

CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
MEETING

Proceedings held on Wednesday, November 12, 2025,
commencing at 1:03 p.m., at the Edward Ball Building,
Hearing Room 1002, 214 North Hogan Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

ETHAN GREGORY, Chair.
WILLIAM HOFF, Secretary.
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.
BRANDY CAMP, Planning Department.
CARLA SCHELL, Office of General Counsel.

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1 Department.
2 MS. CAMP: Brandy Camp, Planning
3 Department.
4 THE CHAIRMAN: All right. Thank you,
5 everyone.
6 Just a few general announcements before we
7 get started.
8 Please make sure, if you want to speak,
9 that you fill out a speaker card and you bring
10 it up and drop it off at the front desk here.
11 Please mark whether you are for or against the
12 COA that we are discussing.
13 We will take a ten-minute break every two
14 hour as needed. Please keep your cell phones
15 on silent. And no public displays of
16 opposition or support for any of the items on
17 the agenda.
18 Would any commissioner like to make a
19 motion regarding last month's meeting minutes
20 from October 22nd, 2025?
21 COMMISSIONER EPSTEIN: Motion to approve
22 the minutes from the October 22nd, 2025,
23 meeting.
24 COMMISSIONER MORGAN: Second.
25 THE CHAIRMAN: Any discussion on that?

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1 P R O C E E D I N G S
2 November 12, 2025 1:03 p.m.
3 - - -
4 THE CHAIRMAN: I hereby call this meeting
5 of the Jacksonville Historic Preservation
6 Commission to order and welcome all of you for
7 attending today.
8 Let the record reflect it is now 1:03 p.m.
9 I will begin with introductions, starting
10 with staff.
11 MR. WELLS: Arimus Wells, Planning
12 Department.
13 MS. SCHELL: Carla Schell, Office of
14 General Counsel.
15 COMMISSIONER EPSTEIN: Julia Epstein,
16 commissioner.
17 THE CHAIRMAN: Ethan Gregory, Chair.
18 COMMISSIONER MORGAN: Becky Morgan,
19 commissioner.
20 COMMISSIONER LOVE: Thomas Love,
21 commissioner.
22 COMMISSIONER HOFF: William Hoff,
23 commissioner.
24 MR. ARSENAULT: Caleb Arsenault, Planning
25 Department.
MR. JOHNSON: Drew Johnson, Planning

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1 COMMISSION MEMBERS: (No response.)
2 THE CHAIRMAN: All those in favor?
3 COMMISSION MEMBERS: Aye.
4 THE CHAIRMAN: Any opposed?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: By your action, the motion
7 passes for the approval of the minutes from
8 October 22nd, 2025.
9 Now I'm going to read through the entire
10 agenda, the -- all the items that are going to
11 be on -- discussed today.
12 Starting with Section B, we have deferred
13 items: LM-25-07, located at 913 5th Street
14 West. Item Number 2 is COA-25-32249, located
15 at 1552 Pearl Street North. Those have all
16 been deferred.
17 We have two consent agendas today.
18 Section C, under Consent Agenda A, we have
19 COA-25-33050, located at 3659 Pine Street; and
20 we have COA-25-33017 located at 2111 Ernest
21 Street.
22 Under Consent Agenda B, we have
23 COA-25-32989 located at 1340 Ionia Street; and
24 COA-25-32990, located at 134 7th Street West.
25 Under Section D, we have Previously

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1 Deferred Items to Be Heard, COA-25-32716,
2 located at 1417 Laura Street North. And moving
3 down to Item 3, we have COA-25-32942, located
4 at 2652 Dellwood Avenue. Item Number 2 has
5 been deferred per the request of the applicant.
6 That is COA-25-32139, located at 1375 Wolfe
7 Street. That one has been deferred per the
8 applicant's request.

9 Under Section G, Certificates of
10 Appropriateness, we have COA-25-32970, located
11 at 1954 Greenwood Avenue.

12 Section H, we have COA-25-32686, located
13 at 2916 Post Street.

14 And from there we have some New Business
15 regarding the 2026 COA Matrix, and then updates
16 on a settlement agreement, demolition delay
17 report, pending legislation, and notification
18 of improvement projects.

19 With that, we're going to go back to
20 Section C, under Consent Agenda A.

21 Do we have any commissioners with any
22 ex parte to declare from Consent Agenda A?

23 COMMISSION MEMBERS: (No response.)

24 THE CHAIRMAN: All right. Hearing none,
25 we will open the public hearing.

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1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: By your action, the motion
3 passes for Consent Agenda A.

4 Thank you.

5 Now moving to Consent Agenda B. Do any
6 commissioners have any ex parte to declare?

7 COMMISSIONER LOVE: To the Chair, members
8 of the board, I'd like to state for the record
9 that I have a business relationship with this
10 applicant. And to avoid any appearance of
11 impropriety or conflict of interest, I'm
12 recusing myself from discussion and abstaining
13 from voting on this matter.

14 THE CHAIRMAN: Thank you, Commissioner
15 Love.

16 Hearing no other ex parte, we'll open up
17 the public hearing for Consent Agenda B.

18 Is anyone here to speak regarding Consent
19 Agenda B?

20 AUDIENCE MEMBERS: (No response.)

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

23 COMMISSIONER EPSTEIN: Motion to approve
24 Consent Agenda B.

25 COMMISSIONER MORGAN: Second.

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1 If there's anyone here to speak regarding
2 Consent Agenda A, you're welcome to come speak
3 at this time.

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: And just a quick update
6 regarding the consent agenda. Both of these
7 items are approved with conditions. If you are
8 in support of the conditions that are -- with
9 the approval there, there is no need to come up
10 and speak unless you would like to. And when
11 we vote on these items, once they are approved,
12 you are welcome to stay, we'd love to have you
13 stay, but if you need to go, we understand.

14 Anyone to speak on Consent Agenda A?

15 AUDIENCE MEMBERS: (No response.)

16 THE CHAIRMAN: With that, we'll close the
17 public hearing and entertain a motion.

18 COMMISSIONER EPSTEIN: Motion to approve
19 Consent Agenda A.

20 COMMISSIONER LOVE: Second.

21 THE CHAIRMAN: Any discussion?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: All those in favor?

24 COMMISSION MEMBERS: Aye.

25 THE CHAIRMAN: Any opposed?

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1 THE CHAIRMAN: Any further discussion?

2 COMMISSION MEMBERS: (No response.)

3 THE CHAIRMAN: All those in favor of
4 Consent Agenda B?

5 COMMISSION MEMBERS: Aye.

6 (Commissioner Love abstains from voting.)

7 THE CHAIRMAN: Any opposed?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: Hearing none, motion passes
10 for Consent Agenda B.

11 Next, we're going to move on to Section D,
12 Previously Deferred Items to be Heard. The
13 first item we're going to hear is COA-25-32716,
14 located at 1417 Laura Street North.

15 Any commissioners have any ex parte to
16 declare?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Hearing none, we will open
19 the public hearing and take a staff report.

20 MR. WELLS: Thank you.

21 So to the Commission, this is COA-25-32716
22 at 1417 Laura Street. This item was heard
23 previously, last month. This is for new
24 construction, so a series of additions as well
25 as window replacement.

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1 At the request of the Commission, you
2 wanted the applicant to revise their elevations
3 to include some additional windows as well as
4 address some of staff's concerns regarding the
5 foundation for the porch and the first floor
6 doors not aligning within the porch steps --
7 (Reporter inquiry.)

8 MR. WELLS: Okay. Is this better?

9 THE REPORTER: Yes, thank you.

10 MR. WELLS: Okay. Sorry about that.

11 So since that time, the applicant has
12 addressed Conditions 6 through 9 and [sic]
13 noted in the staff report, so the -- the
14 applicant has provided updated elevation plans.
15 So these elevation plans are included within
16 the book package itself. But since that time,
17 the applicant has revised the south side
18 elevations once more. Staff received these
19 elevations yesterday morning, so those are the
20 hard copies in front of you.

21 Based on those elevations itself, staff
22 doesn't have any objections, along with the
23 front elevations that were also revised.

24 And I should also state that the window
25 product information is included within the

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1 name, address, and she'll swear you in.

2 (Brief pause in the proceedings.)

3 THE REPORTER: I need your name and
4 address, please.

5 AUDIENCE MEMBER: Okay. Rich Trendel, 47
6 11th Street, Atlantic Beach, Florida 32223.

7 THE REPORTER: I am going to swear you in.
8 If you would raise your right hand for me,
9 please.

10 MR. TRENDEL: (Complies.)

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

15 MR. TRENDEL: Yes.

16 THE REPORTER: Thank you.

17 MR. TRENDEL: On what I submitted -- we
18 went down and I took some measurements. I
19 talked through this with Arimus -- on to the
20 manufacturer and have some measurements that
21 are what is stated on those two pages. It says
22 it's roughly -- I think it's 2 and 7/8ths of an
23 inch is what you were asking for all the way
24 around on that -- those window pages.

25 I've talked to this distributor.

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1 book. That's a new exhibit as well.

2 THE CHAIRMAN: Thank you.

3 Any questions for staff?

4 COMMISSIONER EPSTEIN: Through the Chair
5 to staff, the -- I see that the window
6 information, it -- it still doesn't have the
7 dimensional information we were looking for.

8 Is there -- am I missing that? Is that
9 a -- is that somewhere else? We had talked
10 about the dimensions for the stile and the rail
11 and the frame.

12 MR. WELLS: Through the Chair to
13 Commissioner Epstein, so those dimensions were
14 not included within the book itself, just the
15 window product information. So that's on Pages
16 182 and 183.

17 THE CHAIRMAN: Any other questions for
18 staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: Hearing none, is the
21 applicant here?

22 AUDIENCE MEMBER: Yeah.

23 THE CHAIRMAN: If you'd come up, yeah.

24 (Audience member approaches the podium.)

25 THE CHAIRMAN: Feel free to state your

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1 Everything that I've given you is what I'm able
2 to get unless I go hand measure a product
3 that's like this, but not exactly the -- it's
4 the same model, but it's not the -- the same
5 exact window, so --

6 But everything else that we talked about,
7 I -- I think that you'll see is completed on
8 there.

9 I'm open for questions. I -- that's -- I
10 don't know if I have anything else to say.

11 THE CHAIRMAN: Does anybody have any
12 questions for the applicant here?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: We appreciate you working
15 with staff, revising the location of the
16 windows and the plans and the front steps, as
17 well as working to get this window information
18 here. We appreciate that.

19 MR. TRENDEL: Yeah.

20 THE CHAIRMAN: All right. Well, we'll
21 call you back up if we need you.

22 Is there anyone else here to speak
23 regarding this COA?

24 (Audience member approaches the podium.)

25 THE REPORTER: Your name and address,

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1 please.

2 AUDIENCE MEMBER: Kim Pryor, 245 West 5th

3 Street.

4 THE REPORTER: If you would raise your

5 right hand for me, please.

6 MS. PRYOR: (Complies.)

7 THE REPORTER: Do you affirm that the

8 testimony you are about to give will be the

9 truth, the whole truth, and nothing but the

10 truth?

11 MS. PRYOR: I do.

12 THE REPORTER: Thank you.

13 MS. PRYOR: I'm just curious if we can

14 pull up the photos of the windows and take a

15 quick look?

16 MR. WELLS: (Complies.)

17 MS. PRYOR: Thank you.

18 So as we look at this window example, this

19 does not conform to historic dimensions, as we

20 have talked about in previous meetings, not

21 necessarily on this particular project, but on

22 other projects.

23 It appears to me that that lower rail is

24 the same size as the meeting rail which is the

25 same size as the upper rail, which is not

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1 MS. SCHELL: (Speaking off microphone.)

2 COMMISSIONER EPSTEIN: Yes, as is.

3 MS. SCHELL: (Speaking off microphone.)

4 COMMISSIONER EPSTEIN: Yes. With staff

5 conditions, yes.

6 COMMISSIONER MORGAN: Second.

7 THE CHAIRMAN: Any discussion?

8 COMMISSIONER HOFF: Through the Chair, I

9 think that should also reflect that the south

10 elevation would be the version that was

11 provided --

12 (Reporter inquiry.)

13 COMMISSIONER HOFF: Through the Chair, I

14 think that that should also include that the

15 south elevation should reflect the version that

16 was provided to staff on 11/11, I think.

17 That's what the staff --

18 MR. WELLS: That's correct.

19 COMMISSIONER HOFF: -- (inaudible), and --

20 COMMISSIONER EPSTEIN: I'd like to -- no

21 one has seconded, so I will make a new motion.

22 THE CHAIRMAN: Yeah, it was seconded.

23 COMMISSIONER EPSTEIN: Oh, it was?

24 THE CHAIRMAN: We have a second from

25 Becky.

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1 historically accurate, so I would ask that this

2 commission require that the window --

3 especially since this is a historic property --

4 require that the windows that are installed do

5 comply with the historically appropriate

6 dimension and reveals.

7 Again, the bottom rail of the lower sash

8 is typically between 2-and-a-half and 3 inches

9 wide, tall. The meeting rail is typically an

10 inch and a half, and the upper rail of the

11 upper sash is usually an inch shorter than the

12 width of the bottom rail. That allows for the

13 proper reveal and support, so I would request

14 that we do require that the -- that that be

15 maintained.

16 Thank you.

17 THE CHAIRMAN: Thank you.

18 Is there anyone else here to speak

19 regarding this COA?

20 AUDIENCE MEMBERS: (No response.)

21 THE CHAIRMAN: Hearing none, we'll close

22 the public hearing and entertain a motion.

23 COMMISSIONER EPSTEIN: Motion -- I'm just

24 going to start with what we've got.

25 Motion to approve COA-25-32716 as is.

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1 COMMISSIONER EPSTEIN: Okay. I would like

2 to amend my motion to motion to approve with

3 conditions, COA-25-32716, but changing

4 Condition Number 1 to say today's -- the

5 drawing is not dated, so -- but Condition

6 Number 1 should say: Materials shall be

7 subsequently consistent with the elevation

8 drawings received at the Historic Preservation

9 Commission on 11/12/2025.

10 COMMISSIONER MORGAN: Second.

11 THE CHAIRMAN: All right. We're going to

12 vote on the amendment to the motion.

13 All those in favor?

14 COMMISSION MEMBERS: Aye.

15 THE CHAIRMAN: Any opposed?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: Hearing none, your motion

18 to amend the motion has passed.

19 Any further discussion regarding --

20 MS. SCHELL: (Speaking off microphone.)

21 THE CHAIRMAN: Oh, sorry.

22 COMMISSIONER EPSTEIN: So moved as

23 amended.

24 THE CHAIRMAN: Any further discussion?

25 MS. SCHELL: (Speaking off microphone.)

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1 COMMISSIONER MORGAN: Second.

2 THE CHAIRMAN: Thank you.

3 Any further discussion regarding

4 COA-25-32716?

5 COMMISSIONER EPSTEIN: Through the Chair,

6 I just -- I want to speak about the windows,

7 just because I feel like more recently we have

8 been asking people to provide more information,

9 dimensionally, and we've been putting some

10 other applicants through a lot more stringent

11 of an ask.

12 I'm just saying that the frame depth is a

13 certain -- I don't know what that -- as an

14 architect, I don't know what that means, the

15 "frame depth." That could mean a few different

16 things. So I just wanted to hear everybody

17 else's thoughts on that, just based off some of

18 our more previous experience with some of these

19 vinyl windows.

20 THE CHAIRMAN: It says at a frame depth of

21 2.78 inches, which would be in the range of

22 what the bottom rail would typically be on the

23 windows, but this one goes all the way around,

24 so it has a uniform look to it.

25 You know, with it being a new construction

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1 percent familiar with this window series, so I

2 don't know the ins and outs of what is

3 available, but more typically, you should be

4 able to find that information somewhere.

5 There's a -- these are vinyl windows.

6 There's a schematic for these that have -- that

7 they've created them from, so -- I can't say

8 for certain that this exact window has it. And

9 I know that our applicant has said it does not

10 exist.

11 I guess my biggest concern, as we saw from

12 one of our previous vinyl window submissions

13 was that, aside from the stile and rail around

14 the window, there was a frame that was pretty

15 substantial, and I'm worried that that's what

16 this is alluding to by the "frame depth," not

17 a -- I'm worried that there's a frame and then

18 there are the sashes made up of the stile and

19 rail, and I would just like to have a

20 clarification on that. I'm trying to look on

21 the Internet right now.

22 COMMISSIONER MORGAN: Through the Chair to

23 Commissioner Hoff, generally, there is, like, a

24 section through the window that outlines all

25 those depths. I'm looking too. I don't see

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1 property, it sometimes -- I'm not sure it's

2 all -- how feasible it is always to get that

3 bottom rail taller, like she -- it's being

4 requested. So a little bit of leeway there, I

5 suppose, on that one item.

6 COMMISSIONER HOFF: Through the Chair, so

7 just to clarify, this is not a new

8 construction.

9 THE CHAIRMAN: Sorry. Noncontributing I

10 mean. Sorry. The addition is new

11 construction.

12 COMMISSIONER HOFF: Through the Chair, so

13 to the professionals that deal with these

14 materials more frequently than I, is the

15 information that we are asking for readily

16 available?

17 (Noise disruption.)

18 COMMISSIONER HOFF: Is this information

19 readily available or is this information

20 something that an applicant would have to --

21 they could measure themselves and measure on

22 the specific product that they are looking to

23 use?

24 COMMISSIONER EPSTEIN: Through the Chair

25 to Commissioner Hoff, I -- I am not a hundred

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1 that for this particular brand, which I'm

2 unfamiliar with.

3 COMMISSIONER HOFF: So through the Chair,

4 if we can't find that information at the

5 moment, if we know the measurement criteria

6 that we are looking for, could we,

7 hypothetically, approve the COA with a

8 condition that the windows to be installed will

9 at least meet the measurements that we are

10 looking for?

11 MS. SCHELL: Through the Chair, yes, if

12 you make it specific enough, we can do that.

13 You can add that condition.

14 COMMISSIONER HOFF: Which -- I don't know

15 how other people feel about this, including the

16 applicant, but I would hate to, you know, have

17 this deferred again, holding up the progress

18 for that one particular issue, which, I agree,

19 is important, so ...

20 THE CHAIRMAN: So it's really ensuring

21 that the bottom rail is more substantial than

22 the rest of the frame of the windows, what

23 we're discussing; is that everybody's

24 sentiment?

25 COMMISSIONER EPSTEIN: Through the Chair,

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1 honestly, I am more concerned that the vinyl
2 window doesn't have the substantial frame
3 outside of these sashes. That's more -- I know
4 with the vinyl window, we're never going to get
5 something that a hundred percent matches a
6 historic profile for these, but that -- where
7 some of these have a substantial frame that
8 operates the system is more of my general
9 concern.

10 COMMISSIONER LOVE: Through the Chair, to
11 sort of piggyback off of what Commissioner
12 Epstein just said, I would agree with that. It
13 seems that we've seen a lot of schematics
14 previously which sort of suggest maybe one
15 thing, then when compared to an actual model of
16 that window, this sort of thick frame around
17 the window sort of becomes apparent. So, yeah,
18 I think that's definitely a valid concern.

19 COMMISSIONER EPSTEIN: Yeah, through the
20 Chair, I'm on the MI Windows website, and there
21 is a cross-section of the window on there, but
22 it does not have -- there is a frame that these
23 sashes function within. It does not have a
24 dimension of that. The 2-and-7/8ths is the
25 depth of the window. It is not anything on the

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1 you cut it (microphone failure) and then this
2 is (inaudible) window in section.

3 And then this is --
4 (Reporter inquiry.)

5 COMMISSIONER EPSTEIN: I'm sorry.

6 The upper right is if you cut through the
7 window in plan. And the left is if you cut the
8 window in section. And then the bottom I don't
9 believe applies for this job. It would be if
10 there's a muntin -- like a mullion between two
11 windows, so --

12 Looking at this, you can see from the plan
13 section there's this 1-and-15/16ths dimension.
14 That looks like that sort of catalogues the
15 whole way around as the frame, but it also
16 includes some of that rail with it.

17 THE CHAIRMAN: So it's approximately
18 2 inches, profile, is what we're kind of
19 looking at here?

20 COMMISSIONER EPSTEIN: Yeah.

21 THE CHAIRMAN: Okay.

22 So to echo Commissioner Hoff's comments of
23 trying to find a way to move this along -- so
24 we have a -- what is approximately 1-15/16ths
25 or 2 inches profile. Is that substantial

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1 profile of the window. That is called out in
2 this drawing. But it does not have the other
3 dimensional -- you could scale it, I suppose,
4 if you put it in Bluebeam or something because
5 there's other dimensions on it.

6 It does appear that it has some type of
7 frame that this sits in, but it does not have
8 the dimension of it. It does appear that it is
9 not as -- it's not as substantial as the one
10 that -- we had the actual window brought here,
11 and it had, like, almost that 3-inch frame.

12 I can email -- maybe I can email this to
13 Arimus and maybe he can pull it up on the
14 screen.

15 Arimus, I sent that. Did that take you to
16 just the general web page?

17 MR. WELLS: (Speaking off microphone.)

18 COMMISSIONER EPSTEIN: Okay.

19 (Brief pause in the proceedings.)

20 THE CHAIRMAN: Thank you, everyone, for
21 your patience. We're getting there.

22 Is this the -- this is the side profile,
23 so (inaudible) the depth of the window frames
24 is what you're saying?

25 COMMISSIONER EPSTEIN: So this is like if

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1 enough for a profile to fit the area if we
2 added in a condition that the bottom rail
3 additionally be 2-and-a-half to 3 inches? Is
4 that going to satisfy it here?

5 Because based on these plans here, it
6 looks like it's close to 2 inches in size, and
7 then the bottom rail would then be taller, if
8 we made that condition.

9 COMMISSIONER MORGAN: To the Chair, I
10 would be okay with 3 inches.

11 I do feel more comfortable having
12 something specific on the record so afterward
13 there are specific things to look at to
14 compare.

15 THE CHAIRMAN: Commissioner Epstein, does
16 this kind of satisfy what you're looking for
17 with these schematics here, with the added
18 condition?

19 COMMISSIONER EPSTEIN: Through the Chair,
20 I'm trying to be helpful and move it along.

21 It's a little frustrating to me because
22 we've asked for a lot more from people more
23 recently. And I know we look at everything
24 individually and try to be fair.

25 If we can put a condition in here about

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1 the bottom rail having a dimension that it --
2 maybe it is 3 inches for -- for looking at the
3 rest of this frame, then I think we can -- I
4 would be okay with putting that information in
5 here and saying that the applicant can work on
6 this with staff, if they -- if this product or
7 they -- another product can find that sort of
8 proportional relationship.

9 And I also would like to say that we need
10 to make sure that the frame not exceed this
11 2 inch number as part of their -- because I
12 know we saw one specifically that was from
13 Lowe's or something that was, like, over
14 3 inches, and I think that makes the window --
15 it's --

16 I know everybody thinks this is too much
17 about the windows, but when you start to put
18 this frame outside of the actual sash and rail
19 and -- you lose, like, 6 inches of your window
20 size when that happens, so it has a very
21 drastic effect on the look of the house.
22 That's why we are talking about this so much.

23 So I would be okay if we could
24 specifically dictate dimensionally some of this
25 information and then say that the applicant can

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1 really impossible for us to find.

2 I haven't done a second layer of research
3 on that. I could be completely wrong. But if
4 that's the goal, then that -- that's fine. I
5 just, again, want to -- this is the first one
6 of hopefully many. I just need to know what
7 you guys want, so ...

8 THE CHAIRMAN: Thank you.

9 MR. TRENDEL: But that -- but that is the
10 hardship.

11 THE CHAIRMAN: Okay.

12 COMMISSIONER MORGAN: Through the Chair,
13 just a general comment, I think that's kind of
14 where we arrived with another applicant when
15 the salesperson came in. I'm not sure if what
16 we're looking for really is -- if you can
17 really replicate the look of a historic window
18 with vinyl. There's, like, structural
19 differences, and it -- it seemed like that was
20 something that had come up with [sic] before.
21 That applicant is still working on it. We
22 haven't seen a follow-up. I want to know what
23 you find out.

24 COMMISSIONER EPSTEIN: Through the Chair,
25 so do I have to create this condition now?

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1 work that out with staff.

2 THE CHAIRMAN: So that would require
3 another amendment to the motion, if anybody
4 wanted to take a stab at it.

5 MS. SCHELL: Through the Chair, before you
6 do that, I recommend that you bring the
7 applicant up and find out whether he's amenable
8 to such a condition.

9 THE CHAIRMAN: Sure.

10 Can you come up real quick?

11 (Mr. Trendel approaches the podium.)

12 THE CHAIRMAN: So what we're proposing is
13 that -- use these windows or something similar
14 to this and we work with staff on it. And I
15 believe the motion that would come out of it --
16 this is a -- the 2-inch profile, and then the
17 bottom rail profile being approximately
18 3 inches, and then working with staff to get
19 that done.

20 Is that amenable to you?

21 MR. TRENDEL: It is, but with a comment.

22 I've -- I went through three or four of
23 our distributors on that. And what two of the
24 three said is that, then, pigeonholes us into
25 using wood windows, that vinyl is going to be

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1 MS. SCHELL: (Off-microphone response.)

2 COMMISSIONER EPSTEIN: The condition that
3 we're saying.

4 MS. SCHELL: Through the Chair, if you'd
5 like to amend it, yes. You can move another
6 amendment.

7 COMMISSIONER EPSTEIN: Okay.

8 MS. SCHELL: That would be fantastic.

9 (Brief pause in the proceedings.)

10 COMMISSIONER EPSTEIN: Through the Chair,
11 I don't see -- there are -- Conditions 16
12 through 21 for the wholesale window
13 replacement, it doesn't specifically say
14 anything about the actual product. They're
15 saying -- like, the product used here within or
16 anything like that. So do I need to add a
17 condition that the final window product will be
18 approved with staff?

19 MS. SCHELL: Through the Chair, my
20 recommendation is that you add a condition that
21 final window product selection needs to be
22 reviewed and approved by staff with minimum
23 dimensions of, and then state whatever
24 dimensions you're looking for.

25 COMMISSIONER EPSTEIN: Through the Chair

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1 to the Commission, all right. So I want to
2 talk about these dimensions because I don't
3 want -- I don't want to create a nonachievable
4 situation possibly, but I want to give some
5 sort of guidance that would help -- finding a
6 product that would suit the historic character
7 of the neighborhood.

8 So I am going to request -- because this
9 product does look like it has this sort of
10 outside frame that's the 2 inches -- like,
11 right under 2 inches, I'm going to say a frame
12 profile that is under 2 inches.

13 And I would like to -- I don't want to say
14 a bottom rail of 3 inches because I think
15 then -- what if you find -- what if they find
16 one that's 2-and-7/8ths or something like --
17 you know.

18 So should we say a bottom rail that's
19 greater than 2-and-a-half inches?

20 THE CHAIRMAN: That sounds good.

21 COMMISSIONER EPSTEIN: All right.

22 Okay. I'm going to amend my motion.

23 Motion to approve COA-25-32716 --

24 MS. SCHELL: You just move an amendment --

25 COMMISSIONER EPSTEIN: Oh.

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1 THE CHAIRMAN: All right. The amendment
2 to the motion passes.

3 Would you like to move the motion?

4 MS. SCHELL: The next motion -- the next
5 one should be to move it as twice amended.

6 COMMISSIONER EPSTEIN: Move it as twice
7 amended. I so move as twice amended.

8 COMMISSIONER HOFF: Second.

9 THE CHAIRMAN: Any other discussion?

10 COMMISSION MEMBERS: (No response.)

11 THE CHAIRMAN: All those in favor of

12 moving the motion as twice amended?

13 COMMISSION MEMBERS: Aye.

14 THE CHAIRMAN: So this is the vote?

15 MS. SCHELL: Yeah.

16 THE CHAIRMAN: All right. So we have a
17 motion on the table for approve [sic] as twice
18 amended, the motion for approval with
19 conditions for COA-25-32716, located at 1417
20 Laura Street North.

21 All those in favor?

22 COMMISSION MEMBERS: Aye.

23 THE CHAIRMAN: Opposed?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: By your action, your motion

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1 MS. SCHELL: -- to add a condition.

2 COMMISSIONER EPSTEIN: I want to make a
3 motion to move an amendment to add a condition
4 to our existing motion, and I will be adding
5 condition number -- I guess it's --

6 MS. SCHELL: It doesn't matter.

7 COMMISSIONER EPSTEIN: It doesn't --

8 MS. SCHELL: You're just going to add a
9 condition.

10 COMMISSIONER EPSTEIN: Okay. Condition
11 Number 24, that the applicant review the window
12 product information with staff for final
13 approval, and that they propose a window system
14 that has a frame profile under 2 inches and a
15 bottom rail greater than 2-and-a-half inches.

16 COMMISSIONER MORGAN: Second.

17 MS. SCHELL: (Speaking off microphone.)

18 COMMISSIONER EPSTEIN: Frame profile under
19 2 inches and a bottom rail over 2-and-a-half
20 inches.

21 THE CHAIRMAN: All those in favor of the
22 amendment to the motion?

23 COMMISSION MEMBERS: Aye.

24 THE CHAIRMAN: Any opposed?

25 COMMISSION MEMBERS: (No response.)

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1 passes.

2 Thank you.

3 Thank you for your patience, everybody.

4 All right. Next we'll move on to Item
5 Number 3. That is COA-25-32942, located at
6 2652 Dellwood Avenue.

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

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: Hearing none, I will open
11 the public hearing and hear a staff report.

12 MR. ARSENAULT: Thank you.

13 Through the Chair to the Commission, to
14 remind you, this application was heard at the
15 last meeting. This is for the property at 2652
16 and 2654 Dellwood Avenue. It is currently
17 operating as a duplex, and this is for the
18 replacement of 21 windows -- the majority of
19 which are historic and within repairable
20 condition -- with a vinyl product.

21 At the -- the decision of the last
22 meeting, the Commission had requested a WDO
23 report as well as some further information on
24 the window product. In front of you now is a
25 wood destroying organism fumigation retreatment

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1 only service agreement that was provided by the
2 applicant. And if you look on the back, it
3 looks like this one was inspected in 2019. We
4 did not receive any updated product information
5 for the windows. So given the information that
6 we have, staff stands by our original report
7 and our recommendation for denial.

8 Stand by for any questions.

9 THE CHAIRMAN: Any questions for staff?

10 COMMISSION MEMBERS: (No response.)

11 THE CHAIRMAN: Hearing none, is the
12 applicant here?

13 (Audience member approaches the podium.)

14 THE CHAIRMAN: Feel free to come up, state
15 your name and address, and she will swear you
16 in.

17 AUDIENCE MEMBER: Adam Allen, 7018
18 AC Skinner Parkway, Jacksonville, Florida.

19 THE REPORTER: If you would raise your
20 right hand for me, please.

21 MR. ALLEN: (Complies.)

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 asking for before, so I sent that to you guys
2 so you could take a look at those.

3 And I believe the frame sizes meet some of
4 the conditions you were just discussing as far
5 as, you know, under 2 inches, above
6 2-and-a-half inches for a total. And so if you
7 guys want to take a look at that, but I'm
8 proposing a complete different product change
9 to this address to keep in consistency with a
10 historical wood aesthetic.

11 And so it's a wood-based composite,
12 which -- which gives all of the energy
13 efficiency and all of the modern convenience
14 of, but it's designed to look like a wood
15 painted texture, so it still keeps with that
16 historical aesthetic that you guys were trying
17 to achieve.

18 THE CHAIRMAN: Any questions from the
19 commissioners for the applicant?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: The only question I have
22 would be -- is -- the only information we were
23 provided regarding the condition of the windows
24 was from a WDO report done six years ago. Is
25 there no other information you were provided?

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1 MR. ALLEN: I do.

2 THE REPORTER: Thank you.

3 MR. ALLEN: Howdy. Good to see you all
4 again.

5 The WDO was submitted by the homeowner.
6 I'm not sure about the -- the time and date,
7 but there is still pretty significant termite
8 damage on the windows.

9 I did bring an example of the product
10 change that we're talking about, so -- I
11 listened last time I was here, and vinyl seems
12 to be a no-go. Also, I did a little bit of
13 research looking on your web page as prompted,
14 and vinyl clad, all of that -- and I understand
15 why.

16 So my proposal would be to change the
17 product to an Andersen wood-based composite
18 window, which I actually brought an example so
19 you guys could see what it looks like, if you'd
20 like to see that. I don't know if that's
21 allowable or not, so --

22 I did -- and I apologize, I didn't send
23 these ahead of time, but I did just send Caleb
24 and Arimus an email with all of the specs of
25 the Andersen 100 wood series that you were just

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1 Because the staff is currently recommending
2 that these windows could be repaired and in
3 need of replacement.

4 MR. ALLEN: So, unfortunately, there's
5 not.

6 And my role in this as a representative of
7 the window company that -- or the replacement
8 company that we're doing, for liability reasons
9 I could not do that myself. I had to depend on
10 what the homeowner provided, and this was what
11 she had provided to that. So in this
12 particular case, my hands are tied because I --
13 I can't provide a WDO --

14 THE CHAIRMAN: No, I appreciate that.

15 MR. ALLEN: So this was what -- when I
16 reached out to her, this was what she provided
17 to us. And so, unfortunately, that's -- that's
18 all I have to go on at the moment.

19 THE CHAIRMAN: Thank you.

20 MR. ALLEN: And -- so ...

21 THE CHAIRMAN: Any other questions?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: All right. Thank you.

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

25 MR. ALLEN: Thank you.

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1 THE CHAIRMAN: Is there anyone else here
2 to speak regarding this COA?

3 AUDIENCE MEMBERS: (No response.)

4 THE CHAIRMAN: Seeing none, we will close
5 the public hearing and entertain a motion.

6 COMMISSIONER MORGAN: I'd like to make a
7 motion to deny COA-25-32942.

8 COMMISSIONER EPSTEIN: Second.

9 THE CHAIRMAN: Any discussion?

10 COMMISSIONER LOVE: Through the Chair, I
11 think from -- certainly from my perspective --
12 and I welcome any other opinions -- you know,
13 the -- the proposed replacement windows not
14 withstanding, I think the -- the big question
15 is whether or not the original windows can be
16 repaired, basically.

17 COMMISSIONER EPSTEIN: Yeah, through the
18 Chair, I think the product that you've shown
19 here is a very reasonable one, but I think the
20 question goes back to whether these windows are
21 replaceable or not replaceable.

22 Staff, who we use as our experts for this,
23 have gone out, they have deemed them fixable,
24 repairable. And then the only information we
25 have to sort of juxtapose that and make our

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1 and get more information that proves, you know,
2 sort of your homeowner's side that they believe
3 that their windows are not repairable, and you
4 can present that to us, or it sounds like we're
5 going to vote to deny this. And once it's
6 denied, you can't ask for another COA for this
7 exact thing for a year, so -- just so you know.

8 MR. ALLEN: May I --

9 THE CHAIRMAN: You can come up here if you
10 would like, sir.

11 (Mr. Allen approaches the podium.)

12 MR. ALLEN: So just to be quite frank, I
13 don't want to ask for another deferral as a --
14 you know, kind of -- I learned a lot in my two
15 visits here, and you'll probably see me again,
16 but -- one of those things where just -- I
17 don't think it's going to be worth my time or
18 yours to ask for a deferral on this, especially
19 considering I've already contacted the
20 homeowner and said, hey, this is what we need,
21 and this is what were provided for [sic]. So I
22 just don't think doing that again and waiting a
23 whole 'nother month is going to be advantageous
24 for anyone involved, so ...

25 COMMISSIONER EPSTEIN: Okay.

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1 decision is this Bug Out service saying, you
2 know, windows and -- it just says "windows and
3 landing area." It doesn't go into any more
4 detail for -- I mean, that could be two
5 windows. That could be all the windows, so --

6 Trying to look at this more as what staff
7 has provided and then what you're providing
8 through the homeowner, I can't see here where
9 enough evidence is being provided from your
10 side for us to be able to say that these
11 windows are not repairable and you can put new
12 windows in.

13 THE CHAIRMAN: Any other further
14 discussion?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: I tend to agree. I don't
17 see enough evidence here as well.

18 And I agree with you, Commissioner
19 Epstein, the -- the window they're proposing is
20 probably acceptable, but in this case the
21 windows are repairable, and I don't see enough
22 evidence here to the contrary.

23 COMMISSIONER EPSTEIN: So through the
24 Chair, just to the applicant, it seems like you
25 have two options here. You can defer and try

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1 THE CHAIRMAN: Thank you.

2 MR. ALLEN: Thank you.

3 MS. SCHELL: Through the Chair, if I could
4 clarify one thing real quick to the applicant.

5 So it's true if you ask for the exact same
6 thing, you can't do that with -- you know, for
7 a year after you're denied, but should you come
8 back with new evidence and this new window
9 product that was not part of your original
10 request, staff and I kind of agree that that is
11 a different request and you could do that
12 within a year. So you could communicate that
13 to the homeowners if you're denied, which is
14 the motion on the table.

15 MR. ALLEN: Okay. Thank you very much.
16 Appreciate it.

17 MS. SCHELL: You're welcome.

18 MR. ALLEN: Thank you.

19 THE CHAIRMAN: All right. Any further
20 discussion?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: All right. Currently
23 there's a motion on the table to deny
24 COA-25-32942, located at 2652 Dellwood Avenue.
25 All those in favor?

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1 COMMISSION MEMBERS: Aye.

2 THE CHAIRMAN: Any opposed?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: By your action,

5 COA-25-32942 has been denied.

6 Thank you.

7 Now moving down to Section G, under

8 Certificates of Appropriateness, we have

9 COA-25-32970, located at 1954 Greenwood Avenue.

10 Are there any commissioners with any

11 ex parte to declare?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: Hearing none, we'll open

14 the public hearing and hear a staff report.

15 MR. ARSENAULT: Thank you.

16 Through the Chair to the Commission,

17 COA-25-32970 seeks to install a 6-foot vertical

18 aluminum fence in front of the wall plane of

19 the contributing structure located at the --

20 within the Riverside Avondale Historic

21 District.

22 The subject property is a corner lot and

23 currently has 4-foot-tall aluminum fencing

24 directly adjacent to the proposed location.

25 The area where the applicant proposes

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1 the design guidelines.

2 The horizontal wooden fence that was

3 installed in the subject area was done so

4 without approval and is inconsistent in design

5 and height with the Ordinance Code criteria and

6 design guidelines.

7 Because the existing fence was constructed

8 without approval and is inconsistent with the

9 above, staff recommends the approval of the new

10 aluminum fencing with the proposed material and

11 design under the condition that the height is

12 limited to 4 feet tall; again, Condition Number

13 1. This will replace an unapproved

14 noncompliant fence with a compatible one.

15 As such, we forward to you a

16 recommendation for approval with conditions

17 with the corrective actions or conditions that

18 fencing installation is consistent with the

19 fencing and wall guidelines and that the

20 location of the fencing is consistent with the

21 submitted site plan.

22 THE CHAIRMAN: Thank you. Any questions

23 for staff?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Okay. Hearing none, is the

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1 6-foot-tall fencing would enclose the utilities

2 of the pool. The pool and associated fencing

3 were approved under COA-24-30519; however, an

4 approximately 5 to 6 feet tall horizontal

5 wooden fence was installed without approval

6 within the past year.

7 Because the height of the proposed fencing

8 is 6 feet tall and is in front of the front

9 wall plane of the structure, the proposal is

10 inconsistent with the fencing and wall design

11 guidelines and requires review by the

12 Commission.

13 The proposed vertical aluminum fence is

14 consistent in both material and design with the

15 design guidelines, the fencing and wall

16 guidelines, and the Ordinance Code criteria.

17 The height is inconsistent with the above

18 as the appropriate height for a fence in the

19 front yard is up to 4 feet tall. As such,

20 staff has conditioned the application to be

21 consistent with the fencing and wall

22 guidelines, Condition Number 1, so that the

23 fencing will be no taller than 4 feet in

24 height. As conditioned, the application is

25 consistent with the Ordinance Code criteria and

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1 applicant here?

2 AUDIENCE MEMBER: (Indicating.)

3 THE CHAIRMAN: Thank you.

4 If you'd come up and just state your name

5 and address and she'll swear you in.

6 (Audience member approaches the podium.)

7 AUDIENCE MEMBER: Hi.

8 My name is Henry Schnitzer. I'm the

9 owner/homeowner.

10 THE REPORTER: If you would raise your

11 right hand for me, please.

12 MR. SCHNITZER: (Complies.)

13 THE REPORTER: Do you affirm that the

14 testimony you are about to give will be the

15 truth, the whole truth, and nothing but the

16 truth?

17 MR. SCHNITZER: Yes, I do.

18 THE REPORTER: Thank you.

19 MR. SCHNITZER: Thank you.

20 Hi, everyone. Thank you for hearing -- my

21 first time here. My contractors have been here

22 multiple times. You guys have actually worked

23 with us, so I appreciate that.

24 Honestly, I've taken over -- I haven't

25 taken over the project, but that fence -- I

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1 don't -- addressing the wood fence, I don't
 2 like it. It is coming down.
 3 So the approval that I'm looking for, the
 4 6 -- the difference in height, honestly, is to
 5 conceal the mechanical equipment there. There
 6 is an aluminum fence around the pool area now.
 7 It's a new fence in the back of the house, so
 8 the only reason, honestly, is to conceal the
 9 mechanical equipment, so that's -- that's
 10 really why I want to have that 6-foot enclosure
 11 instead of the 4-foot enclosure.
 12 I understand if it can only be 4 feet. I
 13 can work with that. That's my only reason.
 14 THE CHAIRMAN: So any other questions for
 15 the applicant here, or owner?
 16 COMMISSION MEMBERS: (No response.)
 17 THE CHAIRMAN: Are you saying the aluminum
 18 is to cover the utilities out there, the
 19 mechanical systems --
 20 MR. SCHNITZER: Yeah, so the --
 21 THE CHAIRMAN: -- and so --
 22 MR. SCHNITZER: Yeah.
 23 THE CHAIRMAN: Does the aluminum fence
 24 you're proposing to install have pretty wide
 25 slats? You can see through them pretty --

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1 could talk about it and I'd make a motion to
 2 start talking about it and then I could do my
 3 favorite thing, which is to amend every motion
 4 I ever make, so ...
 5 MS. SCHELL: Okay.
 6 THE CHAIRMAN: Well, before -- how about
 7 this: Before we make a motion, can we get the
 8 applicant back up here, please?
 9 (Mr. Schnitzer approaches the podium.)
 10 COMMISSIONER EPSTEIN: And also -- I'm
 11 sorry, before -- through the Chair to staff or
 12 the applicant, do we have -- I don't see on a
 13 site plan where it says where the 4-foot fence
 14 is versus where you want the 6-foot fence, the
 15 extent of where you want that fence.
 16 MR. SCHNITZER: Yeah, so I don't think
 17 it's on the site plan either, but basically
 18 where the wood fence is now, it would be that
 19 exact outline with the 6-foot aluminum fence,
 20 the same material, the same look as what's
 21 there already in the 4-foot fence.
 22 MR. WELLS: Through the Chair to
 23 Commissioner Epstein, in the same location as
 24 the wood fence right now, so on the site plan
 25 depicted right now on the screen.

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1 MR. SCHNITZER: Yeah.
 2 THE CHAIRMAN: -- well, though?
 3 MR. SCHNITZER: It will be wide.
 4 The idea is to, you know, grow something
 5 around it or in that area, but just to conceal
 6 it. Yeah, I don't like the wood fence either.
 7 And, yes, that was done without approval.
 8 THE CHAIRMAN: Okay. Thank you.
 9 MR. SCHNITZER: Thank you.
 10 THE CHAIRMAN: Is there anyone else here
 11 to speak regarding this COA?
 12 AUDIENCE MEMBERS: (No response.)
 13 THE CHAIRMAN: Hearing none, we will close
 14 the public hearing and entertain a motion.
 15 COMMISSIONER EPSTEIN: Motion to approve
 16 with conditions COA-25-32970.
 17 MS. SCHELL: Through the Chair, real quick
 18 before anyone seconds -- did anyone second
 19 that?
 20 COMMISSIONER EPSTEIN: No.
 21 MS. SCHELL: Okay. So if the owner is not
 22 willing to agree to the 4 foot condition, you
 23 need to make a decision on his request, which
 24 is a 6-foot-tall fence.
 25 COMMISSIONER EPSTEIN: I was hoping we

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1 COMMISSIONER EPSTEIN: So -- through the
 2 Chair, so just the red area?
 3 MR. SCHNITZER: Yes. Yes.
 4 THE CHAIRMAN: And so just to be clear,
 5 the staff's recommendation is for a 4-foot
 6 fence, and that's -- fits the guidelines
 7 currently there. And you seemed to indicate
 8 earlier that was amenable to you. You'd like a
 9 6-foot, but you'd be okay with a 4-foot if it
 10 went that way?
 11 MR. SCHNITZER: Yeah, I mean, I understand
 12 if -- yes, if 6 foot isn't acceptable, 4 foot,
 13 I can live with that. That's fine. I'm just
 14 trying to get 6 feet.
 15 THE CHAIRMAN: Okay. I understand. Well,
 16 thank you. We'll call you back if we need you.
 17 Thank you.
 18 Would anyone like to make a motion on this
 19 one?
 20 COMMISSIONER HOFF: Through the Chair, I
 21 will make a motion to --
 22 MS. SCHELL: Can you hold on one second,
 23 Commissioner Hoff?
 24 COMMISSIONER HOFF: Sure.
 25 MS. SCHELL: Can Mr. Wells address

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1 something real quick?

2 MR. WELLS: Through the Chair to the

3 Commission, my apologies here, but the -- I

4 just want to note for the record, there is a

5 typo here on the staff report. So it states

6 there's approved conditions and then there's --

7 below that is corrective actions. That

8 corrective actions should be the actual

9 conditions. So there are actual conditions

10 associated with the staff report.

11 COMMISSIONER EPSTEIN: It doesn't have --

12 MR. WELLS: So one thing I'll also note,

13 so for Condition Number 1, it states, "Fencing

14 installation and design shall be consistent

15 with the fencing and wall guidelines." That's

16 just an umbrella way of just stating that

17 the -- because the wall guidelines specify how

18 there shall only be 4 feet fencing within the

19 front yard, so that was just our way of just

20 getting at the 4 foot approval rather than

21 stating actually, as a separate condition, it

22 should be 4 feet only.

23 COMMISSIONER HOFF: Okay.

24 THE CHAIRMAN: So --

25 MS. SCHELL: Through the --

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1 favor of approval with conditions of

2 COA-25-32970, all those in favor say aye.

3 COMMISSION MEMBERS: Aye.

4 THE CHAIRMAN: Any opposed?

5 COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: By that, your motion passes

7 for COA-25-32970.

8 Thank you.

9 Moving on to Section H, we have

10 COA-25-32686, located at 2916 Post Street.

11 Do any commissioners have any ex parte to

12 declare?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Seeing none, we'll open the

15 public hearing and hear a staff report.

16 MR. ARSENAULT: Thank you.

17 Through the Chair to the Commission,

18 COA-25-32686 is for the replacement of 49

19 windows, door replacement, after-the-fact

20 walkway installation, stairway replacement, and

21 chimney removal at a historic property within

22 the Riverside Avondale Historic District.

23 The primary structure on the property is a

24 one-and-a-half-story bungalow-style residence

25 characterized by its gambrel roof with a front

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1 THE CHAIRMAN: Go on.

2 MS. SCHELL: Through the Chair, if you

3 would like a condition that it be 4 feet, which

4 like Mr. Wells said, that is consistent with

5 the fencing guidelines, I would like you to say

6 that on the record because, if not, the final

7 order will say we're approving your 6-foot

8 fence except for also it has to be -- comply

9 with the fencing guidelines. Do you know what

10 I mean? It's, like, internally consistent.

11 So if you'd like that condition on there,

12 if you could state the -- you know, approve

13 with the corrective actions in the staff report

14 is the conditions, plus that additional

15 condition, however you want to phrase that, if

16 that's your -- if that's your intent.

17 COMMISSIONER HOFF: Through the Chair,

18 I'll make a motion to approve COA-25-32970 with

19 the corrective actions as the -- as the

20 conditions, noting that the fencing shall not

21 exceed 4 feet in height.

22 COMMISSIONER MORGAN: Second.

23 THE CHAIRMAN: Any discussion?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Hearing none, all those in

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1 projecting shed dormer, its exposed rafter

2 ends, its symmetrical facade, its wood shingle

3 siding, its exterior brick chimney, its

4 4-over-1 sash windows, and projecting entry

5 roof supported by wood brackets.

6 The accessory structure on the proposed --

7 on the property is a two-story structure

8 characterized by its low-pitched gable roof,

9 the exposed rafter ends, wood shingle exterior,

10 and was constructed within the period of

11 significance, according to the property

12 appraiser, the same year as the primary

13 structure.

14 The applicant proposes to replace all

15 windows on both structures as well as the four

16 doors on the primary structure and two doors on

17 the accessory structure.

18 Finally, the applicant is seeking

19 after-the-fact approval for chimney removal,

20 painting, primary and secondary walkway

21 installation, and rear stairway replacement of

22 the primary and accessory structure.

23 There are no permits or approved COAs on

24 record for any window alterations or repairs

25 for this property, and the Florida Master Site

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1 File form from 1991 identified the windows on
2 the structure as primarily 4-over-1 sash
3 windows, which is consistent with the existing
4 materials and designs, apart from a few
5 primarily non-street-visible locations which
6 would not have been surveyed.

7 The Florida Master Site File makes no
8 reference to the accessory structure which
9 appears to be mostly compatible in design with
10 the primary structure with the exception of the
11 windows.

12 The windows on the accessory structure are
13 a mix of predominantly 2-over-2 wood and
14 2-over-2 metal sash windows.

15 Because all 37 windows of -- to be
16 replaced on the primary structure are wood and
17 appear to be within repair, and 9 of the 12
18 historic wood windows on the accessory
19 structure appear to be in comparable condition,
20 the scope of work is inconsistent with the
21 Ordinance Code criteria.

22 Because the majority of the windows are
23 historic wood and in repairable condition,
24 staff recommends that these be repaired rather
25 than replaced.

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1 replaced administratively under a separate COA
2 but are inconsistent as part of the holistic
3 request of this application.

4 Staff should note inconsistencies in the
5 provided window survey. Most 4-over-1 windows
6 are identified as 4-over-4 on the survey. And
7 in the case of the solid 3-light window
8 identified as Number 15, the window is
9 misidentified as a 3-over-3 light.

10 The exterior brick chimney on the front
11 left of the primary structure has been removed
12 without approval. The applicant stated during
13 a discussion with staff that the chimney was
14 nonfunctional and that its location prevented
15 the creation of a walkway to the secondary
16 entrance that is located directly behind the
17 chimney.

18 The chimney was removed and the walkway
19 was installed. The chimney was a prominent
20 architectural and historic feature of the
21 primary structure and was clearly visible from
22 the street.

23 The applicant also proposes to replace
24 four doors on the primary structure and two on
25 the accessory structure. It is unclear whether

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1 The provided pictures and submitted WDO
2 report do not provide sufficient evidence to
3 claim that the wholesale replacement is
4 necessary for both structures. Furthermore,
5 there have been no previously documented
6 attempts to repair the windows and the proposed
7 replacement comprises all historic
8 fenestration.

9 Finally, the replacement material, vinyl,
10 is inappropriate in cases where replacement is
11 permissible. Most of the historic windows
12 appear to have been subjected to deferred
13 maintenance. The damage is primarily contained
14 at the glazing and sashes rather than the
15 window unit as a whole.

16 As seen within the pictures of the
17 provided window survey and [sic] many of the
18 windows, sashes, frames and glazing appear to
19 have not been properly covered during the
20 unapproved painting of the structure. This
21 unapproved work has exacerbated the
22 unmaintained exterior appearance of the
23 windows.

24 The accessory structure has a small number
25 of nonhistoric metal windows which may be

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1 these replacements have already been carried
2 out or not; however, several of the proposed
3 designs are inconsistent for street-visible
4 locations. This includes the solid door to the
5 side entrance now visible due to the removal of
6 the chimney and the solid with no light and
7 curve light pattern doors which are proposed
8 for the accessory structure.

9 The applicant has installed a primary and
10 secondary walkway to the primary structure
11 without an approved COA. According to the
12 measurements, the primary walkway is 4 feet
13 wide, the width of the front steps. The
14 provided measurement for the secondary walkway
15 is 46 inches, which is wider than the typical
16 3 feet that staff recommends for secondary
17 walkways.

18 Furthermore, the secondary walkway would
19 not have been able to be constructed if the
20 chimney was not removed. This was stated to be
21 one of the reasons that the chimney was
22 demolished.

23 The applicant has replaced both rear --
24 the rear stairways of both the primary and
25 secondary structures. Based on the provided

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1 information, the design, location, and
2 materials of these stairways are reasonably
3 consistent with the stairways that previously
4 existed and are generally compatible with the
5 structures. As such, the stairways qualify for
6 administrative approval.

7 Staff should note that the after-the-fact
8 work was conducted while the application for a
9 COA was already under review by staff. The
10 applicant at that time -- the application at
11 that time was only for proposed window
12 replacement and no other scopes of work were
13 discussed with staff.

14 The condition of the structure prior to
15 the nonapproved work can be seen by comparing
16 the originally submitted documents to the
17 pictures later submitted by the applicant and
18 those taken by Municipal Code Compliance.

19 Finally, both structures were painted
20 without an approved COA. As evident in the
21 pictures that were submitted by the applicant,
22 proper measures were not taken to ensure that
23 painting did not negatively impact any
24 significant architectural or historic features,
25 most notably the windows.

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1 THE CHAIRMAN: Are there any questions for
2 staff?

3 COMMISSIONER MORGAN: Through the Chair to
4 staff, you're recommending to put the chimney
5 back and that the walkway not be any wider than
6 3 feet. So I'm assuming there's room for both
7 with the chimney back?

8 MR. ARSENAULT: Based on the provided
9 survey, it appears that there's not enough room
10 from the property line and the house to
11 construct the walkway if the chimney is
12 replaced, so -- sorry.

13 So a recommendation is to reconstruct the
14 chimney. If that means that the walkway can no
15 longer exist, then it should be removed.
16 However, if it's unfeasible to rebuild the
17 chimney or the Commission believes otherwise,
18 then we would have the secondary sidewalk be
19 removed -- or, sorry, decreased to 3 feet.

20 COMMISSIONER MORGAN: Thank you.

21 THE CHAIRMAN: Question for staff as well.

22 So your recommendation for denial here, if
23 the motion came for a denial and -- that would
24 include the corrective actions in that denial,
25 those would be included with the denial or do

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1 The scope of work did not include the
2 painting of previously unpainted masonry and
3 otherwise qualifies for administrative
4 approval.

5 As such, staff forwards a recommendation
6 for denial with the following corrective
7 actions:

8 One, the reconstruction of the chimney
9 shall be based on pictorial and historical
10 evidence and shall be rebuilt in its original
11 location.

12 Two, prior to permitting, the applicant
13 shall provide a structural plan and site plan
14 for the reconstruction of the chimney subject
15 to review and approval by the Historic
16 Preservation section.

17 Three, prior to the final inspection of
18 any building permit, the owner or the agent
19 shall submit to the Historic Preservation
20 section an affidavit and supplementary evidence
21 that verifies compliance with the corrective
22 actions.

23 And, four, the secondary walkway shall be
24 no wider than 3 feet.

25 Thank you.

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1 we need to make that separately?

2 MR. ARSENAULT: Through the Chair -- to
3 the Chair, just for clarity, so are you
4 referencing the -- some of the items that
5 qualify for administrative approval?

6 THE CHAIRMAN: No, I'm referring to the
7 corrective actions. So those corrective
8 actions would come out of the denial; is that
9 correct?

10 MR. ARSENAULT: That is correct.

11 THE CHAIRMAN: Okay. Thank you.

12 Any other questions for staff?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Do we have the applicant
15 here?

16 AUDIENCE MEMBER: (Indicating.)

17 THE CHAIRMAN: Just come up and state your
18 name and address and we'll swear you in.

19 (Audience member approaches the podium.)

20 AUDIENCE MEMBER: Good afternoon.

21 My name is Petr Trejbal, 11411 Wingate
22 Road, Jacksonville, Florida.

23 THE REPORTER: I am going to swear you in.

24 If you would raise your right hand for me,
25 please.

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1 MR. TREJBAL: (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. TREJBAL: Yes.

7 THE REPORTER: Thank you.

8 (Discussion held off the record.)

9 MR. TREJBAL: Is this better now?

10 THE REPORTER: Yes. Thank you.

11 MR. TREJBAL: Hello.

12 So, yeah, this is my particularly second

13 project in (inaudible) but first time the

14 project like this. We bought this house from

15 the original owner who decessed, and his son

16 wasn't able to do it, so property was, like,

17 five, six (inaudible) and just lay out and

18 nothing happened to the property, and so this

19 how got into bad shape.

20 We start to do the purchasing because the

21 permitting, and we get to delay with the COA

22 approval. So practically only we did -- we did

23 most just the cleanup. And in the meantime, we

24 get to where we are.

25 The chimney removal, there was two points.

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1 it.

2 COMMISSIONER MORGAN: Through the Chair to

3 the applicant, is that something that you have

4 today, like, in an email that we could look at?

5 MR. TREJBAL: Unfortunately not, no,

6 ma'am. I thought that we submitted all the

7 documents, so I -- I would think it's

8 practically in the system. Whatever you see, I

9 see.

10 THE CHAIRMAN: Any other questions for the

11 applicant?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: All right. Thank you.

14 We'll call you up if we need you.

15 Is there anyone else here to speak

16 regarding this COA?

17 AUDIENCE MEMBERS: (No response.)

18 THE CHAIRMAN: All right. Seeing none, we

19 will close the public hearing and entertain a

20 motion.

21 COMMISSIONER EPSTEIN: Motion to deny

22 COA-25-32686.

23 COMMISSIONER MORGAN: Second.

24 THE CHAIRMAN: Any discussion?

25 COMMISSIONER EPSTEIN: Through the Chair,

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1 First, that was in really bad shape. You got

2 the report and everything. I had to expect to

3 do it. I don't understand this stuff, so I had

4 to ask somebody.

5 And also there is only access to the

6 second floor behind the chimney, so there is no

7 way practically how you can get to the second

8 floor from the main street.

9 THE CHAIRMAN: Thank you.

10 Does anybody have any questions for the

11 applicant?

12 COMMISSIONER EPSTEIN: Through the Chair

13 to the applicant, I didn't see it here and

14 maybe I missed it. You said you had a report

15 from somebody that the chimney was in bad

16 shape?

17 MR. TREJBAL: Already in the -- in the --

18 yes, in those documents, they should be

19 submitted.

20 MR. ARSENAULT: Through the Chair to the

21 Commission, I'm not aware of having received

22 any chimney condition report.

23 MR. TREJBAL: We had the general

24 contractor. I can provide it or I can submit

25 it. That's -- the documents, we had to ask for

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1 again, I think the window information that we

2 are given -- I don't have enough window

3 information here to go against what staff is

4 saying, and I -- without having more concrete

5 information about the chimney, I -- I can't

6 defer [sic] from what staff has given me as

7 well.

8 THE CHAIRMAN: Yeah, I don't see enough

9 evidence here regarding the chimney, the

10 necessary -- the survey would make it necessary

11 with the chimney gone, I don't see any -- that

12 being necessary for the walkway to be that

13 wide. The window replacement, doors

14 questionable as well, so I don't see enough

15 here to go against the staff recommendation

16 either.

17 Any other discussion?

18 MR. WELLS: If I may, through the Chair to

19 the Commission, if we could just get some

20 correspondence on -- regarding our corrective

21 actions, specifically for the chimney. Is that

22 something that the Commission would like to see

23 rebuilt? I know it may vary case by case, but

24 I just want to get some guidance on that.

25 THE CHAIRMAN: I can say that, you know,

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1 looking at the photos of the home previously
 2 with the chimney, it was an important
 3 architectural feature from the -- from the
 4 street there, from the side and from the
 5 street.
 6 I was okay with you guys' corrective
 7 actions that you had put into here.
 8 I currently have a motion on the table to
 9 deny COA-25-32686 with the corrective actions
 10 noted in the report. All those in favor of
 11 denial, say aye.
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Any opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: By your action,
 16 COA-25-32686 has been denied.
 17 Moving on to Section K, we are into Public
 18 Comments. Is there anyone who would like to
 19 make public comments at this time?
 20 AUDIENCE MEMBERS: (No response.)
 21 THE CHAIRMAN: All right. Seeing none,
 22 we'll move on to Section L, New Business, the
 23 2026 COA matrix.
 24 MR. WELLS: Thank you, Commission.
 25 So this is our proposed 2026 matrix. This

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1 material, in dimensions for existing driveways
 2 or in a smaller footprint.
 3 Other than that, we are recommending
 4 approval.
 5 THE CHAIRMAN: Any questions for the staff
 6 on the 2026 COA matrix?
 7 COMMISSIONER HOFF: Yeah. Through the
 8 Chair, I actually had a few different
 9 suggestions that I wanted to make, and you
 10 mentioned that we could bring them up at the
 11 next meeting, so I have them. Are we prepared
 12 to discuss those now or -- or is there a better
 13 format?
 14 MS. SCHELL: This is your time.
 15 THE CHAIRMAN: I think this is it, yeah.
 16 COMMISSIONER HOFF: Okay.
 17 THE CHAIRMAN: And then we can make a
 18 motion on it in the future if we need to,
 19 but --
 20 COMMISSIONER HOFF: Sure.
 21 THE CHAIRMAN: -- discussion is good for
 22 now, yeah.
 23 COMMISSIONER HOFF: So I had a couple of
 24 thoughts regarding points 14 and 15 which is
 25 demolition of noncontributing structures.

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1 is the final version. Just something to note,
 2 staff did not receive any comments from any
 3 neighborhood organizations or anyone from the
 4 public nor the Commission itself. So, once
 5 again, we are requesting approval for this
 6 version of the COA matrix.
 7 Just to note, there are -- staff did
 8 recommend -- or is recommending a couple of
 9 changes here, mainly with the signage. We did
 10 find that the signage regulations that we did
 11 have in effect were inconsistent with our
 12 Zoning Code as well as our design guidelines,
 13 so we are just streamlining that process a
 14 little bit here.
 15 Another thing to note too, the window
 16 product information -- or window information
 17 itself. So, currently, it states contributing
 18 structures, when deemed irreparable, historic
 19 window replacement is permitted with a wood,
 20 wood blend, and now we're proposing to say
 21 aluminum clad or like-for-like material in
 22 matching design, placement, and arrangement.
 23 And then the last change is in item number
 24 24 for hardscaping. We're just adding some
 25 language about replacing like-for-like in

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1 Currently, no COA whatsoever is required
 2 for demolishing either a primary or an
 3 accessory, and we have seen numerous examples
 4 of structures that are technically
 5 noncontributing but that we do take great time
 6 and effort to review the correct renovation and
 7 materials for, and there are numerous examples
 8 of noncontributing structures that no one can
 9 exactly say why they are noncontributing and
 10 that they appear to fit all of the criteria.
 11 Some of those have since been made into
 12 landmarks to kind of fill that gap. So I would
 13 like to propose noncontributing structures do
 14 require a COA, noncontributing primary
 15 structures do require a COA to come forward to
 16 the Commission.
 17 And regarding the accessory structures,
 18 again, there's no COA whatsoever that is
 19 required right now. I can think of one notable
 20 accessory structure that was found to probably
 21 be significant during the most recent
 22 Springfield Mid Century survey, so I think it
 23 would be appropriate to require a COA for the
 24 demolition of that, but because it is
 25 accessory, done at the staff level.

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1 So those are my two thoughts regarding
2 demolitions.

3 MS. SCHELL: Through the Chair, if I could
4 address those?

5 THE CHAIRMAN: Yes.

6 MS. SCHELL: While I appreciate
7 Commissioner Hoff's concern, and I do recall
8 several of the examples that he's provided --
9 for a little context -- and Arimus has pulled
10 up the section, it's 307.106(a), as in apple --
11 our Ordinance Code precludes requiring a COA
12 for the demolition of a noncontributing
13 structure or any accessory building deemed
14 noncontributing.

15 So making that change within the matrix
16 would not be an appropriate action at this
17 time. It would require a change to our
18 Ordinance Code, and I would have to take a look
19 and see if it would also require a change to
20 the historic district. I don't know about
21 that. I would have to look into it, but at a
22 minimum a change to this section of our
23 Ordinance Code.

24 COMMISSIONER HOFF: So just to be clear, a
25 noncontributing structure requires a COA to

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1 And if that was something that the
2 Commission wanted to do, you know, having a
3 letter of support from the Commission would
4 help, I guess, so --

5 MS. SCHELL: Through the Chair to staff,
6 to Mr. Wells, I mean -- well, I take that back.
7 Unless there's something you wanted to say.

8 But I guess my thoughts are that -- my
9 recommendation would be -- you could vote on,
10 like, as a commission, we feel strongly that
11 you should look into amending the Ordinance
12 Code to require a COA, which we can do.

13 I would have to do some legal kind of
14 digging to see what all would need to be
15 changed and how that would affect other things
16 and so on and so forth. And then I could
17 discuss with the Planning Department if they
18 were wanting to try to push that forward.

19 OGC is not really in the posture to find
20 sponsors for your legislation, so I would kind
21 of need to talk with them about whether they
22 want to push that forward and make that
23 request.

24 But I think at a minimum, if you all --
25 if, you know, the majority of you want me to go

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1 renovate the exterior, but not to demolish it?

2 MS. SCHELL: Correct.

3 COMMISSIONER HOFF: Okay. So I do think
4 that kind of needs to be addressed if -- you
5 know, if -- by adjusting the ordinance or, you
6 know, what have you. And if we can't do
7 that -- well, is there anything else that would
8 need to be -- is there anything else to be done
9 at this meeting today to potentially get that
10 ball rolling if -- if other commissioners
11 agree?

12 THE CHAIRMAN: So you're asking what would
13 it take to change the Ordinance Code,
14 essentially?

15 COMMISSIONER HOFF: Is there anything at
16 this meeting today that we would hypothetically
17 do to get that ball rolling if people agree?

18 THE CHAIRMAN: I guess that's maybe a
19 question for Carla. First off, what does it
20 take to change the Ordinance Code?

21 MS. SCHELL: To the Chair, so that would
22 require legislation to be filed. You would
23 have to have a sponsor for that legislation. A
24 council member could sponsor that.

25 THE CHAIRMAN: Sure. Okay.

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1 down that avenue, you could take a vote and I
2 would begin the steps of looking into that and
3 come back to you with information on whether
4 the council member wants to sponsor it, the
5 Planning Department has talked with him,
6 whatever -- whatever kind of -- how that plays
7 out, or, you know, even if I discover that
8 there's so many things that need to be changed
9 and then I bring back to you, oh, you would
10 also have to do X, Y, and Z, which are -- and
11 what that would entail.

12 You know, whatever I determine would need
13 to be done, I could bring that back to you and
14 you can all decide how you feel about that,
15 what you want to do.

16 THE CHAIRMAN: I think what Commissioner
17 Hoff is -- brings up a good point, that we are
18 having to do COAs for renovations but you can
19 just demolish it without a COA. I think that's
20 an interesting fact to look at.

21 Since we are at the discussion of this
22 2026 COA matrix -- can we revisit that change
23 after we're done with the COA matrix part of
24 it?

25 COMMISSIONER HOFF: Yes.

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1 THE CHAIRMAN: Okay.

2 COMMISSIONER HOFF: And then the one other

3 item I had for the matrix regards our favorite

4 topic, windows, point number 12.

5 I'm thinking of something very specific

6 that I would like to avoid if possible. So

7 maybe a year ago or so, a property at 1205

8 North Market Street was, I believe,

9 administratively approved to infill window

10 openings. And this is a notable red brick

11 multifamily. And I don't believe -- please

12 correct me if I'm wrong. I don't believe the

13 full HPC voted on that. I believe that was an

14 administrative decision due to the internal

15 level of the floors or, you know, something

16 like that.

17 So I don't know where that would fall

18 under the matrix because I don't see anything

19 that specifically calls out window infill, but

20 I wanted to try and ensure that that type of

21 issue would go before HPC and kind of get a

22 more robust discussion.

23 MR. WELLS: Through the Chair to

24 Commissioner Hoff or to the Commission itself,

25 I believe the -- yeah, the COA, I don't have

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1 THE CHAIRMAN: I'm sorry if I'm not

2 understanding "window infill." I'm not --

3 COMMISSIONER HOFF: So these -- it's a

4 brick masonry, large multifamily. The owner

5 wanted to fill in the windows -- window

6 openings with stucco, I believe, all street

7 facing, and it was because of an internal floor

8 plan type of an issue which created quite the

9 dramatic visual effect looking at it. So I

10 would like to -- like to have that issue go

11 before the full HPC, yeah.

12 MS. SCHELL: Was that a motion to amend

13 the COA matrix to add window infill for

14 street-visible windows in the column to --

15 "must go before JHPC"?

16 COMMISSIONER HOFF: (Inaudible.)

17 MS. SCHELL: Yes?

18 COMMISSIONER HOFF: Yes, that would be my

19 motion.

20 MS. SCHELL: Okay.

21 COMMISSIONER EPSTEIN: Second.

22 THE CHAIRMAN: Well, we haven't -- we

23 don't have a motion on the table for approval

24 of the COA matrix as it is -- or -- much less

25 amending it.

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1 the actual number, but I do recall having

2 several conversations with SPAR regarding this

3 COA.

4 So that was a COA that went to the

5 Commission. There was a note about window

6 alterations, doing some stucco infill with the

7 opening there, or a portion of the opening.

8 That was -- it had an administrative review,

9 but as you all are aware, any time we forward

10 anything with administrative review, you still

11 have the ability, the discretion to review that

12 work.

13 So that occurred back in 2023. It was a

14 different Commission makeup, so -- yes, just

15 going back to the matrix itself, I think we

16 would just qualify -- or interpret that as

17 window alterations in general.

18 So do what you will with that, but I just

19 wanted to give some context to that particular

20 COA.

21 COMMISSIONER HOFF: So I guess I would

22 like to propose that it's called out a little

23 bit more specifically, that window infill, if

24 that's the correct terminology, street-visible

25 windows would go before the Commission.

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1 MS. SCHELL: That's true, yes.

2 THE CHAIRMAN: So is there any other --

3 any other discussion from any other

4 commissioners regarding any changes to the 2026

5 COA matrix?

6 MS. SCHELL: Could I add one thing real

7 quick before we move on?

8 I'm sorry, Mr. Chair.

9 But Mr. Wells reminded me of something,

10 going back to the demolition COA discussion, of

11 SB 180, and I could tell you right now, as soon

12 as he said that, I know for sure my

13 recommendation would be that that would be

14 considered a more burdensome process that you

15 would be putting on a new class of owners,

16 right? Owners of noncontributing properties.

17 And so my recommendation would be that we not

18 attempt to amend the Ordinance Code at this

19 time, unfortunately.

20 COMMISSIONER HOFF: So it's my

21 understanding that SB 180 will likely be

22 undergoing some revisions.

23 MS. SCHELL: One can hope.

24 COMMISSIONER HOFF: So do we -- should we

25 not investigate this until that time?

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1 MS. SCHELL: Well, through the Chair, I
2 mean, I think it's a moot point to look at it
3 any further because my recommendation will
4 still be, do not attempt to amend the Ordinance
5 Code at this time to add a new COA process to
6 new people because SB 180 is particularly
7 problematic because it gives anyone a cause of
8 action to sue the City, and we're on the hook
9 for attorneys' fees and costs if we don't
10 essentially give them what they want within
11 14 days, like, undo whatever we've done.

12 So it's -- it could be very -- a liability
13 for the City in a big way.

14 COMMISSIONER HOFF: Okay.

15 COMMISSIONER EPSTEIN: Through the Chair,
16 I would -- so all of our local historic
17 districts are under Councilman Peluso; is that
18 correct?

19 MS. SCHELL: Yes, I guess. I believe so.

20 COMMISSIONER EPSTEIN: So I was wondering
21 if this was going to be the case, and I didn't
22 want to bring it up because I didn't want to be
23 a Debbie Downer because I hate this Senate
24 bill. Boo.

25 But I think it -- in any case, if -- I

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1 students to do that.

2 So I feel like there would maybe be some
3 interest from him to support that when it is
4 possible. So it might just be having some
5 conversations with him, you know, kind of like,
6 hey, we're hopeful that this Senate bill might,
7 you know, have some changes to it that we could
8 change our ordinance here and protect some of
9 our noncontributing structures that might be
10 contributing, they were just listed as
11 noncontributing 30 years ago, and that might --
12 that whole thing might have changed.

13 And that might be an easier conversation
14 to have to change that direct part of the
15 Ordinance Code than saying, let's go back and
16 look at the whole district, what's contributing
17 and noncontributing.

18 So I feel like, based off some
19 conversations I've overheard with him and RAP
20 and spoken with him, that might be an easier
21 way to add a layer of protection instead of
22 going back through the whole district and
23 relabeling buildings that might be labeled
24 noncontributing as contributing now.

25 So I guess the end of my tangent here is

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1 don't -- I've had a personal meeting with, you
2 know, Council Member Peluso a couple of years
3 ago to talk about contributing versus
4 noncontributing structures because in
5 Riverside/Avondale -- I know Springfield -- I
6 think Springfield's was just revised because UF
7 got a grant to do that, but in
8 Riverside/Avondale, the contributing versus
9 noncontributing structures goes back to when
10 the district was made in 1995, something like
11 that.

12 So there are a lot of buildings that were
13 deemed noncontributing back then because they
14 weren't old enough or deemed to have a
15 historically, you know, interesting
16 architecture, et cetera, et cetera, that now is
17 probably not the case anymore, so --

18 I know I've had a discussion with him
19 about that and he seemed intrigued but didn't
20 know what to do with that information. I think
21 he -- because I think he was going to try and
22 talk with RAP about what RAP thought to do, and
23 I think there's the big question of it costs
24 money to go and do that whole survey again, and
25 we were -- Springfield was very lucky to get UF

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1 that I would think that if some changes
2 happened with the Senate bill, that he would be
3 open to having a conversation about that.

4 COMMISSIONER MORGAN: Through the Chair to
5 Carla, I -- this is kind of just my ignorance.
6 I feel like we've touched on this. I still
7 don't know if I know the answer.

8 One way that Commissioner Epstein is
9 proposing is to actually add these buildings
10 that are now historic back to the -- add them
11 in now as contributing.

12 The neighborhoods are designated based on
13 the specific characteristics of that period,
14 right? So I'm just thinking, like, a
15 Mid Century building in Springfield that we
16 want to protect, would there be another
17 overlay?

18 MS. SCHELL: Through the Chair, there's a
19 couple of things. The answer is yes, or a
20 landmark would be the appropriate path because
21 while Commissioner Epstein is right, the
22 50-year mark is the mark we use, it's 50 years
23 old at the time the district is created. It's
24 not like an ongoing, now these buildings have
25 had a new -- another birthday and they hit 50

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1 and we, like, add them in. It's, like, that
2 date and time in 1990. Whatever they -- '95 or
3 '7 or whatever.

4 So potentially you could do the work of
5 creating a whole new district that is a
6 Mid Century district and captures and protects
7 another period of time.

8 I would say both ideas -- Commissioner
9 Morgan's idea of creating a district would be
10 putting a new and more burdensome process on
11 homeowners and would be precluded by SB 180.
12 And, unfortunately, updating -- even looking at
13 our contributing and noncontributing list for
14 our current districts and saying, oh, this one
15 should have been -- like, we've seen a couple
16 where everyone is completely befuddled; like,
17 why was this deemed noncontributing?

18 I would say even moving that to the
19 contributing list would be creating and putting
20 a more burdensome process, because now that
21 property has to go through a COA anytime they
22 want to make changes, whereas they did not
23 before -- or a COA for -- yeah, any exterior
24 changes, whereas, like, right now they don't.
25 So, again, SB 180.

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1 structure. The Five Points Theatre building,
2 which is a national landmark, outside of a
3 local landmark -- is that true, or is it just
4 a --

5 MR. WELLS: It's a local.

6 COMMISSIONER EPSTEIN: It's just local?

7 Okay. That, technically, is a
8 noncontributing structure even though it's
9 locally landmarked. If you look up that on the
10 property -- I don't know if that's wrong.

11 I did a little bit of research when --
12 before I met with Council Member Peluso, and I
13 gave him a list of buildings that were
14 noncontributing that are, like -- you know,
15 like, can you believe it? And it -- it really
16 is just that 50-year line in the sand when the
17 district was made, so ...

18 COMMISSIONER HOFF: So through the Chair,
19 if we could take action on the window infill
20 item.

21 THE CHAIRMAN: Yeah, so back to the --

22 COMMISSIONER HOFF: Please.

23 THE CHAIRMAN: -- task at hand. We've
24 kind of gotten off topic here, but I think this
25 was a good discussion. You're absolutely -- I

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1 COMMISSIONER MORGAN: One more question
2 about that.

3 Is there a reason, even in, like, our
4 landmarking committee, with this Florida-based
5 bill, is there a reason that we're still going
6 for local and not national with our efforts
7 there, since it would not be held to that bill?
8 The paperwork is about the same.

9 MS. SCHELL: Through the Chair, I mean, it
10 depends on what your goal is, right? Because
11 the national recognition and being on the
12 National Register does not afford the same
13 protections that a local designation would, and
14 we would not have jurisdiction over any of the
15 exterior, and right now we don't have
16 jurisdiction over a demolition review.

17 COMMISSIONER MORGAN: Thank you.

18 MS. SCHELL: You're welcome.

19 COMMISSIONER MORGAN: I'm trying to
20 (inaudible) in any other way.

21 MS. SCHELL: I know.

22 COMMISSIONER EPSTEIN: Through the --
23 through the Chair, just to kind of give an
24 example. The Junior League building, just
25 outside of Five Points, is a noncontributing

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1 think this -- I think it was a good point,
2 actually, you brought up, Commissioner Hoff,
3 and also good points from Carla as well that
4 maybe this is -- it's not the right time to get
5 that through either, so -- you know, maybe we
6 can put our heads together and think of a
7 solution.

8 I guess we would need a motion for
9 approval of the 2026 COA matrix with any
10 changes you'd like to see on it.

11 COMMISSIONER HOFF: So Carla recited the
12 motion, I think.

13 MS. SCHELL: Yeah, so if someone wants to
14 move to approve with the amendment that --
15 window infill for street-visible windows goes
16 to the Commission, that would be great.

17 COMMISSIONER EPSTEIN: So moved.

18 COMMISSIONER HOFF: Second.

19 THE CHAIRMAN: Any further discussion?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: All those in favor?

22 COMMISSION MEMBERS: Aye.

23 THE CHAIRMAN: Any opposed?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: By that, your motion passes

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1 to approve the 2026 COA matrix.

2 Moving to Information, under notification

3 of the settlement agreement. I believe this is

4 Carla here, or is this Arimus discussing this?

5 MR. WELLS: Thank you.

6 So through the Chair to the Commission,

7 this is just a formal notification to the

8 Commission of a stipulated settlement

9 agreement. This was in regards to a COA that

10 was brought before you earlier this year. This

11 is for wholesale -- or not even wholesale, but

12 the replacement of 16 original windows on a

13 structure located at 3633 Richmond Street.

14 I can't go into detail about how they

15 arrived at the settlement agreement. Just

16 note, just for the record, that we did settle

17 with the details noted in the agreement.

18 COMMISSIONER HOFF: Through the Chair to

19 Mr. Wells, so the details of the settlement are

20 not public?

21 MR. WELLS: Through the Chair to

22 Commissioner Hoff, it's not that they're not

23 public. I just -- if you were to ask, you

24 know, why did you settle for this particular

25 amount or, you know, why didn't you go higher

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1 them. You all and the Planning Department

2 agreed that the window product selected was

3 appropriate, so we did not require or ask them

4 to replace the windows, which is something

5 they -- the Planning Department has the right

6 to ask for, to put in a different product, but

7 the product was deemed acceptable, so it's

8 strictly the civil penalty amount that they

9 settled for.

10 THE CHAIRMAN: All right. Thank you.

11 Moving on to the demolition delay report.

12 We have no items on there.

13 And then to pending legislation.

14 MR. WELLS: Thank you.

15 So we have three new items that we're --

16 well, will be introduced tonight at City

17 Council. So the first one is Ordinance

18 2025-0836. This is for a property tax

19 exemption for the local landmark building at

20 525 West Beaver Street.

21 And then the next two ordinances are

22 2025-0837 and -0839. These are both

23 appropriation bills. We receive \$50,000 in

24 State grant funding to fund an updated survey

25 of the North Riverside area.

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1 or so forth, I can't disclose those things.

2 COMMISSIONER HOFF: Could you disclose

3 what the amount is?

4 MR. WELLS: Yes. So in the report, it

5 states -- let's see, on Page 3, we settled

6 for -- we assessed them for a civil penalty of

7 \$24,306.

8 COMMISSIONER EPSTEIN: Through the Chair

9 to staff, are you able to talk about why a

10 credit was given -- partial credit for the cost

11 incurred by the owners related to the labor and

12 materials for replacement of the windows even

13 though they were -- replaced windows that were

14 deemed nonreplaceable [sic]?

15 MR. WELLS: Yeah. So through the Chair to

16 Commissioner Epstein, so as noted on -- in the

17 stipulated settlement agreement on Item Number

18 10 and Number 13 as to how we arrived at that

19 credit amount.

20 MS. SCHELL: Yeah, so the -- the entire

21 settlement agreement is public record and it's

22 in your book. Feel free to read through there.

23 We just wanted to bring it to you so you could

24 kind of see what happens when you deny these

25 COAs. The Planning Department worked with

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1 And then the other bill is also for

2 \$50,000. This is to fund a Mayport Village

3 oral history and wayfinding tour.

4 THE CHAIRMAN: All right. Thank you.

5 And no improvement projects on here.

6 Before we adjourn, is there anything else

7 any commissioners would like to bring up for

8 the good of the Commission?

9 COMMISSIONER HOFF: Through the Chair,

10 yeah, it's my understanding -- and hopefully

11 I'm incorrect about this -- but that the

12 applicant for a project that we recently denied

13 is appealing. This will be for 1715 Ionia

14 Street, the low finish elevation.

15 Is that coming up tonight or is that going

16 to be introduced at another time or --

17 MS. SCHELL: Through the Chair to the

18 Commission, that appeal, if it goes through,

19 will be heard on December 2nd at the LUZ

20 Committee.

21 COMMISSIONER HOFF: Okay.

22 THE CHAIRMAN: Anything else?

23 COMMISSION MEMBERS: (No response.)

24 THE CHAIRMAN: All right. This meeting of

25 the Jacksonville Historic Preservation

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1 Commission is adjourned.
2 (The proceedings were concluded at
3 2:53 p.m.)

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

DATED this 28th day of November 2025.

Diane M. Tropia
Florida Professional Reporter

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