff. Please mark on the card whether you are
14 for or against the items.

15 These proceedings are being recorded by a
16 court reporter, so it's important that you
17 speak clearly into the microphone. State your
18 name and address for the record, and only one
19 person may speak at a time, and please keep
20 your presentations focused on the issue on
21 hand.

22 Each member of the public will have three
23 minutes to speak, including the applicants,
24 unless there has been a request and an approval
25 by me for longer time. The staff will announce

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1 P R O C E E D I N G S
2 September 24, 2025 1:01 p.m.
3 - - -
4 THE CHAIRMAN: Okay. I am hereby calling
5 this meeting of the Jacksonville Historic
6 Preservation Commission to order, and welcome
7 each one of you.
8 Let the record reflect that it is now
9 1:01 p.m.
10 I will begin with introductions to my
11 left.
12 MR. WELLS: Arimus Wells, Planning
13 Department.
14 MS. LOPERA: Carla Lopera, Office of
15 General Counsel.
16 THE CHAIRMAN: William Hoff, acting Chair.
17 COMMISSIONER EPSTEIN: Julia Epstein,
18 commissioner.
19 COMMISSIONER MORGAN: Becky Morgan,
20 commissioner.
21 COMMISSIONER LOVE: Thomas Love,
22 commissioner.
23 MR. ARSENAULT: Caleb Arsenault, Planning
24 Department.
25 MR. JOHNSON: Drew Johnson, Planning
Department.

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1 when time is up. If you are in the middle of a
2 sentence, you may complete that sentence.

3 If you are providing any materials for
4 commissioners to consider, please provide a
5 minimum of ten copies. Any materials that are
6 provided during the presentation will be part
7 of the public record and will be kept by the
8 staff; therefore, please retain a copy of
9 anything you submit if it is needed.

10 Okay. Items on the agenda are generally
11 addressed in the order in which they are
12 listed. First I will go through the agenda and
13 indicate which items will be considered today.
14 And if you don't have an agenda, they should be
15 out on the table in the hallway.

16 So the agenda reads: Call to order and
17 verification of a quorum, which we have done.

18 Deferred items. There's one item there.
19 That's LM-25-07. That will be deferred, so not
20 heard at this meeting.

21 The consent agenda. These are items where
22 the staff and the applicants have already
23 discussed and agreed to what the conditions
24 will be. So on the consent agenda, there are
25 five items: Number 1, COA-25-32485, for 101

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5 1 1st Street West; COA-25-32545, for 1470 2 Avondale Avenue; Number 3, COA-25-32733, for 3 244 5th Street East; Number 4, COA-25-32679, 4 for 1717 Edgewood Avenue; and Number 5, 5 COA-25-324974, for 751 Stockton Avenue. 6 Next on the agenda, Letter D, would be the 7 previously deferred items to be heard today. 8 There is one item. That would be COA-25-32249, 9 for 1552 Pearl Street North. 10 Next on the agenda are Condemned 11 Properties and Historic Designations, which we 12 do not have anything under those sections at 13 this time. 14 Agenda letter G is for the Certificates of 15 Appropriateness, and there are two items listed 16 here: COA-25-32701, for 3024 St. Johns Avenue; 17 and Number 2, COA-25-32734, for 2257 Ernest 18 Street. 19 The next part of the agenda will be 20 Certificates of Appropriateness for Work 21 Initiated or Completed without a COA. There 22 are three items under that section: Number 1, 23 COA-25-32139, for 1375 Wolfe Street. Number 2, 24 COA-25-32760, for 141 7th Street West. And 25 Item Number 3, COA-25-32215, for 1635 Hubbard Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com	7 1 Commission's minutes from August 27th, 2025. 2 I will entertain a motion. 3 COMMISSIONER EPSTEIN: Motion to approve 4 the minutes from the August 27th, 2025, 5 meeting. 6 COMMISSIONER LOVE: Second. 7 THE CHAIRMAN: Any discussion on that? 8 COMMISSION MEMBERS: (No response.) 9 THE CHAIRMAN: Okay. Seeing none, all in 10 favor? 11 COMMISSION MEMBERS: Aye. 12 THE CHAIRMAN: Any opposed? 13 COMMISSION MEMBERS: (No response.) 14 THE CHAIRMAN: Okay. That has been 15 approved. 16 Next on the agenda would be the deferred 17 items. As I mentioned, landmark LM-25-07 for 18 913 5th Street West will not be heard. It's 19 being deferred. 20 Next is the consent agenda, and I 21 previously described what the consent agenda 22 means. So there are five items on the consent 23 agenda that we will consider, but because this 24 is a quasi-judicial matter I need to ask if any 25 commissioners have ex parte discussions to Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com
6 1 Street. 2 Next part of the agenda would be the 3 Appeals of Administratively Approved COAs. We 4 don't have anything in that section. 5 The next will be Minor Modifications to 6 Previously Approved COAs. We have one item 7 there. That's MMA-25-32776 for 2817 Selma 8 Street. 9 After that, we will open it up for public 10 comments. 11 Next section on the agenda will be New 12 Business, and that includes a letter of support 13 for the Oneida Bungalow Court, and then three 14 different street namings. 15 And then the last section with items in it 16 on the agenda is general information, which 17 includes the JHPC plan for next year, any 18 demolition delay reports, pending legislation, 19 and notification of improvement projects. 20 So that is the full agenda that we'll be 21 going over today. 22 Okay. So we will start at the top of the 23 agenda. Again, if you plan to speak, please 24 submit those speaker cards to staff. 25 We will consider approval of the Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com	8 1 declare on the consent agenda items. 2 COMMISSION MEMBERS: (No response.) 3 THE CHAIRMAN: No? Okay. 4 We will open the public hearing. Does 5 anybody wish to come up and speak on any of 6 these five consent agenda items? 7 AUDIENCE MEMBER: (Indicating.) 8 THE CHAIRMAN: And, again, these are the 9 items where the applicant and the staff have 10 already discussed what the conditions are and 11 both parties are in agreement. 12 (Audience member approaches the podium.) 13 AUDIENCE MEMBER: I'm not sure if I need 14 to come up here. They asked me to be here for 15 this, for one of the consent ones. 16 THE CHAIRMAN: Okay. If you can state 17 your name and address for the record. 18 AUDIENCE MEMBER: I'm Steve Chisholm -- 19 Steven Chisholm, and I'm here for 1470 Avondale 20 Avenue, and it's one of the consent ones. 21 THE CHAIRMAN: Okay. So you can speak if 22 you want to, but you don't have to if you've 23 already agreed to -- 24 MR. CHISHOLM: So once this goes, we're 25 good to go and -- and everything is done? Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com

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1 THE CHAIRMAN: (Nods head.)
2 MR. CHISHOLM: Perfect. They just said I
3 had to be here, so I just want to make -- so
4 I'm done having to be here?
5 Thank you guys very much.
6 MS. LOPERA: Through the Chair, sir, the
7 item hasn't been approved yet. It was just --
8 we're giving you an opportunity to speak if you
9 so chose. But if you're in agreement with all
10 the staff conditions, they're about to vote on
11 the consent agenda as a group.
12 MR. CHISHOLM: Okay. Yeah, we saw the
13 consent. It's not an issue at all.
14 Thank you guys very much.
15 THE CHAIRMAN: Thank you.
16 (Mr. Chisholm exits the proceedings.)
17 THE CHAIRMAN: Okay. Anybody else want to
18 speak on a consent agenda item?
19 AUDIENCE MEMBERS: (No response.)
20 THE CHAIRMAN: Okay. I'm going to close
21 the public hearing, and I will entertain a
22 motion.
23 COMMISSIONER EPSTEIN: Motion to approve
24 the consent agenda including COA-25-32485,
25 COA-25-32545, COA-25-32733, COA-25-32678

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1 [sic] -- -79, sorry, and COA-25-32497.
2 COMMISSIONER LOVE: Second.
3 THE CHAIRMAN: Any discussion on these
4 items?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: No? All right. All those
7 in favor?
8 COMMISSION MEMBERS: Aye.
9 THE CHAIRMAN: Are there any opposed?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Okay. Seeing that it was
12 voted unanimously, those have been approved.
13 So if you are here in the audience for one
14 of these five consent agenda items, those have
15 all been approved, and you can leave if you
16 want or you're welcome to stay and observe.
17 We'll give those applicants just a moment
18 to leave.
19 Okay. Next up on the agenda are -- is the
20 previously deferred items to be heard. That
21 would be COA-25-32249 for 1552 Pearl Street
22 North.
23 Please note that on the agenda, the staff
24 recommendation is to deny; however, the correct
25 staff recommendation is to approve with

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1 conditions.
2 Is the applicant here?
3 (Audience member approaches the podium.)
4 THE CHAIRMAN: Let me first open the
5 public hearing.
6 All right. Sorry --
7 AUDIENCE MEMBER: No worries.
8 THE CHAIRMAN: -- let's hear from the
9 staff --
10 AUDIENCE MEMBER: Yes, sir.
11 THE CHAIRMAN: -- first.
12 Mr. Wells, is there a staff report that
13 you would like to share?
14 MR. WELLS: To the Chair and to the
15 Commission, we previously issued a staff report
16 at our August 27th meeting, so I won't issue
17 another staff report, but, if anything, I'll
18 just update you all on the progress that was
19 made.
20 So since the last meeting, the applicant
21 has met indiv- -- well, online with staff as
22 well as Commissioner Epstein to get into the
23 details behind what the proposed window product
24 would be and what it would look like.
25 I know also the applicant provided us with

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1 an updated window -- or, I'm sorry, wood
2 destroying organism, so WDO, report. That
3 should be included within the book package
4 itself, which assesses the amount of termite
5 damage and wood decay on the existing windows.
6 But in terms of the window product, the
7 applicant did, again, provide some details. I
8 don't know if much progress was made in terms
9 of satisfaction with Commissioner Epstein, so I
10 will yield to her on that, but that's where we
11 currently stand in terms of -- our
12 recommendation still stands -- remains the
13 same, but additional evidence was provided in
14 terms of the window product information.
15 THE CHAIRMAN: I will ask the
16 commissioners if they have any ex parte
17 discussions to declare on this item.
18 COMMISSIONER EPSTEIN: Yes. Through the
19 Chair, I do. I had emailed Lauren a few times
20 to try and get some clarification on the
21 dimensions for the -- the rail dimensions that
22 we had discussed, and some more information
23 about the windows. And I believe all that is
24 included in our packet.
25 THE CHAIRMAN: Okay. Are there any

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1 additional questions for staff at this time?
2 COMMISSION MEMBERS: (No response.)
3 THE CHAIRMAN: Okay. Is the applicant
4 here?
5 AUDIENCE MEMBER: (Indicating.)
6 THE CHAIRMAN: Please come forward, state
7 your name and address for the record.
8 AUDIENCE MEMBER: Yes. Hi.
9 My name is Lauren Prater, 1552 North Pearl
10 Street, Jacksonville, Florida 32225.
11 (Raises right hand.)
12 THE REPORTER: Do you affirm that the
13 testimony you are about to give will be the
14 truth, the whole truth, and nothing but the
15 truth?
16 MS. PRATER: I do.
17 THE REPORTER: Thank you.
18 MS. PRATER: First and foremost, I want to
19 say thank you to Commissioner Epstein for
20 working with me to try and get something that
21 would be approved by the board.
22 I know that last time I was here,
23 Commissioner Morgan, you, as well as
24 Commissioner Hoff, both of you guys expressed
25 an interest in trying to get the WDO.

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1 house style isn't similar.
2 But I'm hopeful that that would be
3 persuasive here and that any additional
4 questions for the board would be able to be
5 answered by Jesse.
6 And thank you, Arimus, as well.
7 THE CHAIRMAN: Are there any questions for
8 the applicant at this time?
9 COMMISSIONER EPSTEIN: I think my biggest
10 question is -- it looks like you've brought an
11 example of the window.
12 AUDIENCE MEMBER: Yeah.
13 COMMISSIONER EPSTEIN: So I think we'd all
14 like to see it because I still had some
15 questions about what those actual bottom and
16 top, you know, rails were going to be
17 dimensionally and how this was going to look.
18 And there were some different pictures we
19 had sent around. So, yeah, I would love to see
20 the actual window.
21 MS. PRATER: And I think -- I also -- I
22 know we sent a couple of pictures back -- I
23 sent a couple of pictures to you, Commissioner.
24 But Jesse did provide pictures of the
25 window as installed in other homes so that the

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1 The first time I was here, I explained I
2 was but a mere woman and I just didn't
3 understand what was going on with the windows,
4 but I actually had a WDO prepared when I had
5 initially purchased the house, so I was able to
6 provide that.
7 Additionally, I brought my window expert
8 because there's -- I know things are getting
9 lost in translation, so I'm hopeful that he
10 would be able to answer some questions.
11 I know that, Commissioner Epstein, you
12 expressed that there were some features of the
13 window that I was proposing that might not be
14 approved by the board, and I think that (noise
15 interruption) will speak a little bit more to
16 that to help clarify.
17 Additionally, I did canvass the
18 neighborhood to try and provide pictures of
19 some other houses in my neighborhood that have
20 the window that I am proposing today.
21 My next-door neighbor, whose house is
22 virtually identical to mine, has the exact same
23 window that's being proposed.
24 And then my other neighbor, who's also
25 next door, has a -- an exact window, but the

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1 board would be able to see what they look like,
2 and I can resubmit those if we don't have them.
3 (Audience member approaches the podium.)
4 THE CHAIRMAN: Sir, before you speak,
5 could you please state your name and address
6 for the record and be sworn in?
7 AUDIENCE MEMBER: Jesse Waters (phonetic).
8 THE CHAIRMAN: And your address?
9 MR. WATERS: 55- -- 4571 Heston Road,
10 Jacksonville, Florida 32207.
11 THE REPORTER: If you would raise your
12 right hand for me, please.
13 MR. WATERS: (Complies.)
14 THE REPORTER: Do you affirm that the
15 testimony you are about to give will be the
16 truth, the whole truth, and nothing but the
17 truth?
18 MR. WATERS: I do.
19 THE REPORTER: Thank you.
20 MR. WATERS: Okay. So my name is Jesse
21 from Window World, and I have been speaking
22 with Lauren about this whole situation.
23 Certainly, we've been going back and forth, you
24 know, in hopes of being able to help fix up the
25 homes downtown a little bit better and make

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1 life more beautiful for everyone.
2 The window we have here is a vinyl
3 double-hung window. It's an insert window. We
4 call that "retrofit." It's actually designed
5 for the specific need of wood -- wood clad
6 windows, which is what was in her house; it's
7 what's in the whole entire state of the north;
8 everyone has these wood-out [sic] windows.
9 So how it's designed is for stops to be
10 removed and for this window to slip in the
11 existing window frame while also maintaining
12 the look of the existing window that's there.
13 Like she was saying, both neighbors --
14 when I walked up initially, we saw
15 immediately -- I've been in windows for
16 15 years, and I was able to recognize this
17 exact window in both of her neighbors' houses.
18 So that's -- I think has been the
19 challenge, where we understand where y'all are
20 coming from, wanting to keep the exact look and
21 identity of the -- of the system, which is
22 certainly a very expensive option because in
23 that sense you would be ripping out the whole
24 wall, you'd be going back with a full, giant
25 system. It's almost quadruple the price, where

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1 occurs. In the pictures that Lauren had sent
2 of the adjacent homes, I didn't see that those
3 had this thick -- it's like an inch and a half,
4 kind of -- that kind of goes around --
5 MR. WATERS: (Off microphone.)
6 Can I -- this is actually her neighbor
7 (indicating on cell phone); it's the exact same
8 brick.
9 COMMISSIONER EPSTEIN: Yeah, it looked
10 like molding or something -- like brick
11 molding -- like a brick mold.
12 MR. WATERS: Sure.
13 COMMISSIONER EPSTEIN: Like, this is --
14 this house would be a brick mold, which makes
15 sense.
16 MR. WATERS: Right.
17 Right. So if you flip -- can you pass
18 this?
19 MS. PRATER: I also have hard copies if
20 you --
21 (Simultaneous speaking off microphone.)
22 MS. LOPERA: If you could speak one at a
23 time and into the microphone, that would be
24 very helpful for our court reporter.
25 MS. PRATER: Sorry, Madam Court Reporter.

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1 most Americans just don't have that kind of
2 finances, and this is a much better product
3 for -- easier for install, easier for
4 maintaining that look, as well as the longevity
5 of the product.
6 So, you know, we, obviously, want to help
7 Lauren out the best way we can. And also --
8 this is my first time dealing with an historic
9 district as much as I have, so that's why I'm
10 trying to partake in all this so we can all be
11 on the same board [sic] with everything, to --
12 to figure out what it takes to be a smooth
13 process with everything, so --
14 She was able to take pictures last night
15 of exact -- of the windows of her neighbors up
16 front. And you can tell, if you compare,
17 apples to apples, the windows look identical.
18 THE CHAIRMAN: Okay. Any other questions
19 for the speaker at this time?
20 COMMISSIONER EPSTEIN: Yeah. Through the
21 Chair, I had asked this question. The
22 perimeter of the window --
23 MR. WATERS: Yes.
24 COMMISSIONER EPSTEIN: It was discussed
25 that that is how the double-hung action kind of

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1 THE REPORTER: Thank you.
2 COMMISSIONER EPSTEIN: Looking -- I'm
3 sorry. As an architect, looking at that -- and
4 then I know portions of this house have a stone
5 look to them. A brick mold piece would be
6 something that you would have, and what that is
7 kind of simulating there --
8 MR. WATERS: (Off microphone.)
9 Look at that one right there that Arimus
10 has. You'll see (inaudible). The red -- the
11 red one right here, this is her neighbor that's
12 a direct -- so that's going to give you more
13 trim around the window look.
14 COMMISSIONER EPSTEIN: Yes. This has
15 trim. It doesn't have that, like, inch and a
16 half --
17 MR. WATERS: So what you're seeing on
18 this window --
19 COMMISSIONER EPSTEIN: Is the trim on top.
20 MR. WATERS: It's -- the trim is on top,
21 so what -- when the window goes in, it actually
22 needs to bump up against that trim, so that's
23 going to remove about three-quarters of an
24 inch. So you're basically seeing just this
25 part here (indicating). You're not seeing the

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1 whole thickness here.
2 COMMISSIONER EPSTEIN: Yeah, I understand.
3 MR. WATERS: And that's what you've got in
4 that picture. That's a vinyl replacement
5 window in that picture.
6 COMMISSIONER EPSTEIN: Yes.
7 These look entirely different to me
8 because this -- again, this is like a masonry
9 detail that would have a brick mold around it,
10 and it's a lot thicker. That makes sense to
11 me.
12 This (indicating), I can really only see
13 the window sashes. I can't see that really
14 thick trim that you have there.
15 So that's my question.
16 MR. WATERS: (Off microphone.)
17 I'm going to zoom in with my phone on this
18 picture so you can see this.
19 Okay. So here is zoomed in, so you can
20 see it's the red. And I'm going to zoom in
21 right here (indicating). Try to -- try to look
22 a little closer. You're going to see --
23 You're getting -- you're seeing this part
24 (indicating), you're seeing this rail here, and
25 then this part in here is actually bumped up

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1 MR. WATERS: That is this part, right here
2 on the model.
3 COMMISSIONER EPSTEIN: I guess I'm just --
4 I don't see that those are the same thickness.
5 It looks like that that's, like, an inch and a
6 half. And what is on that picture there looks
7 like it's maybe, like, a half of an inch.
8 It looks to me like it's the same size as
9 the double-hung actual sash frame.
10 MR. WATERS: Sure.
11 COMMISSIONER EPSTEIN: And looking at it
12 here (indicating), to me, it looks like it's
13 about three times the size of that.
14 So that's my question.
15 MR. WATERS: (Off microphone.)
16 Sure. Well, the thing with vinyl
17 windows, and (inaudible) --
18 THE CHAIRMAN: Sir, can you speak into the
19 microphone, please?
20 Thank you.
21 MR. WATERS: So the thing about -- with
22 vinyl windows is that they do differentiate
23 from the old aluminum windows or the old wood
24 vinyl needs to be thicker to have strength. So
25 there's a set standard for all windows across

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1 against the existing wood. So that's what
2 you're seeing.
3 COMMISSIONER EPSTEIN: Yeah, I'm just not
4 seeing that same -- like, it looks to me here
5 (indicating) -- that thickness, I don't see
6 it -- the left exposed there. Maybe I just --
7 I don't think -- because that's, like, about an
8 inch and a half of flat, flat thickness there.
9 MR. WATERS: (Off microphone.)
10 Let me do this here.
11 Okay. So I'm going to point out this rail
12 first here. This -- that's too skinny, so
13 that's (inaudible).
14 COMMISSIONER EPSTEIN: That's the actual
15 window --
16 MR. WATERS: This is the actual window.
17 So you've got -- this -- sorry. There we
18 go. Okay. So you've got this part, right here
19 (indicating). That is this part, right here
20 (indicating).
21 COMMISSIONER EPSTEIN: Yes.
22 MR. WATERS: Right there (indicating).
23 And then you have this part, right here
24 (indicating).
25 COMMISSIONER EPSTEIN: Uh-huh.

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1 Florida. They have to have a certain
2 thickness.
3 We didn't hold a tape measure up against
4 that, you know, or -- you know, obviously, we
5 sent pictures of this (indicating), but all
6 vinyl -- as an installer for 15 years, I've
7 seen all brands of windows -- Pella, Andersen,
8 you name it; I've seen them all. They all
9 have that exact three-and-a-quarter thickness
10 with the exact thick rail. It's -- and you --
11 some companies will be about a quarter-inch
12 difference, but for the most part they're all
13 going to be the same because they have to have
14 that structure and stability in order to be
15 that.
16 So, I mean, we certainly could go back and
17 hold a tape measure against it and say, you
18 know, that's going to be that versus, you know,
19 this, but, you know, I -- I can guarantee you
20 it's going to be within a quarter inch.
21 COMMISSIONER MORGAN: Through the Chair to
22 the applicant, I just want to say that that's
23 exactly what we've been asking for in these
24 meetings is, like, what is -- down to the half
25 inch, what is it? That's what we're trying to

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25

1 replicate here.
2 MR. WATERS: Okay. And -- definitely.
3 And we can certainly -- we went back and
4 forth a little bit with the Pella window that
5 you all sent us. That was the exact double
6 frame --
7 COMMISSIONER EPSTEIN: Yeah, and actually
8 when I sent --
9 MR. WATERS: -- vinyl brand --
10 COMMISSIONER EPSTEIN: I'm sorry to
11 interrupt you.
12 When I sent that Pella, I was speaking
13 more of that bottom --
14 MR. WATERS: The bottom rail.
15 COMMISSIONER EPSTEIN: -- sash because
16 when you have a historic window -- and you can
17 see very clearly here (indicating) -- that
18 bottom piece is significantly larger than the
19 rest of your stiles and rails because,
20 historically, you would have had hardware
21 there --
22 MR. WATERS: Sure.
23 COMMISSIONER EPSTEIN: -- and they would
24 have been screwed into the middle of it.
25 So when -- that's kind of -- I was looking

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1 You know, right now you're seeing that
2 screen rail. But if you pull it up, that's the
3 actual thickness of the sash with the frame, so
4 you do get that thickness that you're -- that
5 you're seeking.
6 And I guess the best example would be the
7 pictures that we showed you, which, again, if
8 you see the bottom of this one right here --
9 see how the bottom of that --
10 COMMISSIONER EPSTEIN: Yeah, that
11 actually, to me, does not look like --
12 MR. WATERS: (Off microphone.)
13 No, that doesn't look as thick as
14 (inaudible).
15 COMMISSIONER EPSTEIN: No.
16 MR. WATERS: (Off microphone.)
17 That looks like a thinner (inaudible).
18 COMMISSIONER EPSTEIN: Yeah, that -- when
19 I saw that picture, I was like, no, that's not
20 what we're looking for. We're looking for
21 something --
22 MR. WATERS: (Off microphone.)
23 Right. And -- and as well as this
24 (inaudible) as well.
25 COMMISSIONER EPSTEIN: So that was another

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1 for more of that dimension --
2 MR. WATERS: Sure.
3 COMMISSIONER EPSTEIN: -- which I -- it
4 looks to me here that -- it does look like it's
5 larger than the rest of it, but, still, I -- I
6 want to -- I wanted to know what that was
7 because in the documentation that we were sent,
8 it -- it wasn't very clear, the actual
9 dimension of --
10 MR. WATERS: Sure, sure.
11 That's why I did send the pictures of the
12 actual window with the tape measure up against
13 it, to kind of give you that view --
14 COMMISSIONER EPSTEIN: Yes.
15 MR. WATERS: -- which we had right here
16 (indicating). It's 3 and three-quarter inches
17 on just the base. From this point (indicating)
18 to the very bottom, where it sits all the way
19 up to here, is going to be that thickness.
20 Now, these windows will actually come with
21 half screens. So once those screens are in --
22 just like -- just like the old windows actually
23 had a full screen, so you really -- it started
24 to make it disappear. You're not going to see
25 that as much.

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1 question I had, is -- what you're showing us
2 here does not look exactly like what is in
3 these pictures, so --
4 MR. WATERS: This does (indicating). This
5 is going to be -- what you're seeing right
6 here -- and it's hard to tell because this
7 person has a full screen.
8 MS. PRATER: You have to be in the
9 microphone.
10 MR. WATERS: So this person right here
11 (indicating) actually has a full screen. So
12 what you're seeing is the screen rail first.
13 It's harder to see the back rail because of the
14 shadow, you know --
15 And Lauren was doing this last night, so
16 she wasn't going to go start ripping people's
17 screens out of the neighborhood --
18 COMMISSIONER EPSTEIN: Yeah.
19 MR. WATERS: -- but -- but yeah, it's --
20 these are all going to be either single-hung
21 vinyl replacement windows or double-hung vinyl
22 replacement windows, so --
23 I will say this, that -- right now you've
24 got the double-hung where the top comes down,
25 where that is -- that's what was in the old

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1 house was a double-hung. Switching up to a
2 single-hung would narrow up that top rail,
3 which should be a little bit more that you're
4 looking for because you're not going to have as
5 thick of a frame because the glass will
6 actually be stationary up top. So you would
7 lose out -- we could get rid of this whole
8 entire white channel. So that would be based
9 on what you guys prefer.

10 And, obviously, going with a double-hung
11 is going to keep the old system, but a
12 single-hung would give it that slightly
13 narrower frame system, so --

14 We try to give people a better product.
15 That's -- we're a double-hung company.

16 COMMISSIONER EPSTEIN: Yeah, I -- I
17 understand. I understand. And I know
18 everybody gets really grumpy about how --
19 reviewing windows, because everybody wants
20 their nice windows that are energy efficient.
21 When windows are falling apart, it is
22 detrimental to the structure of the home.

23 And, you know, everybody wants to make a
24 good decision, but we do live in historic
25 districts, so --

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1 me, it looks like these are going to ugly out
2 long before they wear out, and that's a concern
3 too.

4 MR. WATERS: You're not wrong. This --
5 this is a big selling point for us at Window
6 World. We say -- our motto is "simply the best
7 for less," and that's because there's a lot of
8 cheap window companies that are going back
9 with -- where they just want that quick, easy
10 fix.

11 So that screen in that picture, if you
12 notice, the corners on it have those little,
13 cheap plastic pieces. It looks cheap. This is
14 a solid piece of extrusion metal here
15 (indicating). This is not going to rust, this
16 is not going to fade, it's not going to break.
17 It's a very solid screen that we warranty for
18 life. If there's ever any fading, anything
19 along those lines -- so it's going to last much
20 longer than a wood window.

21 That window in that picture is a
22 single-hung replacement, so you're getting the
23 look of the vinyl, but that frame looks
24 thinner. It looks like that bottom has had
25 some sort of trim piece on it, so it kind of

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1 MR. WATERS: Certainly.

2 COMMISSIONER EPSTEIN: -- we need to be
3 able to make the right decision with that in
4 mind.

5 MR. WATERS: Yep.

6 COMMISSIONER EPSTEIN: So we're trying to
7 come up with the best solution here for
8 everybody.

9 MR. WATERS: Yeah, definitely.

10 COMMISSIONER MORGAN: Through the Chair to
11 the applicant, I have a question about this
12 picture.

13 (Off microphone.)

14 Is this a part of the screen or the
15 window?

16 MS. LOPERA: Commissioner Morgan, if you
17 could speak into the -- somebody's microphone.

18 COMMISSIONER MORGAN: I'm wondering here
19 on this photo, where the window and the
20 stone -- these little corner pieces, I'm just
21 going to say at first glance, these look really
22 cheap to me. Is this a part of the screen or
23 is this a part of the window?

24 Because I think part of this is they're
25 going to be more durable, which -- I mean, to

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1 goes straight, right to the -- direct to the
2 bottom of this, whereas you're not seeing the
3 underbelly of it a little bit. And then that
4 top is tucked a little bit more away because
5 it's the single-hung, which I was explaining to
6 her.

7 So there's a lot of variances out there.
8 This is one of the more premium qualities,
9 so -- to help answer that question a little
10 bit.

11 COMMISSIONER MORGAN: That really does
12 help. Thank you. I thought you were saying it
13 was the same window --

14 MR. WATERS: No.

15 COMMISSIONER MORGAN: -- in the photo as
16 what you were proposing.

17 MR. WATERS: No, no.

18 A vinyl replacement -- a vinyl retrofit is
19 what we call it, so --

20 COMMISSIONER MORGAN: I understand.

21 MR. WATERS: Yeah.

22 COMMISSIONER MORGAN: Okay. Thank you.

23 COMMISSIONER EPSTEIN: Arimus, I don't
24 think you got this email. I'm going to forward
25 this to you, and if you could put it on the

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1 screen.
2 Let me -- I'm sorry, I'm like 90 years old
3 and I have to remember how to forward a message
4 on an iPhone (microphone failure) messages.
5 It's the one with the dimensions on it.
6 (Commissioner Epstein confers with
7 Mr. Wells.)
8 MR. WATERS: And also, I do have a picture
9 of what our window looks like installed in a
10 historic home.
11 COMMISSIONER EPSTEIN: Yes, can you share
12 that?
13 MR. WATERS: Yes.
14 COMMISSIONER EPSTEIN: If you could send
15 it to Arimus, he can put it up on the screen.
16 MR. WATERS: Okay.
17 COMMISSIONER EPSTEIN: And through the
18 Chair to the both of you, I will say, Arimus
19 and I spoke before the meeting, and some of
20 these windows of your neighbors did not receive
21 approval from the Commission, so -- I think
22 only one of them Arimus was able to find
23 received approval, and it was back in 2003, so
24 he doesn't even have the data on it. He's
25 requested it from -- wherever data goes when

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1 I can't make my own --
2 MR. WATERS: Right. And that's why I went
3 out and I set this display up and I held the
4 tape in front of it because, with the
5 engineering on this product, it does not give
6 a -- a built together -- piece by piece,
7 whereas there may be certain manufacturers that
8 do. You know, we're able to just hold it up in
9 front of you with the tape. That's what I was
10 trying to do.
11 COMMISSIONER EPSTEIN: So yeah, I think
12 the tape -- you can kind of see that the bottom
13 rail is larger than the -- kind of the other
14 rail systems. I'm still not a hundred percent
15 sure. I think it's at least a half of an inch
16 larger.
17 MR. WATERS: Yeah. Yeah, I -- and, again,
18 that top -- see how you've got about an inch
19 before -- from this piece up in here
20 (inaudible) is about an inch. That gets --
21 that bumps up against the existing trim on a
22 window, so the sides and the top get buried,
23 whereas the bottom stays exposed.
24 COMMISSIONER EPSTEIN: Yes. And I would
25 just say that if we did do an approval on this,

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1 it's that old.
2 So just kind of taking that into
3 consideration --
4 MS. PRATER: I snitched.
5 MR. WATERS: Lawbreakers.
6 MS. PRATER: Sorry.
7 COMMISSIONER EPSTEIN: You might want to
8 buy your neighbors flowers tonight.
9 MR. WATERS: So she's going to send that
10 up, but would you like to see it on my phone
11 where you can zoom in a little easier?
12 THE CHAIRMAN: If we could just wait until
13 he has the -- has it, that would be great.
14 MR. WATERS: Sure.
15 COMMISSIONER EPSTEIN: Yeah, I think --
16 through the Chair, I think this is a little bit
17 more of what we've been asking for, is the
18 actual dimensions of this.
19 I know that Lauren had sent us the
20 schematic of all the different parts and
21 pieces, but nowhere did it say, when it was
22 assembled, what the actual dimensions of
23 everything were. And I tried to do some math
24 in CAD and everything with it, and I was like,
25 you know what, I need to know from you guys --

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1 that inch and a half that goes around the whole
2 system -- let me see what you guys call it so I
3 make sure that I'm using the right terminology.
4 MR. WATERS: Yes.
5 A side rail, a top rail.
6 COMMISSIONER EPSTEIN: Is it in your --
7 its labeled 1, I believe, in your schematic.
8 MR. WATERS: Okay. I'm looking for the --
9 COMMISSIONER EPSTEIN: In your schematics,
10 in your parts and pieces --
11 MR. WATERS: Yes. Number -- there's the
12 keeper rail, bottom rail, top rail.
13 COMMISSIONER EPSTEIN: I thought it was
14 labeled "1," actually.
15 MR. WATERS: And I wanted to show you this
16 also. So this right here that you highlighted
17 with the blue, that was actually the wrong
18 measurements that were highlighted. That
19 was -- that was just showing the sash itself.
20 It wasn't wrong; it was just -- we -- when you
21 look at it, you look at it from the whole
22 bottom frame to the top of the sash is what
23 you're going to see.
24 COMMISSIONER EPSTEIN: Yes, but I still
25 wanted to know what that sash --

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1 MR. WATERS: Sure, sure.
2 COMMISSIONER EPSTEIN: -- was to compare
3 the top and the bottom.
4 MR. WATERS: (Off microphone.)
5 Gotcha. And I think I held up the
6 comparison (inaudible) --
7 THE CHAIRMAN: Sir, if you could go back
8 on the microphone.
9 Thank you.
10 MR. WATERS: I'm going to not forget one
11 of these days.
12 Yeah, 1.9 inches is the bottom of our
13 rail, of our bottom rail, whereas Pella's was
14 1.75. So our bottom rail is actually about an
15 eighth inch thicker than Pella's.
16 COMMISSIONER EPSTEIN: So your frame and
17 head jamb, that -- in a wood siding
18 installation with wood trim, that has -- the
19 trim overlaps it some amount.
20 MR. WATERS: Correct.
21 COMMISSIONER EPSTEIN: So you don't have
22 that full --
23 MR. WATERS: Correct.
24 COMMISSIONER EPSTEIN: -- 2.6 inches.
25 MR. WATERS: Correct.

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1 picture with the red siding. You're still
2 seeing the original, giant, built-in window
3 frame, just -- on the brick house, they just
4 bricked right up to that -- that frame. With
5 this -- so the frame of the original window is
6 not changing. The system that we do is exactly
7 the same, and that's -- we remove the interior
8 quarter stops, we pull out the old sashes, and
9 we slip the whole new system in.
10 So what you're seeing on this picture is
11 identical to what it looks like with that. So
12 that doesn't change it at all. There's no --
13 and you're calling it a brick mold, but that's
14 actually the original framing of the window, so
15 it does look identical.
16 COMMISSIONER EPSTEIN: Okay.
17 MR. WATERS: I know it's confusing.
18 There's -- I've been doing windows for a long
19 time. It's --
20 COMMISSIONER EPSTEIN: No, I just think
21 we're using different terminology, so --
22 So through the Chair, I would just like to
23 hear what the other commissioners are thinking
24 at this point in time because I know there was
25 some concerns about what the window was going

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1 And you can kind of see that in the
2 picture that -- I don't know if Arimus, did he
3 get it? If he uploaded it with the -- the one
4 of -- where it's this exact window (indicating)
5 installed in a wood home.
6 Lauren, I just sent it to you. I don't
7 know if you received it.
8 COMMISSIONER EPSTEIN: Yeah, and I
9 understand why it looks so different with --
10 when it's installed with brick, because with
11 brick you don't have trim, you just install it
12 in the rough opening, and then that's why you
13 need a brick mold to (microphone failure). So
14 it sort of acts as a brick mold in that
15 respect. But then when you have a wood siding
16 that requires trim around it, I --
17 I would be inclined for us, if we approve
18 this, to have some sort of stipulation that the
19 trim does overlap at a good portion so we don't
20 have this really thick --
21 MR. WATERS: Sure. Well --
22 COMMISSIONER EPSTEIN: -- frame piece
23 going around it.
24 MR. WATERS: And with this brick house --
25 it's the same whether it was the brick or the

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1 to look like and some concerns about those
2 different rail heights and everything. So now
3 that everybody has -- do you all need more
4 information? What are -- where are you all
5 kind of thinking now?
6 COMMISSIONER MORGAN: Through the Chair to
7 Commissioner Epstein, I'm kind of leaning on
8 you for the dimensions and making sure that
9 everything is correct and the mounting and
10 installation.
11 I think my heartburn is still with the
12 vinyl. This is not about you. This about how
13 things are done. And that's why I think
14 earlier, the past two meetings, I've been kind
15 of saying, well, are we going to approve this?
16 I didn't want to send you to go look into this
17 unless we were okay with opening it up for
18 vinyl, which I understand is what meets your
19 budget and what would be best for you
20 personally.
21 I'm interested in everyone else's thoughts
22 as well.
23 MR. WATERS: And I guess -- I have a
24 question apart from Lauren, as a business
25 standpoint -- you know, vinyl is really the new

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1 across-the-board with everyone.
2 Ninety-five percent of the companies out there,
3 vinyl is all that's being made. Obviously,
4 you're historical districts, we want to keep
5 looking pristine and redoing -- but going off
6 of that, does that stop me from even -- you
7 know, if we were to not go through with this,
8 would I say, well, historical districts are
9 just no longer allowing vinyl at all, so we
10 just need to stay away from that?

11 COMMISSIONER MORGAN: Through the Chair, I
12 think that -- I mean, that's kind of what we're
13 talking -- that's something that is generally a
14 no. It wouldn't even come to us; it's just a
15 no.

16 MR. WATERS: Okay.

17 COMMISSIONER MORGAN: And so that's why in
18 this first meeting, I was kind of like, hey, we
19 can talk about numbers, but are we going to
20 entertain vinyl windows?

21 MR. WATERS: Sure.

22 COMMISSIONER MORGAN: And --

23 THE CHAIRMAN: So I would just say that it
24 is a case-by-case basis, yeah.

25 MR. WATERS: Yeah, because I know we have

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1 wouldn't have even went through all of this if
2 it were never even on the -- if it were not an
3 option at all.

4 So I would just ask that, if that is
5 something that the board is considering -- I
6 have a full window repair. Like I said before,
7 I poured a lot of money into this house to get
8 it to be someplace that I can call home. If
9 that is something that the board is looking to
10 do, this way applicants don't go into it
11 investing that kind of time.

12 COMMISSIONER MORGAN: Through the Chair to
13 the applicant, I'm seeing that you're kind of
14 asking for an exception. The answer is
15 normally no. So I'm not making you a case.
16 I'm saying, are we making a case? Are we -- is
17 that not the case anymore? That's what I'm
18 saying. That's what I'm saying. It's really
19 not about you. It's not about this particular
20 thing. It is a case-by-case basis, but,
21 generally, I would say no.

22 MS. PRATER: Okay.

23 COMMISSIONER MORGAN: That's just how I
24 feel about vinyl windows in an historic
25 district.

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1 done quite a few already with vinyl. So, you
2 know, being that both her neighbors have vinyl,
3 you know, I guess -- we see it as an act of
4 begging and mercy, please let this slip through
5 because we --

6 She walked that whole block, and she sent
7 me pictures of every single house that has
8 vinyl replacements, and homes that had been
9 remodeled completely went back with vinyl
10 windows. They just -- because they ripped out
11 the whole entire system and then just went back
12 with brand-new nailing fins, wasn't even a
13 slip-in. So, basically, it was this exact
14 window with nailing fins, they put the new wood
15 siding. There was a couple of houses down that
16 did that, so -- worse on the whole block. It
17 was -- it was predominantly vinyl, so --

18 MS. PRATER: And, Commissioner, I would
19 just ask, along the lines of "beg," that I not
20 be the case to have that ruling be decided on
21 because when I applied, vinyl was, in fact, an
22 option from what I was -- otherwise, I wouldn't
23 have been able to apply for vinyl windows.

24 So I would ask that if that is something,
25 like, maybe moving forward because, again, we

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1 THE CHAIRMAN: Could I ask staff a quick
2 question?

3 Generally speaking -- and I know each
4 application is unique -- how do you evaluate
5 the material type when looking at a window
6 project like this?

7 MR. WELLS: Thank you.

8 So to the Chair, there's a number of
9 options we can elect. This is all based on the
10 COA matrix. And so window replacement -- if
11 we've deemed that the windows were missing
12 metal or nonoriginal, we can replace them with
13 any type of window material as long as it
14 matches the compatible -- it's a compatible
15 design placement and arrangement.

16 The same thing goes for noncontributing
17 structures. And a third one would be new
18 construction. So when you do see these new
19 construction COAs that come before you, usually
20 they're requesting a vinyl product.

21 So those are the only three types of
22 exceptions that we have for other materials
23 besides wood.

24 COMMISSIONER EPSTEIN: So through the
25 Chair to staff, when it is a holistic window

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1 replacement, the matrix does leave that
2 (microphone failure) open? Is that what
3 (microphone failure) the matrix (microphone
4 failure)?
5 MR. WELLS: Through the Chair to
6 Commissioner Epstein, so when it's a holistic
7 window replacement, it would be -- we -- it
8 doesn't give you a wider option for materials
9 unless the windows have been deemed missing,
10 nonoriginal, or the structure itself is
11 noncontributing.
12 Now, if the structure is contributing,
13 then we usually limit it to a wood or wood
14 blend product.
15 MS. PRATER: And just to be sure, I think
16 my windows were deemed -- I think there was an
17 assessment as to whether mine were all
18 historic, and I believe in the valuation I
19 think most of them were not historic or a good
20 amount of them were not historic.
21 MR. WATERS: Two out of 25 windows were
22 originals.
23 COMMISSIONER EPSTEIN: Through the Chair
24 to staff, the reason that you are recommending
25 approval on this is because of that window

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1 discussion -- that that external frame -- and
2 I'm trying to understand and make sure that I
3 understand what precisely would be visible --
4 Because looking at the model that you have
5 in some of the photos, you know, I get the
6 impression there's too much frame exposed, if
7 that makes sense, you know. And Commissioner
8 Epstein had mentioned something about making
9 sure that -- since this is a wood frame house,
10 it looks like there's kind of stucco on the
11 exterior, that -- that an appropriate level of
12 coverage is obtained. I mean, I think that's
13 my primary concern.
14 MR. WATERS: So those are great concerns.
15 And when I bring samples into people's houses a
16 lot of times -- we have a slider that we use as
17 well that has an actual impact rating frame --
18 the first response I get out of people is,
19 "Whoa, that's a lot of vinyl," because it's so
20 compact. You're seeing just all this vinyl
21 right next to itself. But when you put it in
22 an opening that's 35 inches wide by 60 inches
23 tall, 72 inches tall, which is what her house
24 is, then it blends in with everything else.
25 So I completely understand, you see right

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1 survey that was done, that the windows were
2 deemed nonoriginal, nonhistoric?
3 MR. WELLS: Through the Chair, they were
4 deemed nonoriginal. However, we did find that
5 they may have contributed -- or achieved
6 historic significance because they've been on
7 the structure for more than at least 50 years
8 or so. We believe that the windows were
9 replaced in around the '60s or '70s, so that's
10 why we forwarded it to you as well, along with
11 the window product.
12 COMMISSIONER LOVE: Through the Chair to
13 Commissioner Epstein, you wanted to know some
14 additional thoughts.
15 So from what I recall from last month's
16 meeting and discussion, the whole vinyl window
17 aspect not withstanding, I think there was some
18 thoughts expressed that there are vinyl windows
19 that could be nearly indistinguishable from
20 historic windows. I remember that
21 specifically.
22 My concern with this is just making sure
23 that I understand -- and I'm actually kind of
24 leaning on you a little bit on this, and I've
25 been listening very carefully to the

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1 here, you're like, bam, looking at a lot of
2 white vinyl right there. But when it gets
3 slipped in the hole and it blends up with the
4 4-inch trim panel on the outside and it's a
5 large piece of glass, it just blends in
6 beautifully. So it's --
7 I do completely relate and understand with
8 your -- with your thoughts on that because I
9 get that question a lot. And normally I go
10 through a portfolio and say, "This is what your
11 neighbor's house looks like." And they go,
12 "Oh, that's beautiful."
13 So just to give you a little alleviation
14 there, and -- I wish I could bring in an entire
15 frame and show you, you know, exactly the
16 differences. And it's hard to see off of the
17 pictures, but, again, this was designed
18 specifically -- all these windows are
19 3-and-quarter inches thick, and that's designed
20 specifically to fit in all existing wood frame
21 windows from -- from the past. So kind of go
22 off of that a little bit.
23 COMMISSIONER EPSTEIN: Yeah, I guess
24 that's -- through the Chair, that's still where
25 I have a bit of hesitation, is I am not seeing

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1 in these images here that same thickness that
2 is there. And I think that it is because the
3 window trim is overlapping some of it, but I
4 would -- I want -- I wanted to know how much of
5 that, in the siding installation, we're going
6 to be able to see.

7 MR. WATERS: Yeah. Well, what we're going
8 to do, if we do get approved -- obviously, it's
9 something you guys are concerned about -- is we
10 will switch her up to a single-hung window
11 where you're not going to see this 1-inch piece
12 right here (indicating). That will --

13 COMMISSIONER EPSTEIN: No. I'm sorry, I
14 definitely want to see that.

15 MR. WATERS: Okay. Well, we --

16 COMMISSIONER EPSTEIN: I definitely -- I
17 think --

18 MR. WATERS: Yeah, yeah. No, we can.

19 And, again, I guess it goes both ways on
20 what it is you're looking for because if you
21 want the same mechanics of the old windows,
22 this would be the same mechanics as far as --
23 the top comes down, the bottom comes up. But
24 if you're looking for the same frame thickness,
25 vinyl isn't as -- you know, it needs to be a

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1 You're warrantied for life. Fusion welded on
2 everything.

3 So, yeah -- no, it's certainly -- we've
4 come a long way. You know, vinyl windows have
5 been around for 50 years, so --

6 COMMISSIONER EPSTEIN: Yeah. So I had
7 explained in our last meeting that vinyl has
8 gotten better over time. I was trying to be
9 helpful and give information on that. I'm
10 telling you what historic districts usually say
11 about them.

12 MR. WATERS: Sure.

13 COMMISSIONER EPSTEIN: So can you speak to
14 the -- your warranty and the quality a little
15 bit here as well?

16 And I will just say -- and I'm not sure if
17 we'll be able to get this here, but I would
18 like to know how much of that -- the jamb frame
19 is visible once the trim is over it. That's,
20 to me, the question.

21 MR. WATERS: Well, let me answer those
22 questions, and let me show you a little bit
23 more about our demo to kind of give you an
24 idea.

25 So we're going to tilt this in here, and

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1 little thicker than --

2 COMMISSIONER EPSTEIN: Yes.

3 MR. WATERS: Right.

4 COMMISSIONER EPSTEIN: I understand, and
5 that's -- that's one of the things you run into
6 when -- I can tell you -- since you asked. You
7 asked earlier, as a window salesperson, you
8 know, do I not even need to be going to the
9 historic districts with vinyl? I will tell you
10 that vinyl, because it has this chunkiness,
11 that it needs to have to meet all of the
12 requirements for deflection and structural
13 approval by the -- you know, the Florida
14 Building Code product approval. That's going
15 to be one of the first things.

16 Another one of the things is going to be
17 how the connection of it comes together because
18 when you have wood, it comes together. You can
19 sand it, you can caulk it, you can paint it,
20 and it looks more holistic. And in looking at
21 some of these joints here, they're a little bit
22 more easy to see, they might separate with kind
23 of -- depending upon the quality of the
24 window --

25 MR. WATERS: Not at Window World, ma'am.

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1 we're going to tilt this in here.

2 So now, after tilting it in, you see just
3 the frame of the window itself. So if you can
4 envision, now that's what -- with a
5 single-hung, that's what we would do, is we
6 would just put that glass into that existing
7 frame, and you would not have that extra frame
8 up top. So that way the only sash that would
9 move is -- would be the bottom.

10 COMMISSIONER EPSTEIN: Yes. I know. I'm
11 sorry. I don't know if I'm just not --

12 When I look at a window, when I look at an
13 historic window, double-hung or single-hung
14 window, it does not have this frame around it.
15 You have the window and then the mechanism
16 happens within the actual jamb of the wall.

17 MR. WATERS: In the frame itself, correct.

18 COMMISSIONER EPSTEIN: And you do not see
19 that frame around it.

20 So I am under the impression that trim
21 will overlap that to some extent, and I'm
22 wondering what that final dimension of that
23 frame you would see --

24 MR. WATERS: You would take a half inch.
25 The -- I was an installer for ten years, so I

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1 did this every day for a long time.
2 It's a half inch on both sides that you
3 will be bumping the new window up against on
4 the outside, and it will actually be a caulk
5 line along the window on the outside as well.
6 So this jamb right here (indicating),
7 which -- inch and probably three quarters -- is
8 what you're going to see. All this white along
9 the side here gets bumped up. The bottom does
10 not bump up against anything.
11 We actually have to -- because there's a
12 slope on the bottom, we actually have to spray
13 foam underneath it, and then we put about an
14 inch to an inch and a half extra piece of snap
15 trim on it as well, so it does really give it a
16 thicker look.
17 COMMISSIONER EPSTEIN: So what you're
18 telling me is that I will be able to see that
19 inch and three-quarter of the jamb and head
20 frame?
21 MR. WATERS: Correct. Yeah, correct.
22 Yeah, I -- correct.
23 COMMISSIONER EPSTEIN: That, to me, is a
24 bit of a deal-breaker. And I'm sorry, it's --
25 I just -- that's not how a window would look in

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1 She would have to completely rip all the trim
2 off on the inside and the outside, rip the
3 whole existing frame out, and that's where
4 going back with a wood clad system -- which,
5 you know, you go from a \$15,000 job to a 75-
6 \$80,000 job. And, you know, that's -- again,
7 if we had walked around -- and I know these
8 people didn't get approved -- we would have
9 said, well, Lauren, you bought a house, and
10 every other neighbor has it done -- but we're
11 seeing every other neighbor on the block has
12 vinyl replacements. So, you know, at the end
13 of the day, it's -- you know, that's kind of my
14 thoughts on it.
15 THE CHAIRMAN: Okay. We need to move this
16 conversation forward.
17 So my thoughts, I guess, are kind of
18 that -- does the applicant have any other
19 things to share? We can call you back up for
20 questions.
21 MR. WATERS: Sure. No.
22 THE CHAIRMAN: Okay.
23 MR. WATERS: Unless you would like me
24 to --
25 THE CHAIRMAN: Thank you.

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1 a historic structure. You wouldn't --
2 MR. WATERS: Sure.
3 COMMISSIONER EPSTEIN: -- have this
4 additional frame around it.
5 MR. WATERS: And can I show you this
6 picture? We didn't get a chance to pull it up.
7 This is the one with the brick on the side.
8 COMMISSIONER EPSTEIN: Yeah, you're -- I'm
9 sorry, you're showing a window in a brick
10 installation. And a window in a brick
11 installation, even with an historic window, has
12 a brick mold that goes on top of it so that
13 that mechanism can work with your brick.
14 MR. WATERS: Uh-huh.
15 COMMISSIONER EPSTEIN: To me, if you're
16 putting that in a masonry brick or stone, you
17 could sell me on that because that could act as
18 a brick mold. I'm more worried about where
19 it's -- with the siding and the wood trim.
20 MR. WATERS: So you want to see the frame
21 of the new window completely disappear,
22 correct?
23 COMMISSIONER EPSTEIN: Yes.
24 MR. WATERS: Unfortunately, there's no
25 retrofit system out there that would do that.

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1 MR. WATERS: You talked about our company,
2 wanted to know about warranties, but I don't
3 think that really --
4 THE CHAIRMAN: No.
5 MR. WATERS: -- yeah, has nothing to do
6 with -- okay.
7 THE CHAIRMAN: Thank you.
8 Is there anyone else here to speak on this
9 item?
10 AUDIENCE MEMBER: (Indicating.)
11 THE CHAIRMAN: Yes. If you could come up,
12 bring your card, and state your name and your
13 address, please, to be sworn in.
14 (Audience member approaches the podium.)
15 AUDIENCE MEMBER: Kim Pryor, 245 West 5th
16 Street.
17 (Raises right hand.)
18 THE REPORTER: Do you affirm that the
19 testimony you are about to give will be the
20 truth, the whole truth, and nothing but the
21 truth?
22 MS. PRYOR: I do.
23 THE REPORTER: Thank you.
24 MS. PRYOR: First, I want to say thank you
25 for all of the very detailed discussion and the

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1 attention to detail on evaluating this
2 potential replacement window. That's the
3 enthusiasm and the passion that we need in
4 order to keep our historic districts intact, so
5 thank you for that.

6 I agree with some of what you were saying
7 in that what was presented here does not match
8 the historic windows.

9 A couple of things I want to say is that,
10 in -- a sash replacement, just the sash is
11 considered a repair. I don't know if y'all
12 knew that or not. That is considered a repair.
13 So if there are sashes that are, you know,
14 completely rotten with -- the glass is
15 falling -- and you cannot repair -- a repair --
16 an appropriate repair would be to make a new
17 wooden sash to go in and it would match the
18 profiles on the interior, it would match what
19 was originally there, and so forth. That would
20 still allow the windows -- the sashes to
21 utilize the weight and pulley system within the
22 window frame/jamb and, therefore, retain the
23 historic properties.

24 I'd like to remind everyone that the
25 Secretary of the Interior Standards for

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1 in historic windows. And, therefore, I urge
2 this commission to uphold our historic
3 standards and deny this replacement request.

4 Thank you.

5 THE CHAIRMAN: Thank you very much.

6 Is there anyone else here to speak on
7 this?

8 AUDIENCE MEMBER: Indicating.

9 THE CHAIRMAN: Yes, ma'am.

10 (Audience member approaches the podium.)

11 THE CHAIRMAN: Please give your name and
12 address to be sworn in.

13 AUDIENCE MEMBER: Lisa Dunner, 12598 Blue
14 Lagoon Trail in Jacksonville.

15 THE CHAIRMAN: Yes, ma'am.

16 MS. DUNNER: Yes. In listening to all
17 that's been said, I just would like to say that
18 in this particular house, most all of the
19 windows, with the exception of two, are not the
20 original windows, do not have those pulley
21 systems and all, and replacing them with a wood
22 blend or a vinyl window would be similar
23 because what I've been told and did research is
24 that the wood blend windows are only wood blend
25 on the inside, the exterior is vinyl, so it

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1 Rehabilitation for windows specifically states
2 that it is not recommended, removing or
3 radically changing windows, which are important
4 in defining the historic character of the
5 building, so that, as a result, the character
6 is diminished.

7 Changing the historic appearance of
8 windows through the use of inappropriate
9 designs, materials, finishes or colors which
10 noticeably change the sash, depth of reveal,
11 and muntin configuration -- I don't think
12 we have any muntins in this particular case,
13 even though the example provided had interior
14 muntins -- stripping windows of historic
15 materials, such as wood, cast iron, and bronze.

16 Replac- -- again, not recommended by the
17 Secretary of Interior. Replacing windows
18 solely because of peeling paint, broken glass,
19 stuck sash, and high air infiltration, these
20 conditions in themselves are no indication that
21 windows are beyond repair.

22 With all due respect to the gentleman from
23 Window World, he is not an historic window
24 restoration expert. He's an expert in Window
25 World's vinyl windows, I imagine, but he's not

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1 would give a similar look to a vinyl window.

2 And in looking at all the windows on the
3 street, these windows all look similar to what
4 is being requested. We're not trying to get
5 any window that's different or stand out. It
6 would look like the same vinyl windows that are
7 already in the neighborhood which is a historic
8 neighborhood. So they're not -- we're not
9 trying to change the look of anything.

10 The vinyl windows that are being
11 requested -- any vinyl window that is being
12 requested would go along with the vinyl windows
13 that are already there. There's several houses
14 in the neighborhood that have vinyl windows,
15 and to say no vinyl windows doesn't make sense
16 to me because there are vinyl windows all
17 around. It's very few windows that are still
18 wooden windows, the original windows, and I
19 just feel like --

20 Yes, we want to keep it a historic
21 neighborhood. That's one of the reasons we
22 bought into this neighborhood. We love the
23 look of it. We're not trying to change it in
24 any way, just trying to be able to enhance the
25 neighborhood and not have windows that look

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1 decrepit and falling out because, to me, that's
2 far worse than replacing it with something that
3 looks like what's already there in the
4 neighborhood.

5 Having windows -- and there are houses in
6 that area, around the block, where the windows
7 are really, really bad. And that's an eyesore,
8 to me. But I would wish that -- hope that they
9 would allow people to have windows that look --
10 keep the same look and refresh the
11 neighborhood, not make it look like things are
12 falling apart.

13 The average homeowner cannot afford
14 \$70,000 windows. And although there's a
15 program that you can apply to, try to get
16 \$70,000 for windows, it just seems to me that,
17 A, people are not approved for window -- that
18 kind of money. And in our economy, with all
19 the things that are going wrong in Jacksonville
20 and things that we need to focus on, saying --
21 putting \$70,000 for each window that's -- each
22 home, it just seems like it's throwing a lot of
23 money that could be going to enhancing the
24 neighborhood rather than saying, okay, we have
25 to have --

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1 deny COA-25-32249.

2 COMMISSIONER MORGAN: Second.

3 THE CHAIRMAN: Okay. Let's talk about it.

4 COMMISSIONER EPSTEIN: So through the
5 Chair, I will -- I will just say that -- I
6 think my biggest thing is going to be that
7 thick frame. I'm looking -- and this is -- the
8 thick frame where it meets the wood siding,
9 because, like I said, in a masonry installation
10 you would have brick mold with that sort of
11 (microphone failure).

12 I don't see any exterior trim currently on
13 any of the pictures of the wood siding, so I
14 don't know if we want to take another month and
15 maybe talk about a strategy where we could do
16 something, some exterior trim to hide some of
17 that.

18 I think that it's been shown
19 dimensionally, the bottom rail versus the top
20 rail, there's enough of a dimensional
21 difference with this specific window that I
22 think that -- that that looks closer to
23 historically accurate.

24 My biggest thing is just going to be that
25 thick jamb/frame -- jamb and head frame that

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1 It's a difference -- if you're saying a
2 quarter of an inch of vinyl as opposed to,
3 let's fix up the houses --

4 (Timer notification.)

5 MS. DUNNER: -- and the roofs and the
6 neighborhood itself.

7 Thank you.

8 THE CHAIRMAN: Thank you.

9 Is there anyone else here to speak on this
10 item today?

11 AUDIENCE MEMBERS: (No response.)

12 THE CHAIRMAN: Seeing none, I will close
13 the public hearing and entertain a motion.

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: Question for staff.

16 This item has been deferred, what, two
17 times; is that correct?

18 MR. WELLS: To the Chair, I believe that's
19 correct. Yeah, two -- since July, so yes, two
20 times.

21 THE CHAIRMAN: So I guess before we have
22 discussion on it, we do need to entertain a
23 motion.

24 COMMISSIONER EPSTEIN: I'll make a motion
25 to deny just so we can start -- a motion to

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1 goes around the whole piece right (microphone
2 failure).

3 COMMISSIONER LOVE: Through the Chair to
4 Commissioner Epstein, I agree.

5 As mentioned, I think that's my primary
6 issue is the presence of that super thick frame
7 on the exterior. It just doesn't seem
8 appropriate for what we're trying to do.

9 COMMISSIONER EPSTEIN: Through the Chair,
10 I think that Arimus could take some time to
11 review some of the adjacent properties as well,
12 if that might be something that the applicant
13 wants us to see, to compare with what they have
14 or have not had approved so that we can look at
15 this.

16 I know it isn't -- it isn't entirely fair
17 that people replace their windows without
18 getting approval from us here, but I know it
19 does -- it does seem like, "Well, they did it,
20 I should be able to do it," so I -- I think if
21 we can do a little bit of research as to what
22 has happened on that street, that that might be
23 helpful to go along with this.

24 That's all I got.

25 COMMISSIONER MORGAN: Through the Chair to

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1 staff, I want to thank you for the explanation
2 on why we're discussing the vinyl windows,
3 which sort of changes things for where I stand.
4 Last month, I was really excited about
5 Commissioner Epstein's thinking that this could
6 work and look right, and I -- you know, that
7 was my thought with moving forward. But, you
8 know, if we're going to compromise the
9 materiality, then we can't compromise the rest.
10 The only other thing that I wanted to
11 state -- and I'm not sure if you guys picked up
12 on this -- was the screen in that that needs to
13 cover the entire opening, instead of half, as
14 demonstrated in the sample, the window screen.
15 And so I think that that may affect some things
16 as well.
17 I'm just say- -- ideally, I think this is
18 the conversation we should have had three
19 months ago with the window man, and then come
20 back with the solution. And I hate that it's
21 drug out this long, but I really do think
22 that's the best solution if we're going to make
23 the vinyl work.
24 THE CHAIRMAN: Yeah, my thoughts are --
25 kind of align with Commissioner Morgan's. You

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1 Epstein's concerns. If -- you know, maybe I
2 can try and figure out how to work with that as
3 a -- because right now time is of the essence.
4 So if that would be accepted --
5 And then, I'm sorry, just one more thing
6 because -- I know, Commissioner Morgan, you
7 expressed your interest about the historic
8 district. I just read -- and I could be wrong,
9 but I reread my report, and I think it said
10 that most of my windows were not contributing;
11 they were not original and noncontributing. I
12 think it was like 12 to 15 of them, which I
13 think was one of the concerns with whether or
14 not vinyl would be replaced [sic], so I just --
15 I don't know if I'm mis-seeing that, but I
16 understand that -- your concerns, and I just
17 wanted to make sure that you didn't think that
18 I was just coming up and arbitrarily saying
19 things, but I think -- they did say that a lot
20 of my windows were --
21 COMMISSIONER MORGAN: No, thank you. I
22 think that was clarified through staff.
23 MS. PRATER: Okay.
24 COMMISSIONER MORGAN: And there was some
25 discussion while you were out as well --

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1 know, generally -- just kind of generally
2 speaking, not a fan of installing vinyl windows
3 in historic properties. Of course,
4 everything's on a case-by-case basis.
5 If there was a product that could
6 replicate the historic windows, then I think
7 that would be ideal. And I'm assuming the
8 product that was presented today is the closest
9 that they can obtain at this time.
10 So I hear that the Commission would like
11 to allow the applicant to continue to work on
12 this and provide some additional information
13 which would mean potentially another deferral.
14 Can we ask the applicant to return to the
15 microphone?
16 (Ms. Prater approaches the podium.)
17 THE CHAIRMAN: Would you be okay with
18 additional time to try and address some of the
19 more specific concerns that have been brought
20 up here?
21 MS. PRATER: Yes, a hundred percent.
22 I would just ask -- I know that there was
23 an option as well, if -- the window man
24 explained that if he, like, redid the frame,
25 then that would alleviate Commissioner

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1 MS. PRATER: Okay. Thank you.
2 Sorry. I didn't just want to be --
3 COMMISSIONER MORGAN: No, that's okay. It
4 would be important to me, but I don't know --
5 MS. PRATER: Thank you.
6 THE CHAIRMAN: Okay.
7 COMMISSIONER EPSTEIN: Yeah, through the
8 Chair to the applicant, I will just say, I
9 think it -- it's a little bit more out there,
10 that there might be some other options for you
11 with how your windows were presented in the
12 window summary. And I think that everybody
13 just wants to make sure that we're coming up
14 with the best solution for what is happening
15 with these windows, so --
16 MR. WATERS: On that note, I just want to
17 say, your comment about the screens, screens do
18 come as a full screen option. There's lots of
19 options out there with windows nowadays. It
20 wouldn't be a problem at all to go with a full
21 screen to keep that look identical.
22 And with her whole bottom floor, she has
23 that brick -- that brick look. That doesn't
24 have a frame around it, so we would just be --
25 that would give you the look you're looking

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1 for. It would be the upstairs that would have
2 that double thickness that you're, like -- you
3 don't want that look.

4 And I already discussed with her an option
5 to reframe and rebuild the whole -- basically
6 remove the entire existing window frame, and
7 then we slip our windows in to a reframed unit
8 so it would look identical to what you're
9 looking for, but we didn't want to go to that
10 route unless -- you know, because it's an extra
11 expense, obviously. But if that's, you know,
12 what you're looking for, we certainly can make
13 that happen, except for the downstairs.

14 There's no options because of that existing
15 brick, so -- which would -- it would look
16 identical to the ones upstairs because you
17 don't have that big, chunky trim around it,
18 so --

19 COMMISSIONER EPSTEIN: Yes, and I -- I'm
20 just speaking from my own experience, that
21 historically if you put a window in a masonry
22 opening, it requires a brick mold that goes
23 around it that's about an inch and a half
24 thick, so --

25 MR. WATERS: Yes, but not with her design.

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1 product. She really wants this product. You
2 all take issue with the product.

3 Okay. So what I think -- the motion on
4 the table is to deny your COA because they take
5 issue with the product. I don't think anybody
6 takes issue with replacing them; it's just what
7 are you going to put in the window opening.
8 Okay?

9 So you have a couple of options here.
10 They're giving you the option to defer it to
11 either come back with a different product or
12 come back with some real specific things that
13 address all the concerns. It's your choice,
14 what you want to do, but the product is the
15 issue. Okay?

16 So if you want a deferral, they're giving
17 you that opportunity to come back next month,
18 or you can allow them to vote on the motion to
19 deny, which is the motion on the floor.

20 MS. PRATER: Yeah, like I previously said,
21 I'm happy to come back next month.

22 MS. LOPERA: Okay.

23 MS. PRATER: Yeah.

24 Is there a way, I don't know, just to make
25 it a little bit -- like streamline it to set

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1 That's a very unique design. It has, like, a
2 metal channel around it, so it's a -- it's a
3 clean cut edge. I mean, you could. We
4 certainly could make a window smaller to allow
5 for brick mold, but there wouldn't be a need
6 for it --

7 THE CHAIRMAN: Okay. So if you are open
8 to a deferral for one cycle, you can have these
9 conversations with staff.

10 And please clarify with staff what exactly
11 is being asked for because I think everyone
12 wants you to have functioning windows in good
13 condition. It's how to get there. So with
14 that said, I'm going to --

15 MS. LOPERA: Through the Chair, could I,
16 just real quick, summarize what's happening
17 here?

18 THE CHAIRMAN: Sure.

19 MS. LOPERA: It sounds to me like you all
20 don't take issue with replacement of the
21 windows that are being requested. Is that an
22 accurate assessment?

23 COMMISSION MEMBERS: (Off-microphone
24 reply.)

25 MS. LOPERA: Okay. The issue is the

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1 up, like, a time to maybe have a conference or
2 if I could come in, or is it just via email?

3 COMMISSIONER EPSTEIN: You would have to
4 ask counsel.

5 MS. PRATER: Okay.

6 COMMISSIONER EPSTEIN: Yeah.

7 Counsel, can you --

8 MS. LOPERA: Sorry. What was the
9 question? Could you repeat that, through the
10 Chair?

11 COMMISSIONER EPSTEIN: And, like, if I'm
12 included. If I'm included in, like, a meeting
13 with staff, like how -- how does that work,
14 quasi-judicial?

15 MS. LOPERA: I would reach out to
16 Mr. Wells, as your staff contact.

17 I believe you're the staff contact on
18 this; is that correct, Mr. Wells?

19 MR. WELLS: That's correct.

20 So you can set up a meeting with us,
21 and --

22 MS. PRATER: Okay.

23 MR. WELLS: -- we can elect to have maybe
24 one of the commissions there --
25 (Simultaneous speaking.)

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1 MS. PRATER: Okay. It's just --
2 MR. WELLS: -- (inaudible) --
3 MS. PRATER: Okay. Thank you.
4 MR. WATERS: Could I ask one question?
5 So --
6 THE CHAIRMAN: Can you please direct that
7 question to the staff? We --
8 MR. WATERS: Well, it was -- it was in
9 reference to -- not so much him, but as
10 y'all's -- y'all's thoughts.
11 The product you say you didn't like, so
12 you're saying you don't want a vinyl product?
13 MS. PRATER: No. They didn't say that.
14 MR. WATERS: All right. Well, then never
15 mind. We'll continue.
16 MS. PRATER: Yeah, forget it.
17 MR. WATERS: I'm just going to grab those
18 pictures.
19 Thank you all for your time.
20 THE CHAIRMAN: Okay. Sure.
21 All right. So that item will be deferred
22 for one cycle. Our next meeting on this will
23 be October 22nd, 2025.
24 Okay. Next item on the agenda would be
25 Certificates of Appropriateness. So number 1

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1 is a two-story frame vernacular characterized
2 by its hipped roof with composition shingles
3 and a brick chimney, its use of wood shingle
4 siding on the second story and stucco on the
5 first, its 6-over-1 sash windows and 1-over-1
6 lights.
7 The unlisted accessory structure can be
8 characterized by its hipped roof and
9 composition shingles and its wood shingle
10 exterior.
11 As proposed, the noncontributing addition
12 on the primary structure will be removed and a
13 new two-story addition will be constructed in
14 its place.
15 Additionally, the accessory structure will
16 be demolished and replaced with a larger
17 accessory structure.
18 Finally, the location of hardscaping and
19 fencing will be adjusted to accommodate the new
20 construction.
21 Staff should note that the subject
22 property does not have frontage along any
23 public right-of-way but is accessed through a
24 shared access easement; therefore, the subject
25 property is not readily street visible.

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1 is COA-25-32701. This is a quasi-judicial
2 matter. Do commissioners have ex parte
3 discussions to share or to declare?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: No?
6 Okay. Is the applicant here?
7 AUDIENCE MEMBER: Yes.
8 THE CHAIRMAN: Okay. Just wanted to
9 check.
10 Okay. We will open the public hearing and
11 hear the staff report.
12 MR. ARSENAULT: Thank you.
13 Through the Chair to the Commission,
14 COA-25-32701, for the property located 3024
15 St. Johns Avenue, seeks to construct a
16 two-story addition to a primary structure,
17 demolish an unlisted accessory structure,
18 construct a one-story accessory structure,
19 modify the location of existing fencing and
20 gates, and modify the location and design of
21 hardscaping, including walkways and a driveway
22 to a contributing property within the Riverside
23 Avondale Historic District.
24 The property is a lot of record with a
25 shared access easement. The primary structure

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1 Generally, these scopes of work are
2 consistent with the Ordinance Code criteria and
3 design guidelines with the following notes:
4 The overall scale, massing, and
5 directional expression of the proposed
6 accessory structure are consistent with the
7 primary building. The design and materials of
8 the proposed siding, doors, and windows, as
9 well as the hipped roof form will be compatible
10 with the historic features on the primary
11 structure.
12 Staff recommended that more window
13 openings be added to the rear and right
14 elevations of the accessory structure to
15 maintain uniformity and limit blank wall space.
16 The applicant provided an example of this
17 change in their elevations on September 2nd,
18 but it should be noted that these are not the
19 elevations that the applicant and owner are
20 requesting.
21 Staff finds the design of the structure
22 with the added openings more consistent with
23 the historic architecture and compatible with
24 the primary structure. As such, staff is
25 conditioning the application to be consistent

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1 with the elevations submitted on September 2nd.
2 The applicant stated that since the rear
3 and right elevations will be along an existing
4 wall, the windows will not have a practical
5 function. As such, they are requesting the
6 design as submitted on September 3rd.

7 Additionally, the applicant is proposing
8 to construct the accessory building with a
9 standing seam metal roof to coincide with the
10 requested reroof of the primary structure. As
11 explained further on in the staff analysis,
12 metal roofing material is not historically
13 associated with the primary structure, and as
14 such, staff has conditioned the accessory
15 structure to have a composition shingle roof.

16 The applicant is proposing to reroof the
17 primary structure from composition shingles to
18 standing seam metal. There's no evidence that
19 the structure had a metal roof, and as such,
20 staff has conditioned the reroof to be carried
21 out with composition shingles. In the report
22 there it should read "Condition Number 19."

23 To coincide with the requested reroof, the
24 applicant is also requesting that the accessory
25 structure be built with a standing seam metal

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1 St. Johns Avenue.

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

4 MR. HURST: (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. HURST: I do.

10 THE REPORTER: Thank you.

11 MR. HURST: Hi.

12 I really -- the only thing -- I don't have
13 any questions about the conditions that have
14 been placed on this with -- seeking one
15 clarification, which is regarding the
16 additional windows that have been requested on
17 the accessory structure, which is the garage.

18 I think, if you can look at -- I think
19 it's Page 13 and 14, you can see the difference
20 between the two. Yeah, so on this particular
21 drawing -- and the question -- the windows in
22 question are the ones on the -- I guess it's
23 probably the east elevation. Yeah, on the --
24 the right side, at the top. So you'll see
25 there's two. And what's being proposed by

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1 roof. Because the replacement of composition
2 shingles with standing seam metal is
3 incompatible and is a conjectural alteration to
4 the property, staff has also conditioned the
5 accessory structure to be built with a
6 composition shingle roof.

7 To summarize, staff has conditioned
8 specifically Conditions Number 9, 10, and 19 so
9 that the accessory structure shall have the
10 design with the added windows on September 2nd;
11 the accessory structure shall have composition
12 shingles for the roofing material; and the
13 reroof and addition will have composition
14 shingles as well.

15 With these conditions, we forward to you a
16 recommendation for approval with conditions.

17 THE CHAIRMAN: Thank you very much.

18 Are there any questions for staff at this
19 time from commissioners?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: Okay. The applicant is
22 here. If you would please come up and state
23 your name, address, and be sworn in, please.

24 (Audience member approaches the podium.)

25 AUDIENCE MEMBER: Lewis Scott Hurst, 3024

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1 staff is that that goes to four. And then on
2 the back side it goes from one to two, opposite
3 the garage doors.

4 You know, I would seek to go with the --
5 the less windows, particularly because for that
6 structure, the -- where those windows are at is
7 directly adjacent to a 6-foot masonry wall from
8 the adjoining property, so there really --
9 there is no visibility of those windows even
10 from the neighbors or from any other public
11 aspect.

12 The same holds true for the back, which,
13 you know, I'm proposing one window versus two.
14 You know, really there's about a 4-foot
15 distance to a 6-foot chain-link fence to an
16 adjacent property, which is no long- -- is not
17 visible from the public.

18 So what I am seeking, other than the
19 conditions, you know, placed -- that is the
20 only clarity that I am seeking today, and stand
21 by for any questions.

22 COMMISSIONER EPSTEIN: Through the Chair
23 to the applicant, so you are okay with not
24 doing the metal roof?

25 MR. HURST: I have opinions on it, but I'm

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1 okay with not doing the metal roof.
2 You know, I make my statement, which is,
3 you know, I do think in an historic district
4 we're going to have to make a decision if, you
5 know, composite shingles continue by our
6 insurance industry to become almost a
7 replaceable commodity that we have to do every
8 ten years. You know, I do think, you know,
9 we -- the Commission needs to consider, are we
10 going to allow for more permanent-type, you
11 know, roofing in the district, but I understand
12 and willing to comply with it as directed.
13 COMMISSIONER EPSTEIN: Yeah. Through the
14 Chair, we've had that discussion up here, and I
15 think -- where we've kind of landed on that is
16 we're not able to make a decision about the
17 future of insurance companies, and they could,
18 tomorrow, tell metal roof people, "Hey, you
19 know what, it's a wind-driven state, your
20 clamps are going to come undone," and you know,
21 they could say, "You need a new metal roof,"
22 which --
23 MR. HURST: Yeah, and I was prepared to --
24 at one point to come here and say I would look
25 at, you know, metal shingles. But, you know,

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1 nowhere can I -- to your point, can I find an
2 insurance company that says "Oh, yeah, I'm
3 going to allow you to maintain those throughout
4 the warranty of those structures," so I
5 understand the conundrum.
6 But since I was doing this -- I was
7 seeking to do this so that I wouldn't have to
8 do it again in ten years, so that was my -- so
9 I will accept the recommendation as provided.
10 COMMISSIONER EPSTEIN: Through the Chair
11 to the applicant, I -- if you had to come back
12 in 10 or 15 years, I'm sure that staff would
13 just approve it for you to do it
14 administratively, just as an FYI, if you went
15 shingle to shingle.
16 MR. HURST: Yeah. Thanks.
17 COMMISSIONER EPSTEIN: For your
18 information.
19 THE CHAIRMAN: Any other questions for the
20 applicant at this time?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Okay.
23 MR. HURST: Thank you.
24 THE CHAIRMAN: Is there anyone else in the
25 audience here to speak on this item?

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1 AUDIENCE MEMBERS: (No response.)
2 THE CHAIRMAN: Okay. I will close the
3 public hearing and entertain a motion.
4 COMMISSIONER EPSTEIN: Motion to approve
5 COA-25-32701, striking Condition 9 -- well,
6 actually, I guess editing Condition 9.
7 I'm sorry. I wasn't ready. I'm sorry. I
8 want them to be able to do the window design
9 that they want, so --
10 THE CHAIRMAN: So question for staff.
11 Could you repeat the summary that you gave
12 at the end of the report, please?
13 MR. ARSENAULT: Through the Chair to the
14 Commission, it sounds like Commissioner Epstein
15 is interested in allowing the fewer windows.
16 COMMISSIONER EPSTEIN: Yes.
17 MR. ARSENAULT: Okay. So that would --
18 that amendment to 9 would read, "consistent to
19 the plan submitted on September 3rd."
20 COMMISSIONER EPSTEIN: So then -- so then
21 Condition Number 9 would say, the design of the
22 accessory structure shall be subsequently
23 consistent to the plan submitted on
24 September 3rd.
25 Isn't that what 8 says? I guess that's

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1 the size and location. So yeah.
2 So, I'm sorry, I will move to approve
3 COA-25-32701, amending Condition 9 to read:
4 The design of the accessory structure shall be
5 subsequently consistent to the plan submitted
6 on September 3rd or as otherwise approved by
7 the Historic Preservation section.
8 THE CHAIRMAN: Is there a second?
9 COMMISSIONER LOVE: Second.
10 THE CHAIRMAN: Any discussion?
11 COMMISSIONER EPSTEIN: Through the Chair,
12 my thoughts on it are that it is in such a
13 non-viewable portion of the property, so far
14 back, up against adjoining structures, that,
15 additionally, are further back on their
16 property, and having the fence structures that
17 are there, I -- I think what they've shown is
18 acceptable in my opinion.
19 THE CHAIRMAN: Any other thoughts?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: All right. I tend to agree
22 with Commissioner Epstein.
23 Okay. All in favor?
24 COMMISSION MEMBERS: Aye.
25 THE CHAIRMAN: There are no opposed, so

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1 COA-25-32701 is approved with conditions.
2 Okay. The next item is the second
3 Certificate of Appropriateness that we're
4 hearing today, COA-25-32734, for 2257 Ernest
5 Street.
6 If you could raise your hand if you are
7 here to speak on that.
8 AUDIENCE MEMBER: (Indicating.)
9 THE CHAIRMAN: Okay. Thank you.
10 We're going to open the public hearing and
11 ask for a staff report.
12 MR. JOHNSON: Through the Chair to the
13 Commission, COA-25-32734, for the property
14 located at 2257 Ernest Street, seeks to install
15 clear and tinted storm windows on the exterior
16 of the existing window openings to protect the
17 historic wooden windows on the structure.
18 The scope of work includes the proposed
19 installation on 11 clear exterior windows on
20 the front and right side of the structure,
21 along with 8 tinted exterior windows on the
22 left-hand side of the structure. The reasoning
23 stated by the applicant for the proposed
24 locations are due to excessive light and heat
25 transfer to the home as the sun sets to the

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1 exterior of the structure, to prevent obscuring
2 the historic windows they are protecting. This
3 is in Condition 1 of the report.
4 As such, we forward to you a
5 recommendation for approval with the conditions
6 as noted in the report.
7 THE CHAIRMAN: Okay. Any questions for
8 staff from the commissioners at this time?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: All right. Is the
11 applicant here?
12 AUDIENCE MEMBER: (Indicating.)
13 THE CHAIRMAN: Please come forward, submit
14 your card, and state your name and address to
15 be sworn in, please.
16 (Audience member approaches the podium.)
17 AUDIENCE MEMBER: My name is Michael
18 Coward. I'm the owner of the property.
19 THE CHAIRMAN: And your address?
20 MR. COWARD: 2257 Ernest Street,
21 Jacksonville, Florida 32204.
22 THE REPORTER: If you would raise your
23 right hand for me, please.
24 MR. COWARD: (Complies.)
25 THE REPORTER: Do you affirm that the

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1 west side of the home, for not being shaded by
2 taller trees or structures which decreases the
3 overall efficiency of the subject property.
4 Additionally, the storm windows would also
5 act as protection for the historic windows
6 throughout the structure from water intrusion,
7 preventing further damage.
8 The proposed windows would allow -- sorry,
9 the proposed tinted windows would allow roughly
10 44 percent of the light to pass through,
11 according to the specifications provided by the
12 applicant from the company manufacturing the
13 windows. This would mean that the VLT, or
14 visible light transmittance, would be
15 55 percent.
16 Although staff is supportive of the
17 applicant's scope of work, we do have concerns
18 about the installation of the eight tinted
19 storm windows and the level of visible light
20 transmittance; therefore, we are recommending
21 the windows to be -- that the proposed tinted
22 windows to be limited to a visible light
23 transmittance of 90 percent or higher, which
24 would mean that's a 10 percent tint, to reduce
25 the visible change this would have on the

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1 testimony you are about to give will be the
2 truth, the whole truth, and nothing but the
3 truth?
4 MR. COWARD: I do.
5 THE REPORTER: Thank you.
6 MR. COWARD: Okay. It's just -- taking a
7 look at the staff recommendation, if you do --
8 you're recommending a tinted window with
9 90 percent VLT. No such thing exists in the
10 world. Clear glass that's standard used in
11 windows is 80 per- -- 87 percent VLT with a
12 one-eighth inch thickness. There is no tinted
13 glass with a VLT of 90 percent. You can't get
14 clear glass that meets your tinted glass
15 specification unless you go to a special
16 low-iron glass. This is made -- that a has
17 90 percent or higher VLT. It's a special
18 order. It -- it's at a raised price.
19 I am not aware of any window company that
20 use -- utilizing this in their windows, so
21 it's -- it's something that doesn't -- it's not
22 a standard availability.
23 The other issue that I have is that -- you
24 know, screens have been around since 1820.
25 There's patents awarded in 1820 and 1840 all

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1 the way up through, you know, today's date.
2 When you put a screen over a window, you
3 reduce the VLT. You know, if you take a look
4 at the four screen products that are sold at
5 Home Depot, they go from 16 percent VLT to,
6 like, 70 percent, so --
7 My two neighbors have screens. This house
8 has screens. There's a picture included with,
9 you know, what I submitted that shows the
10 screen. And that reduces your ability to see
11 the -- the historic window.
12 I am one of the few people in Jacksonville
13 who's restored the original windows to the
14 original condition. It took five years. It
15 cost an unbelievable amount of money. It's
16 more work than you people have any idea about.
17 It took me five years, and a window company --
18 it's -- nobody can afford that type of work. I
19 am somewhat wealthy, so I was able to do it.
20 I'm retired, so I was able to live with boards
21 on my windows for five years. Very few people
22 can do this, but I would like to preserve my
23 windows, and --
24 (Timer notification.)
25 MR. COWARD: This house -- I don't know

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1 THE CHAIRMAN: Okay. So your time is up.
2 If we have additional questions, we will
3 call you up here. Okay?
4 MR. COWARD: Okay.
5 THE CHAIRMAN: Thank you.
6 Is there anyone else here to speak on this
7 item?
8 AUDIENCE MEMBERS: (No response.)
9 THE CHAIRMAN: Okay. Seeing none, I will
10 close the public hearing and entertain a
11 motion.
12 COMMISSIONER MORGAN: Motion to approve
13 COA-25-32734 with conditions.
14 COMMISSIONER EPSTEIN: Second.
15 THE CHAIRMAN: All right. Let's discuss
16 it.
17 COMMISSIONER MORGAN: Through the Chair to
18 staff, these photos here, is this a mock-up?
19 Like, is this Photoshop or is this a real
20 window on the -- like, a real thing on the
21 window? It says "example of proposed tinted
22 window."
23 MR. JOHNSON: Through the Chair to the
24 Commission, yes, this is an example of it being
25 installed.

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1 what that's about.
2 This house also has -- I'm the fourth
3 generation in it. My great-grandfather built
4 the house. And this house had awnings in the
5 front of the house, it had awnings on the left
6 of the house, and I removed all the awnings
7 when I did the work, but the awnings were there
8 to keep the amount of light coming into the
9 house down.
10 This house also had screens, full window
11 screens that fit over, and it had the little
12 mounting brackets at the top and the bottom,
13 and I removed the -- all of those when I
14 restored the house.
15 I don't see why we would discriminate on
16 glass -- having, you know, tinted glass, which
17 would reduce the ability to see the old window,
18 when we allow screens to go up, which reduce --
19 I mean, why -- why the discrimination that you
20 can put a screen up -- and this window that was
21 just here on display for -- that had a screen,
22 which reduces the visibility of the window
23 frame and sash and all that. I don't
24 understand why it's okay to allow a screen but
25 you can't have tinted glass.

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1 COMMISSIONER MORGAN: Okay. So that's
2 really what it would look like?
3 MR. JOHNSON: Correct.
4 COMMISSIONER MORGAN: Okay. I'm going to
5 ask because in the top windows, it's like only
6 the bottom half is tinted, and -- right? The
7 windows above it --
8 MR. JOHNSON: It does -- it might be some
9 shadow that's being cast on the blinds -- or
10 the shutters behind the window from the middle
11 of the sash.
12 COMMISSIONER MORGAN: Okay. Thank you for
13 clarifying that.
14 MR. COWARD: Those are screens on the left
15 and right top.
16 THE CHAIRMAN: Okay. Sir --
17 MR. COWARD: There is a screen that goes
18 over the entire (inaudible) --
19 MS. LOPERA: Through the Chair, the public
20 hearing portion of the item is over.
21 COMMISSIONER EPSTEIN: Through the Chair,
22 I have a question for the applicant.
23 THE CHAIRMAN: Applicant, if you could
24 come back up. We have a question for you,
25 please.

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1 (Mr. Coward approaches the podium.)
2 THE CHAIRMAN: Please speak into the
3 microphone.
4 MR. COWARD: Okay.
5 COMMISSIONER EPSTEIN: Yes. My
6 question -- I have an assumption, but I'd like
7 to hear your answer. Where you're putting the
8 storm window on top of the window, you would
9 not have the screen still installed? You would
10 just have the storm window installed; is that
11 correct?
12 MR. COWARD: Yes, that's correct.
13 COMMISSIONER EPSTEIN: So you wouldn't
14 have an overlapping of the screen and the storm
15 window?
16 MR. COWARD: Right.
17 COMMISSIONER EPSTEIN: Okay. That's what
18 I thought. I just wanted to get a
19 clarification.
20 Thank you.
21 COMMISSIONER MORGAN: I have a question
22 for the applicant.
23 Through the Chair to the applicant --
24 THE CHAIRMAN: One more.
25 COMMISSIONER MORGAN: -- I just really

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1 MR. COWARD: It's to preserve the upper
2 and lower sashes and the glazing so that they
3 don't get damaged.
4 I have condensation on the windows, and
5 then rain, and then the UV from the light. And
6 already all that work I did, it's
7 deteriorating, and so I need to --
8 I put up -- I built that one window that's
9 three-sixteenths inches thick. It's the only
10 tinted glass that Lee & Cates -- Lee & Coats
11 [sic] offers. They're just a couple of blocks
12 away from here. That's one that's their
13 standard, unless they do a special order, but
14 that's their standard that they give for tinted
15 glass.
16 So I put a piece of that up and put it in,
17 and that completely stops all the condensation,
18 all the moisture, and it helps out with some of
19 the UV, so it'll kind of help to preserve what
20 I've done.
21 You know, the front of the house I was
22 proposing clear, and the one other side, which
23 doesn't get much sun would be clear also,
24 but just that one side --
25 COMMISSIONER MORGAN: That's what I'm

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1 want to understand the situation here because
2 I'm seeing a window, I'm seeing shutters. And
3 you're trying to control the light coming into
4 the house. So you want to get light, you just
5 don't want it as bright as it is?
6 MR. COWARD: No, I'm -- what I'm trying to
7 do is preserve all the work I did on the wood
8 windows. When you restore a hundred-year-old
9 window it is not as good as it was when it was
10 built. The missing portions, you use epoxy --
11 two-part epoxy. And you cannot buy wood that
12 was -- the wood that was available -- like, my
13 house has -- what do you call that? Heart pine
14 floors. You can't by that product; it doesn't
15 exist. That --
16 COMMISSIONER MORGAN: I understand. I've
17 lived in old homes most of my life. I
18 completely understand, but --
19 MR. COWARD: But that wood --
20 COMMISSIONER MORGAN: So it's really to
21 preserve the outside wood that is painted?
22 That's what it's about?
23 MR. COWARD: Yeah, the --
24 COMMISSIONER MORGAN: Or is it about
25 allowing light into the house? I'm just --

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1 getting at, because I understand what you're
2 saying if it's protecting it from the moisture,
3 but I think that just the oddity of the tinted
4 and some tinted and some not, I'm wondering if
5 there's a way that you could -- I mean, is the
6 tint -- the tinting is for light control, not
7 to protect the window.
8 MR. COWARD: Well --
9 COMMISSIONER MORGAN: Could you put some
10 shears in there? Like, could you do something
11 flexible on the inside that doesn't require
12 tinting on the outside?
13 MR. COWARD: Well, the --
14 COMMISSIONER MORGAN: If it's about light
15 control --
16 MR. COWARD: I'm just protecting the
17 window on the outside from the sun and from the
18 rain and humidity.
19 COMMISSIONER MORGAN: I'm struggling to
20 understand how some being clear and some being
21 tinted are protecting the window from the sun.
22 MR. COWARD: Well, you don't have any rain
23 on the window when you put a storm up.
24 COMMISSIONER MORGAN: From the sun?
25 MR. COWARD: From --

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1 COMMISSIONER MORGAN: Because the tint's
2 from the sun, right?
3 MR. COWARD: From the clouds -- rain from
4 the clouds. You don't have any rain on the
5 window.
6 COMMISSIONER EPSTEIN: Through the Chair
7 to Commissioner Morgan, I think he is -- the
8 applicant is recommending some to be tinted and
9 some not because of the sun exposure that's on
10 different sides of the home.
11 COMMISSIONER MORGAN: That would affect
12 the exterior wood that is painted?
13 MR. COWARD: Yeah.
14 COMMISSIONER EPSTEIN: I don't know the --
15 what I believe --
16 COMMISSIONER MORGAN: That's what I'm kind
17 of trying to understand.
18 COMMISSIONER EPSTEIN: What I believe the
19 applicant is trying to say is that direct
20 sunlight is having an effect on his wood.
21 MR. COWARD: The only place on my house
22 that gets direct sunlight which is damp --
23 really damaging is on that west side.
24 COMMISSIONER MORGAN: Okay.
25 MR. COWARD: That's also the side -- over

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1 with expansion and contraction, you know,
2 not -- if you have any epoxy joints, you know,
3 I can see how that would -- that would cause
4 issues over time. I don't have any definitive
5 thing on that.
6 I think my -- just looking at this myself,
7 I think there's a pretty good -- you know,
8 looking at where the storm window is and has
9 been mocked up and where the screen has been
10 mocked up, I think that's a pretty similar
11 looking appearance to me. I don't know what
12 everybody else's thoughts are with that.
13 COMMISSIONER MORGAN: Through the Chair, I
14 agree with what you're saying, that it looks
15 the same. I think it's the -- this here and
16 that there and ba, ba, ba that is going to look
17 a little chaotic and weird to me.
18 And also, I mean, the -- it's what I was
19 saying about the last one, the screen and half
20 the window was wrong. It doesn't look right.
21 That's why it's throwing me off. But if it
22 were to have the storm windows in there, it
23 would just be more cohesive.
24 I think that -- I don't know the specifics
25 on the numbers and everything, but if it's a

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1 the driveway -- my grandparents had put awnings
2 up over all that to protect it, but it's really
3 there -- it's the afternoon sun that gets hot.
4 In the morning, it doesn't get hot on the other
5 side --
6 COMMISSIONER MORGAN: Got it.
7 MR. COWARD: -- but it's just that one
8 side, so --
9 COMMISSIONER MORGAN: Okay. Thank you for
10 clarifying that. That helps a lot.
11 MR. COWARD: Okay.
12 COMMISSIONER EPSTEIN: Through the Chair,
13 I don't have the background to determine
14 whether the tinting is going to stop the --
15 like, I don't have that information in my
16 brain, that, yes, if you put some -- a tinted
17 panel up, it's going to be less exposure that's
18 going to -- maybe the paint will last longer or
19 the joints will not expand and contract. I
20 don't have the -- I don't have that
21 information.
22 I can understand how that would make sense
23 in my mind. I don't have anything definitive
24 on that. But, you know, not having direct --
25 or limiting direct sun exposure to something

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1 limitation of the specific glass, you can get
2 glass and other films to put on it to get that
3 lower.
4 COMMISSIONER LOVE: Through the chair to
5 staff, I have a quick question.
6 The recommendation for the tint being
7 lighter, what specifically was that based on?
8 MR. JOHNSON: Through the Chair to the
9 Commission, that is based on National Park
10 Service briefs -- brief, and historic district
11 design guidelines that were written where they
12 do -- they're vague, but they do state in the
13 design guidelines -- actually, sorry, the
14 National [sic] Preservation Brief Number 3,
15 referring to how the installation of a
16 single-pane storm window can approach the
17 effectiveness of a double-glazed replacement
18 window, and it is recommended to use clear,
19 nontinted, Low-E glass and storm windows to
20 increase the window's performance without
21 sacrificing historic fabric. So that is
22 according to the National Park Service
23 Preservation brief, Number 3, on improving
24 energy efficiency in historic buildings.
25 And then within the Riverside Avondale

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1 Historic District, the standards, they do
2 reference how the standards themselves permit
3 new windows to be constructed of nonhistoric
4 materials such as aluminum and tint up to
5 10 percent.

6 And that is -- that is -- that specific
7 highlighted section is within the book package.
8 And that's -- that's the main reference to any
9 tint of some sort on a historic structure.

10 COMMISSIONER LOVE: So my thoughts are --
11 I mean, being a resident of a historic house
12 myself -- and I can understand the desire to
13 preserve all of the work that you put into
14 them, and they definitely are more intensive
15 when it comes to maintenance.

16 You know, from what I'm hearing, I would
17 probably prefer a fidelity to the guidelines.

18 THE CHAIRMAN: Commissioner Love, could
19 you be more specific as to what that fidelity
20 to the guidelines may mean to you?

21 COMMISSIONER LOVE: The guidelines
22 specifically referring to the recommended tint
23 on storm windows. From what I've been able to
24 read, storm windows are permissible certainly,
25 but as was repeated -- or basically just

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1 differing materials does change as well. So,
2 in general, they are more or less
3 recommendations that can be, say, used overall,
4 and the interpretations can be -- kind of
5 effectively be used, depending on, say, a
6 certain region because some of these -- and say
7 storm windows in the section itself, some of
8 these can apply to certain areas of the East
9 Coast but then can apply to the West Coast or
10 the Midwest in any part.

11 So they're still vague, but they're able
12 to be, say, changed over time to be able to
13 conform with what is available and what is
14 becoming available over time, if that answers
15 the question.

16 COMMISSIONER EPSTEIN: Yes.

17 So that is kind of where I was leaning
18 with it. When you're not -- these National
19 Park briefs are a recommendation when they are
20 not being held as a specific guideline for
21 landmarking or a tax credit or something like
22 that. So in this instance, this is a
23 recommendation on top of whatever our
24 guidelines for our historic districts read?

25 MR. JOHNSON: That's correct, yes.

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1 outlined, it looks like there's very specific
2 guidelines with regards to tinting.

3 I hope that makes sense.

4 THE CHAIRMAN: Yeah.

5 COMMISSIONER EPSTEIN: Through the Chair,
6 I think my confusion comes in the fact -- as
7 the guidelines for the district talk about
8 windows, not storm windows specifically, but
9 the National Park Service brief talks about
10 storm windows.

11 And I know that -- I've been tripped up in
12 the past because I've alluded to National Park
13 briefs, and they may or may not have been part
14 of what the district follows. So can staff
15 speak to that a little bit?

16 MR. JOHNSON: Through the Chair to the
17 Commission, with these preservation briefs,
18 they reference and allow for the National Park
19 Service to be able to put forth
20 recommendations, not so -- that are very
21 stringent and specific to be able to -- for
22 different historic districts and landmarks and
23 other historic structures throughout the United
24 States to be able to utilize because
25 technologies do change and the accessibility to

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1 COMMISSIONER EPSTEIN: Through the Chair,
2 I understand what Commissioner Morgan is saying
3 about the mishmash. And I kind of believe that
4 if there's going to be an ask of, you know,
5 "Well, I want to be able to put screens on my
6 windows" -- "You know, that person has screens
7 on their windows, so maybe I want to tint my
8 storm windows, but I only want to do it on this
9 side of my house," then I guess you do have
10 that -- you have that sort of montage of
11 different types that -- that kind of find their
12 way around the house there.

13 And I know screens are a little bit easier
14 to take off than storm windows.

15 I'm a little torn on this because I see
16 the logic of -- a screen can obstruct a certain
17 amount, and I kind of follow that. I don't
18 want -- I understand that there's a lot of
19 effort that went into rebuilding these and
20 there's a certain amount of maintenance, you
21 know, you need to do around your house and --

22 I'm still kind of wrapping my head around
23 all this. That's kind of where I am right now,
24 is I am understanding the logic of screen
25 versus a tinted window, and I'm sympathetic

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1 there. It's more of applying that logic to
2 some parts of the house and not other parts of
3 the house is where I'm getting a little lost.

4 Through the Chair, if the applicant wants
5 to clarify that a little bit more.

6 (Mr. Coward approaches the podium.)

7 MR. COWARD: On my way to the meeting this
8 morning I went by Lee & Coats [sic], and I
9 asked them have they ever bought -- or done a
10 project with this low-iron, special-ordered
11 glass. And so they looked it up, and the
12 Internet was saying it's 40 percent more
13 expensive, but the price that they gave me
14 wasn't that bad. It is available, and I can
15 get it in a 3/16 so it's strong enough with our
16 strong winds here.

17 The interesting thing that the guy saw --
18 he looked up the UV. The UV on it was lower
19 than clear glass. And I don't know how the UV
20 compares to the tinted, but it was kind of --
21 we were kind of shocked that it lowers --
22 because it allows more light in, but it doesn't
23 have all the iron in it. And for some reason,
24 it has a lower UV than the standard glass,
25 which is only 87 percent VLT.

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1 COMMISSIONER EPSTEIN: I'm sorry, I was
2 asking a clarification. I'm sorry.

3 So through the Chair to the applicant --

4 MR. COWARD: Low-E glass has lower VLT, I
5 believe. This is a low iron -- the way that
6 it's made, the structural -- they use silicone
7 and various things to form the glass. This has
8 a low iron -- it's a different type of glass.
9 The way it's chemically made --

10 COMMISSIONER EPSTEIN: Yes. This is a
11 glass they use a lot of times in automotive
12 showrooms. It doesn't --

13 MR. COWARD: So it's not a Low-E. It's a
14 low iron.

15 COMMISSIONER EPSTEIN: So, yes, I know
16 exactly what you're talking about because it
17 is -- the way that the glass is made -- they
18 use it in automotive showrooms because it still
19 lets a lot of visibility through, but it stops
20 the UV from going through so it doesn't harm
21 the cars, but you can still see the cars from
22 the street. (Microphone failure) see that.

23 So I will ask to counsel -- I'm sorry, I
24 feel like I'm always looking for more specific
25 information for us to make a decision

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1 So that was -- there -- there is a
2 possibility that I could go with that product
3 and just -- because the pricing was pretty
4 good, and it does have the lower UV, and it's
5 90 -- I didn't get the -- what the -- what it
6 is, but I know it's 90 percent or above on the
7 visible light. So you would see the window
8 better and it lowers UV. So --

9 It would cost me -- you know, I did buy
10 that one piece of glass. It was 225 bucks.
11 But just to make everything match, I probably
12 could go with -- you know, if they can honor
13 their pricing that they're giving me.

14 THE CHAIRMAN: Okay.

15 COMMISSIONER EPSTEIN: Yeah.

16 THE CHAIRMAN: So --

17 MR. COWARD: I just found that out on the
18 way here today.

19 THE CHAIRMAN: Okay. Commissioner Epstein
20 has a follow-up.

21 COMMISSIONER EPSTEIN: So -- through the
22 Chair, so you're referencing that Low-E glass
23 which is in the historic -- the NPS historic
24 brief, correct?

25 MR. COWARD: (No response.)

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1 because -- and just because the staff does such
2 a wonderful job preparing our packets here,
3 there was so much information of percentages
4 and visibility and different things like that,
5 and now you're recommending a different product
6 where we don't have that information in front
7 of us.

8 So I would be inclined to -- if you're
9 willing to do something like that, I would be
10 inclined to get that information and view it at
11 our next meeting so that we can compare and
12 contrast what staff has recommended with this
13 new product that you're saying you would be
14 okay with.

15 MR. COWARD: Okay. When is your next
16 meeting?

17 MR. WELLS: October 22nd.

18 COMMISSIONER MORGAN: I just want --
19 through the Chair, I just want to ask a quick
20 question. If we're okay with the conditions
21 and the glass meets the specifications, does he
22 really need to come back next month? That's
23 what I'm -- because if we're in line with
24 the -- you know, the percentage of tint --

25 MR. COWARD: I think this meets the

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1 90 percent VLT, and it's clear, so --
2 COMMISSIONER MORGAN: So I'm thinking we
3 might -- we might. I don't know. I'm trying
4 to --
5 COMMISSIONER EPSTEIN: So, yes, if --
6 through the Chair, if it does meet the
7 conditions that are presented in your packet
8 and it's just a different material, then I
9 would add a condition that we approve this with
10 you being able to present that to staff for the
11 final verification.
12 MR. COWARD: And if I find out -- I can
13 get back with Lee & Coats [sic] and find out --
14 and verify that I can get this, and price-wise,
15 it --
16 COMMISSIONER EPSTEIN: Yeah. If it meets
17 the conditions as they're drawn out in the
18 packet, then I think we just approve this with
19 the conditions, and then it's up to you to meet
20 those conditions.
21 MR. COWARD: Okay. Then the only thing is
22 it's not a -- you know, the package says it's a
23 tinted -- it's clear. It's not tinted. Does
24 that make sense?
25 THE CHAIRMAN: Okay. So --

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1 then you would contact the Historic
2 Preservation staff and let them know, and we
3 would try and find an alternative.
4 COMMISSIONER EPSTEIN: We would do a minor
5 modification?
6 MR. WELLS: That's correct.
7 THE CHAIRMAN: Okay.
8 MR. COWARD: I think that --
9 THE CHAIRMAN: So I just wanted to
10 confirm, you are now okay with the staff
11 conditions as written?
12 MR. COWARD: Yeah.
13 THE CHAIRMAN: Okay.
14 MR. COWARD: I think that will work, and
15 that will make everyone happy.
16 THE CHAIRMAN: Okay. So we have a motion
17 and a second.
18 Any more conversation?
19 COMMISSIONER MORGAN: I just want to say
20 thank you. I've learned a lot today, so -- I
21 might have been geeking out for a minute there.
22 THE CHAIRMAN: All right. All in favor of
23 approving this COA with the existing
24 conditions?
25 COMMISSION MEMBERS: Aye.

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1 COMMISSIONER MORGAN: So -- go ahead.
2 THE CHAIRMAN: So to the applicant, is
3 what Commissioner Epstein said okay with you?
4 MR. COWARD: Yes.
5 THE CHAIRMAN: If we were to approve with
6 the current conditions -- and then it's your
7 responsibility to find a product that will meet
8 those conditions --
9 MR. COWARD: Yeah, if I can verify that --
10 (Simultaneous speaking.)
11 THE CHAIRMAN: -- (inaudible) --
12 MR. COWARD: -- (inaudible) that meets
13 that.
14 THE CHAIRMAN: So if you can't, then you
15 are not able to move forward, though.
16 MR. COWARD: If I cannot get a product
17 that meets it, then I would wonder if I
18 couldn't have a tint, you know.
19 THE CHAIRMAN: So if you cannot find a
20 product that meets it, then you would have
21 to --
22 MR. COWARD: I believe I can, but -- based
23 on what they said this morning, I believe I can
24 meet it.
25 THE CHAIRMAN: Okay. So if you can't,

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1 THE CHAIRMAN: Any opposed?
2 COMMISSION MEMBERS: (No response.)
3 THE CHAIRMAN: I'm an aye as well.
4 And none opposed. Seeing that,
5 COA-25-32734 has been approved.
6 And we will take a 10-minute break. We
7 will return at 3:21.
8 (Whereupon, a brief recess was taken.)
9 THE CHAIRMAN: We're going to resume the
10 meeting. It is 3:25.
11 Next up on the agenda is Certificates of
12 Appropriateness, Work Initiated Without a COA.
13 We have three of those. The first one is
14 COA-25-32139 for 1375 Wolfe Street.
15 Does any commissioner have ex parte to
16 declare?
17 COMMISSION MEMBERS: (No response.)
18 THE CHAIRMAN: Okay. Let's open the
19 public hearing, and we will hear a staff
20 report, please.
21 MR. ARSENAULT: Through the Chair to the
22 Commission, COA-25-32139, for the property
23 located at 1375 Wolfe Street, seeks to conduct
24 wholesale siding replacement, pedestrian door
25 replacement, and the widening of the garage

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1 door on an accessory structure, in addition to
2 after-the-fact approval for a poured concrete
3 driveway at a contributing property within the
4 Riverside Avondale Historic District.

5 Located on a corner lot, the subject
6 property contains a one-story vernacular
7 residence with an unlisted accessory structure.

8 The applicant proposes to expand the width
9 of the garage door, to replace the wood lap
10 siding with a vinyl lap siding on the accessory
11 structure, and to replace the pedestrian door
12 and the garage doors.

13 Additionally, they propose to expand the
14 poured concrete driveway to be 20 feet,
15 3 inches at the curb, narrowing down to
16 17 feet, 4 inches, it should read there. The
17 driveway expansion has already been completed.

18 The subject accessory structure is an
19 unlisted garage built outside of the period of
20 significance. The applicant proposes to
21 replace the existing wood siding with vinyl
22 siding due to gaps.

23 Staff has found the siding to be within
24 repair, with scattered replacement being
25 appropriate for minor patches of rot and

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1 is inappropriate for the structure. If the
2 structure were to be utilized as a two-car
3 garage, staff would recommend that there be two
4 garage doors instead of a single door in order
5 to maintain a separation. Regardless, the
6 expansion would present a conjectural change to
7 the structure since there is no previous record
8 of the building having a different size door.

9 Additionally, the current driveway width
10 does not justify the expansion of the openings
11 since the driveway alterations were conducted
12 without an approved COA and the width and
13 materials of the hardscaping are inappropriate.

14 The guidelines section on settings
15 iterates that streetscape features are highly
16 significant components of Avondale and
17 Riverside, and new curb-cuts, driveways, and
18 parking on the street side of residences should
19 be avoided unless such features were
20 historically associated with the block or
21 surrounding buildings.

22 The previously existing driveway was an
23 unknown width and was constructed of poured
24 concrete. The expansion of the driveway to its
25 current size, design, and material is atypical

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1 damage.

2 While the primary structure is clad in
3 mostly vinyl and -- or aluminum siding,
4 according to the property appraiser, the design
5 guidelines and Ordinance Code criteria
6 recommend that materials be replaced to match
7 the replaced material in composition, design,
8 color, texture, and other visual qualities.

9 The installation of vinyl siding would
10 introduce a new material to this structure that
11 would not imitate the existing material.
12 Furthermore, the presence of vinyl/aluminum
13 siding on the primary structure does not
14 justify the replacement of wood siding on the
15 accessory structure. This is iterated in the
16 historic district design guidelines which
17 encourages historic material to be retained and
18 repaired when possible and allows for
19 replacement with compatible materials and
20 designs when the historic fabric is beyond
21 repair.

22 The proposed work would change the
23 character of the subject building and would
24 introduce a new material to the structure.

25 The proposed expansion of the garage doors

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1 for the subject property and the district.

2 The applicant stated that the
3 justification for the driveway expansion was
4 that the previously existing curb-cut was wider
5 than the previously existing driveway. Based
6 on aerial imagery, the driveway expansion was
7 completed shortly before January 14, 2025, and
8 the work was conducted without an approved COA
9 or permit.

10 Staff has no objections to the proposed
11 replacement of the pedestrian door on the
12 accessory structure as it conforms to the door
13 design guidelines, the district guidelines, and
14 the Ordinance Code criteria.

15 As such, we forward to you a
16 recommendation for denial with -- yes, denial.

17 THE CHAIRMAN: Okay. Any questions from
18 the commissioners to staff at this time?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: All right. Is the
21 applicant here?

22 AUDIENCE MEMBER: (Indicating.)

23 THE CHAIRMAN: If you would please come
24 forward. And if you plan to speak, please give
25 your name, address, and your speaker's card and

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1 be sworn in.
2 (Audience members approach the podium.)
3 AUDIENCE MEMBER: Hi.
4 Darrell Langstaff. Address, 1375 Wolfe
5 Street, Jacksonville, Florida 32205.
6 AUDIENCE MEMBER: Caroline Langstaff, 1375
7 Wolfe Street.
8 THE REPORTER: Sir, I'm going to swear you
9 in first, please. If you would raise your
10 right hand for me, please.
11 MR. LANGSTAFF: (Complies.)
12 THE REPORTER: Thank you.
13 Do you affirm that the testimony you are
14 about to give will be the truth, the whole
15 truth, and nothing but the truth?
16 MR. LANGSTAFF: Yes.
17 THE REPORTER: Thank you.
18 MR. LANGSTAFF: Do you want to --
19 THE REPORTER: Are you going to speak?
20 MS. LANGSTAFF: (Off microphone.)
21 (Raises right hand.)
22 THE REPORTER: Do you affirm that the
23 testimony you are about to give will be the
24 truth, the whole truth, and nothing but the
25 truth?

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1 assuming that, again, the garage -- the
2 documents we've been provided show no garage
3 there at all, which is not the case. It's been
4 there since we bought it.
5 And then in the -- and the material itself
6 is dated 1947. I mean, it's all dry rotted and
7 the whole garage is ready to fall over.
8 So documents [sic] B indicates substantial
9 structural dry rot problems and the siding with
10 light shining through, very porous to the
11 outside, with rain and wind intrusion into the
12 garage. Again, it's -- it goes back to 1947.
13 It's very, very old wood. There's no bottom
14 plate to the walls. So those studs are
15 literally sitting on the ground.
16 And I'm not a structural engineer or
17 anything like that, but I'm just going on the
18 basis of what the structural engineer told us,
19 and -- and so they wrote up some -- they drew
20 up some drawings for us to seek approval on
21 them.
22 And then document C, the garage -- not to
23 jump around, but the garage door submission,
24 that was approved by Brittany Figuri [sic],
25 before she left on -- April 1st, 2025 is when

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1 MS. LANGSTAFF: I do.
2 THE REPORTER: Thank you.
3 THE CHAIRMAN: Okay.
4 MR. LANGSTAFF: Thank you for all -- thank
5 you all for taking the time to be here today to
6 review this effort. Caleb has been
7 instrumental in helping us on the -- we're not
8 here today to enhance or -- or major appearance
9 changes to the garage or anything like that.
10 It's all about the -- fixing the structure.
11 THE REPORTER: Sir, I need you to speak
12 into the microphone, please.
13 MR. LANGSTAFF: Sorry about that.
14 We're here today to fix the structure, and
15 that -- that was written up in our real estate
16 transaction report in 2021. The structure is
17 in really bad shape, so -- on document A that
18 we distributed a moment ago, indicates a garage
19 that was on the real estate documents that
20 dates back to 1947, contrary to what the
21 Planning Department provided, because they
22 indicated the garage hasn't been there all that
23 long, but --
24 And then there's also a comment about an
25 unlisted accessory structure, and so I'm

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1 we submitted it. It should be -- the garage
2 door we thought was approved. I clouded [sic]
3 it, and then there's also an email in there too
4 with the April 1st date on the --
5 And then on document D, existing double
6 wide 1947 curb -- so that curb hasn't been
7 touched for a long time, and so we thought that
8 it would be okay to continue that up because
9 the existing concrete was basically destroyed.
10 It was just all crushed up into small pieces
11 and causing a lot of mud and so forth to go out
12 onto the street, and all the neighbors
13 complained about that, so that's why we went
14 ahead and did the driveway.
15 And it made sense to make it wider because
16 the curb at the street was wide, so why not
17 just go all the way up with it was our thought
18 process on it.
19 We didn't know the permit was required,
20 and so -- that happened back in --
21 (Timer notification.)
22 THE CHAIRMAN: Okay. You can --
23 MR. LANGSTAFF: -- back in March of '24.
24 THE CHAIRMAN: If you could finish up
25 your --

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1 MR. LANGSTAFF: Okay. And then one more.
2 And then they -- and on document E, the
3 eight pictures -- yeah, it was eight
4 pictures -- are examples of -- 21 examples that
5 demonstrate double-wide driveways on our street
6 and our street behind us, which is Ingleside.
7 So there's 21 examples, but we just sampled
8 eight today that show the double-wide driveway
9 and also the double-wide garage door. And some
10 of them don't even have windows on it, but the
11 historical society [sic] notes that windows
12 would be best, and that's fine, I'm totally
13 okay with it, but there's a lot of garage doors
14 that don't have the windows on it, so --
15 THE CHAIRMAN: Okay.
16 MR. LANGSTAFF: I appreciate your help,
17 though.
18 Thank you.
19 THE CHAIRMAN: We will see if the
20 commissioners have any questions --
21 MR. LANGSTAFF: Okay.
22 THE CHAIRMAN: -- for you.
23 Are there any questions for the applicant
24 at this time?
25 COMMISSIONER EPSTEIN: Through the Chair

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1 just trying to put together a whole packet, and
2 she took that as, like, an exhibit --
3 MR. LANGSTAFF: Oh, okay.
4 COMMISSIONER EPSTEIN: -- is how I'm
5 reading that.
6 MR. LANGSTAFF: Okay.
7 Okay. Great.
8 THE CHAIRMAN: Any other questions for the
9 applicant at this time?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Okay. We will call you
12 back up if we have more questions.
13 MR. LANGSTAFF: Okay. Sounds good.
14 Thank you.
15 THE CHAIRMAN: Is there anybody else here
16 to speak on this agenda item?
17 AUDIENCE MEMBERS: (No response.)
18 THE CHAIRMAN: Seeing none, I will close
19 the public hearing and entertain a motion.
20 COMMISSIONER MORGAN: Motion to deny
21 COA-25-32139.
22 COMMISSIONER EPSTEIN: Second.
23 THE CHAIRMAN: Okay. Let's have a
24 discussion about this.
25 COMMISSIONER EPSTEIN: Through the Chair,

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1 to the applicant, you had mentioned that the
2 email said that there was some sort of approval
3 for this garage door?
4 MR. LANGSTAFF: Yeah, that was in that --
5 it was like two or three documents back, you'll
6 see the email to Brittany. It was submitted to
7 her and then --
8 COMMISSIONER EPSTEIN: Yes, I see it was
9 submitted to her. I don't see in here where
10 anyone says, okay, that's approved.
11 MR. LANGSTAFF: Okay. Yeah, I see what
12 you're saying.
13 COMMISSIONER EPSTEIN: So I see that you
14 submitted it for review, for administrative
15 review or approval, but I don't see anywhere
16 that it says it was approved.
17 MR. LANGSTAFF: Okay. I understand.
18 Yeah, I just -- I submitted it, and then
19 she moved on to other subject matter, so I just
20 assumed -- made the assumption that it was
21 approved because there was no more discussions
22 about it for the next few months, and so -- and
23 I think she left in, like, June I think it was,
24 but -- May or June.
25 COMMISSIONER EPSTEIN: I think she was

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1 I have no problem with anyone seeing a building
2 that needs to be fixed structurally and fixing
3 it up and everything. I think the questions
4 are about some of the exterior appearances and
5 what needs to be proposed for it to be approved
6 to match the historic -- of the neighborhood.
7 And as you probably heard with the window
8 discussion earlier, going around and taking
9 pictures of your neighbors' houses, some of
10 the -- unfortunately, some of these people
11 maybe did not follow the rules and they've
12 gotten away with it so far.
13 So, you know, we'll obviously take a look
14 at these into [sic] consideration, but I think
15 the biggest thing I'm seeing here is the garage
16 door. I think that we probably would like to
17 see something more of two garage doors instead
18 of one single, large garage door.
19 And, additionally, the vinyl siding is --
20 that's very -- I don't know that I've ever --
21 I've been on this commission over three years,
22 I don't know that anybody has ever put on vinyl
23 siding.
24 MR. LANGSTAFF: Can I comment?
25 THE CHAIRMAN: If you could wait --

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1 MR. LANGSTAFF: Okay.
2 THE CHAIRMAN: -- until we have a little
3 bit more conversation first.
4 Other thoughts?
5 COMMISSIONER EPSTEIN: About the
6 driveway -- I do see that the driveway size
7 does match the curb-cut. I know we like to
8 see, like, an apron that kind of sweeps in. I
9 don't think that they'll be able to fit two
10 garage doors without keeping the size of the
11 driveway for the structure that you need and
12 the size of a garage door that you need, so I
13 would -- I would be okay with talking about a
14 solution on that to make it so that we could
15 fit within the two sizes of -- the two garage
16 doors.
17 THE CHAIRMAN: A solution on the size of
18 the --
19 COMMISSIONER EPSTEIN: Yeah, working with
20 the size of the driveway so that we could have
21 the two garage -- and this might -- this is me.
22 I've given my own opinions. I'm not sure if
23 others want to maintain the one door, but I
24 would think that if you did two garage doors
25 with the required structure you need between

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1 Commissioner Morgan, just so I understand
2 correctly, are you asking if they're able to
3 just do one large bay rather than two
4 individual bays?
5 COMMISSIONER MORGAN: Yes.
6 MR. WELLS: Okay. So, in essence, I mean,
7 we would -- it conflicts with our design
8 guidelines in terms of doing one oversized bay,
9 and then ...
10 COMMISSIONER MORGAN: Okay. With that in
11 mind, I don't know that they can fit another
12 garage door.
13 THE CHAIRMAN: So let's talk about each
14 one of these items to see if we have consensus
15 on anything.
16 Let's talk about the siding. Thoughts on
17 that. I believe Commissioner Epstein already
18 made a comment about the vinyl being used.
19 COMMISSIONER LOVE: To the Chair, I would
20 concur with Commissioner Epstein on the vinyl.
21 COMMISSIONER MORGAN: To the Chair, so do
22 I.
23 THE CHAIRMAN: Okay. And I would agree as
24 well.
25 What about the issue of wholesale siding

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1 them that this would be the width of the
2 driveway that you need to have to make that
3 work.
4 THE CHAIRMAN: Okay. So to just --
5 (Noise interruption.)
6 (Discussion held off the record.)
7 THE CHAIRMAN: Does there appear to be
8 room for two separate garage doors?
9 COMMISSIONER EPSTEIN: I don't -- I'm not
10 sure. You would have to get a contractor to go
11 out there and look at the required structure
12 you would need between the two of them. You
13 might -- I don't -- I don't think so, but -- I
14 don't know the overall dimensions and
15 everything, but it looks pretty tight to me.
16 COMMISSIONER MORGAN: Through the Chair,
17 it looks pretty tight to me too.
18 I'm kind of looking -- and I may have
19 missed this in the staff review, but does it
20 have to be two doors or could they just do a
21 larger one to work with the building and to
22 work with the driveway? Because it looks like
23 there's some larger options in the specs
24 submitted.
25 MR. WELLS: So -- through the Chair to

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1 replacement? I mean, I guess it's -- it's
2 already been done, but we're supposed to
3 consider these things as if it had not been
4 done. So would we approve wholesale as the
5 applicant would like or spot replacement as was
6 recommended, I believe, by staff?
7 MR. JOHNSON: Through the Chair to the
8 Commission, just for clarity, the only
9 after-the-fact work that has taken place was
10 the installation of the driveway. The rest is
11 just proposed.
12 THE CHAIRMAN: Okay. Good. Great.
13 Well, that's -- saves people a lot of work
14 then.
15 COMMISSIONER EPSTEIN: Through the Chair,
16 I know that there's some surveillance camera,
17 nighttime photos in here showing light, and
18 it's streaming through and everything. For
19 me -- and I would think the rest of you, but I
20 will not speak for you. For me to approve a
21 wholesale siding replacement, I would need a
22 WDO review of the siding to show that it is
23 beyond repair in its entirety.
24 I can see that light streaming through and
25 everything, but there's ways to maintain that

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1 from the exterior if it's not entirely
2 decomposed because of damage. And a lot of
3 times some of these older garages are built
4 with some of that breathability because they
5 don't want to capture the heat and everything
6 as well, so that might just be something that
7 was built that way.
8 COMMISSIONER MORGAN: Through the Chair to
9 Commissioner Epstein, I was wondering that too
10 since there's no finish on the inside.
11 COMMISSIONER EPSTEIN: Yes.
12 COMMISSIONER MORGAN: It's -- like, it's
13 really meant to be open air.
14 COMMISSIONER EPSTEIN: Yeah.
15 THE CHAIRMAN: Okay. And --
16 COMMISSIONER MORGAN: To the Chair, I
17 would agree with staff on a spot replacement on
18 that issue, no vinyl.
19 THE CHAIRMAN: Okay. Let's go back to the
20 garage door. Quick question for the applicant,
21 if you could come back up here --
22 MR. LANGSTAFF: Sure.
23 THE CHAIRMAN: -- please.
24 (Mr. Langstaff approaches the podium.)
25 MR. LANGSTAFF: I believe she's got three

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1 talk way too much.
2 THE CHAIRMAN: That's okay.
3 COMMISSIONER EPSTEIN: But through the
4 Chair, what I think we were saying here was it
5 wouldn't be a holistic wood siding replacement
6 unless you could bring us more information that
7 that siding is beyond repair, and you would be
8 going back in and taking out pieces that are
9 beyond repair --
10 MR. LANGSTAFF: Okay.
11 COMMISSIONER EPSTEIN: -- and replacing
12 them and kind of making it -- so you would need
13 to match the profile of what is there.
14 MR. LANGSTAFF: Right. Okay.
15 And I do have a -- since I did a real
16 estate transaction, I do have a WDO report for
17 the garage. That was part of the whole list of
18 the whole structural stability problem and dry
19 rot, and then you put the -- the WDO on that --
20 and so -- as well, so I can send that over to
21 Caleb.
22 THE CHAIRMAN: Okay. So -- thank you.
23 MR. LANGSTAFF: Okay. Thank you.
24 THE CHAIRMAN: So back to the garage door.
25 Thoughts?

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1 minutes left.
2 THE CHAIRMAN: Sure.
3 Have you considered two separate doors?
4 MR. LANGSTAFF: Yes, I have, and like you
5 were mentioning before on just the -- the width
6 isn't -- it's only 18 feet, 4 inches wide, and
7 so it's really not -- yeah, I mean, as it is,
8 I've got to put a beam across, a hefty beam. A
9 structural engineer put some drawings together,
10 and so -- because we only have, I think,
11 about -- roughly a -- you know, less than a
12 foot on each side the way it is with a 16-foot
13 door, so --
14 THE CHAIRMAN: Okay.
15 MR. LANGSTAFF: But I'm totally open to
16 ideas and suggestions to move this forward for
17 sure.
18 THE CHAIRMAN: Okay.
19 MR. LANGSTAFF: I had a question or -- or
20 it's -- it's just regarding the wood siding.
21 Is there suggestions as far as, like, what type
22 of wood siding that you guys recommend or --
23 because it sounds like the vinyl isn't the way
24 to go.
25 COMMISSIONER EPSTEIN: So -- I'm sorry, I

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1 So I will -- yeah, thoughts?
2 COMMISSIONER MORGAN: To the Chair -- or
3 through the Chair to the Commission, I feel
4 like how Commissioner Epstein was starting to
5 get at this garage door and the driveway are
6 going to kind of go hand in hand from a scale
7 standpoint. I don't know what the right answer
8 is here.
9 THE CHAIRMAN: To staff, could you remind
10 us what the -- what factors you would be
11 looking at if you were to -- if you were to
12 approve a new garage door, what would that need
13 to look like to be in accordance with our
14 guidelines?
15 MR. ARSENAULT: Through the Chair to the
16 Commission, so -- and I think the applicant had
17 a copy in there -- essentially looking at the
18 door design guidelines in terms of style, so
19 typically what we'll see is just a standard,
20 you know, square, rectangular door with four or
21 five -- however many light openings at the top.
22 In this case, because the proposal is for
23 an oversized door, those garage doors -- it
24 says -- quote here: Garage doors within
25 historic districts typically do not have any

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1 contemporary or modern designs. That's down on
2 the bottom, near the modern and contemporary
3 designs.

4 And because it does go hand in hand with
5 the expansion of the driveway, and we would
6 only recommend the driveway up to 10 feet with
7 a flair of 12 -- so style-wise, we would want,
8 like, lights at the top of the rectangular
9 door. But as far as a larger door, we couldn't
10 recommend that.

11 THE CHAIRMAN: Okay.

12 COMMISSIONER MORGAN: Through the Chair to
13 staff, so just to clarify, there's not a
14 maximum width or specific size?

15 Here's where I'm going, because I think
16 even if it -- the door is going to have to come
17 out, siding is being replaced. If it could be
18 even a little bit bigger and centered, I think
19 that would look much better, not a double, not
20 the 16, just -- because even now the driveway
21 side, it just looks a little lopsided.

22 The examples that were provided in the
23 neighborhood, they actually could fit two
24 garage doors. So they're bigger, and that --
25 and for that reason, the driveway even looks

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1 existing garage door is 9 feet. So because our
2 typical conditions for a driveway are 10 feet,
3 we would possibly be open to doing a 10-foot
4 width. I think, obviously, because the
5 driveway has been done, the applicant is
6 interested in expanding the garage door because
7 of that work that's been done.

8 COMMISSIONER MORGAN: Thank you.

9 THE CHAIRMAN: Any more thoughts on the
10 driveway other than the steps? Thoughts?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: What I'm sensing here, if
13 we were to vote on this as is, it would be
14 denied, I think. And if it were denied --
15 could staff remind us, if we were to vote on
16 this and it's denied, they would not be able to
17 bring back a similar proposal for a certain
18 amount of time; is that correct?

19 MR. WELLS: To the Chair, that's correct.

20 So it would be up to -- they would not be
21 able to submit the same scope of work a year
22 from now, or when the approved final order
23 comes out.

24 THE CHAIRMAN: Okay.

25 So to the applicant, if you could come up

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1 more appropriate because it's a bigger
2 building.

3 THE CHAIRMAN: Question for staff. Has
4 the applicant approached you to work on these
5 issues or do they just want to see if their
6 current -- if what they're proposing would be
7 approved as presented? Have they been open to
8 feedback and adjusting things or -- or has that
9 not happened thus far?

10 MR. ARSENAULT: Through the Chair to the
11 Commissioner -- to the Chair, the applicant has
12 worked on the design specifically of the
13 pedestrian door. In the correspondence, the
14 applicant did work with us to come up with a
15 Craftsman quarter-light design because it will
16 be visible.

17 THE CHAIRMAN: Okay.

18 MR. ARSENAULT: And the garage was
19 something that had previously been discussed.
20 It wasn't approved, but it had been previously
21 discussed design-wise, not necessarily the
22 oversize width of it.

23 And I believe Commissioner Morgan had also
24 asked a question about the door location. So
25 according to the plans, they chose that the

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1 one more time, please.

2 MR. LANGSTAFF: Sure.

3 (Mr. Langstaff approaches the podium.)

4 THE CHAIRMAN: Would you prefer additional
5 time to work with the staff to find some
6 solution to the concerns that we have brought
7 up here or would you like us to vote?

8 MR. LANGSTAFF: Yeah, absolutely, I'd be
9 open. Yes.

10 THE CHAIRMAN: Yes to the first --

11 MR. LANGSTAFF: Yeah, I'd be open to
12 working with the staff and finding a solution.

13 COMMISSIONER EPSTEIN: Through the
14 Chair -- to the Chair, because this is work
15 initiated without a COA, are they receiving a
16 fine every day that this is going on?

17 MR. WELLS: Through the Chair to
18 Commissioner Epstein, I'll have to double check
19 on the -- if a notice of violation was issued.
20 I think the issue that we ran into is when it
21 was actually -- the work was actually
22 installed, and I think we were getting
23 differing answers. Their email says 2024, but
24 from base maps, it looks like it was installed
25 early 2025, or if not, the latter part of 2024.

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1 (Reporter inquiry.)
2 MR. WELLS: The latter part of 2024.
3 So I'll double-check that, but I -- from
4 my recollection, I don't think they've
5 initially been cited.
6 COMMISSIONER EPSTEIN: Okay. I just
7 don't -- I don't want you guys to continue to
8 get another month's worth of fines if --
9 MR. LANGSTAFF: Right. Yeah, no, I
10 appreciate that. Thank you.
11 Yeah, we had a consultant working with us
12 because he had some previous experience on this
13 matter, and he was -- he was misinformed
14 that -- he thought it was existing, and so --
15 but the -- the date was actually April of '24,
16 so -- and we -- we have a receipt from the
17 concrete company, and it has the mix design per
18 the -- the approved mix design for the City,
19 because you have to be 8 inches -- or --
20 8 inches thick for the first 10 feet or 12 feet
21 up.
22 THE CHAIRMAN: So if you are okay with it,
23 we can defer this for a cycle, until October
24 the 22nd --
25 MR. LANGSTAFF: Okay.

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1 West.
2 Any ex parte to declare for the
3 commissioners?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: No? Okay. We'll open the
6 public hearing and hear the staff report for
7 this item.
8 MR. JOHNSON: Thank you.
9 COA-25-32760, for the property located at
10 141 7th Street West, seeks to remove two
11 street-visible chimneys from a contributing
12 structure within the historic district. The
13 scope of work would include the complete
14 removal of two street-visible chimneys and
15 covering the openings with matching roofing
16 material.
17 Staff should also note that this is
18 considered after-the-fact work, and also the
19 proposed removal of the street-visible chimneys
20 is inconsistent with Section 307.106(k),
21 numbers 1 through 4. The subject property is a
22 contributing structure with minimal
23 architectural characteristics that distinguish
24 it from many of the surrounding structures
25 along the streetscape.

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1 THE CHAIRMAN: -- if that's enough time --
2 MR. LANGSTAFF: Absolutely.
3 THE CHAIRMAN: -- for you to work with the
4 staff to come up with another plan for this --
5 MR. LANGSTAFF: Okay.
6 THE CHAIRMAN: -- instead of voting --
7 MR. LANGSTAFF: Right.
8 THE CHAIRMAN: Yeah.
9 MR. LANGSTAFF: And I appreciate it.
10 Thank you.
11 COMMISSIONER EPSTEIN: That will give you
12 the chance to put your WDO in --
13 MR. LANGSTAFF: Right.
14 COMMISSIONER EPSTEIN: -- to give a little
15 bit more information about the existing siding
16 as well.
17 MR. LANGSTAFF: Okay.
18 THE CHAIRMAN: So we are going to defer
19 this item until October the 22nd.
20 MR. LANGSTAFF: All right. Thank you.
21 THE CHAIRMAN: Thank you.
22 MR. LANGSTAFF: Have a good day.
23 MS. LANGSTAFF: Thank you.
24 THE CHAIRMAN: All right. Next item on
25 the agenda is COA-25-32760 for 141 7th Street

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1 Slow down. Sorry.
2 The structure has been defined by its
3 two-story porch, symmetrical chimney placement,
4 and hipped roof and dormer. The removal of one
5 of these features diminishes the minimal
6 architectural features it has for contributing
7 to the Springfield Historic District.
8 Staff finds the proposed COA inconsistent
9 and incompatible with the design guidelines and
10 the Ordinance Code criteria. As such, we
11 forward you a recommendation for denial noted
12 in the report.
13 THE CHAIRMAN: Any questions for staff?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: Okay. Is the applicant
16 here?
17 AUDIENCE MEMBER: (Indicating.)
18 THE CHAIRMAN: Yes, sir. Please come up,
19 state your name and address, and be sworn in.
20 (Audience member approaches the podium.)
21 AUDIENCE MEMBER: Leslie Koehler, 5538
22 Coastal Lane South, Jacksonville, Florida
23 32258.
24 THE REPORTER: If you would raise your
25 right hand for me, please.

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1 MR. KOEHLER: (Complies.)
2 THE REPORTER: Do you affirm that the
3 testimony you are about to give will be the
4 truth, the whole truth, and nothing but the
5 truth?
6 MR. KOEHLER: Yes.
7 THE REPORTER: Thank you.
8 MR. KOEHLER: I'm a certified builder. I
9 was brought into this project by the owners.
10 They had called me to come over. They had not
11 obtained an active building permit. Once I got
12 to the property, I noticed that both chimneys
13 were down. So the first thing I did was call
14 Martin Kennelly, had him come over. We talked
15 about it. I take it he issued the violations.
16 So right now I have a building permit for
17 that property, waiting for a COA for the
18 chimney of what I need to do and a COA for the
19 work that's going to be done on the exterior.
20 And that's about it.
21 THE CHAIRMAN: Okay. Any questions for
22 the applicant at this time?
23 COMMISSIONER MORGAN: Yes. Through the
24 Chair to the applicant, is that other COA, are
25 we hearing -- are we looking at that today too?

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1 public hearing and consider a motion.
2 COMMISSIONER EPSTEIN: Motion to deny
3 COA-25-32760.
4 COMMISSIONER LOVE: Second.
5 THE CHAIRMAN: Any discussion?
6 COMMISSIONER MORGAN: I have a little bit
7 of discussion -- or question.
8 Through the Chair -- well, actually --
9 through the Chair to Counsel, if there's
10 another COA and this gets denied, is that going
11 to hold that up? Like, is it connected at all
12 for his building permit? It seems like they
13 would be completely separate.
14 MS. LOPERA: Through the Chair to the
15 Commission, I didn't catch what the other COA
16 was, but --
17 COMMISSIONER MORGAN: It's for a
18 renovation that they're planning for, and then
19 this one was for the chimneys.
20 MS. LOPERA: Through the Chair to the
21 Commission, my understanding, there is a
22 citation on this that is pending and so that
23 would preclude them from getting another COA
24 approved, yeah, so you do need to dispose of
25 this in some way, shape or form before they can

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1 MR. KOEHLER: No, not yet.
2 COMMISSIONER MORGAN: Okay. Just making
3 sure.
4 Thank you.
5 THE CHAIRMAN: I have a question for the
6 applicant. How long have you been working on
7 this project for?
8 MR. KOEHLER: Well, we had to get a
9 permit -- I mean, we had to get plans drawn, so
10 probably about two to three months.
11 THE CHAIRMAN: Okay. And do you have any
12 idea when the chimneys were removed?
13 MR. KOEHLER: I'm thinking about a month
14 before -- you know, that I arrived.
15 THE CHAIRMAN: Okay. Any other questions
16 for the applicant?
17 COMMISSION MEMBERS: (No response.)
18 THE CHAIRMAN: Okay. We will give you a
19 call back up.
20 MR. KOEHLER: Thank you.
21 THE CHAIRMAN: Thank you.
22 Is there anyone else here to speak on this
23 issue?
24 AUDIENCE MEMBERS: (No response.)
25 THE CHAIRMAN: Okay. I will close the

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1 get another COA approved.
2 COMMISSIONER MORGAN: Okay. Thank you.
3 COMMISSIONER EPSTEIN: And I'll speak
4 to -- through the Chair, I think that one of
5 the defining features of this house from the
6 streetscape was these two chimneys. And we're
7 to look at this as if it hasn't happened. And
8 if you were to come to us and ask me to take
9 those two chimneys down without any sort of
10 contributing information that they were falling
11 apart or un- -- you know, not able to be
12 repointed and made structurally sound, I would
13 consider it.
14 But with the information that's at my --
15 that is here, just saying we want to take them
16 down because they're already down, I don't
17 think I could be able to allow you to do that.
18 COMMISSIONER LOVE: Through the Chair to
19 the Commission, I would agree. It's a real
20 shame and unfortunate that those chimneys were
21 removed in my opinion.
22 THE CHAIRMAN: Yeah, I agree that I
23 couldn't support removing those chimneys. And
24 I know we are not responsible for the fix, per
25 se, but I would love to see at least the one

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1 that is more facing toward the public
2 right-of-way rebuilt in some manner because it
3 is such a prominent visual piece of the
4 historic house, so I will be voting to deny.

5 COMMISSIONER EPSTEIN: Through the Chair,
6 I'll just mention this just because
7 Commissioner Hoff did say -- I would like to,
8 if it's part of the arb- -- I don't know what
9 the term is for when you guys decide what's
10 going to happen.

11 I would like to see both of them brought
12 back (microphone failure) because the specific
13 sort of symmetry of this house, the design
14 that's there, I think that it -- it had both of
15 them there for a reason, and I'd -- I would
16 like to see both of them brought back if
17 that's -- if I can just get that on the meeting
18 notes for when you decide how to move forward.

19 And again, I will say that I would have
20 denied this from the very beginning without
21 any -- without any proof that there was some
22 danger to these collapsing. That would be the
23 only way I would have ever looked at this.

24 THE CHAIRMAN: Any other discussion on
25 this?

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1 The existing structure is a two-story
2 frame vernacular style building characterized
3 by its hipped roof with front dormer, its wood
4 lap siding, its brick pier foundation, and its
5 front door with side lights and transom.

6 The proposed alterations include the
7 wholesale replacement of the siding by removing
8 the existing fiber cement/asbestos shingles,
9 which have already been removed, and covering
10 the underlying wood lap siding with
11 cementitious lap siding.

12 The work also proposes to conduct
13 wholesale window replacement, removing historic
14 and nonhistoric windows of varying conditions
15 and replacing them with new vinyl windows.

16 The work proposes replacing the front door
17 with a new door with side lights, to replace
18 the rear door with a new Craftsman door, and to
19 infill the existing second floor door opening.

20 The work also includes the construction of
21 rear steps with a railing to the rear door.
22 Finally, the application proposes to construct
23 a new single-story porch with a shed roof.

24 The replacement of repairable historic
25 doors, the installation of incompatible

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1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: Okay. Well, there is a
3 motion and a second. So all those in favor of
4 denying COA-25-32760 per staff recommendation,
5 say aye.

6 COMMISSION MEMBERS: Aye.

7 THE CHAIRMAN: Any opposed?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: Okay. With that, we have
10 denied COA-25-32760.

11 Thank you.

12 The next item on the agenda is
13 COA-25-32215 at 1635 Hubbard Street. Any
14 commissioners have ex parte to declare?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: We will open the public
17 hearing, and if the staff could please give
18 your report.

19 MR. ARSENAULT: Thank you.

20 Through the Chair to the Commission,
21 COA-25-32215, for the property located at 1635
22 Hubbard Street, is for alterations to a
23 contributing historic structure which include
24 already-conducted and partially completed work
25 as well as proposed work.

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1 street-visible doors, the addition of
2 questionable and street-visible porch designs,
3 the covering of historic siding, the
4 replacement of repairable historic windows, and
5 the installation of incompatible windows
6 require review by the Jacksonville Historic
7 Preservation Commission, and the proposed
8 alterations include all of the above.

9 Staff conducted a site visit on
10 April 15th, 2025, to examine the condition of
11 the property and the proposed areas for
12 alteration. Staff noted during the visit that
13 the structure was clad in asbestos or fiber
14 cement shingles, did not have a front porch,
15 was missing a rear door and siding on the rear
16 enclosure, and that some of the window were
17 nonhistoric and/or aluminum; however, most were
18 historic wood windows. In areas where shingles
19 were missing, the historic wood lap siding was
20 visible.

21 At the time the stop work order was
22 posted, the nonhistoric shingles had been
23 removed from the structure, the first floor
24 front window was covered, the rear door was
25 replaced, rear steps and railing were installed

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1 which are of an incompatible design, and the
2 rear addition/porch enclosure had been covered.

3 The applicant proposes multiple
4 alterations which are inconsistent with Code
5 criteria/design guidelines, and they are as
6 follows:

7 The wholesale replacement of windows. A
8 majority of the windows, totaling 13 on the
9 structure, are historic wood windows, while
10 some, totaling two, particularly in the rear,
11 are nonhistoric and/or have been replaced with
12 noncompliant vinyl windows.

13 Staff identified that most of the historic
14 windows appear to be within reasonable repair.
15 Furthermore, the replacement product, vinyl, is
16 not a recommended replacement material for
17 historic wood windows that are beyond repair.

18 The covering of historic siding. The
19 historic lap siding which has been exposed
20 appears to be largely intact. There are minor
21 areas where siding is missing, especially in
22 the front and rear elevations. However, staff
23 recommends repair and scattered replacement
24 with matching wood siding rather than covering
25 of the siding with cementitious lap boards.

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1 expose ends.

2 As such, we forward to you a
3 recommendation for denial.

4 THE CHAIRMAN: Thank you.

5 Any questions for staff at this time?

6 COMMISSIONER EPSTEIN: Through the Chair
7 to staff, just -- I'm trying to quantify what
8 has been done and what hasn't, what's being
9 asked to be done, and it sounds like to me that
10 the siding has been removed and some of the
11 windows have been removed and the back door has
12 been installed?

13 MR. ARSENAULT: Through the Chair to
14 Commissioner Epstein and the Commission as a
15 whole, so the work that has already been
16 conducted -- the rear steps were constructed
17 with the railing, the rear door was replaced,
18 and then the siding -- the asbestos shingle or
19 fiber cement shingles were removed, and
20 currently it's just exposed wood lap siding.
21 That's the extent of work that has been
22 conducted.

23 THE CHAIRMAN: Any other questions for
24 staff at this time?

25 COMMISSION MEMBERS: (No response.)

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1 The new porch addition. The proposed
2 porch design is inconsistent with the
3 structure's historic design and will result in
4 a loss of historic and architectural features.
5 The historic porch was a two-story open porch,
6 and the new design is proposed to be as a
7 single story, which will alter the first floor
8 window to be a paired window and will enclose
9 the historic second floor doorway.

10 Door replacement. While the staff does
11 not have any objection to the proposed rear
12 door which has already been installed, the
13 replacement of the front door is inconsistent
14 with the design guidelines. The existing front
15 door appears to be within reasonable repair.
16 Furthermore, the proposed replacement utilizes
17 decorative etched glass which is not a
18 compatible design.

19 Finally, the construction of rear steps
20 and railing. Staff does not object to the
21 construction of rear steps as there was no
22 means of accessing the rear entry door prior.
23 However, the railing design that was
24 constructed features spindles that are applied
25 to the inside of the upper and lower rails with

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1 THE CHAIRMAN: Okay. Is the applicant
2 here?

3 AUDIENCE MEMBER: (Indicating.)

4 THE CHAIRMAN: If you could come forward,
5 state your name, address, and submit a
6 speaker's card, and be sworn in.

7 (Audience member approaches the podium.)

8 AUDIENCE MEMBER: Vitaly Tikhonov, 1635
9 Arbor Street [sic], Jacksonville, Florida
10 32206.

11 THE REPORTER: I am going to swear you in,
12 if you would raise your right hand for me,
13 please.

14 MR. TIKHONOV: (Complies.)

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

19 MR. TIKHONOV: Yes.

20 THE REPORTER: Thank you.

21 MR. TIKHONOV: I came on the project, but
22 the siding was already removed. And I came in
23 to replace the windows, and that's when we
24 filed the application. So I talked to Caleb --
25 and I just wanted to see if we could replace

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1 the window as -- the same as the neighbor. I
2 got pictures of it, I got specs, and they just
3 did the house about -- probably within the last
4 half a year. If we can get approval on the
5 same windows and adding the porch to the front
6 of the house.

7 THE CHAIRMAN: Okay. If we have any --
8 are there any questions for the applicant at
9 this time?

10 COMMISSIONER EPSTEIN: Through the Chair
11 to the applicant, you did not remove the
12 asbestos --

13 MR. TIKHONOV: I did not, no.

14 COMMISSIONER EPSTEIN: Okay. So --

15 MR. ARSENAULT: Through the Chair to the
16 Commission, when staff conducted the site visit
17 in April, the building appeared as it does in
18 this picture with the asbestos shingles. And
19 then by the time a citation was issued, this is
20 what it appeared as. So the siding was
21 replaced during the work of this application.

22 COMMISSIONER EPSTEIN: Through the Chair
23 to the applicant, are you the owner?

24 MR. TIKHONOV: No, I'm the contractor.

25 COMMISSIONER EPSTEIN: You're the

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1 Have you been here for the bulk of the
2 meeting? Because the neighbors --

3 MR. TIKHONOV: Yeah.

4 COMMISSIONER MORGAN: -- doing --

5 MR. TIKHONOV: Yeah, I seen the whole
6 window ...

7 COMMISSIONER MORGAN: No, that's okay.

8 No, this is the appropriate process to
9 look at those. We just have to know what we're
10 looking at.

11 COMMISSIONER EPSTEIN: So yeah -- so
12 through the Chair to Commissioner Morgan, I
13 believe Page 602 has the poly- -- the Ply Gem,
14 white, aluminum, single-hung window.

15 MR. TIKHONOV: No, it -- it's a Simonton
16 window. I just sent him an email. I don't
17 know if you can pull it up or not.

18 COMMISSIONER EPSTEIN: What's in -- what I
19 have seen in the book is a Ply Gem, 400 series,
20 white, aluminum, single-hung window.

21 MR. TIKHONOV: It's a 550 [sic]
22 reflections [sic] double-hung window by
23 Simonton. The neighbor next door have the same
24 window. I mean, it looks -- it's just the
25 window trim stays the same. It just gets

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1 contractor?

2 MR. TIKHONOV: But I did not touch the
3 siding or anything. I came in there, we
4 replaced the roof on that place, and then we
5 scheduled Caleb, we had a visit. I guess the
6 owner, whoever was at -- they probably hired
7 somebody to remove the siding. I had nothing
8 to do with the siding.

9 COMMISSIONER EPSTEIN: Okay. So through
10 the Chair to the applicant, we still will have
11 to review that even though you did not do that
12 work. That will still be part of what will
13 have to be approved.

14 COMMISSIONER MORGAN: Just while you're
15 here, through the Chair to the applicant, do we
16 have the specs on those windows? I didn't see
17 it. I might have missed it, but we may not
18 have enough information to even review this.

19 MR. TIKHONOV: When I submitted, I didn't
20 have it, but I sent it to Caleb today. I mean,
21 I got the picture of the house next door,
22 the -- I got the same window quoted by a
23 company. I can show you the specifications and
24 the pictures of it.

25 COMMISSIONER MORGAN: That's okay.

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1 replaced from the -- (inaudible) replaced the
2 window.

3 COMMISSIONER EPSTEIN: Yeah, I'm not sure
4 why we have a different window in the packet
5 than what you're saying. That's -- unless I'm
6 missing another -- and then what's on --

7 MR. TIKHONOV: No, that's not the window.
8 No. My apologies.

9 COMMISSIONER EPSTEIN: Well, I can't -- I
10 need that information about the window. I
11 can't give you a definitive on whether we would
12 approve it or not without -- and you were here
13 for the majority, so you know everything --

14 MR. TIKHONOV: Yeah, I seen the whole
15 window --

16 (Simultaneous speaking.)

17 COMMISSIONER EPSTEIN: -- (inaudible)
18 about the vinyl windows.

19 We need to know the bottom rail size, the
20 top rail size, you know, the frame that goes
21 around it, what that's going to look like and
22 everything. So there's a lot of information --
23 even if we just had received this right here
24 that's in our packet, there's a lot of
25 information that still needs to be provided so

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1 that we can review that correctly for a window
2 replacement.

3 MR. TIKHONOV: Is there a way to check by
4 the neighbor's house if I tell you the address,
5 what kind of windows he installed? Because
6 it's the same window.

7 COMMISSIONER EPSTEIN: I mean -- through
8 the Chair to staff, I don't know if you want to
9 look up -- I don't know if you even have a way
10 to look up right now what the -- if the
11 neighbor even received a COA for their --

12 MR. TIKHONOV: It's been done in the last
13 probably half a year.

14 COMMISSIONER EPSTEIN: So through the
15 Chair to the applicant, that doesn't mean they
16 got a COA, which -- you're kind of finding out
17 too because there's work on this house that
18 you're working on that started before and they
19 didn't received a CO- -- so a lot of times
20 people might try and do work without going
21 through this process to try and -- not all the
22 time, you know, ill intentions, but sometimes
23 they don't know. And sometimes it slips
24 through the cracks and there are windows that
25 get removed from a house and they install new

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1 those --

2 MR. TIKHONOV: Yeah, it was submitted.

3 COMMISSIONER MORGAN: -- (inaudible).

4 THE CHAIRMAN: So the scope of work is on
5 Page 507 of our packet.

6 COMMISSIONER EPSTEIN: There's a lot in
7 this packet.

8 THE CHAIRMAN: Yeah.

9 COMMISSIONER MORGAN: There really is.
10 It's slow to search.

11 THE CHAIRMAN: While we're looking at
12 this, quick question for staff. The staff
13 recommendation is to deny for the scope of work
14 and it lists a few corrective actions that
15 would apply to some of the proposed scope of
16 work, but if -- if this COA was denied -- just
17 for an example, the corrective actions don't
18 mention anything about the windows, right? Or
19 what they should do about the front porch. So
20 if the current COA was denied, then they would
21 need to speak with you about how to address
22 their concerns with the windows and what type
23 of front porch would -- would be a better fit
24 in your opinion; is that correct?

25 MR. ARSENAULT: To the Chair -- through

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1 windows that we might not approve.

2 So we can't just take the fact that the
3 neighbor has windows in it, that, oh, okay,
4 they have those windows, you can use those
5 windows. We have to look at each property in
6 its own -- you know, single property and what's
7 going on with it.

8 THE CHAIRMAN: Any other questions for the
9 applicant?

10 MR. TIKHONOV: How about on the porch
11 part?

12 THE CHAIRMAN: So --

13 COMMISSIONER MORGAN: Through the Chair to
14 the applicant, can you please specify what your
15 scope of work is? Windows? What do we need to
16 look at?

17 MR. TIKHONOV: Well, windows and front
18 porch --

19 COMMISSIONER MORGAN: Okay.

20 MR. TIKHONOV: -- if we can get it
21 approved as a one-story instead of a two-story
22 porch because as of right now there's nothing
23 there at all. It's just --

24 COMMISSIONER MORGAN: Were there drawings
25 provided? I'm sorry, I'm not seeing any of

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1 the Chair, to the Chair and the Commission, so
2 our corrective actions reflect work that has
3 already been completed. So the first two
4 address the siding. Because the wood siding is
5 still in place and we wouldn't recommend
6 putting back an asbestos fiber cement shingle,
7 we're recommending repair or scattered
8 replacement, and those --

9 And then the third reference is the
10 already conducted rear steps, to correct that
11 so that the spindles are between the upper and
12 lower rail rather than applied to the inside.

13 It does not address any proposed work.

14 THE CHAIRMAN: Okay.

15 MR. WELLS: Through the Chair to the
16 Commission, I did want to pull up the
17 applicant's email or the revised window
18 product. We did receive this information today
19 at 2 o'clock, so, of course, that was after the
20 meeting, hence why it wasn't included within
21 the book.

22 So there are four attachments, and one
23 makes reference to the window product
24 information, along with some schematics.

25 MR. TIKHONOV: That's the picture from the

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1 neighbor's house, tookeen [sic] from the window
2 of the other house.
3 THE CHAIRMAN: Any other questions for the
4 applicant?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: We will call you back up if
7 we have additional questions.
8 MR. TIKHONOV: Okay.
9 THE CHAIRMAN: Is there anyone else here
10 to speak on this application?
11 One person is walking up.
12 (Ms. Pryor approaches the podium.)
13 MS. PRYOR: Kim Pryor, 245 West 5th
14 Street.
15 (Raises right hand.)
16 THE REPORTER: Do you affirm that the
17 testimony you are about to give will be the
18 truth, the whole truth, and nothing but the
19 truth?
20 MS. PRYOR: I do.
21 THE REPORTER: Thank you.
22 MS. PRYOR: A couple of things. First
23 off, thank you for removing the cementitious
24 siding. Let's preserve the historic wood --
25 original wood siding underneath.

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1 that they do restore those windows as well.
2 Thank you.
3 THE CHAIRMAN: Thank you very much.
4 Is there anyone else here to speak on this
5 application?
6 AUDIENCE MEMBERS: (No response.)
7 THE CHAIRMAN: Seeing none, I'm going to
8 close the public hearing and consider a motion.
9 COMMISSIONER EPSTEIN: Motion to deny
10 COA-25-32215.
11 COMMISSIONER MORGAN: Second.
12 THE CHAIRMAN: Okay. Any discussion?
13 COMMISSIONER EPSTEIN: Through the Chair,
14 I think, just kind of starting off -- and maybe
15 staff can let me know if I've got anything
16 wrong or I've skipped over anything, but I
17 think siding -- I think the siding needs to --
18 we need to, on that back portion, go back with
19 a similar siding that was removed from the
20 photos and, you know, no cementitious siding be
21 allowed.
22 If there is siding that needs to be
23 replaced within the overall body of the rest of
24 the house, then it's a like for like, because I
25 don't think that there's a whole siding

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1 Second, the front porches were taken, I
2 believe, by the City of Jacksonville through
3 Municipal Code abatement. I remember when they
4 came through and did that.
5 If you -- I saw that you pulled up some
6 Google maps earlier on this. If you'll go back
7 to 2019, you will see between March -- March, I
8 believe, of 2019, the porches were there. And
9 in September of 2019, they were gone. It was a
10 two-story porch with beautiful Doric columns,
11 and I believe that those -- the porch, as it
12 was originally built, should be restored. It
13 should not be allowed to be just a single-story
14 porch.
15 Once you do that, you also have to address
16 the door that is on the up- -- upper level, so
17 that door would then go away. So it makes
18 sense that she was originally built with a
19 two-story porch, and that two-story porch needs
20 to go back.
21 And last, but certainly not least, is the
22 windows. As indicated by the staff report, the
23 majority of those windows are original, and
24 most certainly, as I've stated before, can be
25 restored, and so I would urge you to require

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1 replacement, from what I can see, that can be
2 done based off of the information we have.
3 Because I think this is a little
4 different, we're talking about using a vinyl
5 window and we have a window survey that tells
6 us that these are historic original windows --
7 and I believe as we learned earlier in this
8 commission, vinyl is not an acceptable window
9 replacement when you have a historic window in
10 the structure. I believe that's what the
11 consensus was earlier in the meeting.
12 As far as the front door, I think if --
13 you know, if it is something that can be
14 repaired, it should be. If we have historical
15 evidence that there was two porches here, I
16 think we have to go back to the two porches,
17 which would mean that there would be no door
18 infill on the second floor.
19 I think I'm fine with the steps in the
20 back, of the door in the back. I think I -- I
21 think I have everything. If I left anything
22 off, let me know.
23 COMMISSIONER MORGAN: To the Chair, I'm in
24 alignment with all of those comments. I think
25 that I agree with the staff's recommendation to

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1 just deny the COA.
2 THE CHAIRMAN: Any other thoughts or
3 discussion on this?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: Just to be clear, to staff,
6 so if this COA is denied, the corrective
7 actions would be what they would need to do to
8 address those three issues?
9 MR. WELLS: Through the Chair -- or to the
10 Chair, that's correct. So the three conditions
11 that we have outlined in the staff report,
12 those corrective actions, I should say,
13 would -- those are the things we would require
14 the applicant to initiate.
15 THE CHAIRMAN: Okay.
16 Yes.
17 COMMISSIONER MORGAN: To the Chair, I
18 just -- I'm thinking about this again. I
19 don't -- is it going to prevent any permits for
20 stabilizing? Because it's kind of torn --
21 like, there's some other -- that's the only
22 thing I'm wondering about, is if we could defer
23 it -- if we need to defer it versus deny it so
24 that they could get something done. I
25 didn't -- I don't know if that's an issue.

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1 request that, you know, had a proper window for
2 replacement where they needed window
3 replacement; is that -- if they amend the COA
4 to be more in line with what's requested, they
5 can because that's enough of a difference of a
6 COA, correct?
7 MS. LOPERA: Through the Chair to
8 Commissioner Epstein, yes. They just can't
9 come back with an identical request and ask for
10 the exact same thing within a year.
11 COMMISSIONER EPSTEIN: Okay.
12 MS. LOPERA: But if it's a different
13 product, that's fine.
14 COMMISSIONER MORGAN: That makes it a lot
15 easier to just -- yeah.
16 THE CHAIRMAN: All right. Any other
17 discussion on this item?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: Okay. We have a motion and
20 a second to deny COA-25-32215.
21 All in favor?
22 COMMISSION MEMBERS: Aye.
23 THE CHAIRMAN: Any opposed?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: Okay. So with that action,

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1 THE CHAIRMAN: Does staff have thoughts on
2 that?
3 COMMISSIONER MORGAN: Or, like, pull out
4 some of it because they're not going to be
5 able -- if they have to wait a year if it's
6 denied, they're not going to be able to do
7 anything. And if it's to stabilize, that's
8 going to be detrimental to the building.
9 MR. WELLS: Through the Chair to
10 Commissioner Morgan, they would be able to
11 stabilize it because, I mean, this is an active
12 violation, so they need to cure the violation.
13 COMMISSIONER MORGAN: Okay.
14 MR. WELLS: And because the work stems
15 from them doing after-the-fact replacement,
16 they could -- we could employ the corrective
17 actions without compromising any structural
18 deficiencies or whatnot, so that wouldn't hold
19 up any progress in that regard.
20 I hope that answers your question.
21 COMMISSIONER MORGAN: It absolutely did.
22 Thank you.
23 COMMISSIONER EPSTEIN: And through the
24 Chair to staff, maybe I missed something. They
25 would be able to come back to us with a COA

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1 we have denied 25-32215.
2 All right. Next on the agenda is a minor
3 modification to a previously approved COA,
4 MMA-25-32776, for 2817 Selma Street.
5 Does any commissioner have ex parte
6 discussion or -- on this, has had ex parte
7 discussion?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: No? Okay. I will open the
10 public hearing and hear a staff report.
11 MR. ARSENAULT: Thank you.
12 And if the Commission will just give me a
13 moment, I'm going to pass out a new site plan
14 that the applicant provided just the other day.
15 All right. So MMA-25-32776, for the
16 property located at 2817 Selma Street, seeks to
17 alter the scope of work for a previously
18 approved COA, which was COA-25-31904, including
19 site work at a contributing property within the
20 Riverside Avondale Historic District.
21 Located on an interior lot, the subject
22 property contains a two-story structure
23 characterized by its hipped roof, two entry
24 doors, and 4-over-1 sash windows. The property
25 does not have an existing curb-cut; however, it

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1 is adjacent to a largely unimproved alleyway
2 that has an existing curb-cut and poured
3 concrete apron.
4 The applicant proposes to install a
5 concrete ribbon driveway on the left side of
6 the structure with a new curb-cut.
7 Additionally, they propose to alter the
8 location of previously approved fencing and to
9 add a 4-foot-tall wooden fence along the front
10 of the property as indicated on the site plan.
11 The historic district design guidelines
12 section on setting iterates that streetscape
13 features are highly significant components of
14 Avondale and Riverside and that new curb-cuts,
15 driveways, and parking on the street side of
16 residences should be avoided unless such
17 features were associated historically with a
18 block or surrounding buildings. In such
19 instances, driveways with poured concrete
20 ribbons or gravel are most appropriate.
21 Asphalt or pebble surface concrete should be
22 avoided.
23 The subject property did not historically,
24 nor does it currently, have a curb-cut.
25 Furthermore, adjacent to the subject property,

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1 parking pad be installed instead.
2 The applicant stated during a phone call
3 on August 14th that they are amenable to both
4 reducing the width of the proposed driveway to
5 10 feet and to using concrete ribbons instead
6 of solid poured concrete.
7 Staff does not have any objections to the
8 10-foot width or the concrete ribbon materials
9 but objects to the proposed new curb-cut based
10 on the above criteria and the location of the
11 proposed driveway.
12 The proposed alterations to the fencing
13 are compatible with the Ordinance Code criteria
14 and fencing and design -- wall design
15 guidelines. As such, the proposed changes to
16 the fencing location and design qualify for
17 administrative review.
18 As such, we forward to you a
19 recommendation for denial.
20 THE CHAIRMAN: Thank you.
21 Any questions for staff at this time?
22 COMMISSION MEMBERS: (No response.)
23 THE CHAIRMAN: All right. Is the
24 applicant here?
25 AUDIENCE MEMBER: Yes.

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1 on the right side facing the front, is an
2 existing curb-cut and concrete apron of the
3 alleyway that runs parallel to the right side
4 of the property.
5 The creation of a new curb-cut and
6 driveway for the subject property is
7 inappropriate and inconsistent with the design
8 guidelines and Ordinance Code criteria.
9 The design guidelines reference Standard 2
10 of the Secretary of the Interior Standards for
11 Rehabilitation. Standard 2 refers to the
12 historic character of a property being retained
13 and preserved amid the alteration of features
14 and spaces which characterize it.
15 The proposed driveway is inconsistent with
16 the location of historic driveways in
17 Riverside. And recommendation number 3
18 encourages new driveways to be located only in
19 areas where they existed historically.
20 There's no record of a driveway at the
21 subject property, and staff therefore
22 recommends that the applicant utilizes the
23 existing alleyway to park in the rear of the
24 property; and depending on the design,
25 location, and materials, recommends that a rear

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1 THE CHAIRMAN: Please come up, state your
2 name and address, and be sworn in. And please
3 submit the speaker card as well.
4 AUDIENCE MEMBER: These yellow cards --
5 attorneys don't have to swear in. It should
6 maybe be flipped. I'm kidding. I'm just
7 kidding.
8 THE CHAIRMAN: Okay.
9 AUDIENCE MEMBER: No, it just says we're
10 not supposed to be sworn in.
11 MS. LOPERA: You don't have to be sworn
12 in, but you do need to submit a speaker's card.
13 AUDIENCE MEMBER: I was just kidding.
14 Maybe the attorneys that get sworn in --
15 I'm just kidding.
16 Good afternoon.
17 My name is Meghan Edwards. I represent
18 the Tides Group regarding this particular
19 property. We do have the PowerPoint that you
20 see up there. I also have additional copies if
21 anybody needs that.
22 As Caleb stated, this is a -- you can see
23 the proposed site plan. As he also stated,
24 this property does not come with a curb-cut.
25 It never did. The only curb-cut that's

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1 available is directly leading up to the alley
2 that is also not the property owner's as well.
3 Even with that being said, he was still
4 determining if we can make this work. The
5 issue that we're having -- and if we keep going
6 through the slide show, you'll -- or the
7 PowerPoint, excuse me -- you'll be able to see
8 it.
9 But within there -- again, as Caleb
10 stated, we are good with doing the driveway
11 ribbons in lieu of a full driveway. The
12 ribbons will be reduced down to 2 to 3 feet
13 per -- wide per ribbon.
14 The issue with using that -- if we can
15 keep going. Thank you.
16 So you'll see here -- if you can see it a
17 little bit, but where that's dug up in that
18 alleyway is actually some utility lines. Also,
19 right in front of it -- you would have to
20 really zoom in, but -- if you keep going,
21 you'll be able to see a closer picture, but
22 there is a plumbing drain there as well. It is
23 not the property owner's. We don't know whose
24 it is. So that is in the way of the alleyway
25 as well.

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1 COMMISSIONER MORGAN: Through the Chair to
2 the applicant, so you're fine doing the ribbons
3 and not a full driveway? You're asking for the
4 curb cut-out?
5 MS. EDWARDS: Yes, ma'am.
6 COMMISSIONER MORGAN: Okay. Thank you.
7 COMMISSIONER EPSTEIN: Through the Chair
8 to staff, slash, Counsel, if we approve
9 curb-cuts, is there not some other part of the
10 City that has to approve that modification to
11 the curb as well?
12 MR. WELLS: Through the Chair to
13 Commissioner Epstein, great question.
14 That is up to the discretion of the
15 Development Services Division, so -- that's
16 located within the Public Works Department. So
17 they'll have to obtain a right-of-way permit
18 because they're, essentially, you know,
19 creating a new opening within the right-of-way.
20 So from my understanding, they wouldn't
21 have any objection to it. It's just a matter
22 of going through the process.
23 COMMISSIONER EPSTEIN: Through the Chair
24 to staff, the applicant doesn't have an
25 objection going through that process, you said,

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1 All the way in the back, you can also see,
2 if you keep going down -- and this is, again,
3 along the southerly property line, looking
4 north. You'll also be able to see -- again,
5 there's brick structures that are -- we don't
6 know who those belong to. They are on the
7 alleyway, but they have not been maintained by
8 the City. There's the plumbing clean-out.
9 And then if we keep going straight back,
10 we'll see that there are stumps there as well.
11 That is in the rear alleyway that runs east to
12 west. And if we keep looking straight down and
13 looking to the left, you'll see all the large
14 trees that are also in the way of the alleyway
15 in the very back.
16 Again, the current curb-cut -- this
17 property does not have a curb-cut at all, never
18 had a curb-cut, and is asking for it -- to be
19 able to have one. It does not want to be
20 disadvantaged by being -- sharing a property
21 line with an alleyway. It would like to be
22 able to have a driveway, so we're asking for
23 that modification to that original COA.
24 THE CHAIRMAN: Any other questions for the
25 applicant at this time?

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1 or has -- has the right-of-way -- we are -- has
2 anybody already asked the right-of-way
3 planning -- I can't remember what you called
4 it, I'm sorry.
5 MR. WELLS: Through the Chair to
6 Commissioner Epstein, so from my understanding,
7 the applicant doesn't have any objection to
8 that. However, I don't think that conversation
9 has actually materialized with the Development
10 Services Division.
11 THE CHAIRMAN: Okay. Any other questions
12 for the applicant at this time?
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: We will call you back up if
15 needed.
16 MS. EDWARDS: All right. Thank you.
17 THE CHAIRMAN: All right. Is there
18 anybody else here to speak on this application?
19 AUDIENCE MEMBERS: (No response.)
20 THE CHAIRMAN: Hearing none, I will close
21 the public hearing and entertain a motion.
22 COMMISSIONER EPSTEIN: I'm going to throw
23 some gasoline on this fire. I'm going to
24 motion to approve MMA-25-32776.
25 COMMISSIONER MORGAN: Second.

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1 THE CHAIRMAN: Let's have a discussion
2 about it.
3 COMMISSIONER EPSTEIN: I'll start just --
4 since I changed what staff here is
5 recommending. I think there's enough utilities
6 in that alleyway that are not maintained by the
7 owner of this house that could possibly cause
8 issues for them continually driving over that
9 area, that I -- I would prefer we offer them a
10 solution that is safer for the utilities
11 involved and themselves involved, especially
12 since it seems like it's not maintained by the
13 City, with exposed utilities.
14 I wouldn't want to leave it up to the
15 applicant for that to be handled by themselves,
16 to have a spot to drive to their -- their own
17 home.
18 COMMISSIONER MORGAN: Through the Chair to
19 staff, I guess I'm just asking on the denial,
20 was it because -- it was the driveway and not
21 the curb-cuts? And does this change anything
22 on the staff's recommendation?
23 MR. WELLS: Through the Chair to
24 Commissioner Morgan, so it was both, the
25 driveway and the curb-cut. Our guidelines do

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1 COMMISSIONER MORGAN: There's a date, but
2 it's pretty --
3 COMMISSIONER EPSTEIN: It's in the future.
4 MR. ARSENAULT: Through the Chair to the
5 Commission --
6 MS. LOPERA: Through the Chair, I was
7 going to reference the site plan dated 10/9/25,
8 but --
9 COMMISSIONER EPSTEIN: Are there Lotto
10 numbers on it?
11 MR. ARSENAULT: Through the Chair to the
12 Commission, I also want to --
13 MS. LOPERA: So you -- as depicted on the
14 applicant's site plan --
15 COMMISSIONER EPSTEIN: Yes, the
16 applicant's site plan.
17 MS. LOPERA: I'll reference this as an
18 exhibit.
19 COMMISSIONER EPSTEIN: Yes, the exhibit
20 from the meeting right now, today, which -- I
21 don't know what today's date is.
22 THE CHAIRMAN: The 24th.
23 COMMISSIONER EPSTEIN: It's some time in
24 September, though. It's not October.
25 MR. ARSENAULT: Through the Chair to the

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1 not -- they don't recommend installation of new
2 curb-cuts.
3 In terms of the driveway, because their
4 initial request was for poured concrete, that's
5 also in direct conflict with it.
6 And we did mention this in our analysis.
7 I mean, the ribbon -- concrete ribbons are more
8 in spirit with the guidelines. Again, it just
9 boils down to the -- the curb-cut.
10 MS. LOPERA: Through the Chair to the
11 Commission, I need to clarify something.
12 So, Commissioner Epstein, you made a
13 motion to approve, which -- without any
14 conditions, so that would mean an approval of
15 what they asked for in their application.
16 COMMISSIONER EPSTEIN: Oh, I'm sorry.
17 Then I would like to withdraw that -- or
18 modify it, then.
19 I would like to make a motion to modify my
20 previous motion. I would like to make a motion
21 to approve with the ribbons that were given to
22 us on the handout at our meeting today.
23 MS. LOPERA: So --
24 COMMISSIONER EPSTEIN: What's the date on
25 this? Oh, there is a date.

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1 Commission, I also want to note that it doesn't
2 look like the current site plan that was
3 presented has the location of the fencing on
4 it, so that -- might want to be something to
5 consider in the condition.
6 COMMISSIONER EPSTEIN: Everything is so
7 complicated.
8 THE CHAIRMAN: So question for staff. You
9 said that this does not have the position of
10 the (microphone failure)?
11 (Reporter inquiry.)
12 THE CHAIRMAN: Sorry.
13 To staff, you said that the site plan
14 presented here doesn't have the position of the
15 fencing?
16 MR. ARSENAULT: It doesn't appear to show
17 the proposed fencing changes.
18 THE CHAIRMAN: Okay.
19 COMMISSIONER EPSTEIN: It has the fence at
20 the street line; is that right?
21 MR. ARSENAULT: I believe the applicant
22 was interested in pushing the 6-foot fence that
23 was previously approved further back to
24 accommodate the new driveway, in addition to
25 adding the new 4-foot front fence.

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1 THE CHAIRMAN: Okay. So I think those are
2 on here.
3 MR. ARSENAULT: Are they?
4 THE CHAIRMAN: I believe. It doesn't show
5 the style of the fencing, but it does have an
6 indicator of --
7 MR. ARSENAULT: Okay. If we could -- the
8 main thing is just to clarify where the break
9 between the 4-foot and the 6-foot fence is on
10 the right side --
11 THE CHAIRMAN: On the --
12 MR. ARSENAULT: -- to ensure it's in front
13 of the wall plane.
14 COMMISSIONER EPSTEIN: Yeah, so we need --
15 Okay. Can I start over? Can I withdraw
16 my motion entirely and create a new motion?
17 MS. LOPERA: Sure, with consensus of the
18 body, if you will all affirmatively nod your
19 heads to withdraw --
20 COMMISSION MEMBERS: (Nod heads.)
21 (Simultaneous speaking.)
22 MS. LOPERA: -- agreement to withdraw, and
23 we can start over with a fresh motion.
24 COMMISSIONER EPSTEIN: All right. I would
25 like to make a motion to approve MMA-25-32776,

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1 motion?
2 COMMISSIONER MORGAN: Through the Chair,
3 I'm (microphone failure).
4 THE CHAIRMAN: Okay. So I'll throw in my
5 discussion here.
6 Typically, I would not support this.
7 Adding curb-cuts to our historic, walkable
8 streets are not ideal, and this property does
9 have a great advantage of being adjacent to an
10 alleyway, which many, many people use alleys to
11 access the rear of their properties in lieu of
12 having to dedicate some of their property to a
13 driveway.
14 So I generally wouldn't support this.
15 However, there is good evidence that there are
16 utilities actually sticking out of the ground
17 in that same area, so I understand that
18 concern.
19 So I will vote yes on the motion.
20 Any other thoughts before we --
21 COMMISSIONER MORGAN: To the Chair, I'll
22 just add to that. Generally, I would say no as
23 well, but it -- there are other curb-cuts,
24 there's other aprons, and it -- it makes the
25 most sense. The utilities and the alley make

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1 citing the example site plan that was given to
2 us today showing the ribbon driveway, and
3 adding a clarification that the 4-foot fence at
4 the front of the house transition to the 6-foot
5 fence at the base of the residence, and that
6 the fencing material be approved by staff
7 administratively, if it is able to because
8 there is no fencing material in this packet.
9 MS. LOPERA: All right. So there was a
10 motion to approve with three conditions.
11 Is there a second?
12 COMMISSIONER MORGAN: Second.
13 MS. LOPERA: Wonderful.
14 COMMISSIONER EPSTEIN: Do we need to add a
15 condition that the -- they be allowed to add
16 these curb-cuts pending the City approving that
17 or is that just -- is that implied?
18 MS. LOPERA: Through the Chair to
19 Commissioner Epstein, to your question, I would
20 say that if they go to Development Services
21 with this and they are not approved, they could
22 apply for a minor modification of their final
23 order.
24 COMMISSIONER EPSTEIN: Okay.
25 THE CHAIRMAN: Any discussion on the new

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1 it inaccessible.
2 THE CHAIRMAN: Okay. There's a motion and
3 second.
4 So all in favor?
5 COMMISSION MEMBERS: Aye.
6 THE CHAIRMAN: Any opposed?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: Okay. So with that, the
9 minor modification 25-32776 has been approved
10 with conditions.
11 Okay. It's time to open up for public
12 comment. Anybody here to talk from the public?
13 (Discussion held off microphone.)
14 THE CHAIRMAN: Anybody here to talk from
15 the public? We are opening up for public
16 comment at this time.
17 MS. PRYOR: Only if you're not going to
18 allow comments about your Bungalow Court
19 letter.
20 THE CHAIRMAN: Well, that's the next thing
21 up on the list, so why don't you just come on
22 up and talk about that?
23 (Ms. Pryor approaches the podium.)
24 MS. PRYOR: Thank you.
25 Kim Pryor, 245 West 5th.

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1 The owner of the historic Oneida Bungalow
2 Court is not able to be here today. He wasn't
3 aware that this was going to be on the agenda.
4 And since I told him I was going to be here, he
5 asked if I would represent him and answer any
6 questions that the Commission may have in the
7 request for the letter of support.

8 So I don't know if any of you are familiar
9 with the Oneida Bungalow Court or not, but it
10 is the -- one of the largest concentrations of
11 historic bungalows in Jacksonville. It is akin
12 to the 24 bungalows that are on Dancy Terrace
13 in Springfield.

14 Originally, there were 29 bungalows.
15 We've lost five to fire over the years. But
16 this particular concentration is in West
17 Lewisville, which was initially just -- it was
18 a thriving African-American community,
19 especially after the emancipation. And then
20 when the interstate came through, it decimated
21 the community. It divided the white
22 neighborhoods from the black neighborhoods.
23 And, unfortunately, West Lewisville just fell
24 into disrepair.

25 Mr. Fletcher -- Bungalow Court has been

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1 business, which is New Business. Number 1
2 is -- actually, I'm just going to hand this off
3 to Mr. Wells.

4 MR. WELLS: All right. Thank you.

5 So through the Chair to the Commission,
6 this item was scheduled to take place today,
7 but we are deferring it one cycle. We are
8 working with the property owner to assemble a
9 letter of report [sic] that makes sense.
10 They're also pursuing a National Register
11 nomination, so that letter of support will be
12 coming again in a few months, so we'll have
13 more to update you on next month.

14 THE CHAIRMAN: Okay. So we are not going
15 to hear that now; we will discuss that next
16 month?

17 MR. WELLS: That's correct.

18 THE CHAIRMAN: Okay.

19 MR. WELLS: All right. So next up, three
20 road -- or street renamings. The first one is
21 Confederate Street to Rose Arbor Way. This is
22 in accordance with Chapter 745 of the Ordinance
23 Code.

24 So, Commissioners, you may remember this
25 one from a couple -- or even last year or a

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1 listed on the State of Florida's 11 to Save.
2 It was recently -- announced that in May. And
3 he is also working on a nomination for the
4 national 11 to Save. So this particular
5 Bungalow Court is absolutely worthy of saving.
6 There are 24 of the original 29 bungalows left.

7 The arrangement of the structures has not
8 changed since it was originally platted. There
9 are rows of houses that face each other, and
10 it -- the eaves almost touch, the way that they
11 were built.

12 We have members of the community that have
13 spoken up in favor of saving this, people who
14 grew up there. So they're -- they're very
15 excited about that.

16 So I'm happy to answer -- or attempt to
17 answer any questions that you may have, but I
18 do hope that you agree to write a letter of
19 support for him.

20 Thank you.

21 THE CHAIRMAN: Thank you.

22 Any other public comments at this time?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: We're going to close the
25 public comment and move on to the next order of

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1 couple of years ago. There was a proposed
2 renaming of Confederate Street. There is a
3 slight typo on the staff report because this
4 road renaming has changed a few times, but it
5 should be from Confederate Street to Rose Arbor
6 Way again.

7 So we evaluated the proposed renaming in
8 accordance with six of the criteria outlined in
9 Chapter 745. This road renaming seeks to build
10 anticipation for the planned relocation of the
11 downtown Ecumenical Services Council to an
12 abutting parcel along the subject street and to
13 recognize the rose arbor in the abutting
14 Springfield Park.

15 Based on staff's analysis, we found that
16 this street was originally named Park Terrace,
17 and then in 19-- or 1898, Park Terrace was
18 renamed to Confederate Street Park. While it
19 cannot be determined by staff, it is widely
20 speculated that Park Terrace was renamed to
21 Confederate Street due to its proximity to
22 Confederate Park.

23 And while several historic structures
24 currently have frontage along this portion of
25 the subject street, none of the structures have

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1 addresses on Confederate Street. We also found
2 that it's not part of a common theme of street
3 names in the area, nor is it a duplicate street
4 name.

5 Based on the best evidence available, the
6 Department does not have any objection to the
7 proposed street name change from Confederate
8 Street to Rose Arbor Way as depicted on the
9 location map.

10 THE CHAIRMAN: Okay. Any questions for
11 staff at this time regarding this renaming?

12 COMMISSIONER MORGAN: Through the Chair to
13 the staff, who's the committee? Is it a COJ
14 committee or is it someone else recommending
15 this change coming to us? I'm just curious.

16 MR. WELLS: Through the Chair to
17 Commissioner Morgan, if I -- if you may, I
18 would like the applicant to come up and speak
19 on --

20 COMMISSIONER MORGAN: Oh, wonderful.
21 Okay.

22 (Ms. Trimmer approaches the podium.)

23 MS. TRIMMER: Thank you so much.

24 Cyndy Trimmer, 1 Independent Drive, Suite
25 1200, on behalf of the applicant.

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1 its glory. And it really is one of the gems of
2 that park.

3 So SPAR and the property owner felt that
4 renaming to this would help draw attention to
5 that gem of the park and then also be
6 consistent with the goals for the renaming as a
7 whole of Confederate.

8 So we would really appreciate your
9 support, happy to answer any additional
10 questions.

11 COMMISSIONER EPSTEIN: Through the Chair
12 to staff or the applicant, I cannot recall if
13 the name that was proposed previously was the
14 reason that they decided not to rename it or
15 because of the historical significance of the
16 name that it is now. Does anybody have any --

17 MS. TRIMMER: I do. I sat through the
18 hearings.

19 So through the Chair, the prior name that
20 was proposed was to honor Ben Frazier after his
21 passing, and that ended up being kind of
22 polarizing when it got to Council, and they
23 weren't comfortable proceeding because of the
24 name that was chosen, not the principle of
25 renaming the road.

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1 Happy to hang out with everybody this
2 afternoon.

3 I am working with both the property owner
4 and an incoming tenant. Downtown Ecumenical
5 Services is moving to the property that's at
6 the corner on this site. They reached out to
7 me after the last attempt to rename Confederate
8 Street was not successful. We confirmed with
9 OGC and staff that it was okay to bring forth
10 another application with a completely different
11 name.

12 We worked with Councilman Peluso and
13 Springfield Preservation to come up with a list
14 of names that would be acceptable to SPAR, took
15 that to the property owner, and the Rose Arbor
16 Way name was chosen.

17 So Confederate Street was kind of a
18 residual -- when it was Confederate Park.
19 Confederate Park was renamed in 2020. The road
20 name still stands. The rose arbor is actually
21 a historically significant element to the
22 adjacent park dating back to the '20s. There
23 was a beautiful rose arbor, and then early
24 2016 -- don't quote me -- a group of folks
25 worked really hard to bring that arbor back to

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1 COMMISSIONER EPSTEIN: Okay. Thank you.
2 That's what I thought, but I was making
3 sure I was remembering correctly.

4 THE CHAIRMAN: Any other questions?
5 My microphone has died.

6 Any other questions for the applicant at
7 this time?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: Okay.

10 MS. TRIMMER: It said three hours was
11 enough; you're done.

12 THE CHAIRMAN: Yeah.

13 Okay. Do we hear a motion?

14 COMMISSIONER EPSTEIN: I'm sorry, I just
15 have a question.

16 THE CHAIRMAN: Okay.

17 COMMISSIONER EPSTEIN: I'm just trying to
18 get as much information on the record for this
19 as we can so that when it goes to Council that
20 they see everything that's --

21 I cannot recall for these road
22 renamings -- if I make a motion, we just vote
23 on it, or do we have a chance to speak after
24 the fact, after the motion?

25 MS. LOPERA: Through the Chair to

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1 Commissioner Epstein, the proper procedure is
2 to make a motion to recommend approval of or
3 denial of the proposed road renaming, and then
4 to entertain discussion, at the Chair's --
5 COMMISSIONER EPSTEIN: I feel like
6 sometimes we make a motion and then that's it,
7 so I just want to make sure --
8 So I will make a motion to approve the
9 road renaming of Confederate Street to Rose
10 Arbor Way.
11 COMMISSIONER MORGAN: Second.
12 THE CHAIRMAN: Any discussion?
13 COMMISSIONER EPSTEIN: Through the Chair,
14 I think that this is very appropriate,
15 especially with the evidence that was given for
16 how this was originally named -- this was
17 originally named for the park. That park has
18 been renamed. I believe that it is completely
19 appropriate to continue to honor that park, to
20 have picked an element that is a feature and is
21 something that has been restored over time and
22 is significant to that, so I really love that
23 we are looking at renaming this and maintaining
24 the historical timeline of how it was
25 originally named for the park. We're doing it

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1 So based on staff's analysis, we found
2 that Fingerlake Street was constructed in 2003
3 under the Better Jacksonville Plan. It was
4 never platted but was constructed by the City
5 of Jacksonville. We did find that no historic
6 structures or landmarks are currently located
7 along this portion of the subject street and
8 it's not part of a common theme of street names
9 in the area, nor is it a duplicate street name.
10 So based on our analysis, the Department
11 does not have any objection to the proposed
12 street name change from Fingerlake Street to
13 Fairgrounds Way, and we forward to you a
14 recommendation for approval.
15 THE CHAIRMAN: Any questions for staff at
16 this time?
17 COMMISSION MEMBERS: (No response.)
18 THE CHAIRMAN: Is there anybody here to
19 speak on that issue?
20 AUDIENCE MEMBERS: (No response.)
21 THE CHAIRMAN: No.
22 Any conversation?
23 COMMISSION MEMBERS: (No response.)
24 THE CHAIRMAN: No? Okay. I'll entertain
25 a motion.

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1 again; we're renaming it for something in the
2 park, the -- Rose Arbor Way, so I would hope
3 that this can be something that can be
4 achieved.
5 THE CHAIRMAN: Okay. Anyone else?
6 COMMISSIONER MORGAN: Through the Chair to
7 the applicant, thank you for your hard work on
8 this; it's important. I'm excited to vote on
9 this.
10 THE CHAIRMAN: Okay. All in favor?
11 COMMISSION MEMBERS: Aye.
12 THE CHAIRMAN: Any opposed?
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: Okay. With that, we are
15 recommending the street renaming from
16 Confederate Street to Rose Arbor Way.
17 Next up on the agenda are two more
18 renamings.
19 MR. WELLS: Thank you.
20 So this one is a request to rename
21 Fingerlake Street to Fairgrounds Way. The
22 reason for this change is to also build
23 anticipation for the planned relocation of the
24 Jacksonville Fairgrounds to an abutting parcel
25 along the subject street.

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1 COMMISSIONER EPSTEIN: Motion to approve
2 street renaming of Fingerlake Street to
3 Fairgrounds Way.
4 COMMISSIONER LOVE: Second.
5 THE CHAIRMAN: Okay. Hearing no
6 discussion about this, we'll call it to a vote.
7 All in favor?
8 COMMISSION MEMBERS: Aye.
9 THE CHAIRMAN: Any opposed?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: None. Okay. With that, we
12 have recommended renaming Fingerlake Street to
13 Fairgrounds Way.
14 We have one more renaming to consider.
15 MR. WELLS: Okay. So this renaming is for
16 Catherine Street to Henry Bradley Place. This
17 name change is to facilitate coordination with
18 the planned naming of the abutting City-owned
19 firefighters museum as the Henry Bradley
20 Firefighters Museum. As you may recall from
21 our meeting -- it might have been two meetings
22 ago, but Firefighter Bradley was the first City
23 of Jacksonville firefighter to die in the line
24 of duty.
25 Based on our analysis, we found that

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1 Catherine Street can be traced back to its
2 original plat of Jacksonville in June of 1822
3 where it served as the city's eastern boundary.

4 The subject street has ties to the Doggett
5 family, which is known as one of the oldest and
6 most prominent families in Jacksonville, and
7 they were around in the 1820s and the 20th
8 century. Their contributions stem from being
9 involved in law, politics, philanthropy. One
10 member in particular, who was known as John
11 Locke Doggett, Sr., named Catherine Street
12 after his daughter Catherine who died at an
13 early age.

14 The request for the name change will apply
15 to only a portion of Catherine Street as
16 depicted on the location map.

17 We did find that there is a landmark
18 located along this portion of the subject
19 street, which is, again, the City-owned
20 firefighters museum which was designated as a
21 local landmark by City Council in 2011.

22 And as you may recall, too, the museum is
23 currently closed for renovations in
24 coordination with the Jacksonville Shipyards
25 West project.

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1 COMMISSIONER EPSTEIN: Yes.

2 THE CHAIRMAN: -- but the map part was
3 good clarity.

4 COMMISSIONER EPSTEIN: That's why I said
5 it in my motion.

6 THE CHAIRMAN: Okay. All in favor?

7 COMMISSION MEMBERS: Aye.

8 THE CHAIRMAN: Any opposed?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: Okay. We have approved the
11 recommendation of renaming Catherine Street to
12 Henry Bradley Place.

13 Next on the agenda is information.

14 MR. WELLS: Okay. So for this one,
15 this -- the next one is the 2026 JHPC planning.
16 So this is just a broad disclaimer to the
17 Commission that staff will initiate the
18 planning of new calendar dates for next year as
19 well as room reservations. And so if there's
20 any suggestions from the Commission regarding
21 that or even anything that could make you life
22 a little bit easier, just let us know, but we
23 will be working on that and have some proposed
24 memos for you next month.

25 COMMISSIONER EPSTEIN: Through the Chair,

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1 Legislation is currently underway to
2 rename this museum after Henry Bradley. And,
3 again, you all recommended approval of that
4 renaming last month.

5 Based on our best evidence available, the
6 Department does not have any objection to the
7 proposed street name change, and we forward a
8 recommendation of approval.

9 THE CHAIRMAN: All right. Any questions
10 for staff?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: Okay. Is anybody here to
13 speak on this?

14 AUDIENCE MEMBERS: (No response.)

15 THE CHAIRMAN: No? Okay. Let's entertain
16 a motion.

17 COMMISSIONER EPSTEIN: Motion to approve
18 the street renaming of Catherine Street, as
19 shown on the map, to Henry Bradley Place.

20 COMMISSIONER LOVE: Second.

21 THE CHAIRMAN: Any discussion on this?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: I'll just say that, before
24 we got to the map part, I was going to not be
25 in favor --

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1 can we just not make it, like, right after
2 lunch? Because, like, getting here and
3 everything, I lose some lunch time. I've
4 already -- you know, I hate to sound so
5 selfish, but I have a two-and-a-half-year-old
6 and sometimes my work lunches are the only time
7 that I get to, like, sit quiet. So, I mean,
8 just a little bit more of a buffer there at
9 lunchtime.

10 MS. LOPERA: I mean, we -- through the
11 Chair, we used to do them at 3:00 p.m. But if
12 we had started this one at 3:00, we'd be at
13 7:09 p.m. And that was kind of the impetus for
14 pushing it up a bit, so we could get out around
15 5:00 or 6:00.

16 COMMISSIONER EPSTEIN: Yeah, maybe 1:30 or
17 2:00, just a little -- 1:30 is a weird time to
18 start a City meeting, no one will ever show up
19 on time, so 2:00 is a -- kind of a middle
20 ground.

21 (Discussion held off the record.)

22 MR. WELLS: Sorry. I thought you had a
23 suggestion.

24 THE CHAIRMAN: No.

25 MR. WELLS: All right.

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1 Okay. Next item is just the demo delay
2 report. We don't have -- we haven't had any
3 new submissions for demolitions, so nothing to
4 report there.

5 After that is pending legislation. Really
6 only one bill was -- final action was taken on.
7 This was the local landmark of the Annie R.
8 Morgan school, so 2025-0464 was withdrawn at
9 the Land Use and Zoning Committee and
10 ultimately withdrawn altogether at City
11 Council.

12 And the last thing is notification of
13 improvement projects. So there's two items I
14 want to notify the Commission of. One is
15 regarding a -- it's referred to as a small
16 diameter pipe replacement program, and this is
17 occurring across Willow Branch Street [sic],
18 Oak Street, and Herschel Street. So anticipate
19 a start date in 2026. They are looking to
20 replace around 1,600 feet of the galvanized
21 water mains with a new PVC water main.

22 And the second project, this will occur in
23 Memorial Park. This is being done with the
24 discretion of, I believe, the Parks and
25 Recreation Department of the City. And so this

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1 COMMISSIONER MORGAN: In the afternoon?

2 COMMISSIONER EPSTEIN: Yes.

3 COMMISSIONER MORGAN: Okay.

4 MR. WELLS: Through the Chair to
5 Commissioner Epstein, were you planning to do
6 the -- I think last time we discussed 3:00 p.m.
7 to 4:30?

8 COMMISSIONER EPSTEIN: Yes, that's what I
9 was thinking.

10 MR. WELLS: Okay.

11 COMMISSIONER EPSTEIN: I am good on that
12 day, so -- I'm not sure if everybody else is
13 and if the room is available, or a room.

14 MR. WELLS: All right. Through the Chair
15 to Commissioner Epstein and to the Commission
16 actually, that room -- well, this room is
17 available during that time, so I'll send out a
18 meeting invite shortly.

19 COMMISSIONER EPSTEIN: If that works for
20 everybody, that's great, and I will do a better
21 job next time.

22 THE CHAIRMAN: (Off microphone.)

23 A couple other items that could fall under
24 Old Business or Information or --

25 (Reporter inquiry.)

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1 will -- anticipated to started in the fall of
2 2026, and there are some plans attached to it,
3 but they're looking to replace some of the
4 bulkheads there.

5 End of report.

6 THE CHAIRMAN: Okay. Anything else under
7 information before we go to Old Business?

8 COMMISSIONER MORGAN: I don't know, it
9 might be Old Business.

10 To the Chair, I just wanted to see, since
11 our landmarking committee meeting was
12 cancelled, if we're going to reschedule that.

13 COMMISSIONER EPSTEIN: Yes, I was going to
14 bring that up.

15 COMMISSIONER MORGAN: Okay.

16 COMMISSIONER EPSTEIN: I'm sorry, I
17 over-committed myself to that week, and it
18 just -- it kind of got away from me and
19 everything.

20 COMMISSIONER MORGAN: That's totally fine.
21 I just don't --

22 COMMISSIONER EPSTEIN: So I would like to
23 propose October 15th. It's, like, the
24 Wednesday before our next Commission meeting,
25 if that works for everybody.

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1 THE CHAIRMAN: A couple of other items
2 that could fall under Agenda Item M/N or -- so
3 the Demo by Neglect Task Force follow-ups.

4 Municipal Code Compliance did provide a
5 draft list of all the historic properties that
6 are in violation and that have a fine. That
7 needs to be refined a bit before it's widely
8 usable, I think.

9 A rough draft matrix was also submitted to
10 Municipal Code and Historic Preservation staff
11 to revise as needed.

12 And we also previously spoke about using
13 some of the money that is, at least
14 hypothetically, allocated in the Historic
15 Preservation Commission fund to pay for a
16 mailer or a letter as was recommended in the
17 task force report, so I volunteered to take a
18 first initial crack at that and then give it to
19 staff to improve upon.

20 So that's my update on that.

21 Two questions for staff, I guess. Last
22 month you mentioned that the COA matrix would
23 be undergoing some kind of an -- an update this
24 fall-ish. Do you -- is that going to be put on
25 the agenda ahead of time so people know of that

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1 and can, you know, submit their thoughts if
2 they'd like?
3 MR. WELLS: To the Chair, correct.
4 So as we've done in the past, we'll issue
5 a draft review of the matrix in October, so
6 that would be next month, and then we'll do a
7 final draft review in November. So if -- any
8 staff comments that are submitted to staff
9 between that time frame, we'll try to address.
10 THE CHAIRMAN: Okay. Gotcha.
11 And one last question. This is Old
12 Business. So I'm sure this is your favorite
13 subject as well, REHAB funding. That -- could
14 you give us a status update of where the REHAB
15 program is?
16 There was, you know, several hundred
17 thousands of dollars that were put in it, and
18 then the process had to be kind of redone. So
19 has that been used successfully yet? And if
20 not, is that program open to applications?
21 MR. WELLS: To the Chair, great question.
22 So the -- we only open up for one cycle,
23 and about \$500,000 were earmarked -- or
24 allocated to five applicants. At this time --
25 point in time, I believe contracts have been

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1 just been a lull in time between where we've
2 ever acknowledged where good work is being
3 done, and I think that's really important to
4 what we do here as well, is to showcase work
5 around the city that's being done well.
6 MR. WELLS: Through the Chair to
7 Commissioner Epstein, that's certainly another
8 great question.
9 I believe the last time we did the
10 McEachin Awards, or any iteration of awards,
11 was back in 2019 or 2018. So it's been a
12 while. The conversation has come up. I know
13 there's a lot of issues and concerns stemming
14 from leadership in our department, just about
15 bringing that back.
16 We wanted to bring it back, but I think
17 some issues need to be ironed out regarding
18 capacity for staff, capacity for the
19 Commission, having interest from the Commission
20 to review the nominations and so forth. So
21 that is something on the docket for next year.
22 We do have new leadership in place for our
23 department, but we want to, of course, bring
24 something back that is manageable and doesn't
25 exhaust ourselves in terms of capacity because

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1 signed, so they're initiating the work. We're
2 just waiting for the work to officially -- I
3 shouldn't even say "expire," but once they
4 complete the work, just to kind of do a
5 holistic review of the process entirely. That
6 remains -- that means that roughly \$200,000 are
7 left in the pool.
8 So we're planning to open it up. We also
9 wanted to see how the budget would unfold, just
10 to see if additional money would be allocated,
11 so -- but we do plan on opening it up once we
12 get a better picture of how the current cycle
13 is going.
14 THE CHAIRMAN: Okay. Those are all my
15 questions.
16 Anything else?
17 COMMISSIONER EPSTEIN: Just one thing,
18 through the Chair to staff, this has been
19 brought up before. I know that the Historic
20 Preservation Awards for the City of
21 Jacksonville were sort of put to the side and
22 the Joel McEachin Award was created, and --
23 where do we stand on if that has ever been
24 awarded, or what's the --
25 Like, it feels like to me that there's

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1 it has gotten to that point in the past where
2 we were doing almost banquets and galas. So
3 it's on the docket. I'd love some ideas
4 offline, just to see if you had anything, but
5 some type of iteration.
6 COMMISSIONER MORGAN: Arimus, the last one
7 I was at, I think it was just in an auditorium
8 in the library. It really was just an awards
9 ceremony. I didn't get invited to the gala or
10 banquet.
11 MR. WELLS: No, those used to occur back
12 in the library and we would rent out a space,
13 and we would pay money to rent out that space
14 and have a whole award ceremony. So we're just
15 looking to find ways that are productive and
16 meaningful without, you know, compromising our
17 capacity, of course.
18 COMMISSIONER EPSTEIN: The last one I went
19 to was in 2017 and it was just, like, in an
20 auditorium. It wasn't -- it wasn't fanciful
21 things. That sounds great, sounds nice, but, I
22 mean, I'm not even talking about that portion
23 of it. I mean, even -- I'm talking about just
24 like being able to showcase great work that
25 people are doing, you know, at -- I don't know

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1 the -- I don't know what encompasses the
2 McEachin Award, but, you know, like, even
3 residential work that people are doing to
4 restore their homes, you know, even on a
5 smaller scale.

6 And I'm not talking about doing a big
7 banquet or something, maybe just, you know,
8 letting people nominate themselves or other
9 people and just being like, yeah, this is
10 deserving of an award, and showcasing what's
11 happening around the city, what's a good
12 example of work that's being done.

13 COMMISSIONER MORGAN: I do have an idea to
14 take some work off your plate. I've gotten
15 good at that over the years, if the -- because
16 I know the process before was the City
17 nominated, City reviewed, City selected. What
18 if we were to engage the public somehow or have
19 people vote or have people submit things that's
20 not just you guys combing through?

21 Because there's things that don't even
22 come to us. I mean, if you're working on a
23 project and getting federal tax dollars, it
24 doesn't come through HPC, it's just approved.
25 Those are really nice projects we want to see,

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1 You know, something where it's not so much
2 work for you guys, it's maybe just a web page
3 that has votes on it, and it goes out to the
4 public as a popular vote. And there's no gala
5 or -- but, you know, maybe people get a
6 certificate or something or they get the
7 acknowledgment through social media that their
8 project has been deemed by the public to be
9 worthy of being, you know, recognized.

10 COMMISSIONER LOVE: That's a fine idea.

11 THE CHAIRMAN: I support this.

12 COMMISSIONER MORGAN: I really like it
13 because I think it -- the public needs to be
14 engaged.

15 COMMISSIONER EPSTEIN: I know.

16 COMMISSIONER MORGAN: If they're learning
17 and excited about projects, they're going to
18 start to under- -- you know what I mean? It's
19 just more -- I'm just going to be honest.
20 We're not great about it in this city. We
21 don't get excited about --

22 COMMISSIONER EPSTEIN: It's the millennial
23 in me that's like, let's give people awards,
24 you know, but not participation awards, because
25 they've got good stuff.

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1 and they wouldn't even be picked up in that
2 process.

3 So I -- I think there's ways to take it
4 off your plate and engage some help first, for
5 voting, or something that's not --

6 MR. WELLS: Yeah, and that's what we
7 really need because I know in the past --
8 another issue was we weren't getting any
9 nominations from the Commission and the public,
10 so we were just self-nominating our own
11 interests and --

12 COMMISSIONER EPSTEIN: So through the
13 Chair, is there -- the AIA/State does something
14 where it's like they have -- they have their
15 big awards that -- but they have a people's
16 choice that they do, and they have, like, a
17 category for it every year.

18 And I don't know if there's a way for us
19 to establish basic categories and people can
20 nominate or we could nominate, and then just
21 all those go out into the public, and -- you
22 know, RAP can send it out, and the City can
23 send it out. It can go on the City's website,
24 "Keep Jacksonville cute, don't pollute," or
25 something. I forget the slogan.

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1 So I -- I think there's something there,
2 and I would like to see the hard-working -- you
3 know, hearing -- a guy came in here today and
4 told us he rebuilt all the windows in his house
5 over a five-year span of time. That man
6 deserves something.

7 So that's all I'm going to say, is if we
8 can come up with some streamlined way where
9 it's not pomp and circumstance and people are,
10 you know -- like, I would love to sit and drink
11 wine and Old Fashions with you guys, but if we
12 could just make it a little bit more about
13 recognition and not throwing a ball, that, to
14 me, is a great, wonderful way to get this back
15 into motion.

16 THE CHAIRMAN: Okay. Well, it is 5:25.

17 Thank you, and I will call this meeting to
18 end.

19 (The proceedings were concluded at
20 5:25 p.m.)

21 - - -

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2

3 STATE OF FLORIDA)
4 COUNTY OF DUVAL)

5

6

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 10th day of October 2025.

16

17

18 _____
19 Diane M. Tropia
20 Florida Professional Reporter

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