

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, March 26, 2025,
commencing at 1:08 p.m., at the Ed 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:

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

ALSO PRESENT:

ARIMUS WELLS, Planning & Development Dept.
BRITTANY FIGUEROA, Planning & Development Dept.
CALEB ARSENAULT, Planning & Development Dept.
CARLA LOPERA, Office of General Counsel.

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1 minutes from last month's meeting?
2 MS. LOPERA: (Off microphone.)
3 THE CHAIRMAN: Oh, my goodness. You all
4 just know everyone here already, right? I
5 forgot to start with introductions.
6 We'll start on the left with staff.
7 MR. WELLS: Arimus Wells, Planning
8 Department.
9 MS. LOPERA: Carla Lopera, Office of
10 General Counsel.
11 THE CHAIRMAN: Michael Montoya, Chair.
12 COMMISSIONER GREGORY: Ethan Gregory,
13 commissioner.
14 COMMISSIONER HOFF: William Hoff,
15 commissioner.
16 COMMISSIONER MORGAN: Becky Morgan,
17 commissioner.
18 COMMISSIONER LOVE: Thomas Love --
19 MS. FIGUEROA: Brittany -- sorry.
20 COMMISSIONER LOVE: -- commissioner.
21 MS. FIGUEROA: Brittany Figueroa, Planning
22 Department.
23 MR. ARSENAULT: Caleb Arsenault, Planning
24 Department.
25 THE CHAIRMAN: Thank you.

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1 PROCEEDINGS
2 March 26, 2025 1:08 p.m.
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4 THE CHAIRMAN: Welcome, everyone. Thanks
5 again for your patience.
6 This is the March 26, 2025, meeting of the
7 Jacksonville Historic Preservation Commission.
8 Just to go through some housekeeping
9 before we get started, if you plan on speaking
10 today on an item, please make sure you have
11 filled out a speaker's card and the COA or the
12 item number that you plan to speak to.
13 If the meeting runs for two hours, we'll
14 take a break every two hours. We'll let you
15 know about that and when we're going to
16 reconvene.
17 And then we ask that you silence your cell
18 phones, that you keep personal conversations at
19 a low, and that no -- no outbreaks in the
20 audience, but wait for your turn to come and
21 speak.
22 When you do speak, you see the timer.
23 Each speaker has three minutes to speak or to
24 present their case, including the applicants.
25 So I think that's it. Let's get started.
Do I hear a motion regarding the meeting

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1 And I do want to welcome our newest member
2 to the Commission. So thanks for volunteering
3 to join us.
4 All right. So back to the meeting
5 minutes. Do I hear a motion regarding the
6 meeting minutes?
7 COMMISSIONER GREGORY: Motion to approve
8 the minutes from the February 22nd, 2025,
9 meeting.
10 COMMISSIONER HOFF: Second.
11 THE CHAIRMAN: All those in favor?
12 COMMISSION MEMBERS: Aye.
13 THE CHAIRMAN: Opposed?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: Let it be recorded that the
16 meeting minutes from February 22nd, 2025, have
17 been approved.
18 Okay. So the first order of business we
19 have on the agenda, under A, presentations -- a
20 presentation by Commissioner Hoff regarding the
21 Demolition By Neglect Task Force. We're
22 waiting for some copies to arrive, so we're
23 going to push that a little bit until they get
24 here. We'll go ahead and read off the deferred
25 items, Section B.

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<p style="text-align: right;">5</p> <p>1 Number 1 is COA-23-28339 at 3664 Richmond 2 Street. Number 2 is COA-23-29186, 2799 Selma 3 Street. And REHAB-24-03 at 157 8th Street 4 East. So those items will be deferred 5 hopefully to our next meeting. 6 Then the consent agenda items. The items 7 on the consent agenda, I'm going to read all of 8 them for you. Number 1 is COA-25-31977 at 9 207 6th Street West. The second one is 10 COA-25-32026 at 1424 Willow Branch Avenue. The 11 third one is COA-24-31748 -- 12 MS. LOPERA: 25. 13 THE CHAIRMAN: This should be 25? 14 MS. LOPERA: (Off microphone.) 15 THE CHAIRMAN: Okay. 16 So as I said, Number 3 is COA-24-31748 at 17 0 Post Street. Number 4 is COA-25-31880 at 18 3533 Oak Street. Number 5 is COA-25-31934, 19 1028 Park Street. Number 6 is COA-25-31957 at 20 3554 Riverside Avenue. Number 7 is 21 COA-25-31863, 30 6th Street West. Number 8 is 22 COA-25-31817 at 1504 Barrs Street. 23 Is there anyone here to speak in regards 24 to these items on the consent agenda today? 25 AUDIENCE MEMBERS: (No response.) Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">7</p> <p>1 COMMISSION MEMBERS: (No response.) 2 All those in favor? 3 COMMISSION MEMBERS: Aye. 4 THE CHAIRMAN: Opposed? 5 COMMISSION MEMBERS: (No response.) 6 THE CHAIRMAN: So let it be known that the 7 consent agenda items have been approved. 8 Now we'll speak to COA-25-31817 at 9 1504 Barrs Street. I'll open the public 10 hearing and hear a report from staff. 11 MS. FIGUEROA: COA-25-31817, located at 12 1504 Barrs Street, seeks to replace an existing 13 4-foot-tall wood cap and trim fence on a 14 contributing property located in the Riverside 15 Avondale Historic District. 16 The subject property is a corner lot and 17 currently has 4-foot-tall wood cap and trim 18 fencing in the secondary front yard along the 19 right side and rear property lines. Presently, 20 a backyard swimming pool is under construction 21 that was administratively approved under 22 COA-24-31267. 23 Under COA-24-31943, the applicant was also 24 administratively approved to install a 25 4-foot-tall metal picket fence in the required Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">6</p> <p>1 THE CHAIRMAN: No? All right. Then I 2 will entertain a motion. 3 COMMISSIONER HOFF: Through the Chair, I 4 want to request that COA-25-31817 for 5 1504 Barrs Street be discussed, so removed from 6 consent. 7 THE CHAIRMAN: Can I -- could you 8 elaborate on why? 9 COMMISSIONER HOFF: Yeah -- 10 MS. LOPERA: So through the Chair to the 11 Commission, so if you just want to pull that 12 item from the consent agenda, if someone wants 13 to remove -- to move the remainder of the 14 consent agenda and approve that, then we can 15 discuss that pulled item. 16 THE CHAIRMAN: Okay. That sounds like the 17 quickest way to get there. 18 So let's go ahead and we'll pull 19 COA-25-31817 at 1504 Barrs Street, and I'll 20 entertain a motion regarding the remaining 21 consent agenda items. 22 COMMISSIONER GREGORY: Motion to approve 23 the amended consent agenda. 24 COMMISSIONER MORGAN: Second. 25 THE CHAIRMAN: Any discussion? Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">8</p> <p>1 front yard and portions of the secondary front 2 yard and left side yard. 3 The applicant is proposing to replace the 4 4-foot-tall wood cap and trim fence with new 5 6-foot-tall wood cap and trim fencing in the 6 same location to conceal their swimming pool 7 from vehicle and pedestrian traffic. 8 Staff conducted a site visit from the 9 sidewalk on January 30th, 2025, and noted that 10 the backyard is small in size, and the pool is 11 readily visible by vehicle and pedestrian 12 traffic along the Park Street side of the 13 property. 14 Park Street is primary a thoroughfare for 15 vehicle traffic in this area of the 16 neighborhood. This roadway is classified as a 17 collector street, according to the City's 18 Functional Highway Classification map of the 19 Comprehensive Plan. The public right-of-way is 20 uniquely large here. 21 Staff is recommending approval with 22 conditions. 23 THE CHAIRMAN: Thank you. 24 Any questions for staff? 25 COMMISSIONER HOFF: Through the Chair, so Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">9</p> <p>1 I know that corner properties are sort of 2 unique in that you have two very visible 3 facades, I guess, for lack of a better word, 4 and there are fencing guidelines that go along 5 with that. And the fencing guidelines, I 6 believe, call for what's already there, which 7 is a relatively low fence. So I understand 8 that they are requesting the 6-foot fence for 9 privacy reasons.</p> <p>10 And I guess my question for staff is -- 11 you know, there are many different corner lots, 12 and typically they are not approved for 6-foot 13 fencing. Could you speak to why you -- why you 14 thought that it would be appropriate in this 15 case?</p> <p>16 MS. FIGUEROA: Through the Chair, so for 17 this property specifically, because it has the 18 swimming pool and the applicant is seeking 19 privacy reasons, we looked into the design 20 guidelines, specifically the section on 21 setting, and it said that fences should not 22 obscure significant features. So with this 23 structure, its foundation is pretty high. You 24 can still see the split level, shake shingle, 25 and lap siding, as well as the veranda, and</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">11</p> <p>1 this one will go directly on the property line. 2 That's what we can approve of.</p> <p>3 COMMISSIONER HOFF: Okay. And do you know 4 if the -- so the property line directly abuts 5 the sidewalk, with no space in between? Is 6 that --</p> <p>7 MS. FIGUEROA: Based on this property 8 survey, it does appear that it abuts the 9 sidewalk.</p> <p>10 THE CHAIRMAN: Any other questions for 11 staff?</p> <p>12 COMMISSIONER HOFF: Not at this time. 13 THE CHAIRMAN: Okay. Thanks. 14 Is the applicant here? 15 AUDIENCE MEMBER: (Indicating.) 16 THE CHAIRMAN: Please come forward. 17 (Audience member approaches the podium.) 18 AUDIENCE MEMBER: Y'all, I'm nervous. 19 THE CHAIRMAN: Don't be nervous. But do 20 state your name and address into the 21 microphone, and she will swear you in. 22 AUDIENCE MEMBER: Megan Allen, 1504 Barrs 23 Street. 24 THE REPORTER: If you would raise your 25 right hand for me, please.</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">10</p> <p>1 that's one reason. 2 And then lastly, we coordinated with the 3 Current Planning Division, who regulates the 4 Zoning Code, and this 6-foot-tall fence does 5 adhere to the Zoning Code. We don't believe 6 that it changes the relationship of the subject 7 structures or site to the surrounding area, 8 because the fence will be in the same location.</p> <p>9 It's still recessed behind the primary 10 front wall plane of the home, and it will not 11 negatively impact the streetscape along Park 12 Street due to its large setback from the 13 street.</p> <p>14 COMMISSIONER HOFF: Okay. 15 My other question regarding the fence 16 would be, I guess, the exact location of the 17 fence. Looking at the photos, it appears that 18 the current 4-foot fence is a foot or two set 19 back from the sidewalk. And I didn't really 20 see a detailed site plan of where the new fence 21 would go, if that would go directly up to the 22 sidewalk or if it would go exactly where the 23 new fence is -- or exactly where the existing 24 fence is right now.</p> <p>25 MS. FIGUEROA: Sure. Through the Chair, Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">12</p> <p>1 MS. ALLEN: (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?</p> <p>6 MS. ALLEN: Yes. 7 THE REPORTER: Thank you. 8 MS. ALLEN: So I'm now to speak on why -- 9 THE CHAIRMAN: Sure. Yeah. 10 MS. ALLEN: -- I'm applying for it? 11 THE CHAIRMAN: You'll have three -- 12 MS. ALLEN: Okay. 13 THE CHAIRMAN: -- three minutes to state 14 your case about -- 15 MS. ALLEN: Perfect. 16 So the reason why we're applying for a 17 6-foot-tall fence versus a 4-foot-tall fence is 18 the walkway. As you can see here, the sidewalk 19 is literally right on the other side of that 20 fence. If you stand in the backyard, I'm only 21 5 foot tall, and I often will -- it's this -- 22 this is the distance (indicating), really, from 23 about right here from the pool into the 24 sidewalk. So when you're walking on the 25 sidewalk, you're literally right there.</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">13</p> <p>1 There is a concern from a liability 2 perspective that somebody could easily just hop 3 right over that fence and drown themselves. So 4 not only do I have a 12-year-old daughter and, 5 you know, it's like a privacy situation, but 6 also, quite honestly, I don't even think I can 7 get insurance with a 4-foot-tall fence, given 8 how public it is right there on that walkway. 9 We are also -- on that Park side of the 10 street, so if you look at -- the image that 11 you're looking at there, where it says, Park 12 Street, that is a business. There is also a 13 business on the corner, and then a business 14 right across from us on Barrs Street. So we're 15 surrounded, three sides, by businesses. 16 And if you -- yes. Keep scrolling 17 through, if you could, and you'll see where -- 18 I believe our -- so that's just standing on the 19 sidewalk, that picture right there. That's not 20 elevation of any measure, you're just 21 looking -- you know, if you were walking by, 22 going to Ram, that's what -- that's what it 23 looks like. It's that close and that 24 accessible to anybody to be able to jump over 25 and have access to that pool. And that's a Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">15</p> <p>1 Am I at my three minutes? 2 THE CHAIRMAN: That's good. You have 15 3 seconds, if you want to say anything else. 4 MS. ALLEN: Thank you for the 5 consideration. 6 THE CHAIRMAN: Do you have any questions 7 of the applicant? 8 COMMISSIONER HOFF: I don't have any 9 questions. 10 THE CHAIRMAN: Okay. Is there anyone else 11 here to speak in regards to this COA? 12 AUDIENCE MEMBERS: (No response.) 13 THE CHAIRMAN: No? I'll close the public 14 hearing and entertain a motion. 15 COMMISSIONER GREGORY: Motion to approve 16 COA-25-31817 at 1504 Barrs Street -- approve 17 with staff conditions. 18 COMMISSIONER MORGAN: Second. 19 THE CHAIRMAN: Discussion? 20 COMMISSIONER HOFF: Yeah. So through the 21 Chair, I can relate to the applicant. I also 22 live on a corner lot in a historic district 23 with young children and, you know, in -- I just 24 think that, you know, if you buy on a corner 25 lot, you know that you are sacrificing some Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">14</p> <p>1 huge concern, being right there, and it's very 2 pedestrian heavy. 3 And then also, from a business 4 perspective, they can see right into our 5 backyard because they are up on a little bit of 6 an elevation. So there's a business there. 7 That's Autumn Village. That's a retirement 8 home. We've got an orthopedics. There is an 9 oral surgeon's office right across from the 10 pool location. 11 So those are my reasoning behind wanting 12 to have a 6-foot-tall fence versus the 4-foot. 13 The 4-foot that is there now is absolutely 14 dilapidated and needs to be replaced 15 regardless, and that's why I wanted to go in 16 the 6 foot tall direction. 17 Of course I want privacy, being a 18 homeowner. Of course. But besides that, I am 19 very concerned that anyone can just hop right 20 in that backyard. I converse daily with people 21 on the other side of that fence. They're like, 22 "Oh, it's looking good," you know, because they 23 can see everything that is going on, which is 24 fine, but if they so chose to come in, they 25 could. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">16</p> <p>1 degree of privacy, and I would just not be in 2 favor of approving a 6-foot fence directly 3 abutting the sidewalk for, you know, privacy 4 purposes. That's -- that's my viewpoint. 5 THE CHAIRMAN: Commissioner Hoff, the 6 applicant also stated a concern about safety, 7 not just visual privacy. What about that 8 comment from the applicant? 9 COMMISSIONER HOFF: Safety, yeah. So 10 typically, 6-foot fences, if, you know, they 11 are -- if they are approved on the front -- 12 which I know this is not technically the front, 13 but given that it's a corner lot, you kind of 14 have two fronts -- they are wrought iron or 15 aluminum, to have that transparency and avoid 16 kind of the walled effect that a 6-foot 17 nontransparent fence directly up to the edge of 18 the sidewalk makes. And that's why, you know, 19 usually, they are not approved. 20 So I understand the desire for privacy. 21 I've seen that addressed in a number of 22 different ways, i.e., landscaping, so that's -- 23 I just don't feel like the request for privacy 24 kind of rises to the level of making an 25 exception in this context. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">17</p> <p>1 COMMISSIONER GREGORY: I agree with 2 staff's comments here regarding the elevation 3 of the house. You can see in some of these 4 photos here, it appears that the foundation is, 5 you know, higher than what is typical, so 6 having a taller fence wouldn't necessarily hurt 7 the elevation or visual appeal from the street. 8 And just not even from a privacy 9 consideration, but just from a traffic and the 10 amount of bystanders passing by this house, 11 there are three businesses adjacent to this 12 property and a little more foot traffic than 13 maybe your typical residential house, so I 14 think that's a consideration we need to 15 consider as well. 16 COMMISSIONER MORGAN: Through the Chair, I 17 agree that it's kind of -- for me, I'm feeling 18 a little torn about it. And I know that, you 19 know, the regulation for a fence around a pool 20 is 4 feet by law, so in the eyes of the State, 21 that's safe. But I -- here's where I'm going 22 to vary a little bit, is that I feel that the 23 fabric is not as residential with these 24 commercial properties around there, and 25 therefore, it -- it's not like we're breaking</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">19</p> <p>1 Street, approved with conditions of staff. 2 Thank you. Thank you for your 3 presentation. 4 So we're going to finish with the consent 5 agenda items. So we're going to go back to 6 Section A and hear the presentation by 7 Commissioner Hoff on the Demolition By Neglect 8 Task Force Final Report. 9 COMMISSIONER HOFF: Thank you. 10 All right. Let's get started here. So -- 11 let's see what you see. Okay. So you're going 12 to see the same version up there, I guess. 13 Okay. So what the Commission has before 14 it is the Task Force on Demolition by Neglect 15 Final Report. Chair Montoya created this task 16 force back on September 10th of last year to 17 examine the phenomenon of demolition by 18 neglect. 19 I'm not going to go over the full report 20 word for word. I am told by staff that it will 21 be available on the City's Historic 22 Preservation web page sooner than later, but I 23 will touch on some of the highlights, I guess. 24 So the Commission -- not the Commission, 25 the Task Force consisted of myself as chair,</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">18</p> <p>1 something that's more even. It's already a 2 little different, is kind of how I feel, and I 3 would be inclined to approve the COA. 4 THE CHAIRMAN: So just to clarify, 5 Commissioner Morgan, if it were residential 6 next to residential next to residential, then 7 it would be kind of a barrier-making thing, 8 that is more objectionable to you; is that what 9 you're stating? 10 COMMISSIONER MORGAN: I think so. 11 THE CHAIRMAN: Are there any other 12 comments? 13 COMMISSION MEMBERS: (No response.) 14 THE CHAIRMAN: No? Then I say we vote. 15 There's a motion on the floor to approve 16 it with conditions -- staff conditions. 17 All those in favor? 18 COMMISSIONER GREGORY: Aye. 19 COMMISSIONER MORGAN: Aye. 20 COMMISSIONER LOVE: Aye. 21 THE CHAIRMAN: Aye. 22 Those opposed? 23 COMMISSIONER HOFF: Nay. 24 THE CHAIRMAN: Let it be known that it has 25 been approved, COA-25-31817, at 1504 Barrs</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">20</p> <p>1 Commissioner Epstein as vice chair, 2 Commissioner Morgan, and Commission Chair 3 Montoya, along with a couple of invited subject 4 matter experts, that was Michael Haskins, the 5 executive director of SPAR, and Shannon 6 Blankinship, the executive director of RAP. In 7 addition, a variety of City staff, including 8 the City staff up here before you now, spent a 9 lot of time and energy on this report. 10 So I'm just going to go over some of the 11 highlights here. 12 Demolition by neglect can be described as 13 the abandonment of a building or structure by 14 the owner, resulting in such a state of 15 deterioration that its self-destruction is 16 inevitable, or where demolition of the building 17 or structure to remove a safety hazard is a 18 likely result. 19 We spent about five months researching 20 this topic, we met ten different times in a 21 public meeting, and we examined both the 22 current ordinances and policies in place now, 23 along with a number of different municipalities 24 as well, both here in the state and outside of 25 the state as well.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">21</p> <p>1 So the summary findings is that this is a 2 national issue. Demolition by neglect is not 3 just an issue here in Jacksonville; it's an 4 issue that different municipalities are 5 struggling with all over the U.S. 6 Financial penalties, such as fines and 7 liens on historic properties, are often 8 inadequate to address demolition by neglect. 9 The fines and liens are often ignored by the 10 property owner and eventually reduced, making 11 them ineffective. Just as an example, since 12 1998, there have been about \$196,440,890 in 13 fines, and only 0.22 percent of that has been 14 paid. That's \$431,000 and some change. So 15 almost 200 million versus about \$430,000. 16 Strategic use of foreclosure by the 17 municipality has been a -- has been a piece of 18 what has worked in other municipalities. Other 19 helpful tools that we found are having an 20 objective criteria to determine when a property 21 is threatened by demolition by neglect; robust 22 community engagement to educate and support the 23 value of historic preservation; regular 24 communication between the relevant City 25 departments is very important, and it has not</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">23</p> <p>1 many, many, many ways to reduce the prevalence 2 of demolition by neglect. These were our 3 priority recommendations. 4 Municipal Code Compliance will create and 5 maintain a list of properties which have fines 6 and liens related to maintenance deficiencies 7 which are located within the locally designated 8 historic districts or are a locally designated 9 landmark. By maintaining a list of these 10 properties, we should be able to better track 11 and potentially identify properties that are 12 more vulnerable. 13 So, for example, if a property is on this 14 list that has had violations due to a caved-in 15 roof for five years, right, that could be a 16 property that is at higher risk. And 17 currently, Municipal Code Compliance has all of 18 this information, but it hasn't been used in 19 this way. 20 The second priority recommendation is for 21 the Historic Preservation staff, Municipal Code 22 Compliance, and a representative from this 23 Commission to create a -- objective criteria 24 for demolition by neglect in the form of a 25 scored matrix. So we could take that list and</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">22</p> <p>1 happened as much to date, but hopefully it will 2 be moving forward; and also, having some kind 3 of a nonprofit entity to receive previously 4 foreclosed upon properties as an alternative to 5 demolition by neglect. 6 Although there are many, many parts of 7 Jacksonville and many older neighborhoods that 8 could potentially benefit from some type of an 9 intervention with demolition by neglect, our 10 target focus was the locally designated 11 historic districts and locally designated 12 landmarks. So that would include Riverside, 13 Avondale, St. Johns Quarter, Springfield, and 14 then the locally designated landmarks that we 15 do have here. 16 Thankfully, we found that the City of 17 Jacksonville has existing ordinances that if 18 fully utilized would significantly reduce the 19 occurrence and negative impacts of demolition 20 by neglect. 21 Could we -- yeah. Could we go to the next 22 slide there? 23 So that is the same house that was on the 24 previous slide. That has been renovated. 25 So we -- as you might imagine, there are</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">24</p> <p>1 then use the matrix to help determine which 2 properties we think could rise to that level. 3 In addition, we felt that Municipal Code 4 Compliance, Historic Preservation, the Building 5 Inspection Division, and the HPC chair or their 6 designee should meet to discuss this list of 7 properties and what the strategy is to prevent 8 them from going into demolition by neglect. 9 Importantly, one of our priority 10 recommendations is for the City to exercise 11 their existing authority to foreclose on 12 properties that have outstanding liens, to 13 strategically foreclose on properties within 14 locally designated historic districts and 15 locally designated landmarks which meet the 16 criteria of being endangered by neglect. The 17 last time, I believe, a locally designated 18 historic property has been foreclosed on to 19 prevent demolition would be 2014, when the 20 Bostwick building was then transformed into the 21 Cowford Chophouse. 22 Ideally, the City would partner with 23 organizations to dispose of these historic 24 properties that have been foreclosed upon and 25 not disposed of at auction. There are a</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">25</p> <p>1 variety of organizations, such as the 2 Jacksonville Community Land Trust, where a 3 partnership could make sense for that purpose. 4 We have medium-term recommendations which 5 we deemed as -- should be initiated within a 6 year or less. There are ten of those. And 7 then we have long-term recommendations which we 8 deemed should be initiated within two years, 9 more or less. 10 And I don't want to take up a ton of time 11 reading through all of these. A couple of 12 highlights would be -- one of the medium-term 13 recommendations we have is that the City will 14 establish a process to add nuisance and 15 demolition liens to the non ad valorem tax 16 assessment rolls. This will close loopholes 17 that allow negligent property owners to reduce 18 their liens and will require timely payment and 19 property neglect [sic]. 20 Currently, the total lien interest 21 accumulated is more than the original liens 22 themselves. So this would basically call the 23 issue on an annual basis for work that has 24 already been done, having the property owners 25 pay for that. Since 1998, there have been just Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">27</p> <p>1 analysis by Robert Jordan and Jack Shad, who 2 are just two members of the public that wanted 3 to contribute. 4 So that's a lot of information, and I only 5 went over about 25 percent of it. So again, 6 you should be able to find this online soon. 7 And I just want to thank the fellow 8 commissioners and the City staff that spent a 9 lot of their time researching, talking to 10 people in the community, and putting this 11 report together, so check that out. 12 So that is my presentation. 13 THE CHAIRMAN: Thank you, Commissioner 14 Hoff. 15 COMMISSIONER HOFF: You're welcome. 16 THE CHAIRMAN: It's been an excellent job 17 that you have done putting this together and 18 gathering everyone together to help as well. 19 Thank you for taking the time to listen to 20 that. I know, as Commissioner Hoff said, it 21 was a lot of information, and it's only a sort 22 of smidgen of what's in the entire report, but 23 one of the take-aways -- there's a couple of 24 take-aways, but I just want to say to you -- 25 and I apologize, but it's because you're Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">26</p> <p>1 over a million dollars of liens issued, and 2 only about 6 percent of those liens have been 3 collected. 4 And then, lastly, one of our four 5 long-term recommendations is that the City will 6 provide more personnel to both the Historic 7 Preservation section here and Municipal Code 8 Compliance to fulfill their roles in preventing 9 demolition by neglect, addressing blight 10 concerns, and supporting Historic Preservation. 11 The demand on the Historic Preservation staff 12 is only going up, as is the demand on the 13 Municipal Code Compliance staff as well. 14 Just for example, Municipal Code 15 Compliance has roughly the same number of 16 enforcement agents as it did in 2013, while the 17 population has grown here in Jacksonville about 18 20 percent. So the staffing levels have not 19 kept pace. 20 So once you are able to go online and 21 access the full report, you'll see other 22 information in there too, some helpful maps. 23 There's a lot of sourced studies that show the 24 economic return on investment for historic 25 preservation, and there's a very, very helpful Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">28</p> <p>1 here -- you're here because you're involved in 2 some way with a historic structure in our city 3 that's in a historic district. And so the 4 optimist in me has to believe that you also 5 want to save those structures, that you don't 6 want to see them eventually demolished or torn 7 down or replaced with something else. 8 And so when this report goes online and 9 there gets -- hopefully, we get some more 10 traction with it with the City and things start 11 to happen, we also want to count on you, like 12 the other citizens who participated in this to 13 help us with getting data, gathering 14 information, who weren't on the task force, but 15 they're just citizens like you who come here 16 for meetings to support projects and to speak 17 out against demolitions of structures that 18 could be saved. 19 So, you know, I ask you to consider 20 supporting this, because we believe that our 21 historic structures aren't just about 22 buildings. It's about -- it's a part of the 23 DNA of our community, the DNA of Jacksonville. 24 And so it's a history that we want to save. 25 Not necessarily -- we can't necessarily save Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">29</p> <p>1 everything, but it's important for us to 2 identify the historic urban fabric that's part 3 of our community. So thank you. 4 Thank you, Commissioner Hoff. 5 All right. Let's continue with the 6 agenda. We'll move to Item D, Previously 7 Deferred Items to Be Heard. I'll read through 8 the list, and then we'll start with the first 9 one. 10 Number 1 is COA-24-31169 at 2351 Riverside 11 Avenue. Number 2 is COA-24-31566 at 12 1427 Pinegrove Street [sic]. Number 3 is 13 COA-24-30543 at 361 -- I'm sorry, 3671 Richmond 14 Street. 15 So we'll start with Number 1, COA-24-31169 16 at 2351 Riverside Avenue. 17 I'll open the public hearing and hear a 18 report from staff. 19 MR. WELLS: All right. Thank you. 20 So this is application COA-24-31169 for 21 the property located at 2351 Riverside Avenue. 22 This is a request to replace the historic metal 23 shingles with light gray composition shingles. 24 So this property is a contributing 25 residential structure within the Riverside Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">31</p> <p>1 do ask that the applicant submit, basically, 2 for other roof replacement materials associated 3 with metal. So these could be 5V crimp, 4 standing seam design, as well as just a metal 5 shingle to metal shingle (microphone failure). 6 In accordance with our design guidelines 7 too, it states that deteriorated architectural 8 features shall be repaired, rather than 9 replaced, wherever possible. And in the event 10 replacement is necessary, the new materials 11 shall match the materials being replaced in 12 composition, design, color, texture, and other 13 visual qualities. 14 And while the applicant has made an effort 15 to propose a replacement product that mimics 16 the color and the composition, we do find that 17 the composition shingles in itself does not 18 meet the design and the texture of a metal 19 shingle on this particular property. 20 So based on that and the strict letter of 21 our design guidelines and our Ordinance Code, 22 we are recommending denial for this COA. 23 THE CHAIRMAN: Thank you, Arimus. 24 Do we have questions for staff? 25 COMMISSION MEMBERS: (No response.) Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">30</p> <p>1 Avondale Historic District. Metal roofs in 2 this historic district are rare and treated 3 with more sensitivity when reviewing 4 appropriate replacement materials due to the 5 contribution they have to the District's 6 architectural diversity. 7 Again, this structure is a two-story frame 8 vernacular residence with Queen Anne influence. 9 Staff should note that Queen Anne structures 10 within the district itself, in accordance with 11 the design guidelines, they do have key 12 characteristics of having a variety of 13 different materials. Roof materials include 14 asbestos shingles, composition shingles, as 15 well as sheet metal and embossed metal. 16 But nonetheless, this is based on the 17 Sanborn maps for this property, the primary 18 structure has had a metal shingled roof at the 19 time of the survey. Staff doesn't have any 20 other evidence to -- to basically state that 21 there has been any other alternative material 22 on the roof since its construction. 23 Again, because the Riverside Avondale 24 district treats metal roofs with rare 25 sensitivity and a greater level of scrutiny, we Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">32</p> <p>1 THE CHAIRMAN: No? 2 Is the applicant here today? 3 AUDIENCE MEMBER: (Indicating.) 4 THE CHAIRMAN: Could you please come 5 forward? 6 (Audience member approaches the podium.) 7 THE CHAIRMAN: State your name and address 8 into the microphone, and she will swear you in. 9 AUDIENCE MEMBER: Thank you, Mr. Chairman. 10 Tom Bryan, Jacksonville, Florida, 11 6247 Ortega Farms Boulevard. 12 THE REPORTER: If you would raise your 13 right hand for me, please. 14 MR. BRYAN: (Complies.) 15 THE REPORTER: Do you affirm that the 16 testimony you are about to give will be the 17 truth, the whole truth, and nothing but the 18 truth? 19 MR. BRYAN: I do. 20 THE REPORTER: Thank you. 21 MR. BRYAN: Thank you, Mr. Chairman, and 22 members of the board. I do truly respect what 23 you do. We have a number properties in the 24 Riverside Avondale area, so I can tell you, I 25 truly love these old buildings. Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">33</p> <p>1 I have grown up in Jacksonville. Several 2 generations of my family are from here. In 3 fact, one of our ancestors, their home was 4 spared by the Great Fire of 1901. When I pass 5 away, I will be buried under the Leslie Napier 6 Wilkie headstone because he was my great-great 7 grandfather. And so I can assure you -- he had 8 a Klutho building which still stands on 9 Riverside Avenue. It's a beautiful building. 10 It's one of the -- if you pull up Jacksonville, 11 it's one of the buildings that everyone wants 12 to see. So I love what we do. 13 And I was telling the Chair on my way in, 14 my daughter loved it so much she became an 15 architect. She's a UF-trained architect in 16 New York City working on historic buildings. 17 So we have a deep connection with this, and I 18 do love these buildings. 19 The problem is that, at this point, 20 materials cost have gone through the roof. 21 We -- metal roofs, with tariffs, with labor 22 increase from COVID, with material increases, 23 we are just -- these buildings, a metal roof 24 has become almost impossible to achieve, 25 especially in the character with which it was</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">35</p> <p>1 COMMISSION MEMBERS: (No response.) 2 THE CHAIRMAN: No? 3 If questions come up, we'll ask you to 4 come back up. 5 MR. BRYAN: All right. Thank you. 6 THE CHAIRMAN: Thank you. 7 Is there anyone else here today to speak 8 on this COA? 9 AUDIENCE MEMBERS: (No response.) 10 THE CHAIRMAN: No? Then we'll close the 11 public hearing and entertain a motion. 12 COMMISSIONER GREGORY: Motion to deny 13 COA-24-31169 at 2351 Riverside Avenue. 14 COMMISSIONER MORGAN: Second. 15 THE CHAIRMAN: Discussion? 16 COMMISSIONER GREGORY: Whereas I 17 sympathize with the applicant's comments 18 regarding expenses of roofs and -- we're not 19 really able to consider the cost of it, 20 necessarily, unless there's some sort of 21 economic hardship application that you can 22 submit, so we have to defer to staff's 23 recommendations and the research they did 24 regarding the -- this being the original metal 25 roof and the additional considerations given to</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">34</p> <p>1 built. 2 This building -- this roof was put on, I 3 believe, in -- when the building was 4 constructed in 1919. It is a beautiful old 5 roof, but we have neighbors on each side -- 6 because all of them were probably built 7 similarly together -- that have since been able 8 to replace their roofs with architectural 9 shingles. 10 They are beautiful. I brought pictures, 11 if you would like to see them. But they keep 12 the integrity of the area, and they're 13 affordable, and so we have to take that into 14 consideration. 15 So what I'm asking with deepest respect is 16 that you allow us to move forward with a gray 17 architectural shingle roof with peel-and-stick 18 underneath it and do the repairs we need to, 19 and be able to do it cost effectively. 20 I think that's all I have, unless you have 21 questions for me. I -- like I said, I do have 22 pictures of the neighbors if you wish to see, 23 but happy to answer any questions you have. 24 THE CHAIRMAN: Do we have any questions at 25 this time for the applicant?</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">36</p> <p>1 metal roofs in these historic communities, 2 regardless of the cost, unfortunately. 3 COMMISSIONER HOFF: Through the Chair, I 4 would echo Commissioner Gregory's comments. 5 You know, I'm also aware of the cost issue; 6 however, if it is a legitimate cost issue, 7 there is an economic hardship process you can 8 go through to claim that. 9 So for that reason, I would also support 10 the staff's recommendation. 11 THE CHAIRMAN: Is there any other 12 immediate discussion among commissioners? 13 COMMISSION MEMBERS: (No response.) 14 THE CHAIRMAN: No? 15 I do want to -- I want to ask a question 16 about this particular kind of roof, because it 17 is a -- it's a metal roof, but it's a metal 18 shingle roof, correct? It's a metal shingle 19 roof. 20 And so, you know, as a -- from a 21 preservation eye, I know that staff spoke about 22 the things that would be approved, but I wonder 23 about -- like, I wonder about a roof like this 24 being approved to have -- to be replaced with, 25 like, a V crimp roof. Because, to me, the</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">37</p> <p>1 metal shingle roof is a very, very distinct 2 type of roof. And I just want to hear -- I'd 3 like to hear, if you would entertain me, just 4 some discussion among commissioners about that. 5 Because I almost feel like to approve a 6 V crimp replacement roof for this roof detracts 7 from -- I think this is one of the only ones 8 left around there with metal shingles; is that 9 correct? Or can you comment on that? 10 MR. WELLS: To the Chair, from my 11 understanding, yes, it is one of the last 12 few -- 13 THE CHAIRMAN: So it may not be one of 14 the -- maybe that's an exaggeration, but it is 15 very unique in the neighborhood. 16 MR. WELLS: At least along this block. 17 Can't comment on the entire district. 18 THE CHAIRMAN: So I just wonder what your 19 thoughts are about that. I understand the 20 positions of Commissioner Gregory and 21 Commissioner Hoff. I understand staff's 22 report. But I just wonder if you have an 23 opinion about that. 24 COMMISSIONER MORGAN: To the Chair, I 25 think, ideally, we would all like to see it be Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">39</p> <p>1 that it is very expensive, I find it hard to 2 envision any sort of realistic acceptable 3 alternative, unfortunately. 4 THE CHAIRMAN: All right. Is there any 5 more discussion? 6 COMMISSION MEMBERS: (No response.) 7 THE CHAIRMAN: No? Then I think a vote is 8 in order. There is a motion on the table to 9 deny the COA. 10 All those in favor? 11 COMMISSION MEMBERS: Aye. 12 THE CHAIRMAN: Those opposed? 13 COMMISSION MEMBERS: (No response.) 14 THE CHAIRMAN: So let it be known that 15 COA-24-31169, 2351 Riverside Avenue, has been 16 denied. 17 So we'll move on to the next item, 18 Number 2, COA-24-31566 at 1427 Pinegrove 19 Street [sic]. I'll open the public hearing and 20 hear a report from staff. 21 MR. WELLS: All right. So again, this is 22 a previously deferred item. This is 23 COA-24-31566 for 1427 Pinegrove Avenue. This 24 was deferred from last month's meeting for -- 25 basically, the Commission, you all wanted us to Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">38</p> <p>1 replaced with metal shingle, but there's -- you 2 know, there's approved alternatives that I 3 think we also have to consider. 4 But I agree, idealistically, that would be 5 (microphone failure). 6 COMMISSIONER GREGORY: Through the Chair, 7 I would say that the main concern here would be 8 more the material of the composition shingle 9 versus the metal. I'm not going to necessarily 10 pontificate on what version of metal roof we 11 would approve, a shingle versus V crimp or, you 12 know, standing seam, but more of a material 13 issue. 14 THE CHAIRMAN: Okay. 15 All right. Any other -- Commissioner 16 Love. 17 COMMISSIONER LOVE: I would concur that 18 the metal shingle roof is a very distinct look. 19 You know, I understand the whole cost issue. 20 For that reason, you don't see a lot of metal 21 shingle roofs in the neighborhoods. But when 22 it is present, I think it is really, really 23 prevalent, really substantial to the overall 24 character of the neighborhood. 25 I just -- personally, despite the fact Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">40</p> <p>1 do another site visit to inspect the condition 2 of the siding and reason with the applicant on 3 some alternatives, or just to see if we could 4 get additional evidence. 5 And so staff conducted a site visit on 6 March 6th. We met with the contractor there 7 and we proposed -- we proposed two different 8 suggestions for them. First one, procuring 9 some type of WDO report to identify the 10 presence of any wood destroying organisms that 11 might be present on the siding, and secondly, 12 to do -- to, basically, test out an 13 inconspicuous area of the shake shingles and -- 14 basically, take it off from the structure, try 15 to repair it, remove the paint, and see how 16 much effort -- or how durable the shake 17 shingles would be. 18 So after that, the applicant has provided 19 us with a home inspection report that's 20 included within the book package itself in the 21 latter few pages. And if I can -- I may, I 22 will read a few excerpts from the home 23 inspection report. 24 And so this home inspection report is 25 dated March 7th, and it does generally go over Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">41</p> <p>1 the condition of the siding. It does state how 2 all damaged shakes will need to be replaced. 3 This is on Page 7 of 11 of the home 4 inspection report. It does talk about cedar 5 wear damage. And one note from the report -- 6 and this is on Page 8 of 11 -- it does talk 7 about how cedar siding panels have wear and 8 damage in various locations and the shakes are 9 ready for maintenance/replacement. 10 Cedar shakes, again, are prone to curling, 11 cracking, insects, and loosening knots in the 12 siding that fall out and leave holes, but -- 13 however, the condition of the shakes cannot be 14 fully determined until old paint is removed. 15 So while we appreciate the applicant 16 providing this home inspection report, it does 17 fall short of indicating any necessity for 18 wholesale siding replacement. As such, we do 19 stand by our original report, which was to deny 20 the recommendation for wholesale siding 21 replacement. 22 THE CHAIRMAN: Thank you. 23 Do we have any questions for staff? 24 COMMISSION MEMBERS: (No response.) 25 THE CHAIRMAN: Is the applicant here Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">43</p> <p>1 the -- the age of the home, it's -- this is a 2 92-year-old product. It's more than brittle. 3 It's years and years and years of paint. We've 4 tried orbital sanding on it. Just even a light 5 orbital sanding, it burrs the finish of it 6 because it is so old and brittle. 7 My recommendations were to -- even if you 8 do -- pulling permits to repair it, you have to 9 have Florida product approvals. Well, the 10 Florida product approval cedar shake shingles, 11 of which I have three different manufacturers 12 here that have the Florida product approvals, 13 we also have a size discrepancy on there. 14 So whether you're doing mismatch 15 throughout here, the older product, again, 16 92 years old, is -- nothing is out there that 17 has the Florida product approval that would 18 suffice for the Building Department to pull a 19 permit. Okay? 20 But any type of trying to remove this -- 21 my solution to this is -- is -- which in the 22 historical areas, you have plenty of Hardie 23 board that's been approved. The original 24 fabric is -- if you even do a Google search, 25 the maximum life span on most cedar shakes in Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">42</p> <p>1 today? 2 AUDIENCE MEMBER: (Indicating.) 3 THE CHAIRMAN: Could you please come 4 forward? 5 (Audience member approaches the podium.) 6 THE CHAIRMAN: Please state your -- hello. 7 Good afternoon. 8 Please state your name and address into 9 the microphone, and she will swear you in. 10 AUDIENCE MEMBER: My name is David Crane. 11 Business address or home? 12 405 Cone Road, Merritt Island, Florida, 13 32952. 14 THE REPORTER: If you would raise your 15 right hand for me, please. 16 MR. CRANE: (Complies.) 17 THE REPORTER: Do you affirm that the 18 testimony you are about to give will be the 19 truth, the whole truth, and nothing but the 20 truth? 21 MR. CRANE: I do. 22 THE REPORTER: Thank you. 23 MR. CRANE: Ladies and gentlemen, how are 24 we doing today? 25 Okay. The -- with the home inspection, Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">44</p> <p>1 ideal conditions is 40 years. It's 92 years 2 old. We're -- you know, you've eventually got 3 to give up the ghost. 4 So with that being said, my recommendation 5 is for -- to do a Hardie board replacement in 6 the same dimensions that's on the house. It's 7 historically been -- I've done plenty of 8 historical homes all throughout the state of 9 Florida, numerous in fact, and I can 10 guarantee -- we just finished a home that was 11 built that's actually one year older than this 12 subject property in Jacksonville Beach. We 13 managed to duplicate it identically. And so 14 that's where we would like to -- the wholesale 15 siding would be the better course of action 16 here. 17 It's just -- the product is just too old 18 to work with, even trying to refinish it. You 19 can try to burn it off. Because it's old lead 20 paint, you can try to burn it off, but there 21 you've got the consideration that it's old, 22 brittle cedar siding. And -- because the true 23 craftsmen of the -- back in the day, that's how 24 they would have reconditioned, to get the old 25 paint off some -- but it's true -- it's too Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">45</p> <p>1 brittle to work with.</p> <p>2 Any questions?</p> <p>3 THE CHAIRMAN: Any questions for the</p> <p>4 applicant?</p> <p>5 COMMISSIONER MORGAN: Through the Chair,</p> <p>6 are you -- I just want to clarify, are you the</p> <p>7 homeowner or you're providing the repairs?</p> <p>8 MR. CRANE: I'm providing the repairs.</p> <p>9 COMMISSIONER MORGAN: Okay.</p> <p>10 MR. CRANE: The homeowner is here today as</p> <p>11 well.</p> <p>12 THE CHAIRMAN: Any other questions for the</p> <p>13 applicant?</p> <p>14 COMMISSION MEMBERS: (No response.)</p> <p>15 THE CHAIRMAN: All right. If we have</p> <p>16 questions, we'll call you back up. Thank you.</p> <p>17 Is there anyone else here today to speak</p> <p>18 in regards to this COA?</p> <p>19 AUDIENCE MEMBERS: (No response.)</p> <p>20 THE CHAIRMAN: No? Okay. Then we'll</p> <p>21 close the public hearing and hear a motion.</p> <p>22 COMMISSIONER GREGORY: Motion to deny</p> <p>23 COA-24-31566 at 1427 Pinegrove Street [sic].</p> <p>24 COMMISSIONER MORGAN: Second.</p> <p>25 THE CHAIRMAN: Discussion?</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">47</p> <p>1 regarding difficulty finding exactly matching</p> <p>2 materials. I think that can probably be</p> <p>3 handled through milling. It may be just not a</p> <p>4 product readily available on shelves.</p> <p>5 But from -- this is not new information</p> <p>6 from last time that would change my opinion to</p> <p>7 recommend a wholesale replacement. I think</p> <p>8 it's still just in need of spot repairs of the</p> <p>9 cedar shingles.</p> <p>10 THE CHAIRMAN: Any other discussion?</p> <p>11 COMMISSIONER LOVE: Based on the</p> <p>12 information that I see, I mean, I am pretty</p> <p>13 much in agreement with the two commissioners</p> <p>14 who have already spoken on it. I concur.</p> <p>15 THE CHAIRMAN: So I'll try not to</p> <p>16 pontificate, but I want to ask a question about</p> <p>17 this, because in our Tuesday call when we go</p> <p>18 over the agenda, we had a discussion about</p> <p>19 this. And when I look at -- when I look at a</p> <p>20 building like this, where clearly it's in need</p> <p>21 of, at the very least, repair and repainting --</p> <p>22 but as the applicant alluded to, the age of the</p> <p>23 shingles tells me, based on the way they have</p> <p>24 been treated over the years, there are going to</p> <p>25 be -- more and more shingles are going to be</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">46</p> <p>1 COMMISSIONER HOFF: Through the Chair, so</p> <p>2 I also identified Page 7 and 8 of the WDO</p> <p>3 report as having some helpful information that</p> <p>4 says the -- deterioration noted on some siding</p> <p>5 in various areas, replacement of all</p> <p>6 damaged/deteriorated siding is recommended.</p> <p>7 And of course, on Page 8, it mentions that</p> <p>8 the condition of the shakes can't really be</p> <p>9 determined until the paint is removed.</p> <p>10 So it doesn't sound like, from the</p> <p>11 inspection, that wholesale replacement was</p> <p>12 recommended. And from staff's visit, they also</p> <p>13 share that recommendation.</p> <p>14 So I would -- I would -- if the</p> <p>15 alternative -- if the applicant is asking to do</p> <p>16 wholesale replacement with Hardie board, then I</p> <p>17 would not be in support of that, based on what</p> <p>18 we have before us.</p> <p>19 COMMISSIONER GREGORY: Through the Chair,</p> <p>20 I would echo what Commissioner Hoff stated</p> <p>21 there. This inspection report doesn't give us</p> <p>22 any new information that would tell us that</p> <p>23 wholesale replacement would be needed, more</p> <p>24 just spot repairs.</p> <p>25 I understand what the applicant is saying</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">48</p> <p>1 needed -- that are going to need to be</p> <p>2 replaced.</p> <p>3 And so as a homeowner, when I look at</p> <p>4 those images and I think about selective repair</p> <p>5 and repainting, and more selective repair and</p> <p>6 repainting, and more selective repair and</p> <p>7 repainting, I wonder about the expense of that</p> <p>8 as a homeowner, because of the water intrusion</p> <p>9 that might occur or the other things that are</p> <p>10 going to occur. Because we know what kind of</p> <p>11 sheathing is underneath these old buildings.</p> <p>12 It's not ZIP, right?</p> <p>13 And so I just -- I want to throw that out</p> <p>14 there as something to again consider because,</p> <p>15 ultimately, it's about saving the buildings,</p> <p>16 not -- I don't think it's about hanging on to a</p> <p>17 deteriorating shingle until the very last</p> <p>18 minute. This is my opinion. And so I just</p> <p>19 wonder about that because of the expense of</p> <p>20 such a thing, selectively, selectively,</p> <p>21 selectively that eventually replaces them all,</p> <p>22 as opposed to replacing them all.</p> <p>23 And we had discussions about the tipping</p> <p>24 point for that, the way that we look at</p> <p>25 windows, right, wholesale replacement of</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">49</p> <p>1 windows, there has to -- there's a tipping 2 point of percentage before we agree to that -- 3 or before staff recommends that, and then we 4 vote on it. 5 And so I just wonder if there's any 6 consideration of the Commission in this regard. 7 And I'm really -- I am a -- I am pro 8 preservation. Do not misinterpret what I'm 9 saying. But I'm looking at the inevitability 10 of a situation like this, and I wonder about 11 the letter of the law and the design guidelines 12 and what that entails. 13 That was still pontificating, right? That 14 was too long. I'm sorry. 15 COMMISSIONER MORGAN: To the Chair, I tend 16 to agree in the longevity of what this looks 17 like; however, if we're looking at minimal 18 parts right now being impacted, it's hard to 19 look at it as an entire system. 20 We reviewed a COA recently regarding 21 siding as well, and that's where we kind of 22 arrived -- you know, we've got to take it all 23 apart and put it back together. But at that 24 point even, we were discussing different sides 25 of the building and which actually needed to be</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">51</p> <p>1 MR. WELLS: More and more will have to be 2 replaced if they're broken during the work to 3 repair the shingles. So that will just have to 4 be something that's dealt with when the work 5 ensues. 6 The CHAIRMAN: That's the limit of what I 7 had to say, if no one else has anything to -- 8 COMMISSIONER HOFF: Through the Chair, so 9 some additional pontification. You know, all 10 wood siding is going to fail at some point. So 11 the only question is, at what time do you -- at 12 what time do you replace it? 13 THE CHAIRMAN: Exactly. Yeah. That's my 14 question. 15 COMMISSIONER HOFF: In my opinion, I would 16 be more open to additional replacement other 17 than kind of spot replacement if there was a 18 different replacement material planned. So -- 19 but I'll just -- I -- 20 THE CHAIRMAN: I understand. That, 21 though, to me, is similar to the previous 22 discussion about -- with metal roofing. There 23 are approved materials, and this is one, in 24 this case, that they are proposing to use. 25 I don't want to drag this on any longer</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">50</p> <p>1 replaced. 2 And I agree with a lot of what you're 3 saying, but I don't know that we have the 4 situation here to really consider that. 5 THE CHAIRMAN: I understand. But part of 6 me bringing this up is -- I'm not hearing 7 anything I don't expect to hear, but I think 8 this bears further discussion about the 9 guidelines and the way we look at things 10 holistically. 11 The one statement in the report that says 12 (microphone failure) -- it says deteriorated 13 things can't be replaced. Right? And so 14 there's an idea in my mind about when pressure 15 washing ensues and paint is removed, there's 16 going to be a lot more shingles that are 17 deteriorated, that are broken than there are 18 necessarily right now because they are being 19 held by paint. 20 And so I guess that's a question for 21 staff, too. Under the repair of the things, as 22 they're prepping it for paint and they're 23 trying to repair and replace, there's more 24 getting broken. More and more are going to get 25 replaced, right, if they are broken?</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">52</p> <p>1 than we need to, but is there any more comment 2 or discussion? 3 COMMISSION MEMBERS: (No response.) 4 THE CHAIRMAN: No? Then there is a motion 5 on the floor, and let's vote. 6 All those in favor of the denial of 7 COA-24-31566? 8 COMMISSION MEMBERS: Aye. 9 THE CHAIRMAN: Those opposed? 10 COMMISSION MEMBERS: (No response.) 11 THE CHAIRMAN: So let it be known that 12 COA-24-31566 at 1427 Pinegrove Street [sic] has 13 been denied. 14 Okay. Let's move on to the third item, 15 COA-24-30543, at 3671 Richmond Street. I'll 16 open the public hearing and hear a report from 17 staff. 18 MR. WELLS: Through the Chair to the 19 Commission, this is a procedural thing, but -- 20 Mr. Crane, David Crane, if you could fill 21 out a speaker card at the sign-in sheet and 22 just hand that to us, please. 23 (Mr. Crane approaches the podium.) 24 MR. CRANE: So, if I may, then, 25 what -- what's our alternative course here?</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 THE CHAIRMAN: To abide by the ruling of
2 the COA, that you have to repair and replace.
3 MR. WELLS: Do you need me to --
4 Through the Chair to Mr. Crane, yeah, so
5 your other alternative would be to apply for a
6 new COA that basically states that you would
7 like to repair the siding or you could ask for
8 a partial replacement, so scattered replacement
9 where there is indication of damage.
10 MR. CRANE: With all due respect, I mean,
11 working with such an old product like that
12 is -- we start doing demo on that, it's going
13 to -- it's going to just keep on expanding.
14 It's horribly, horribly hard to work with.
15 THE CHAIRMAN: I hear you, Mr. Crane. I
16 hear your words. There's been a ruling and a
17 vote on the COA, though, and so I think this
18 has to be something taken up with staff as a
19 new application because this has been voted on.
20 MR. CRANE: Okay. So a new application?
21 I'm just trying to get some direction.
22 THE CHAIRMAN: Yes, sir. Yes, sir.
23 MR. CRANE: Okay. So a new application,
24 just keep on fighting the good fight.
25 MS. LOPERA: So --
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1 MR. CRANE: Okay.
2 THE CHAIRMAN: Go ahead.
3 MS. LOPERA: So -- through the Chair, so
4 your request for wholesale siding replacement
5 was denied here today by an act of the
6 Commission. You can ask for something else now
7 through staff based on the comments and
8 feedback you got from the Commission, about
9 partial replacement or something of that
10 nature. I would encourage you to contact the
11 staff.
12 MR. CRANE: Okay.
13 All right. Thank you, folks.
14 THE CHAIRMAN: And just as a
15 recommendation, I think in the next
16 application, maybe some more intensive data to
17 back up, like, the condition of things and
18 the -- like, percentages of things that you've
19 seen needing to be replaced versus what's able
20 to be saved. Do you understand?
21 Like, if there's a thousand shingles and
22 nine hundred of them need to be replaced,
23 right? That -- you need a more compelling
24 argument for us. That was part of our
25 discussion that was trying to (microphone
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1 failure).
2 COMMISSIONER GREGORY: Through the Chair,
3 just as a recommendation too -- I remember
4 recommending a WDO report to you last time, and
5 not to -- this home inspection report is good
6 and it's valuable information in here, but a
7 WDO report would typically -- they put little
8 dots where each little item of rot is or
9 termite activity. And, generally, they have
10 photos and a sketch of the property indicating
11 where these items are, and that would be --
12 maybe provide a little more detail to where
13 these items are instead of just general
14 statements from the report that we have here.
15 MR. CRANE: Okay. So more damning
16 evidence.
17 COMMISSIONER GREGORY: We have to go on
18 evidence, you know, of damage. We believe you
19 that there is some damage there, but from the
20 evidence that we're given here in this report,
21 it doesn't recommend wholesale replacement.
22 Staff -- the staff has not recommended
23 wholesale replacement and we don't have
24 additional evidence to say that wholesale
25 replacement would be necessary.
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1 MR. CRANE: And then -- but to your credit
2 to where you said there becomes a tipping level
3 of just how much you keep on doing and doing
4 and doing, and --
5 THE CHAIRMAN: Yes, sir. Again, I think
6 that needs to be held under another application
7 and then discussed with staff.
8 MR. CRANE: Okay.
9 All right. Thank you, folks.
10 THE CHAIRMAN: Thank you.
11 I'm so sorry. Did I open the public
12 hearing on Richmond Street?
13 MS. LOPERA: No.
14 THE CHAIRMAN: Okay. Let me read it
15 again. COA-24-30543, 3671 Richmond Street,
16 we'll open the public hearing and hear a report
17 from staff.
18 MS. FIGUEROA: For this COA application,
19 staff wrote a staff recommendation that
20 generally approves for replacing the driveway
21 in the existing dimensions. At the February
22 JHPC meeting, the property owner provided a few
23 photographs of parking pads in this historic
24 district. They wanted to provide additional
25 evidence of parking pads in the neighborhood,
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<p style="text-align: right;">57</p> <p>1 and staff was tasked with researching these 2 parking pads, and these are staff's additional 3 findings. 4 The property owner labeled three pictures 5 with incorrect addresses. The correct 6 addresses are 3663 Richmond Street, 3577 7 Richmond Street, and 1837 Avondale Circle. 8 The property owner provided a picture of 9 an existing single-car driveway at 3663 10 Richmond Street, which is the adjacent 11 single-family property to the east. 12 The property owner provided a picture of a 13 multifamily structure at 3623 and 3625 Hedrick 14 Street, which has two single-car driveways. 15 One property, 3733 Pine Street, has a 16 U-shaped concrete driveway installed before 17 1998, when the Riverside Avondale Historic 18 District was locally designated. Under 19 COA-24-30928, JHPC approved with conditions for 20 replacing the existing driveway with a 21 downsized U-shaped driveway made of brick 22 pavers. 23 The seven properties that have existing 24 parking pads and -- were installed after 1998. 25 COAs and permits were never applied for. The Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">59</p> <p>1 Is that still their -- the homeowner's desire? 2 MR. WELLS: Through the Chair to 3 Commissioner Gregory, that is correct. 4 So we're treating that almost as a parking 5 pad. 6 COMMISSIONER GREGORY: Okay. 7 And the homeowner does not want to do -- I 8 saw there was another drawing in here with a 9 parking pad that was more parallel to the 10 street, and the homeowner rejected that site 11 plan with the parking pad that would have been, 12 you know, almost parallel parking but on their 13 lot? 14 MR. WELLS: Through the Chair to 15 Commissioner Gregory, can you identify which 16 page that's located on? 17 COMMISSIONER GREGORY: Sure. Just give me 18 a second here. 19 COMMISSIONER HOFF: Through the Chair to 20 Commissioner Gregory and staff, I believe that 21 was in the first book that was sent out but not 22 the second book, I believe. 23 COMMISSIONER GREGORY: I think the 24 homeowner's proposed design they want is on 25 Page 525, I believe. And then on 526, they Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">58</p> <p>1 average distance between the subject property 2 and these seven properties is 1,132 feet. 3 MR. WELLS: So just to add to that, too, 4 for the commissioners, just so you know, the 5 applicant has provided those pictures of those 6 surrounding properties within the district. 7 That's included in the book itself, as well as 8 staff's driveway analysis. That's included in 9 the latter pages of this particular item, so -- 10 With that said -- I mean, given the 11 additional properties, staff did our research, 12 we provided that information, again, in the 13 book. However, we do stand by our original 14 recommendation which is to preserve the 15 existing footprint of the driveway. 16 THE CHAIRMAN: Thank you. 17 Are there any questions for staff at this 18 time? 19 COMMISSIONER GREGORY: Yes. Through the 20 Chair, so you guys -- excuse me -- staff would 21 like to keep the existing driveway layout as it 22 is and the homeowner is still requesting the 23 proposed plan that has essentially an 24 attachment to the driveway, we'll call it, to 25 the left that goes straight to the front door? Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">60</p> <p>1 have one with kind of the longer, more parallel 2 to. 3 MR. WELLS: Okay. 4 COMMISSIONER GREGORY: I just want to make 5 sure what they're requesting versus what we're 6 approving -- I just want to make sure we have 7 that clear. 8 MS. FIGUEROA: Through the Chair, so with 9 this application, the property owner originally 10 submitted the site plan that you see on your 11 screen here. It didn't meet our requirements 12 for being legible and labeling all materials 13 and dimensions, so then they resubmitted 14 another site plan. 15 If you can keep scrolling, Arimus, down. 16 Okay. Well, they didn't provide that one, 17 but there was another one. Again, it didn't 18 meet our requirements, and so the site plan 19 that is in the original staff report and book 20 is the one that you would be reviewing. 21 COMMISSIONER GREGORY: Okay. Thank you. 22 Thank you for clarifying. 23 THE CHAIRMAN: A question -- just a 24 request for staff. Could you put that image on 25 the big screen for us, the one that -- the site Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">61</p> <p>1 plan, the correct site plan, just so everyone 2 can see it? 3 MR. WELLS: (Complies.) 4 THE CHAIRMAN: That one. 5 Thank you. 6 Are there any other questions for staff at 7 this time? 8 COMMISSION MEMBERS: (No response.) 9 THE CHAIRMAN: Is the applicant here? 10 AUDIENCE MEMBER: (Indicating.) 11 THE CHAIRMAN: Please come forward and, 12 again, state your name and address and she'll 13 swear you in. 14 AUDIENCE MEMBER: Tom Davis, 3671 Richmond 15 Street. 16 THE REPORTER: If you would raise your 17 right hand for me, please. 18 MR. DAVIS: (Complies.) 19 THE REPORTER: Do you affirm that the 20 testimony you are about to give will be the 21 truth, the whole truth, and nothing but the 22 truth? 23 MR. DAVIS: I do. 24 THE REPORTER: Thank you. 25 MR. DAVIS: Ladies and gentlemen, thank Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">63</p> <p>1 same time is not providing any aesthetic 2 improvement to the street. 3 I hired a landscape architect. The two 4 plans that you see in there were done by 5 landscape architects who've done a lot of work 6 in the historic district of Riverside and 7 Avondale. They are certified landscape 8 architects. They provided two plans. We 9 selected one. However, I submitted the other 10 one as well. And I have the remainder of the 11 blueprints here should you need those. 12 If you'd consider one option or the 13 other -- the reason I selected the plan that we 14 did is because it's largely similar to the size 15 of the current apron. If you look at all the 16 concrete in that apron that's -- there's almost 17 6 feet of concrete there that tapers down to 18 one foot over about a 30 foot distance. 19 The adjustments to the apron I'm asking 20 for are pretty minimal, and you'd only lose a 21 very small portion of grass from the picture 22 that you're looking at right now. And, 23 largely, it would look much better and be newly 24 done, newly landscaped. It would allow for 25 much safer and easier parking for myself and my Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">62</p> <p>1 you for the opportunity to speak again. 2 I know you've had a chance to review the 3 report that I put together about the issue. 4 You'll see on what I've submitted -- the main 5 issue that we're having here is that Richmond 6 Street is variable in size all across -- all up 7 and down the street. There are parts of the 8 street that are 30 feet wide. My section of 9 the street is only 15-and-a-half feet wide. 10 There are frequently many, many cars. 11 There's work trucks. Your Commission has 12 already approved demolition of two houses on 13 Richmond Street. So that's going to 14 necessitate a huge number of work trucks up and 15 down. We need a little bit of space to park 16 that's just off the street. 17 I submitted to you a picture of the 18 current situation -- and you can put that up 19 there -- with the current apron. The current 20 driveway apron is composed of both concrete and 21 brick. It is old, it is cracked, and it's 22 unsightly. It's actually detracting from the 23 neighborhood and creates just nothing but 24 problems for anybody. It doesn't really allow 25 much room to park off the street and at the Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">64</p> <p>1 family and for elderly relatives when they 2 visit rather than trying to park on the street 3 and, of course, have to worry about the work 4 trucks going up and down the street. 5 I did submit all the other pictures 6 showing similar parking pads that have been 7 done. As you say, some of them have been done 8 without permits, some were done with the 9 approval of the committee here. 10 (Timer notification.) 11 MR. DAVIS: And all of them are within 12 about 1,000 feet of my house, many all around. 13 Even right next door to me, the -- our current 14 neighbors have pushed their lawn back by 15 3 feet, the Howells, and that allows them a 16 little bit of space. It's paved, just as if it 17 were the road. So that -- that's why. Their 18 portion of the road is 18 feet wide, mine is 19 15 feet, further down it's 30 feet. 20 I've enclosed a petition from all of my 21 adjoining neighbors. They've all looked at the 22 plan. They feel that it would be in keeping 23 with the aesthetics of the neighborhood. They 24 feel that our plan would enhance the beauty of 25 the neighborhood, and it will allow people to Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 safely maneuver up and down the street. And
2 you can see their signatures there for all of
3 the surrounding homes from my home, the Balls
4 (phonetic), the Surfaces (phonetic), the
5 Howells.
6 I would ask your consideration for
7 approving the plan as written. And if --
8 failure to approve it as written, we can leave
9 the situation currently as it is, which is
10 clearly a drag on the neighborhood, or if you
11 really want to consider the lengthwise plan,
12 sure, I can do that too.
13 Thank you.
14 THE CHAIRMAN: Thank you.
15 Do we have any questions for the
16 applicant?
17 COMMISSION MEMBERS: (No response.)
18 THE CHAIRMAN: Not at this time?
19 If questions come up, we'll ask you to
20 come back up. Thank you, sir.
21 So we have a report from staff to approve
22 with conditions. There are four conditions
23 listed. And then we've heard from the
24 applicant, so I'll entertain a motion.
25 MS. LOPERA: (Off microphone.)
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1 THE CHAIRMAN: Oh, I'm so sorry.
2 Is there anyone else here to speak to this
3 COA?
4 AUDIENCE MEMBERS: (No response.)
5 THE CHAIRMAN: No? We'll close the public
6 hearing and entertain a motion.
7 COMMISSIONER GREGORY: In the interest of
8 starting discussion on it, I'll get us going,
9 motion to approve with staff conditions,
10 COA-24-30543, at 3671 Richmond Street.
11 COMMISSIONER MORGAN: Second.
12 THE CHAIRMAN: Discussion?
13 COMMISSIONER HOFF: Through the Chair, so
14 my main -- both Commissioner Gregory and the
15 applicant brought up a second design, I guess,
16 that was submitted that would hypothetically
17 provide a parking area that's more parallel to
18 the road and keep a -- keep the parking further
19 away from the front of the house. So because
20 it's been brought up, that would seem more
21 preferable to me at this time because it is
22 keeping the vehicles further away from the
23 front of the contributing structure.
24 Those are my thoughts.
25 COMMISSIONER GREGORY: Through the Chair,
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1 to add to what Commissioner Hoff said there,
2 the design as shown on Page 526, where there's
3 more of the lengthwise pad there, seems to me
4 more in character with the photos that the
5 homeowner provided -- room for parking that
6 other -- has been added to other neighboring
7 properties.
8 I don't see anything as similar to what
9 the homeowner is proposing on 525 --
10 (indecipherable) the design on 526, but I see
11 multiple areas where there is a parallel
12 parking pad built in front of the house that is
13 not -- end up with the cars' orientation -- it
14 looks like they're driving into the front door.
15 I think that's more in character with the
16 neighborhood. If that's amenable to the
17 homeowner, I would consider that as an
18 amendment to the motion. That would, I
19 believe, solve some of the safety issues
20 related to parking and traffic congestion as
21 well, while keeping with the historic character
22 of the home and the neighborhood.
23 THE CHAIRMAN: So just to clarify,
24 Commissioner Gregory, are you stating that you
25 are amenable to the site plan on the screen?
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1 COMMISSIONER GREGORY: Yes.
2 Page 526 is a site plan that seems more
3 similar to other designs that have been
4 approved in the neighborhood previously.
5 THE CHAIRMAN: So effectively allowing
6 parallel parking on the -- on the (microphone
7 failure) --
8 COMMISSIONER GREGORY: Yes, the city --
9 THE CHAIRMAN: -- the city right-of-way?
10 Sorry, city right-of-way.
11 And is that also what you're stating,
12 Commissioner Hoff?
13 COMMISSIONER HOFF: Out of the two options
14 that have been presented, this is the one that
15 keeps the -- that does not widen the existing
16 driveway necessarily, and it keeps the vehicle
17 further back from the front side of the house,
18 so that's what seems more in line in my
19 perspective.
20 THE CHAIRMAN: Okay. So just to be clear,
21 there are four conditions that we are -- the
22 motion that was made that we're discussing
23 right now -- that we're discussing right now --
24 I apologize, everyone. I'm a little under the
25 weather -- that the new driveway and apron
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1 shall be in the same dimensions of the existing
2 driveway and apron; pavers will have a
3 rectangular shape -- with some detail there --
4 the location of the wall shall be substantially
5 consistent with the submitted site plan dated
6 December 2nd, 2024, which is not that plan; and
7 then the wall installation will be consistent
8 with the fencing and wall guidelines.
9 So the motion on the table right now is to
10 approve the conditions. And so the things that
11 you're suggesting are amending the conditions,
12 and I just want -- I want all the commissioners
13 to be clear about that. And then if this is
14 what we're going to discuss, we're going to
15 discuss it, but that's not what we're voting on
16 right now. We're discussing right now --
17 MS. LOPERA: Correct.
18 THE CHAIRMAN: -- a potential amendment.
19 MS. LOPERA: If I may, Mr. Chair?
20 THE CHAIRMAN: Yes.
21 MS. LOPERA: Okay. Through the Chair, so
22 a couple of things I want you to be aware of.
23 This site plan on here is not something
24 that the owners are asking you for. They have
25 not requested it, and staff has not analyzed
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1 it. They can't -- I can't see any dimensions,
2 I don't think they can either, so it's not
3 really a viable site plan.
4 And I don't know if the owners are even
5 amenable to you considering it or not. They've
6 already rejected it, so --
7 But in the course of deliberations, if
8 you're leaning towards denying what they've
9 requested -- which is essentially the motion on
10 the table because the conditions say you can
11 only have a driveway in the current width of
12 the current driveway.
13 So if you're leaning towards denying what
14 they're asking for, maybe you can talk with the
15 owner about potentially doing something
16 different, but keep in mind the site plan is
17 not legible and has not been analyzed by staff.
18 COMMISSIONER GREGORY: Through the Chair,
19 thank you for that analysis.
20 I guess -- suppose an option would be
21 possibly another deferral, if we wanted to go
22 that route.
23 If the homeowner was amenable to this site
24 plan that's on the screen currently -- could I
25 have the homeowner to please come up and
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1 we'll -- can discuss it from here, because I
2 see what you're saying about the site plan not
3 being viable to be used right now, but --
4 (Mr. Davis approaches the podium.)
5 COMMISSIONER GREGORY: Just to the
6 homeowner, I mean, the site plan that you're
7 proposing that you would prefer does not appear
8 to meet the criteria. And we're looking at
9 this other site plan that's on the screen right
10 now from Page 526. Is that something that is
11 viable for you and something you want to
12 pursue?
13 MR. DAVIS: That site plan would be
14 absolutely fine, just -- we'd like to get some
15 approval for something. Again, what I've
16 already submitted was the less -- oh, it seems
17 like the less invasive site plan because it
18 would involve less brick. Here, we're talking
19 about making the entire apron of the driveway
20 now. Instead of 10 feet wide, you're
21 stretching it to about -- we have the plans
22 here, but that's 10 feet wide, about 30 feet
23 long. So it was just more square footage, but
24 I'm happy to do it that way if that's the
25 preference of the committee. And I have a --
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1 COMMISSIONER GREGORY: Thank you.
2 MR. DAVIS: -- blueprint here.
3 COMMISSIONER MORGAN: Through the Chair to
4 the Commission, just some thoughts and really
5 questions. I've only seen that done once in
6 Springfield. It was not permitted. And they
7 got upset when the public was parking in their
8 parallel parking.
9 I just think it -- I mean, it reduces the
10 available street parking. There may be some
11 things that maybe outside of our purview that
12 need to be considered before we look at that.
13 MR. DAVIS: Well, right now it's too
14 narrow to park on the street at all, so there
15 is no on-street --
16 COMMISSIONER MORGAN: Excuse me?
17 MR. DAVIS: There is no on-street parking
18 now because it's too narrow for two cars to
19 pass if there's someone on the street, so
20 that -- this particular portion of Richmond
21 Street, as I said, it's only 15 feet wide
22 currently.
23 THE CHAIRMAN: Question for staff.
24 This drawing that we're looking at on the
25 screen now that's included in the report, what
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1 is the -- could you just state the staff's
2 position regarding this site plan?
3 Understanding that it's not been vetted
4 or -- but is a schematic, I understand, but --
5 I'm sorry. And, Legal, is this not a fair
6 question?
7 MS. LOPERA: Oh, no, to the Chair, it's a
8 perfectly legitimate question.
9 MR. WELLS: To the Chair, I'm going to be
10 honest with you. It's hard for me to read it.
11 It's not very legible, nor is it to scale, so I
12 can't offer you a preliminary opinion on it --
13 THE CHAIRMAN: So just to --
14 MR. WELLS: -- right now.
15 THE CHAIRMAN: So then a follow-up
16 question. Is there an example -- and I'm
17 familiar with the project that Commissioner
18 Morgan is referring to. A bit different kind
19 of contextual situation in the neighborhood,
20 but the location of this house in regards to
21 the -- to the adjacent properties and -- I'm
22 just looking at the -- like, to the river,
23 basically, and what's across the street from
24 it.
25 Are there other examples of similar things
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1 like this along this street where there's
2 off-grade parking that has been approved by
3 the -- or is that -- you can't answer that?
4 I'm trying to situate myself in the
5 context of this discourse.
6 MR. WELLS: Through the Chair, before I
7 comment, can you just clarify? You said
8 off-grade parking along that block or --
9 THE CHAIRMAN: Well, effectively, that --
10 what that drawing is showing, as the applicant
11 is stating, that the -- the road -- the current
12 road is too narrow for there to be parallel
13 parking. Have there been other situations like
14 this where this kind of parking on the crow
15 that is effectively creating parallel
16 parking and executed with -- with approval of
17 HPC, to our knowledge?
18 MR. WELLS: To the Chair, I'll say in the
19 last three years, no, you have not -- the
20 Commission has not granted any approvals for
21 parking in the right-of-way.
22 THE CHAIRMAN: And then -- thank you.
23 To the Commission -- to fellow
24 commissioners, I'm asking these questions
25 because although the rule -- when we vote on
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1 things here, it doesn't set a precedent, per
2 se. Not to -- no pun intended, but we're going
3 down a road that we need to think about as we
4 discuss this because this -- as Commissioner
5 Morgan had stated, in another historic district
6 this kind of activity of parking in the crow
7 was very much opposed to by the community and
8 not -- ultimately, I think they were asked to
9 remove it, so --
10 COMMISSIONER MORGAN: I --
11 THE CHAIRMAN: -- that's -- I may not be
12 remembering that correctly, so I -- I'm just
13 trying to -- I'm not trying to direct the
14 conversation in a certain point of view. I
15 just want you to be aware of -- I think there's
16 some gravity here to this that -- what you're
17 talking about.
18 COMMISSIONER MORGAN: To the Chair, I just
19 want to -- and to the homeowner, I think
20 there's limited things that you can do in the
21 city right-of-way, and they can be gone
22 tomorrow is my understanding, so there's just
23 some other things that you may want to consider
24 before delving into this strategy.
25 MS. LOPERA: Through the Chair, if I may
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1 speak to that?
2 THE CHAIRMAN: Yes.
3 MS. LOPERA: So, yeah, if you all approve
4 the design of this here today, the owner would
5 still need to get a right-of-way permit, and
6 that would go through that permitting process.
7 And if they fail to get that right-of-way
8 permit, they wouldn't -- they'd be back here
9 with some kind of minor modification to the
10 design or maybe something completely new, I
11 don't know.
12 THE CHAIRMAN: And you have to understand
13 that -- say you do go through that process, you
14 do get approval for that, it can be removed, or
15 if works need to be done or things needs to
16 be -- things need to happen, that it needs to
17 be removed, you know, there's a -- I think
18 there's a certain amount of risk involved in
19 that, yeah.
20 MR. DAVIS: With respect to the committee
21 and the chairman, yes, this is in the city
22 right-of-way. That can -- you know, things can
23 always change. I'm just asking about some --
24 this is a very basic landscaping plan. We're
25 not building the pyramids in Giza here and it's
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<p style="text-align: right;">77</p> <p>1 not going to be here for a thousand years, but 2 what I would say is we're trying to make the 3 driveway apron look better and be more 4 functional. And if five years from now the 5 City of Jacksonville decides they're going to 6 widen Richmond Street to 60 feet wide, 7 everything gets blown up, I don't think that's 8 going to happen. 9 THE CHAIRMAN: And with all due respect, I 10 understand your position. I understand the 11 nature of this project that you're applying 12 for, but we have a set of design guidelines 13 that are aimed at preserving the fabric of our 14 neighborhoods. And these places weren't built 15 with the -- when we had [sic] the vehicles that 16 we have now. So I'm -- we're trying to find a 17 way to facilitate -- 18 MR. DAVIS: I understand. 19 THE CHAIRMAN: -- but -- we're not trying 20 to stand in the way of things. 21 MR. DAVIS: No, I -- 22 THE CHAIRMAN: We're just -- there are 23 things at play here that we need to be -- 24 MR. DAVIS: But the neighborhood is 25 composed of the neighbors, and the neighbors Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">79</p> <p>1 the staff has here or would you like to defer 2 and come back with a different design, whether 3 it's that one or another one? 4 MR. DAVIS: I -- 5 COMMISSIONER GREGORY: I mean, that's 6 really -- we'd like to work with you here to 7 try to get something to work out. We don't 8 want to approve something that you have no 9 intention of doing, you know? 10 MR. DAVIS: Well, I would like it to be 11 approved with the amended condition, that we 12 can have some space for parking, whether it be 13 horizontal or vertical to the existing street 14 that's just enough space for one car. That's 15 all I need. 16 And, again, I've submitted those plans. 17 I've got the original blueprints here from the 18 landscape architects. I'll -- I would like to 19 do this with as few steps as possible. And if 20 I have to defer and submit more plans, we'll 21 defer and submit more plans. 22 COMMISSIONER GREGORY: Yeah. The 23 difficult part is that we haven't seen the 24 plans and -- for -- the one's you're holding 25 are, I'm sure, good, but staff hasn't had a Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">78</p> <p>1 have all agreed to this, they all like it, and 2 everyone thinks it'll look better than what 3 we've got. That's all. 4 COMMISSIONER MORGAN: Through the Chair, 5 with all due respect, they're not going to be 6 the same neighbors forever. 7 It's not a personal decision; it's a 8 community. It's not relative to specific 9 people. 10 MR. DAVIS: So -- 11 COMMISSIONER MORGAN: The people that 12 lived in that community a hundred years ago 13 aren't still living there. It's -- 14 MR. DAVIS: Right, so it should serve 15 those that live there now. 16 THE CHAIRMAN: So more -- if there aren't 17 any more questions for the applicant right now, 18 we need to continue the discussion, and then we 19 can call the applicant back up if -- if there's 20 another question. 21 COMMISSIONER GREGORY: Through the Chair, 22 I guess I'd like to hear from the applicant on 23 what -- 24 You know, would you like us to make a 25 decision on the approval with the conditions Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">80</p> <p>1 chance to review them, so we would have a hard 2 time voting on that today, I guess, is the best 3 way to put that, unfortunately. 4 THE CHAIRMAN: Yeah, I think that -- I 5 think that the -- the motion on the table to 6 approve the conditions recommended by staff are 7 not where you're interested in going. I think 8 Commissioner Gregory made a -- he stated that 9 very well, so I -- 10 In my mind, I think we need to -- if this 11 is the plan that you're amenable to pursuing, 12 then I think we should -- you should defer and 13 review it with staff in a -- as part of the 14 process. Not deciding that here. I don't 15 think we can decide that here. I think we -- 16 there needs to be more discussion. 17 Arimus, yeah? 18 MR. WELLS: Through the Chair, sure. That 19 works, yeah. 20 MR. DAVIS: So deferred for another month? 21 THE CHAIRMAN. Yes. 22 MR. DAVIS: All right. 23 THE CHAIRMAN: Okay. So let it be known 24 that COA-24-30543 at 3671 Richmond Street will 25 be deferred to next month's meeting on Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">81</p> <p>1 April 23rd, 2025.</p> <p>2 Thank you.</p> <p>3 I think we -- yeah, it's seven minutes</p> <p>4 till 3:00. We're going to take a ten-minute</p> <p>5 break. It is 2:53. We will reconvene at 3:03.</p> <p>6 (Whereupon, a brief recess was taken.)</p> <p>7 THE CHAIRMAN: Thanks, everybody.</p> <p>8 We're going to go ahead and get started.</p> <p>9 Next on the agenda are the COAs. We have two</p> <p>10 COAs today. The first one is COA-25-31914 at</p> <p>11 3520 Richmond Street. The second one is</p> <p>12 COA-25-31976 at 2238 Ernest Street.</p> <p>13 Some of you were having trouble hearing in</p> <p>14 the first part of our session. Is this better?</p> <p>15 Is this better?</p> <p>16 Thank you for telling us. I really</p> <p>17 appreciate that.</p> <p>18 So let's get started with CO- -- the first</p> <p>19 one, COA-25-31914 at 3520 Richmond Street.</p> <p>20 We'll open the public hearing and hear a report</p> <p>21 from staff.</p> <p>22 MR. ARSENAULT: Thank you.</p> <p>23 To the Commission, COA-25-31914, for the</p> <p>24 property located at 3520 Richmond Street, seeks</p> <p>25 to construct a two-story residence with a rear</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">83</p> <p>1 inferior in scale to the primary roof form and</p> <p>2 are, therefore, also consistent.</p> <p>3 The proposed elevations show that the left</p> <p>4 garage will have dormers on either side of the</p> <p>5 garage's roof. Staff believes that the</p> <p>6 presence and scale of these dormers is</p> <p>7 inconsistent with the roof form of the</p> <p>8 structure and roof forms throughout the</p> <p>9 district. As such, staff has conditioned it so</p> <p>10 that the garages will have gable roof forms.</p> <p>11 The proposed design, as conditioned, is</p> <p>12 consistent with Section 107.306(m)(8) as it</p> <p>13 does not detract from any historic</p> <p>14 architectural elements located on the property</p> <p>15 or found throughout the Riverside Avondale</p> <p>16 Historic District.</p> <p>17 The design guidelines for the Riverside</p> <p>18 Avondale Historic District recommend that new</p> <p>19 construction avoid imitating a historical style</p> <p>20 or period of architecture with a few</p> <p>21 exceptions. The proposed residence displays</p> <p>22 elements of multiple architectural styles but</p> <p>23 does not imitate a particular historical style</p> <p>24 or period of architecture.</p> <p>25 Although staff is supportive of the</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">82</p> <p>1 patio and pool, repair and paint the existing</p> <p>2 perimeter wall, and install a new driveway and</p> <p>3 parking area.</p> <p>4 The subject property currently is devoid</p> <p>5 of any existing structures. Nearby structures</p> <p>6 are primarily two-story, unpainted, masonry</p> <p>7 brick structures with Colonial Revival</p> <p>8 architectural elements.</p> <p>9 As designed, the main section of the</p> <p>10 structure consists of a cross-gable roof, and</p> <p>11 the attached garages consist of gable roofs</p> <p>12 with extend eaves.</p> <p>13 The left garage is designed with two</p> <p>14 dormers, which give the garage the appearance</p> <p>15 of a cross-gable roof.</p> <p>16 The primary materials of this structure</p> <p>17 include shingles for most of the roof, a</p> <p>18 primarily brick exterior, horizontal lap</p> <p>19 siding, and metal windows.</p> <p>20 The design is consistent with Section</p> <p>21 307.106(m)(4). The cross-gable perimeter roof</p> <p>22 form is compatible with the roof forms within</p> <p>23 the district. The hipped roof on the patio and</p> <p>24 the flat roof extension on the rear of the</p> <p>25 second floor are non-street-visible and</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">84</p> <p>1 applicant's scope of work, we do have concerns</p> <p>2 as stated about the gables on the left garage,</p> <p>3 and, as such, we have conditioned Number 9,</p> <p>4 that the garage shall not have a cross-gable</p> <p>5 design. This would allow the applicant to</p> <p>6 either diminish the scale of the dormers to</p> <p>7 make them more inferior to the primary form and</p> <p>8 give more the appearance of dormers and not a</p> <p>9 cross-gable roof.</p> <p>10 Staff finds the proposed COA consistent</p> <p>11 and compatible with the design guidelines and</p> <p>12 the Ordinance Code criteria. As such, we</p> <p>13 forward to you a recommendation for approval</p> <p>14 with the conditions noted in the report.</p> <p>15 THE CHAIRMAN: Thank you.</p> <p>16 Do we have any questions for staff?</p> <p>17 COMMISSIONER GREGORY: Yes. Through the</p> <p>18 Chair, I just want to get clarification on the</p> <p>19 brick wall. I'm just trying to understand what</p> <p>20 the application is requesting versus what the</p> <p>21 conditions are. Are you -- one of your</p> <p>22 conditions is okay with painting the brick</p> <p>23 wall?</p> <p>24 MR. ARSENAULT: So it has been</p> <p>25 conditioned, specifically Condition Number 19,</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">85</p> <p>1 to allow painting only of the CMU block wall. 2 This is in a non-street-visible location to the 3 rear side of the property, which has been 4 graffitied. That has been allowed to -- is 5 recommended to be painted; however, the 6 existing brick, our recommendation is to 7 repair, not paint. 8 COMMISSIONER GREGORY: Okay. So the CMU 9 block wall is not visible from the street is 10 what you're saying? Okay. And the brick wall 11 is at the front of the property? 12 MR. ARSENAULT: Correct. 13 COMMISSIONER GREGORY: Thank you. 14 THE CHAIRMAN: Any other questions for 15 staff? 16 COMMISSION MEMBERS: (No response.) 17 THE CHAIRMAN: No? 18 Is the applicant here? 19 AUDIENCE MEMBER: (Indicating.) 20 THE CHAIRMAN: Please come forward. 21 (Audience member approaches the podium.) 22 THE CHAIRMAN: Just state your name and 23 address into the microphone and she will swear 24 you in. 25 AUDIENCE MEMBER: Hi. I'm Stephanie Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">87</p> <p>1 And the architect of design is Julia Starr 2 Sanford. She did a similar home at 36 Richmond 3 Avenue [sic] several years ago, and this is 4 a -- kind of a similar concept. She did win a 5 preservation award for that in 2019, so we're 6 very excited to have the opportunity to do 7 another new home on this street. 8 But it's basically a vernacular design 9 with some classical influences. It does have a 10 few contemporary stamps on it, just so you'll 11 know that it's new. We're trying to, you know, 12 maintain the setbacks. 13 There was a 1949 kind of Mid Century home 14 on that site. It was not contributing to the 15 district, so it was removed without a COA. 16 That was prior to these owners buying it. So 17 when they purchased it, all that was remaining 18 were the -- the CMU walls on the side and the 19 brick wall on the front with gates. I think 20 that was more for security, but, again, we 21 didn't knock down the original home, so we're 22 not really sure what was involved with that, 23 but we are trying to keep the setback with the 24 rest of the homes on the street and where the 25 previous home was. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">86</p> <p>1 Gallagher with Starr Sanford Design, and my 2 address is 289 Sienna Palm Drive, Ponte Vedra, 3 32081. 4 (Reporter inquiry.) 5 MS. GALLAGHER: Starr Sanford Design. 6 THE REPORTER: Thank you. 7 If you would raise your right hand for me, 8 please. 9 MS. GALLAGHER: (Complies.) 10 THE REPORTER: Do you affirm that the 11 testimony you are about to give will be the 12 truth, the whole truth, and nothing but the 13 truth? 14 MS. GALLAGHER: Yes. 15 THE REPORTER: Thank you. 16 MS. GALLAGHER: Thank you. 17 Good afternoon. 18 I'm a planner and -- a former historic 19 preservation planner from the City of Orlando, 20 so thank you for what you do. 21 We are the architecture firm designing 22 this new home for the Harden family. They 23 could not be here today. They had -- actually 24 had another board meeting, so I'm representing 25 them. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">88</p> <p>1 We're trying to keep the driveway layout. 2 You know, it's kind of a circular drive coming 3 off the street. It does share an access 4 easement with the neighbors, so we didn't want 5 to disrupt that. So you'll see that we're 6 maintaining that. 7 We were fine with most of the conditions 8 in there. They did want a -- kind of a larger 9 dormer on that garage. I think that was the -- 10 maybe the issue that staff brought up. They 11 like that it gives that room more space and 12 makes it more usable without having to increase 13 the size of the footprint of the garage. So 14 that was something we hoped we could get a 15 little discussion and input from the board on, 16 on an appropriate size for that dormer. 17 And then our only other, really, issue was 18 with the wall. We've gone back and forth of 19 it. I'm not sure that wall -- if the house 20 wasn't contributing -- I think the owners felt 21 like the wall wasn't contributing, so I think 22 they were surprised that they were being 23 required to maintain the brick aspect of that 24 wall. 25 According to the -- you know, the NPS Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">89</p> <p>1 standards, it's -- you can see from the 2 pictures, it's -- it's deteriorated in some 3 places and it has an aluminum topper on it, so 4 we really -- kind of open on the wall, kind of 5 would like some input from the board. I don't 6 know that we are really tied to a design. I 7 think they would mostly just like to paint the 8 wall or do something to kind of bring it up to 9 modern standards.</p> <p>10 I think their thought in preserving it was 11 less for historic value and more for 12 sustainability. If they could do an adaptive 13 reuse of the wall and have it compatible with 14 the new design, that would be our preference. 15 (Timer notification.) 16 MS. GALLAGHER: So if we could just get 17 input on those items, that would be great. 18 THE CHAIRMAN: Thank you. 19 Do we have any questions for the 20 applicant? 21 COMMISSIONER GREGORY: Yes. You said 22 maybe there's some opposition to a couple of 23 the conditions. What were the numbers of the 24 conditions that they wanted to see changed or 25 removed?</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">91</p> <p>1 owner's preference would be to do some painting 2 on it, just to kind of bring it up to a modern, 3 fresher look and have it coordinate more with 4 the house.</p> <p>5 So I don't know that we're opposed to the 6 conditions. We just would just like a little 7 more input on them, clarification.</p> <p>8 THE CHAIRMAN: Thank you. 9 Any other questions for the applicant? 10 COMMISSION MEMBERS: (No response.) 11 THE CHAIRMAN: No? Not at this time? 12 If there are more questions, we'll ask you 13 to come back up. 14 Thank you. 15 MS. GALLAGHER: Thank you. 16 THE CHAIRMAN: Okay. So there's a 17 recommendation from staff. 18 Anyone else here to speak to this COA 19 today? 20 AUDIENCE MEMBERS: (No response.) 21 THE CHAIRMAN: Then we'll close the public 22 hearing and entertain a motion. 23 COMMISSIONER GREGORY: Motion to approve 24 COA-25-31914 at 3520 Richmond Street, to 25 approve with staff conditions.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">90</p> <p>1 MS. GALLAGHER: The dormer. 2 I don't think it was as much in opposition 3 as, you know, maybe some clarification on it. 4 Like, the dormer that we show right now, I 5 think it's -- it's kind of a full four dormer. 6 It's about 6 feet high and 13 feet wide. So 7 when you say "scale it down," how much? And is 8 there a percentage or -- you know, if the board 9 can give us input -- I think -- 10 You aren't going to really see this from 11 the street. When I looked at other dormers on 12 that street, it's hard to even see them they're 13 so far back, but there are other houses with 14 longer dormers. Again, the house we did, I 15 think the dormer was about 20 feet long. So 16 maybe just some clarification on what scaling 17 down the dormer means, if you can apply a 18 number to that. 19 And then just some direction on the wall. 20 If you think that -- like I said, it wasn't 21 contributing to the house. If the house wasn't 22 contributing, why is the wall contributing? 23 And, like I said, we're open. We can 24 investigate it a little more, get a conservator 25 to -- to look at the brick, but I think the</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">92</p> <p>1 COMMISSIONER HOFF: Second. 2 THE CHAIRMAN: Discussion? 3 COMMISSIONER GREGORY: Through the Chair, 4 I didn't -- I can't see where the dormer 5 question is on the conditions here, so I'm not 6 really sure -- I don't know if staff has any 7 input on that. 8 MR. WELLS: This is a -- through the Chair 9 to Commissioner Gregory, the applicant is 10 referring to Condition Number 6, and it's 11 actually -- I take that back. Not Condition 6. 12 This is Condition 9. My apologies. 13 COMMISSIONER GREGORY: And for Condition 14 Number 9, if you can scroll to Page 542. Is 15 that what you're referring to in the top right 16 corner there? 17 MR. ARSENAULT: To Commissioner Gregory, 18 that is correct. 19 COMMISSIONER GREGORY: Okay. 20 THE CHAIRMAN: And then a question for 21 staff. In your discussion with the applicant, 22 was there a recommendation for a different kind 23 of dormer there? Because it's saying that it's 24 not a cross-gable design. But are you saying 25 no dormer or just make it differently?</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 MR. ARSENAULT: Staff's analysis was
2 initially that the dormer, compared to the
3 massing and design of typical dormers
4 throughout the district, is essentially larger
5 than what you would see. The specifics on how
6 much we would like to see it diminished or
7 removed entirely, we would leave up to the
8 Commission. However, we just believed it was
9 too, essentially, wide and tall compared to the
10 garage structure.

11 But the applicant and owner would like to
12 use that room as a space. And so having the
13 larger dormer provides access to more room on
14 the interior, and that was the main objection.

15 THE CHAIRMAN: Would staff be opposed to
16 creating another gable end over the garage door
17 with windows in it?

18 MR. WELLS: To the Chair, can you clarify
19 where this additional gable would go?

20 THE CHAIRMAN: Like that (indicating.)

21 MR. ARSENAULT: To the Chair, we believe
22 that if the window matched the general massing
23 and scale of the windows throughout the rest of
24 the structure, that could be a potential
25 option.

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1 THE CHAIRMAN: So just to clarify, there
2 are -- you're not saying no windows into the
3 attic space over the garage, just that the
4 portions of it need to (microphone failure)?

5 MR. ARSENAULT: Correct.

6 THE CHAIRMAN: I'm so sorry, everyone.

7 They're saying that -- they're not saying
8 no to the dormer or space over the garage,
9 obviously, but the proportions of the dormer
10 being different rather than (microphone
11 failure).

12 COMMISSIONER GREGORY: It looks to be
13 that -- it's the large bank of windows there is
14 the issue. It needs to be a more similar
15 design to what's on that same facade there on
16 the main part of the house, it looks like. I
17 think that's kind of what -- the door design
18 guidelines, what they're referring to there.

19 MR. ARSENAULT: That's correct.

20 COMMISSIONER GREGORY: In fact, I'll
21 clarify for you. I mean, as currently
22 conditioned -- is for the cross-gable design
23 and those windows to be -- follow the door
24 design guidelines, and that would -- I don't
25 see a reason to change that condition if -- if,

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1 essentially, we're trying to scale it down to
2 match similar windows that are approved on the
3 same elevation or --

4 MS. GALLAGHER: It's hard to talk about
5 design without seeing a picture, but, yeah, I
6 did -- I did ask the architects this morning to
7 bring the height down, like, a foot. And I do
8 have a rendering I could pass out. I didn't
9 know if that would maybe help give you a
10 visual.

11 And, like I said, we're -- we're fine with
12 scaling it down. We just wanted more of a
13 quantitative -- not a -- I'm assuming it's not
14 a major redesign, it's just scaling down for
15 appropriateness, so a foot, 10 percent? Is it
16 something we need to -- we can just coordinate
17 with staff on in terms of the scale or -- can I
18 pass out the picture I have?

19 THE CHAIRMAN: Sure.

20 COMMISSIONER MORGAN: Through the Chair,
21 just as a general comment, I think that the --
22 the dormer, to me, I think, traditionally, in a
23 historic home, would not be to the floor. And
24 I think, like, the height of it is kind of
25 throwing me off.

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1 To the applicant, is that dormer window
2 open to the floor of the second story space or
3 is it just providing sunlight in?

4 MS. GALLAGHER: It's pretty close to the
5 floor level there. It's proposed right now to
6 be a workout gym, and they just were trying to
7 get more light in and have it feel more open.

8 COMMISSIONER MORGAN: Do you understand
9 what I'm saying, though? How, generally, it's
10 like a chair and -- I think that might just be
11 what's throwing it off. It's the -- number
12 one, it's almost as big as the garage door.
13 It's kind of centered on the roof but not
14 relative to any of the other apertures. And I
15 think, again, just traditionally, the bottom of
16 that window would be higher along the roof line
17 because it would be more at a seated height
18 than at the floor.

19 And, again, I'm not saying you have to do
20 that. I'm just trying to see what they might
21 be picking at that looks a little different.

22 MS. GALLAGHER: And, like I said, we're
23 open to suggestions and redesign, and it's not
24 a major element.

25 The plan that I gave you, we revised it to

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<p style="text-align: right;">97</p> <p>1 bring it down about a foot, and I think they 2 reduced some of the sill area. So if that 3 looks a little better -- like I said, if we -- 4 if you want to put a condition in there, if 5 it's based on that rendering or -- the 6 dimensions I had -- I think that's a 7 5-foot-tall dormer with a narrower sill. 8 COMMISSIONER MORGAN: So the top image is 9 the revised image? 10 MS. GALLAGHER: The top is revised. It 11 should say that on there. 12 COMMISSIONER MORGAN: I think that looks 13 much better. 14 MS. GALLAGHER: Okay. Thank you. 15 COMMISSIONER MORGAN: Yeah. 16 THE CHAIRMAN: Do any -- thanks, 17 Commissioner Morgan. 18 Other commissioners, are you amenable to 19 this revised dormer? 20 COMMISSIONER GREGORY: Through the Chair, 21 I'm amenable to the revised drawing with the 22 approval of staff because, I mean, this is just 23 a picture. You know, I think the way the 24 condition reads, it would -- it follows the 25 design guidelines. I think this is something Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">99</p> <p>1 can't -- it's hard to read the lettering, but 2 it almost looks flat, like a -- although it 3 doesn't have a pitch on the roof, and it 4 would -- 5 MS. GALLAGHER: So more of a sloped -- 6 THE CHAIRMAN: It would have a pitch, 7 yeah. It would -- I think it would need to 8 have a pitch. And I think that would help a 9 lot so that it would actually read as a dormer 10 because right now it reads almost as a flat 11 roof intersecting with the gable -- 12 (Reporter inquiry.) 13 THE CHAIRMAN: I'm so sorry. 14 Right now the image in the north front 15 elevation, those dormers read as though they 16 have almost a flat roof, and so I think it 17 needs to have more of a pitch to it so it reads 18 as a dormer, but I -- I, too, am -- I'm very 19 amenable to the revised dormer, but I -- I 20 think it's much better than the other one, but 21 I would say it does need to have a pitch on the 22 roof. 23 MS. GALLAGHER: A pitch on the shed? 24 THE CHAIRMAN: Uh-huh. 25 MS. GALLAGHER: Okay. Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">98</p> <p>1 we'll have to rely on staff to make a call on 2 as they go through it. 3 THE CHAIRMAN: Commissioner Love, 4 Commissioner Hoff, same? 5 COMMISSIONER LOVE: Yeah, I agree. I 6 think the revised dormer is a lot more 7 appropriate. 8 There was also a mention of it -- the fact 9 that it's a cross-dormer as well. Have we 10 identified that? Have we talked about that 11 being an issue, as opposed to just the size -- 12 MS. GALLAGHER: I think the point was, 13 when you look at it from the street, the -- the 14 larger dormer maybe gives the appearance of 15 it's a cross-gable roof. 16 MR. WELLS: Exactly. 17 MS. GALLAGHER: When you look from the 18 side, it's obviously a dormer. I think that 19 was staff's point, is -- and I think it is 20 mostly in that one front elevation that you 21 see. So I think scaling it down some -- if 22 staff could address -- would address their 23 issue. 24 THE CHAIRMAN: Understood. 25 I think part of it too is that -- I Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">100</p> <p>1 THE CHAIRMAN: And I think -- is there a 2 comment from staff based on what we see with 3 the revised dormer? 4 MR. ARSENAULT: Through the Chair to the 5 Commission, staff would be in agreement with 6 Chairman Montoya's comments about -- agreeing 7 that the scale of the revised drawing is more 8 in line with what we were looking for, and that 9 adding some pitch to that instead of being more 10 of a flat dormer would be more appropriate and 11 would be agreeable. 12 THE CHAIRMAN: Thank you. 13 Is there any more discussion about this 14 topic? Maybe the -- so we need to be thinking 15 about an amendment to the -- to the motion, but 16 also what -- I'd like to discuss the 17 question -- the applicant's question about the 18 wall as well. 19 COMMISSIONER MORGAN: Through the Chair to 20 staff, was there any additional information 21 about the wall? 22 I guess my thought is, was it built with 23 the Mid Century home or previous to that? It 24 looks older than '50s. 25 MR. ARSENAULT: Through the Chair to Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">101</p> <p>1 Commissioner Morgan, the wall was constructed 2 around the same time as the previous home. It 3 was noncontributing; however, according to the 4 design guidelines, we typically don't recommend 5 painting unpainted masonry. And, in this case, 6 that's what we have.</p> <p>7 The reason that we permitted the -- or 8 recommended approval of painting the CMU block 9 is because it's not necessarily really 10 considered a historic material. It's 11 non-street-visible and it's been graffitied 12 over, whereas the brick is within repair and 13 has not been previously painted.</p> <p>14 COMMISSIONER MORGAN: Thank you.</p> <p>15 THE CHAIRMAN: As in some previous COAs, 16 would staff be amenable to a wash -- a wash 17 stain of the brick wall rather than a true 18 paint?</p> <p>19 MR. WELLS: To the Chair, if anything, I 20 think we would be amenable to doing some type 21 of repairs to the wall itself, doing some 22 repointing measures rather than going through 23 an application of a wash, first.</p> <p>24 THE CHAIRMAN: So suggesting repair and -- 25 clean and repair first, and then evaluate?</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">103</p> <p>1 the motion needs to amend it or -- I don't 2 think I could do it. Someone else need to do 3 that.</p> <p>4 MS. LOPERA: To the Chair, if you wanted 5 to make a motion, you would pass the gavel to 6 the vice chair if you wanted to.</p> <p>7 Through the Chair, I would ask that if you 8 want to amend it to address the dormer in the 9 provided -- the revised dormer provided by the 10 applicant, consider perhaps that staff can 11 approve the pitch and maybe a front elevation 12 later, if you'd like. Just a suggestion.</p> <p>13 THE CHAIRMAN: I'm going to pass the 14 gavel.</p> <p>15 (Commissioner Gregory assumes the Chair.)</p> <p>16 THE VICE CHAIR: I'll recognize Chair 17 Montoya.</p> <p>18 COMMISSIONER MONTOYA: So I would like to 19 make a motion to revise Condition Number 9 to 20 state that the revised dormer drawing that the 21 applicant has provided is acceptable, and it 22 should be followed up with an administrative 23 approval in regards to slope and dimension.</p> <p>24 COMMISSIONER MORGAN: Second.</p> <p>25 THE VICE CHAIR: Any further discussion on</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">102</p> <p>1 MR. WELLS: Correct.</p> <p>2 THE CHAIRMAN: Thank you.</p> <p>3 Okay. So there's a couple of -- there's a 4 couple of things we've discussed here, and I 5 think the -- the motion on the floor probably 6 needs to change a bit before we vote, so --</p> <p>7 COMMISSIONER GREGORY: Through the -- to 8 the Chair, I don't think we have to change the 9 brick wall part of it. I think that's correct 10 in the conditions. It's whether or not we want 11 to add additional amendments to the condition 12 regarding the dormer.</p> <p>13 THE CHAIRMAN: Condition Number 9 --</p> <p>14 COMMISSIONER GREGORY: Condition Number 15 99.</p> <p>16 THE CHAIRMAN: Condition Number 9, 17 correct.</p> <p>18 COMMISSIONER GREGORY: And as our resident 19 architect on staff, maybe you could speak 20 better to it than I could.</p> <p>21 THE CHAIRMAN: I think it just -- the 22 revision should just reference the new drawing 23 really. I think this is -- I think this is 24 amenable as long as there's a pitch to the 25 dormer, but I think the -- the person who made</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">104</p> <p>1 it?</p> <p>2 MS. LOPERA: Do you want to double-check 3 with the applicant that that's an acceptable 4 condition?</p> <p>5 THE VICE CHAIR: Yeah.</p> <p>6 MS. LOPERA: If you could come up to the 7 microphone and just state if you're in 8 agreement with that.</p> <p>9 (Ms. Gallagher approaches the podium.)</p> <p>10 MS. GALLAGHER: Yes, that's acceptable.</p> <p>11 Thank you.</p> <p>12 THE VICE CHAIR: Thank you.</p> <p>13 Any further discussion?</p> <p>14 COMMISSION MEMBERS: (No response.)</p> <p>15 THE VICE CHAIR: All those in favor?</p> <p>16 COMMISSION MEMBERS: Aye.</p> <p>17 THE VICE CHAIR: Any opposed?</p> <p>18 COMMISSION MEMBERS: (No response.)</p> <p>19 THE VICE CHAIR: By that, you have passed 20 the amended motion.</p> <p>21 And I will then pass back the gavel, I 22 believe.</p> <p>23 (Chairman Montoya resumes the Chair.)</p> <p>24 THE CHAIRMAN: Thank you, everyone.</p> <p>25 So we'll move on to the next COA</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">105</p> <p>1 application, COA-25- --</p> <p>2 MS. LOPERA: (Off microphone.)</p> <p>3 COMMISSIONER GREGORY: We haven't voted on</p> <p>4 the amended motion. We voted on the amendment</p> <p>5 to the motion.</p> <p>6 MS. LOPERA: Through the Chair to the</p> <p>7 Commission, so the original motion was to</p> <p>8 approve with staff condition. That was</p> <p>9 amended. Now someone needs to move it as</p> <p>10 amended, and you will vote on that.</p> <p>11 COMMISSIONER GREGORY: I would like to</p> <p>12 move it as amended.</p> <p>13 COMMISSIONER MORGAN: Second.</p> <p>14 THE CHAIRMAN: All those in favor?</p> <p>15 COMMISSION MEMBERS: Aye.</p> <p>16 THE CHAIRMAN: And so it has been approved</p> <p>17 as amended, COA-25-31914, at 3520 Richmond</p> <p>18 Street. Thank you.</p> <p>19 Thank you, Counsel.</p> <p>20 Number 2 is COA-25-31976, at 2238 Ernest</p> <p>21 Street. We'll open the public hearing and hear</p> <p>22 a report from staff.</p> <p>23 MS. FIGUEROA: This COA at 2238 Ernest</p> <p>24 Street seeks to reroof a contributing</p> <p>25 residential structure within the Riverside</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">107</p> <p>1 THE CHAIRMAN: Please come forward.</p> <p>2 AUDIENCE MEMBER: So the applicant, he had</p> <p>3 to leave, the contractor. I'm (inaudible).</p> <p>4 I --</p> <p>5 THE REPORTER: Sir, please come to the</p> <p>6 microphone.</p> <p>7 AUDIENCE MEMBER: I don't know if I'm</p> <p>8 technically allowed to speak. I live there --</p> <p>9 me and my wife live there. She's Penny</p> <p>10 Millikin under that -- the thing. We never,</p> <p>11 like, updated everything, so I live there, so I</p> <p>12 don't know. Am I allowed to speak?</p> <p>13 THE REPORTER: Sir, please come to the</p> <p>14 microphone.</p> <p>15 THE CHAIRMAN: You can speak, so --</p> <p>16 AUDIENCE MEMBER: Cool.</p> <p>17 THE CHAIRMAN: So state your name and</p> <p>18 address into the microphone and she'll swear</p> <p>19 you in.</p> <p>20 AUDIENCE MEMBER: Josh Blanton, 2238</p> <p>21 Ernest Street.</p> <p>22 THE REPORTER: If you would raise your</p> <p>23 right hand for me, please.</p> <p>24 MR. BLANTON: (Complies.)</p> <p>25 THE REPORTER: Do you affirm that the</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">106</p> <p>1 Avondale Historic District. Constructed around</p> <p>2 1920, the structure is a one-story</p> <p>3 bungalow-style home situated on an interior lot</p> <p>4 and characterized by its gabled composition</p> <p>5 shingle roof, open front porch, and water table</p> <p>6 architectural feature.</p> <p>7 The existing roof is comprised of historic</p> <p>8 composition shingles, and the applicant</p> <p>9 proposes to replace this with silver metal</p> <p>10 Galvalume panels. Metal roofs in this historic</p> <p>11 district are rare.</p> <p>12 It is staff's recommendation that this</p> <p>13 scope of work is denied as composition shingles</p> <p>14 are the documented historic roof design of the</p> <p>15 structure. If the applicant submits a future</p> <p>16 COA for roof replacement that matches the</p> <p>17 existing or documented historic roof in design,</p> <p>18 such as composition shingles, staff can</p> <p>19 administratively approve the application under</p> <p>20 the 2025 COA matrix.</p> <p>21 THE CHAIRMAN: Thank you.</p> <p>22 Do we have any questions for staff?</p> <p>23 COMMISSION MEMBERS: (No response.)</p> <p>24 THE CHAIRMAN: Is the applicant here?</p> <p>25 AUDIENCE MEMBER: (Indicating.)</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">108</p> <p>1 testimony you are about to give will be the</p> <p>2 truth, the whole truth, and nothing but the</p> <p>3 truth?</p> <p>4 MR. BLANTON: Yes.</p> <p>5 THE REPORTER: Did you fill out a</p> <p>6 speaker's card?</p> <p>7 MR. BLANTON: Yes.</p> <p>8 THE REPORTER: Okay. Thank you.</p> <p>9 MR. BLANTON: Okay. So I had all types of</p> <p>10 cute lectures to give y'all, but I've seen how</p> <p>11 this goes down, so I'll spare everyone.</p> <p>12 But I did bring these shingles</p> <p>13 (indicating), so -- I have a little PTSD. I do</p> <p>14 lawn maintenance also in Riverside, Avondale,</p> <p>15 and Murray Hill. After any storm, this is what</p> <p>16 I see as a lawn man (indicating). This is what</p> <p>17 I see on my house.</p> <p>18 Asphalt shingles are terrible for wind.</p> <p>19 They actually -- it all is about this glue</p> <p>20 right here (indicating), because the shingles</p> <p>21 are set up so that it -- just a little bit of</p> <p>22 wind gets up and deteriorates them and destroys</p> <p>23 the whole thing.</p> <p>24 So the initial design of asphalt shingles</p> <p>25 and composite shingle is absolutely -- it fails</p> <p style="text-align: right;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">109</p> <p>1 for wind. Metal roofing does not do that 2 because it is screwed in, so -- 3 The glue -- as you see, they use glue. It 4 glues onto the little pebbles. The pebbles is 5 in the tar, the asphalt, so having -- imagine 6 gluing something onto sand or rocks. It is a 7 very, very terrible process. 8 And, excuse me, I've been doing lawn man 9 for the last five to ten years, so I'm -- I see 10 only the pragmatic problems and I don't 11 understand the -- the big picture y'all do. 12 So I'm going to save all this, but if 13 y'all look at that first picture y'all 14 showed -- I have a quote saying, "This 15 information leads the staff to believe that the 16 historic roofing material in this structure has 17 always been composition shingle and it is a 18 character-defining feature." 19 Can anyone see the roof material in that 20 first picture? Because I couldn't. So as our 21 roof was getting issues with every storm, I 22 couldn't just go and look at my roof. Ours and 23 two other houses, the roofs actually start 24 higher than a lot of the roofs around. So, for 25 instance, if I'm in my house, I can see the</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">111</p> <p>1 progressiveness, which we have done; i.e., 2 asphalt over brick pavers. 3 There's a highway three blocks from me 4 that was not there in 1920, so -- also, just 5 some real quick input. So insurance is giving 6 nonrenewal letters to asphalt shingle roofs -- 7 (Timer notification.) 8 MR. BLANTON: -- ten to 15 years. Wind, 9 it's 40. Okay. Sorry. Wind is 140 rated 10 wind [sic] -- I'm sorry, metal roofs have 140 11 wind rating. Asphalt shingle has 110, so -- 12 just wanted y'all -- you know, do what you do. 13 THE CHAIRMAN: Thank you. 14 Do we have any questions for the 15 applicant? 16 COMMISSION MEMBERS: (No response.) 17 THE CHAIRMAN: Okay. Is there anyone else 18 here to speak on this COA today? 19 AUDIENCE MEMBERS: (No response.) 20 THE CHAIRMAN: No? We'll close the public 21 hearing and I'll hear a motion. 22 COMMISSIONER HOFF: I will make a motion 23 to deny COA-25-31976 per staff recommendation. 24 COMMISSIONER MORGAN: Second. 25 THE CHAIRMAN: Discussion?</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">110</p> <p>1 roofs of the houses next to me. If I'm in 2 their house, I cannot see my roof because it 3 starts so high. Do you all know what I'm 4 saying? 5 So what I'm trying to say is, I do agree 6 that it was a composition shingle. The Sanborn 7 map might be imperfect. I don't see any 8 pictures from y'all, so I'm just going to trust 9 y'all that it's always been composition 10 shingle, but I will say, I think y'all made up 11 the fact that it is a character-defining 12 feature. And y'all even say, the staff 13 believes this to be the case, so that is where 14 I want to really put my weight on -- onto this, 15 because I really think -- 16 So when we're having issues, for me to 17 look at my roof, to not go up on it, I would 18 have to go two houses to my right or left and 19 look at it with binoculars. And there wasn't 20 even trees in the way. 21 So, again, I do believe it was a 22 composition roof. I believe technology has 23 given us something better. I think the people 24 who lived in our neighborhoods at the time 25 would -- wanted us to stay with the spirit of</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">112</p> <p>1 COMMISSIONER LOVE: I think -- I 2 understand the concerns from a practical 3 standpoint, from a standpoint of pragmatism, 4 what the gentleman here has said. That being 5 said, I think it's -- it's hard to overlook the 6 facts of the metal roofs in the neighborhood 7 being kind of a rarity and an important 8 consideration to the overall fabric of the 9 neighborhood. 10 I also understand and appreciate the lack 11 of visibility of the roof. It does look like 12 that it may be visible from -- on certain 13 angles on the street, just from a Google Street 14 View, so -- 15 MR. BLANTON: But is it character 16 defining? Define "character-defining." I'm 17 curious. Can anybody define 18 "character-defining?" 19 THE CHAIRMAN: Sir, sorry -- 20 MR. BLANTON: I know. 21 THE CHAIRMAN: -- you had your three 22 minutes. And if they have a direct question 23 for you, they'll ask you to come back up. 24 MR. BLANTON: Yeah. I agree. 25 THE CHAIRMAN: Please continue,</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 Commissioner Love.
2 COMMISSIONER LOVE: So in order to
3 maintain the established fabric of the
4 neighborhood, I would support denial,
5 unfortunately.
6 COMMISSIONER GREGORY: Through the Chair,
7 I don't see any information in this application
8 that would lead me to go beyond the historic
9 guidelines that are already in place and that
10 staff has recommended.
11 THE CHAIRMAN: Any other discussion?
12 COMMISSION MEMBERS: (No response.)
13 THE CHAIRMAN: Is there any comment about
14 the -- the applicant's representative makes a
15 good point about the insurance situation right
16 now and those kinds -- those kinds of issues in
17 regard -- the insurance issues that were
18 mentioned by the applicant, does anyone have
19 any comments about that? I just want to bring
20 that up again.
21 COMMISSIONER GREGORY: I can speak to -- a
22 little bit, the insurance thing, that insurance
23 is a -- is a problem in the state of Florida,
24 but when you have a new roof put on, have
25 25-year architectural shingles, for example, if
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1 the insurance company comes -- if they demand a
2 new roof, you can get a report from a licensed
3 roofer or home inspector to say that the roof
4 has five years or more of remaining life and
5 you cannot be denied insurance because of -- at
6 that point. So if you put on a new roof, an
7 architectural shingle roof -- and,
8 realistically, you may have 20 years of
9 liability [sic] of that, if not more, depending
10 on how it weathers -- every roof weathers a
11 little differently.
12 So, I mean, a metal roof would last
13 longer, I agree, but you would actually run
14 into the same issue with insurance because
15 after 15 years they're going to want to see
16 that it has remaining life and you'll have to
17 get it inspected again.
18 THE CHAIRMAN: And then question for
19 staff. You know, the three-tab shingle that's
20 shown in the photographs that -- the
21 existing -- the existing three-tab shingle
22 that's shown in the photographs, one of the --
23 the acceptable replacement shingles are
24 similar, three-tab shingles, but it -- I think
25 it also said the architectural shingle, right?
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1 Which has a bit more depth to it and it's
2 thicker. It's a thicker, heavier shingle.
3 MR. BLANTON: I can't hear you.
4 THE CHAIRMAN: You can't hear me? Sorry.
5 Well -- and so a question. When that kind
6 of -- moving from -- a bit away from the
7 existing three-tab shingle to the architectural
8 shingle, would other -- would metal shingles --
9 there's some new products out now that don't
10 look like silver metal roofs, that look like
11 shingles, but are -- has there been any
12 consideration by staff about those kinds of
13 shingles.
14 MR. WELLS: Well -- through the Chair to
15 Commissioner -- well, to the Chair, yes, we did
16 throw that out as an option to the applicant,
17 to try to mimic the composition shingles with a
18 metal shingle replacement product, but from my
19 understanding the applicant did not want to
20 pursue that route.
21 THE CHAIRMAN: Okay.
22 All right. I have no other discussion.
23 Is there any other discussion?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: All right. So there's a
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1 motion on the table and I propose we vote.
2 All those in favor of the denial?
3 COMMISSION MEMBERS: Aye.
4 THE CHAIRMAN: Those opposed?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: So let it be known that
7 COA-24- -- I'm sorry, COA-25-31976 at 2238
8 Ernest Street has been denied.
9 Now we'll move on to Section H, the COAs,
10 Work Initiated or Completed without a COA.
11 There are two items here: COA-25-31920 at 348
12 10th Street West and COA-24-31572 at 3712
13 St. Johns Avenue.
14 We'll start with Number 1, COA-25-31920,
15 at 348 10th Street West. We'll open the public
16 hearing and we'll hear a report from staff.
17 MR. ARSENAULT: Thank you.
18 To the Commission, COA-25-31920 for 348
19 10th Street West is for after-the-fact site
20 work to a noncontributing structure within the
21 Springfield Historic District.
22 Located on a corner lot, the subject
23 property consists of a one-story, ranch-style,
24 multifamily home characterized by its stucco
25 exterior, tapered front porch columns, and low
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<p style="text-align: right;">117</p> <p>1 pitch cross-gable roof.</p> <p>2 The scope of work includes the</p> <p>3 installation of a 4-foot-tall vinyl fence and a</p> <p>4 6-foot-tall vinyl fence. The fence extends</p> <p>5 from the southwest corner of the property to</p> <p>6 the southeast corner of the property with gates</p> <p>7 on either side.</p> <p>8 Staff conducted a site visit to examine</p> <p>9 the fence on February 7th, 2025. Staff noted</p> <p>10 that the height of the fence conforms to the</p> <p>11 fencing and wall guidelines; however, the</p> <p>12 material of the fence, vinyl, is considered an</p> <p>13 inappropriate street-visible material.</p> <p>14 The Historic Preservation guidelines for</p> <p>15 the Springfield Historic District reference</p> <p>16 Standard 2 of the Secretary of Interior</p> <p>17 standards for rehabilitation which refer to the</p> <p>18 historic character of a property being retained</p> <p>19 and preserved amid the alteration of features</p> <p>20 or spaces.</p> <p>21 The applicant's scope of work has</p> <p>22 installed a fence of incompatible material in</p> <p>23 street-visible locations on the property.</p> <p>24 The Historic Preservation guidelines also</p> <p>25 specifically recommend the use of 4-foot</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">119</p> <p>1 (Audience member approaches the podium.)</p> <p>2 THE CHAIRMAN: Please state your name and</p> <p>3 address and she'll swear you in.</p> <p>4 Thank you.</p> <p>5 AUDIENCE MEMBER: Good afternoon.</p> <p>6 My name is Cynthia Grier, 348 West 10th</p> <p>7 Street.</p> <p>8 THE REPORTER: If you would raise your</p> <p>9 right hand for me, please.</p> <p>10 MS. GRIER: (Complies.)</p> <p>11 THE REPORTER: Do you affirm that the</p> <p>12 testimony you are about to give will be the</p> <p>13 truth, the whole truth, and nothing but the</p> <p>14 truth?</p> <p>15 MS. GRIER: I do.</p> <p>16 THE REPORTER: Thank you.</p> <p>17 MS. GRIER: Good afternoon.</p> <p>18 I'd like to just read a little, short</p> <p>19 draft I made for you guys so I wouldn't forget</p> <p>20 some things, but --</p> <p>21 I understand the white vinyl privacy fence</p> <p>22 on my property doesn't meet Springfield's</p> <p>23 historic guidelines, and I was totally unaware</p> <p>24 of the guidelines when installing the fence,</p> <p>25 but I'm asking for your thoughtful</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">118</p> <p>1 vertical wooden fencing in street-visible</p> <p>2 locations, especially along or in front of the</p> <p>3 primary structure. The fence that has been</p> <p>4 installed is primarily 6 feet in height and is</p> <p>5 made of vinyl.</p> <p>6 Staff noted that the sections of fencing</p> <p>7 in the backyard which are not street visible</p> <p>8 can be approved administratively; however, the</p> <p>9 sections of fencing on the outside east and</p> <p>10 west elevations, which are street-visible</p> <p>11 locations, require review by the Jacksonville</p> <p>12 Historic Preservation Commission.</p> <p>13 Staff finds the proposed COA inconsistent</p> <p>14 and incompatible with the design guidelines and</p> <p>15 the Ordinance Code criteria. As such, we</p> <p>16 forward to you a recommendation for denial with</p> <p>17 the following corrective actions: Fencing</p> <p>18 shall be consistent with the fencing and wall</p> <p>19 guidelines.</p> <p>20 THE CHAIRMAN: Thank you.</p> <p>21 Are there any questions for staff?</p> <p>22 COMMISSION MEMBERS: (No response.)</p> <p>23 THE CHAIRMAN: Is the applicant here?</p> <p>24 AUDIENCE MEMBER: (Indicating.)</p> <p>25 THE CHAIRMAN: Please come forward.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">120</p> <p>1 consideration based on the unique nature of my</p> <p>2 property and the guests I serve.</p> <p>3 My property is a quadruplex, located on a</p> <p>4 corner lot at the very edge of the historic</p> <p>5 district of 10th and Perry Street. It's</p> <p>6 directly across from the Victims Services</p> <p>7 building and two major parking lots used by</p> <p>8 UF Health employees. It's also less than</p> <p>9 500 feet from UF Health and the Proton Therapy</p> <p>10 Institute.</p> <p>11 My guests are primarily medical interns</p> <p>12 working very long hours or patients undergoing</p> <p>13 treatment for months and they rely on peaceful,</p> <p>14 private space to rest and recover.</p> <p>15 Unfortunately, transient activity and</p> <p>16 homelessness in the area are ongoing concerns.</p> <p>17 Excuse me. I'm nervous.</p> <p>18 For many of my guests, especially those</p> <p>19 who are medically vulnerable, the fence</p> <p>20 provides much needed security and peace of</p> <p>21 mind.</p> <p>22 Unlike most Springfield homes, my building</p> <p>23 was not constructed in the historic style,</p> <p>24 which already sets it apart, and the fence is</p> <p>25 not visible from the front of the property, so</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 it does not impact the neighborhood's historic
2 streetscape or appearance.
3 Due to the safe and healing environment
4 I've worked hard to maintain, the property has
5 earned Superhost status on Airbnb and currently
6 Furnished Finder, which is a distinction based
7 entirely on guest reviews. Many of my guests
8 specifically mention how much they appreciate
9 the privacy and comfort that the fence
10 provides. And, more importantly, I believe my
11 improvements have made a positive influence on
12 the neighborhood.
13 So I deeply respect the intent of
14 preserving Springfield's historic character,
15 but I kindly ask for flexibility given my
16 property's location, the nonhistoric design --
17 (Timer notification.)
18 MS. GRIER: -- and the important needs of
19 the people I serve.
20 Thank you again for your time and
21 thoughtfulness and consideration.
22 THE CHAIRMAN: Thank you.
23 MS. GRIER: The fence is adjacent to my
24 neighbor, Bob, which is here to support me, and
25 he would like to also add a few things.
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1 THE CHAIRMAN: Thank you.
2 Do we have any questions for the
3 applicant?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: If we have more questions
6 for you, we'll ask you to come back up.
7 MS. GRIER: You do have a question for me?
8 THE CHAIRMAN: No, not right now. No,
9 ma'am.
10 MS. GRIER: Thank you.
11 THE CHAIRMAN: Is there anyone else here
12 that wants to come forward and speak today on
13 this COA?
14 AUDIENCE MEMBER: (Indicating.)
15 THE CHAIRMAN: Please come forward.
16 (Audience member approaches the podium.)
17 THE CHAIRMAN: And has every -- have you
18 filled out a speaker's card, sir?
19 AUDIENCE MEMBER: (Tenders speaker card.)
20 THE CHAIRMAN: Okay. Thank you.
21 AUDIENCE MEMBER: Robert Olsen, 1943 Perry
22 Street.
23 THE REPORTER: If you would raise your
24 right hand for me, please.
25 MR. OLSON: (Complies.)
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1 THE REPORTER: Do you affirm that the
2 testimony you are about to give will be the
3 truth, the whole truth, and nothing but the
4 truth?
5 MR. OLSON: I do.
6 THE REPORTER: Thank you.
7 MR. OLSON: Thank you.
8 So I live right next door to the house,
9 and that fence is right between the two
10 properties, and the majority of the fence you
11 can't really see at all. I think it's quite
12 attractive and it -- it's nice for cleaning,
13 and so it has a number of practical aspects to
14 it that I think are very positive.
15 I've built -- I've done a number of houses
16 in Springfield from scratch, and another -- and
17 in other areas around the country, really nice.
18 And I recently built handmade historic doors on
19 the Jacksonville Brotherhood of Firefighters
20 building at -- on 10th Street -- I mean, 24th
21 Street. Anybody seen those?
22 But anyway, they wanted some doors, like
23 up in Boston, and I gave them to them. I
24 hand made those doors, and -- so anyway, I've
25 been doing this quite a lot and I've gutted a
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1 number of houses and redone them from scratch.
2 Mike Trautmann and I -- we -- some of you
3 know Mike -- did a number of houses together.
4 And the -- one of my main points is that,
5 over time, everything changes. We are a
6 beautiful historic neighborhood, but there are
7 other historic neighborhoods and areas in
8 Florida that have PVC fences everywhere, like
9 Key West. Key West certainly is at least as
10 nice as Springfield. It's a little bit of a
11 joke.
12 So my point being is that, people do
13 change policies, which you guys have also done
14 in the past. There's Hardiboard on historic
15 homes all over Springfield. Some builders only
16 use Hardiboard on the houses, and that is a
17 product that is fairly -- has very little
18 detail. It's very -- it's very pedestrian.
19 We had approved -- the Historic Commission
20 approved this latticework that we did a number
21 of years ago in PVC. It just doesn't make any
22 sense to put some wood somewhere that within a
23 couple of years rot.
24 One of the pictures you showed up there
25 showed her new fence and my fence next to it.
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<p>125</p> <p>1 My fence is only a couple of years old. It 2 already looks crappy. Anybody who owns these 3 fences that -- you can go to Home Depot or 4 Lowe's, which are now between 60 and \$80 a 5 section -- knows that it's just a waste of 6 money and a poor investment. Why not let 7 people invest their money in the beautiful 8 landscaping that my neighbor has? 9 A number of -- you know, the -- just 10 several aspects of a home and [sic] make sense. 11 Like skirt boards around a house, who cares if 12 that's wood? That should be plastic. Water 13 table around the house, that should be plastic, 14 vinyl. The -- lattice, vinyl. 15 And fences in some situations that are not 16 highly visible, why not just let the people 17 have the vinyl? They can wash it down. It 18 will last 20, 30 years, instead of having -- in 19 20 years she'll put at least two wood fences 20 up, and they just don't look that good. And 21 also, they often crack off under the wind, and 22 you see them leaning over all the time. 23 So I -- my point is that the wood fences 24 are actually a negative, whereas these fence -- 25 and I think Key West is a strong argument for</p> <p>Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p>127</p> <p>1 of the approved materials for fencing. It 2 doesn't age the same way. It doesn't appear 3 the same way. And I think that it's important 4 that we are consistent with upholding the 5 guideline standards when it comes to material. 6 I will also note that it is visible from 7 the street, especially Perry, so it's not 8 100 percent in the backyard where no one can 9 see it. It is visible from the road and the 10 sidewalk. 11 So those are my comments. 12 THE CHAIRMAN: Any other discussion? 13 COMMISSIONER MORGAN: I have a general 14 question about fencing, because we see this a 15 lot and I feel bad, you know, that it's done, 16 and here we are -- you are required to pull a 17 permit for fencing, right? 18 THE CHAIRMAN: No. 19 COMMISSIONER MORGAN: No. 20 So it's only a COA if it's in a historic 21 district. So you don't -- so if I hire a 22 fencer, he doesn't actually pull a permit to 23 put in my fence? 24 MR. WELLS: Through the Chair to 25 Commissioner Morgan, I'll -- from my</p> <p>Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p>126</p> <p>1 consideration, but -- 2 Thank you very much. 3 (Timer notification.) 4 MR. OLSON: Thank you. 5 THE CHAIRMAN: Thank you, sir. 6 Is there anyone else here today to speak 7 to this COA? 8 AUDIENCE MEMBERS: (No response.) 9 THE CHAIRMAN: No? We'll close the public 10 hearing and entertain a motion. 11 COMMISSIONER GREGORY: I'll make a motion 12 to deny COA-25-31920 at 348 10th Street West. 13 COMMISSIONER MORGAN: Second. 14 THE CHAIRMAN: Discussion? 15 COMMISSION MEMBERS: (No response.) 16 THE CHAIRMAN: And just to note, this is 17 work that was completed without applying for a 18 COA, so it's to be discussed and ultimately 19 voted on as though it hasn't been done yet and 20 it's being applied to be done. 21 COMMISSIONER HOFF: Through the Chair, so 22 I -- I don't have a problem with the height of 23 the fence or the style, but the vinyl material, 24 as we've discussed, when reviewing a number of 25 these after-the-fact applications, is not one</p> <p>Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p>128</p> <p>1 understanding, fences are only required -- or 2 permitting is only required for fences that -- 3 if they're made out of masonry or cast iron, 4 but for wood, wrought iron, aluminum, no 5 permits are required. 6 COMMISSIONER MORGAN: Thank you. 7 THE CHAIRMAN: Question for staff. 8 When I look at the -- I'm just trying 9 to -- I'm thinking in my mind about a couple of 10 things, because this has already been -- this 11 work has already been executed without the COA, 12 so things have been paid for and installed, and 13 I'm not unaware of the gravity of that. 14 When I look at the plan -- the drawing, it 15 shows the plan -- I'm getting lost in the PDF 16 here. It looks like there are a number -- as 17 the applicant has told us, this is a 18 multifamily situation here, so it looks like 19 there are sort of three individual spaces on 20 the rear of the house that I'm assuming also 21 have these intermediate dividing vinyl fencing 22 partitions between them. 23 Is there opposition, in staff's evaluation 24 of this, for those two in the middle? Like, 25 are we -- is staff recommending that all of the</p> <p>Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">129</p> <p>1 vinyl fencing be replaced or can the 2 owner/applicant replace the one -- the two 3 gated panels and the extension that is visible 4 from Perry Street?</p> <p>5 MR. ARSENAULT: To the Chair, staff's 6 recommendation is for the fence to be 7 consistent with the fencing and wall 8 guidelines. So whether that is removal of the 9 entire fence or the replacement of the 10 street-visible sections which, like you said, 11 are the two gate sections and the extending 12 part, with something more compatible, as long 13 as, you know, it's consistent with the fencing 14 and wall guidelines, that's what we are 15 requesting.</p> <p>16 THE CHAIRMAN: Thank you. 17 So I'm -- you know, I'm thinking about the 18 fact that it's a 6-foot fence. You're not 19 going to be able to -- if it is replaced with a 20 paneled wood fence, you're not going to be able 21 to see on the interior of it, and I would -- 22 it's my opinion that we could at least allow 23 the applicant to keep the interior pieces that 24 aren't visible to save the applicant some 25 money, but -- I'm putting that out for</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">131</p> <p>1 there any consideration for this structure not 2 being contributing in this discussion?</p> <p>3 And I'm not making an opinion either way, 4 but I'm -- I just want to -- does this matter 5 to any of you or is -- are we, as Commissioner 6 Hoff has stated very well -- I mean -- and I 7 understand the design guidelines that -- we 8 adhere to the design guidelines.</p> <p>9 COMMISSIONER GREGORY: Through the Chair, 10 I would say that, in this case, with it being 11 noncontributing, it doesn't really change the 12 fencing guidelines that we have to follow. And 13 if this was a new COA, I don't think we would 14 be approving a vinyl fence.</p> <p>15 Much like a previous COA we just reviewed 16 today, even when that fence was on a 17 noncontributing property, we were still trying 18 to preserve the historic character and nature 19 of the neighborhood which that fence provided 20 and this fence should be providing if this was 21 a new COA for us to look at.</p> <p>22 COMMISSIONER MORGAN: To the Chair, just 23 an additional thought, you know, I wonder -- I 24 agree with your thoughts. I also agree with 25 Commissioner Hoff in that this needs to be</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">130</p> <p>1 discussion.</p> <p>2 COMMISSIONER MORGAN: To the Chair, I 3 would not be opposed to that as a strategy to 4 reduce costs for replacement.</p> <p>5 COMMISSIONER HOFF: Through the Chair, so 6 we did talk earlier in this meeting about how 7 cost is not a factor when making these 8 decisions and that if someone has a legitimate 9 economic hardship, there's a process for that.</p> <p>10 And I don't know if this would ever be 11 approved from the staff (microphone failure) --</p> <p>12 MS. TRIMMER: Every time you turn your 13 head, we lose you entirely.</p> <p>14 COMMISSIONER HOFF: If we are looking 15 at -- if we are supposed to be looking at this 16 like a brand-new COA, which we have been 17 provided guidance that we are, then I think 18 that that makes the process more clear.</p> <p>19 You know, I, too, have sympathy for work 20 that's already been done, but there's also the 21 responsibility by the property owners to know 22 what guidelines there are for the property.</p> <p>23 So those are my thoughts.</p> <p>24 THE CHAIRMAN: And then just a final 25 question from me for the commissioners, is</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">132</p> <p>1 looked -- considered as if it's a new COA and 2 the work has not been completed.</p> <p>3 I wonder, then, if we were to approve the 4 perimeter of the fence -- and, I mean, it may 5 be worth asking if she even wants to save any, 6 if we were to do that.</p> <p>7 But I think that if the perimeter fence 8 were an approved material, really the dividing 9 pieces would not fall under a COA at all, I 10 guess, in her backyard.</p> <p>11 THE CHAIRMAN: Yeah, my thinking is those 12 aren't really fences.</p> <p>13 COMMISSIONER MORGAN: Yeah. That's kind 14 of what I'm thinking, but it may be good to see 15 if she even wants to look at that before we 16 make a modification.</p> <p>17 THE CHAIRMAN: I would say that that would 18 be something -- I think that the -- I think the 19 recommendations can stand the way they are, we 20 can vote on them, if there's no more 21 discussion, and that can be taken up as a sort 22 of discussion about whether that's a fence or 23 not, like a --</p> <p>24 Legal, do you have an opinion? 25 MS. LOPERA: About what?</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 THE CHAIRMAN: I wouldn't call those two
2 pieces in the middle a fence, like a -- but I
3 think that's -- that's my opinion.
4 MR. WELLS: Yeah. To the Chair, I mean,
5 you would need a COA to install any type of
6 fencing, even if it's a partition, like the one
7 that's depicted in the site plan here.
8 In order to conform with the fencing and
9 wall guidelines, as we're recommending as far
10 as a corrective action here, it would be to
11 just, essentially, conceal the inappropriate
12 material with an appropriate material.
13 THE CHAIRMAN: I understand. Thank you.
14 Any more discussion?
15 COMMISSIONER MORGAN: To the Chair,
16 regarding the noncontributing structure, I
17 think in the instances of fence, where they're
18 going to be connecting to other adjacent
19 properties, that's where it may get a little
20 stickier. There's an image of it connecting to
21 an approved fence, kind of.
22 THE CHAIRMAN: Right.
23 COMMISSIONER MORGAN: I think that's where
24 it gets off track.
25 THE CHAIRMAN: Understood.
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1 MR. WELLS: And if I may add one more
2 thing about a noncontributing piece, but --
3 just to note, too, from the fencing and wall
4 guidelines, they don't contemplate for
5 contributing versus a noncontributing
6 structure. So just to hypothetically state
7 that this is a new construction property, we
8 still would apply the same standards.
9 THE CHAIRMAN: True.
10 Well, there's a motion on the floor.
11 Shall we vote?
12 All those in favor of the denial?
13 COMMISSION MEMBERS: Aye.
14 THE CHAIRMAN: Opposed?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: So let it be known that
17 COA-25-31920 at 348 10th Street West has been
18 denied.
19 We'll move on to COA-24-31572 at 3712
20 St. Johns Avenue. We'll open the public
21 hearing and hear a report from staff.
22 MS. FIGUEROA: This COA, located at 3712
23 St. Johns Avenue, is for after-the-fact
24 replacement of wood Dutch lap siding on a
25 contributing structure within the Riverside
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1 Avondale Historic District.
2 Built in 1920, the subject property
3 consists of a one-story bungalow home,
4 characterized by its shingle gable roof, wood
5 Dutch lap siding exterior, and an open front
6 porch.
7 As proposed, the applicant is seeking to
8 replace wood Dutch lap siding on the left side
9 elevation with wood T-111 vertical panel
10 siding. According to the applicant, the Dutch
11 lap siding on the left side elevation was
12 rotted and they installed T-111 vertical siding
13 to match portions of vertical siding on two
14 additions.
15 Staff recommends reinstalling the wood
16 Dutch lap siding on the left side elevation and
17 are open to it also being installed on the
18 small front addition located on the right side
19 so the street-visible sides match.
20 T-111 siding is only on the nonhistoric
21 addition constructed in the 1980s, which was
22 prior to the local designation of this historic
23 district.
24 Staff researched past COAs and found that
25 the previous property owner was approved with
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1 conditions by the JHPC under COA-08-436 for
2 wholesale siding replacement with Hardie Dutch
3 lap siding and for other alterations.
4 From the pictures submitted by the
5 applicant, it appears the previous property
6 owner did not complete the siding work and,
7 therefore, the variety of siding materials
8 remain on the home.
9 Staff is recommending to deny this
10 application.
11 THE CHAIRMAN: Thank you.
12 Do we have any questions for staff?
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: No?
15 Is the applicant here?
16 AUDIENCE MEMBER: (Indicating.)
17 THE CHAIRMAN: If you'll please come
18 forward.
19 (Audience member approaches the podium.)
20 THE CHAIRMAN: State your name and address
21 into the microphone and she'll swear you in.
22 AUDIENCE MEMBER: Andrew Cleland,
23 representing 3712 St. Johns.
24 THE REPORTER: If you would raise your
25 right hand for me, please.
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1 MR. CLELAND: (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. CLELAND: I do.
7 THE REPORTER: Thank you.
8 MR. CLELAND: All right. Thank you.
9 The left side was seeing extensive wood
10 rot, you can see here from the pictures, so
11 much so that the neighbor that I actually think
12 reported us was telling us that the previous
13 owners had just cheaped out on the house over
14 the years, continued to paint, continued to
15 paint, and that was essentially what was
16 holding up a part of this house.
17 When we swapped out some air conditioning
18 inside, we were doing some vent work up top,
19 prior to pressure washing, the guy's hand went
20 through the siding. It was, I guess, kind of a
21 blessing because the siding was removed and
22 there was no wallboard, there's no insulation,
23 there was cloth wiring. It was a mess. It
24 gave us the opportunity to put it back
25 together.

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1 If your recommendation is to do the Dutch
2 on the left side, I'm okay with that, to go
3 ahead and put it back, to make it look like the
4 existing contributing, but I do have an issue
5 with the recommendation on the right side as
6 that was done, what we estimate would be in the
7 '80s, under one of those permits.
8 It was all done prior to this homeowner
9 making the purchase. So if we were to open up
10 that can of worms and say, hey, the right side,
11 previously done by somebody else -- you know,
12 why is this homeowner responsible for that? If
13 that was potentially done after the Commission
14 took some type of jurisdiction, I think in '98,
15 then I think that would be on Historic for not
16 policing it, and I don't think it should be the
17 responsibility of this owner to spend
18 additional money to do anything on the right
19 side of the home.
20 I do think that, yes, T-111 is not
21 consistent with contributing. It was -- came
22 out in the '60s, but the whole right side of
23 the house has T-111. Now the whole left side
24 of the house, visible from the street, does.
25 The back half of the house addition, done

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1 in the '80s, does have T-111 that is visible
2 from the street. So on the left there is a
3 consistent siding all the way down. But if
4 you'd like to do the left, we can gladly do the
5 Dutch, but I don't believe the right is
6 something that we should have to do considering
7 it was done previously, before this owner, and
8 it was an area we never touched.
9 MR. WELLS: If I -- through the Chair to
10 the Commission, so with that -- in light of the
11 applicant's testimony here -- so the -- if he's
12 on board with Condition Number 1, so installing
13 wood Dutch lap siding on the east elevation,
14 staff is in agreement to striking the remaining
15 provisions of that condition, so the right side
16 elevation.
17 MR. CLELAND: Thank you.
18 THE CHAIRMAN: Thank you.
19 Are you agreeable to that?
20 MR. CLELAND: I am.
21 THE CHAIRMAN: Okay. Then --
22 MR. WELLS: That would be -- yeah, I think
23 everything else you would be in agreement with,
24 the conditions.
25 THE CHAIRMAN: Right.

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1 Does someone -- is that -- are you
2 declaring that as a revision to the conditions,
3 and we can vote on it accordingly, or --
4 MS. LOPERA: To the Chair, they weren't
5 actually conditions because this was --
6 THE CHAIRMAN: Right.
7 MS. LOPERA: The recommendation was
8 denial, so this was, like, corrective actions.
9 But if they're in agreement with it, what
10 staff is saying is that they're -- I think --
11 you can correct me if I'm wrong, but that they
12 would be amenable to approve with conditions.
13 THE CHAIRMAN: Okay. So we can go ahead
14 and vote on the motion that we have and then
15 they can revise it later or do we need to
16 revise them?
17 MS. LOPERA: Is there a motion on the
18 floor?
19 COMMISSIONER GREGORY: There's not a
20 motion on the floor.
21 MS. LOPERA: There's not a motion --
22 THE CHAIRMAN: There's not a -- oh, I'm
23 sorry.
24 MS. LOPERA: (Off microphone.)
25 THE CHAIRMAN: Okay. Thank you.

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1 So is there anyone else here to speak to
2 this COA today?
3 AUDIENCE MEMBERS: (No response.)
4 THE CHAIRMAN: Okay. Then we'll close the
5 public hearing, and now we'll entertain a
6 motion.
7 COMMISSIONER GREGORY: I think I can
8 handle it.
9 I'd like to make a motion to approve
10 COA-24-31572 at 3712 St. Johns Avenue with the
11 condition for corrective action number 1 being
12 revised to only include the left side elevation
13 to be replaced with wood Dutch lap siding and
14 removing the language regarding the right side
15 elevation.
16 COMMISSIONER LOVE: Second.
17 THE CHAIRMAN: All those in favor?
18 COMMISSION MEMBERS: Aye.
19 THE CHAIRMAN: Those opposed?
20 COMMISSION MEMBERS: (No response.)
21 MS. LOPERA: You didn't want to discuss
22 it?
23 THE CHAIRMAN: I mean, I think we
24 discussed it a lot.
25 So COA-24-31572 at 3712 St. Johns Avenue
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1 has been approved with conditions.
2 Thank you.
3 We'll move on to Section J, Minor
4 Modifications to Previously Approved COAs. We
5 have two: MMA-25-31892 at 11351 Walnut Street
6 and MMA-24-31415 at 26- -- excuse me -- 2963
7 Olga Place.
8 So we'll start with the first one,
9 MMA-25-31892, at 1135 Walnut Street. We will
10 open the public hearing and hear a staff
11 report.
12 MS. FIGUEROA: MMA-25-31892 seeks siding
13 replacement on a two-story contributing
14 structure within the Springfield Historic
15 District. Located on an interior lot, the
16 subject property consists of a two-story frame
17 vernacular style single-family home,
18 characterized by its gable roof, shake shingle
19 siding in the roof gable end, wood lap siding
20 exterior, and one-over-one windows.
21 The applicant was previously approved by
22 the Commission under COA-24-30961 for
23 after-the-fact work, including retaining the
24 existing historic wood lap siding and minor
25 siding repairs.
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1 The applicant is now requesting for
2 wholesale siding replacement, removing the
3 historic wood lap siding and shake shingle
4 gable ends to install new Hardie lap siding in
5 a 6-inch reveal.
6 The reason to install the new siding
7 product and design is because the home at 1117
8 Walnut Street has this siding material and it
9 was constructed in 2022.
10 It is staff's recommendation that this
11 scope of work is denied as the existing
12 historic siding is not beyond reasonable repair
13 and the proposed siding does not match the
14 existing design and material.
15 THE CHAIRMAN: Thank you.
16 Do we have any questions for staff?
17 COMMISSIONER GREGORY: Yes. Through the
18 Chair, the current siding, the wood siding
19 that's on the house, would -- could you tell us
20 what the reveal is or the estimated reveal of
21 that siding is?
22 MS. FIGUEROA: Through the Chair to
23 Commissioner Gregory, it appears to be about
24 4 inches.
25 COMMISSIONER GREGORY: Thank you.
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1 THE CHAIRMAN: Are there any other
2 questions for staff?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: No?
5 Is the applicant here today?
6 AUDIENCE MEMBER: (Indicating.)
7 THE CHAIRMAN: Please come forward.
8 (Audience member approaches the podium.)
9 THE CHAIRMAN: State your name and address
10 into the microphone and she'll swear you in.
11 AUDIENCE MEMBER: Francesca Olandesi, here
12 on behalf on behalf of Growth, LLC, Sunny
13 Singh.
14 THE REPORTER: I'm sorry, did you say
15 Growth, LLC --
16 MS. OLANDESI: And Sunny Singh, the owner.
17 That's the owner of it.
18 THE REPORTER: Okay. Thank you.
19 If you would raise your right hand for me,
20 please.
21 MS. OLANDESI: (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 MS. OLANDESI: I do.
2 THE REPORTER: Thank you.
3 MS. OLANDESI: Hi. Thank you for seeing
4 me.
5 Sunny bought this house in '22, and it had
6 siding over the existing side, you know, the
7 original siding, on the left, right, and on the
8 back. So buying that, you know, he was under
9 the impression that he could replace that
10 siding.
11 And he had to go through extensive work to
12 get asbestos removal, you know, and get the
13 permit, and finally got the permit for the
14 siding, and it -- you know, it wasn't until we
15 were removing that siding that, you know, we
16 kind of caught that there was no COA. You
17 know, they didn't explain it. He's -- he lives
18 out of state. He was trying to move into this
19 house. He wasn't familiar with the area.
20 So we caught it, you know, and we called,
21 and Brittany has been very helpful, but with
22 that, you know, he doesn't now really want to
23 move into the house because the sid- -- it's
24 about 75, 85 percent that has to be fixed,
25 because it might look good, but until you put
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1 your fingers -- it goes -- the wood is just
2 rotted, and there's no sheathing behind it,
3 so -- you don't have, you know, any CDX, you
4 don't have any Tyvek, so he's worried about
5 mold and water and, you know, and his health to
6 live there.
7 You know, so these are -- you know, these
8 are the factors that -- you know, had he known
9 that, you know, there was the original siding
10 underneath and this would be a thing, you know,
11 I don't think he would have even purchased.
12 And then -- that -- that's the argument,
13 as well as, well, someone else was able to put
14 that siding on, and then the -- you know, the
15 new house on the corner that was just built,
16 they had to replicate these houses, the same
17 exact house, but they were allowed to use the
18 Hardie lap, which is, you know, the fiber
19 cement, which, you know, lasts forever. It's,
20 you know, really safe for a house.
21 So, you know, that's -- that's really my
22 argument for him as, you know, he really --
23 he's really, really concerned about the
24 integrity of the house.
25 You know, I'm, you know, retired in the
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1 medical field, and I can tell you -- I
2 completely agree with him, because I've been on
3 site myself, and there's -- there's literally
4 no sheathing behind, you know, this little
5 Dutch lapping. There's nothing. And it's --
6 it's really rotted, you know.
7 I understand the front was already
8 original, and that, you know, we can -- by all
9 means, because it's, you know, street view,
10 where you could see the front. You know, I
11 think that's, you know, more than fair as far
12 as leaving that, but the sides and the back
13 that were already covered with new siding at
14 some point, that's where, you know, it's
15 really, you know, the argument as far as can we
16 please, you know, change it for the integrity
17 of this house to save it. You know, that's
18 really what it comes down to.
19 Thank you. That's all I have to say.
20 THE CHAIRMAN: Thank you.
21 Do we have any questions for the
22 applicant?
23 COMMISSIONER MORGAN: I just have a
24 question. I want to clarify. So it's a
25 residential home that he plans to live in?
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1 MS. OLANDESI: He planned, yes. Yes.
2 COMMISSIONER MORGAN: Okay.
3 MS. OLANDESI: He's a GC. He's a builder.
4 He actually builds beautiful homes in Seattle
5 and -- and him and his partner bought a house
6 not too far away, so they appreciate the
7 historic, you know -- and he, you know, wants
8 to, you know, keep the historic -- he's just --
9 had he known -- you know, we took that siding
10 off. There was siding there. It was fiber
11 cement siding there, you know, and it's just --
12 it's really rotted. I mean, you could go --
13 you could put your hand and go through the
14 house.
15 COMMISSIONER MORGAN: I guess my question
16 is, what is the adversity to going back with an
17 original siding to match?
18 MS. OLANDESI: So the original siding
19 that's there, you know, it -- you're talking
20 about at least -- over 75, 85 percent that
21 would have to be replaced, plus there's no
22 sheathing underneath it. So the one -- the
23 part that you would salvage, there's no
24 sheathing or Tyvek wrap to protect the home
25 from water damage, from mold that do come in.
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1 And this is Florida.
2 You know, I mean, there's, like, no
3 sheathing whatsoever. You know, all the
4 windows were -- you know, that are rotted will
5 be reframed the same, and, you know, those
6 windows would be preserved, you know, and just
7 fix the glass if needed, but -- but there's
8 literally just no -- there's no sheathing or
9 protection beyond what you see there. And
10 that's rotted, you know, so that's ...
11 THE CHAIRMAN: Any other questions for the
12 applicant right now?
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: If there are more
15 questions, we'll ask you to come back up.
16 MS. LANDESI: Okay. Thank you so much.
17 THE CHAIRMAN: Question for staff.
18 And this is in regards to Commissioner
19 Gregory's question earlier about the reveal of
20 the siding and the existing -- I mean, it looks
21 like Dolly Varden or, like, really thin siding.
22 Is that -- I'm sorry, is that part of the
23 language of your recommendations?
24 Because they're asking for a 6-inch reveal
25 with the lap siding, because Hardie does come
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1 in other reveals. You don't have to just do 6.
2 You can do 4. You can do bigger than 6.
3 MS. FIGUEROA: To the Chair, so we
4 reviewed this, that the siding is not beyond
5 reasonable repair and, therefore --
6 THE CHAIRMAN: Okay.
7 MS. FIGUEROA: That's why we can't
8 recommend to approve it.
9 And then also that reveal dimension
10 doesn't match the historic design.
11 THE CHAIRMAN: Okay.
12 Is there anyone else here to speak to this
13 COA today?
14 AUDIENCE MEMBERS: (No response.)
15 THE CHAIRMAN: Then I'll close the public
16 hearing and entertain a motion.
17 COMMISSIONER HOFF: I will make a motion
18 to deny MMA-25-31892.
19 COMMISSIONER MORGAN: Second.
20 THE CHAIRMAN: Discussion?
21 COMMISSIONER HOFF: Through the Chair, so
22 based on the staff's observation, I think I
23 would need, as has been mentioned earlier in
24 this meeting, more evidence to approve
25 wholesale siding replacement.
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1 Right now I don't think we have any of
2 that, so if we had a WDO report that indicated
3 that need, then that could be persuasive, or
4 others may have thoughts of their own.
5 COMMISSIONER GREGORY: Through the Chair,
6 I would echo what Commissioner Hoff mentioned.
7 We don't -- there's not enough evidence here to
8 go against the staff recommendation that the
9 siding is repairable.
10 Having worked on this thing before, like,
11 you can find this siding and you can repair it
12 with similar wood. And if staff's
13 recommendation is that it is not beyond repair
14 and wholesale replacement is not recommended,
15 then I don't have any other evidence to go in a
16 different direction.
17 And what -- kind of what we're telling
18 you, the applicant, is we need some sort of
19 professional evidence that it is beyond repair.
20 MS. LANDESI: Okay. So do I -- do I
21 request to come back and bring -- you know,
22 bring everything that you guys need?
23 THE CHAIRMAN: Are you asking if you can
24 defer and gather -- are you asking if you can
25 defer and gather more information to --
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1 MS. LANDESI: Yeah.
2 THE CHAIRMAN: -- present a better case?
3 MS. LANDESI: Yes, please. I can.
4 THE CHAIRMAN: Yes, you can do that.
5 MS. LANDESI: I can? Okay.
6 THE CHAIRMAN: All right.
7 MS. LANDESI: Thank you so much.
8 THE CHAIRMAN: Thank you.
9 And so we'll let it be known that
10 MMA-25-31892 at 1135 Walnut Street has been
11 deferred for the April 23rd Historic
12 Preservation meeting.
13 Thank you.
14 MS. LANDESI: Thank you so much.
15 THE CHAIRMAN: All right. So we'll move
16 on to the second item, MMA-24-31415, 2963 Olga
17 Place. We'll open the public hearing and hear
18 a report from staff.
19 MS. FIGUEROA: MMA-24-31415 seeks to
20 install a driveway and apron on an interior lot
21 within the Riverside Avondale Historic
22 District. The applicant was previously
23 approved by the Commission under COA-24-30487
24 to construct a two-story home. They are now
25 requesting to install a 10-and-a-half-foot-wide
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<p style="text-align: right;">153</p> <p>1 poured concrete driveway and a poured apron 2 measuring 22-and-a-half feet wide at the 3 street. 4 Additionally, the applicant proposes to 5 install a new portion of sidewalk made of 6 hexagonal pavers, and staff can approve that 7 administratively. 8 The existing poured concrete driveways 9 along the block may have been installed prior 10 to the local designation of the Riverside 11 Avondale Historic District in 1998 or may have 12 been installed without obtaining a COA. 13 Staff is recommending approval with 14 conditions, to meet the widths and materials in 15 the 2025 COA Matrix. 16 THE CHAIRMAN: Thank you. 17 Are there any questions for staff? 18 COMMISSION MEMBERS: (No response.) 19 THE CHAIRMAN: Is the applicant here? 20 AUDIENCE MEMBER: (Indicating.) 21 THE CHAIRMAN: Can you please come 22 forward? 23 (Audience member approaches the podium.) 24 THE CHAIRMAN: Please state your name and 25 address and she'll swear you in. <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p></p>	<p style="text-align: right;">155</p> <p>1 COMMISSIONER MORGAN: Second. 2 THE CHAIRMAN: Any discussion? 3 COMMISSION MEMBERS: (No response.) 4 THE CHAIRMAN: No? Then we should vote. 5 All those in favor? 6 COMMISSION MEMBERS: Aye. 7 THE CHAIRMAN: Those opposed? 8 COMMISSION MEMBERS: (No response.) 9 THE CHAIRMAN: So let it be know that 10 MMA-24-31415 at 2963 Olga Place is approved 11 with conditions. And that was the fastest one 12 today. 13 MR. HARTUNG: Thank you. 14 THE CHAIRMAN: Thank you. 15 Is anyone here to make a public comment 16 today? Please come forward. 17 AUDIENCE MEMBERS: (No response.) 18 THE CHAIRMAN: No? Anyone? No? 19 AUDIENCE MEMBERS: (No response.) 20 THE CHAIRMAN: Okay. Then we will close 21 public comments. 22 New Business. We have four items. We 23 have a demolition delay, DD-25-03, at 1324 24 Bridier Street. We have a park renaming, 25 Oakland Park to Eartha M.M. White Historical <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p></p>
<p style="text-align: right;">154</p> <p>1 AUDIENCE MEMBER: Benjamin Hartung, 2144 2 Rosselle Street. 3 THE REPORTER: If you would raise your 4 right hand for me, please. 5 MR. HARTUNG: (Complies.) 6 THE REPORTER: Do you affirm that the 7 testimony you are about to give will be the 8 truth, the whole truth, and nothing but the 9 truth? 10 MR. HARTUNG: I do. 11 THE REPORTER: Thank you. 12 MR. HARTUNG: I'm really just here for 13 questions. We are good with staff's 14 recommendation, with your approval. 15 THE CHAIRMAN: So you're good with all the 16 conditions? 17 MR. HARTUNG: Yes. 18 THE CHAIRMAN: Thank you. 19 Okay. Is there anyone else here to speak 20 to this COA? 21 AUDIENCE MEMBERS: (No response.) 22 THE CHAIRMAN: We'll close the public 23 hearing, entertain a motion. 24 COMMISSIONER HOFF: I move to approve 25 MMA-24-31415 with staff conditions. <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p></p>	<p style="text-align: right;">156</p> <p>1 Park. We have a road renaming from Swooping 2 Willow Court to Swooping Willow Court West. 3 And a road renaming, Lenox Square to Tiphne D. 4 Hollis Lane. 5 We'll start with the demo delay, DD-25-03, 6 at 1324 Bridier Street. 7 MR. WELLS: Thank you, Mr. Chair. 8 So, again, this is DD-25-03 for the 9 demolition of a contributing structure at 1324 10 Bridier Street. 11 So this property is a one-story 12 residential structure located within the 13 Eastside National Register Historic District. 14 Because this structure is contributing to the 15 National Register District, any demolition 16 activity requires a review by the Historic 17 Preservation Commission per our Ordinance Code. 18 So, essentially speaking, the Commission 19 must review and take action on such requests 20 for demolitions after a completed demolition 21 application is received by the Department, and 22 the Commission has three options they can 23 pursue. 24 So they can pursue -- they can approve the 25 demolition permit application. And just note, <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p></p>

<p style="text-align: right;">157</p> <p>1 if you approve it, then that means that the 2 Commission votes to approve the permit 3 application and the demolition will -- may 4 proceed and the Commission shall not consider 5 landmarking status for the structure. 6 The second option is to deny the 7 demolition permit. And if the Commission votes 8 to deny the demolition permit, it shall issue 9 an advisory recommendation to the City Council 10 on the structure's landmark status using our 11 Code criteria for landmarking for -- in 12 general. This advisory recommendation shall be 13 issued at the next Commission meeting. 14 And a third option you can take is to 15 defer action, which means that -- if you defer 16 action, you do have to act within 60 days or 17 the demolition request is considered granted. 18 So because -- if you do decide to deny the 19 demolition permit application, you have -- then 20 you have to do the advisory recommendation to 21 the Commission based on a landmark status. 22 Staff found it prudent to just go ahead and 23 evaluate the application based on landmarking 24 criteria. And so what we found is that it 25 meets three of the seven criteria.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">159</p> <p>1 Jacksonville. 2 The second criteria focuses on it having 3 distinguishing characteristics of an 4 architectural style that's valuable for the 5 study of a period. Because this property is a 6 frame vernacular home, frame vernacular homes 7 are important because they represent vanishing 8 examples of how rural and lay builders utilized 9 simple and time-tested construction principles. 10 And the third criteria focuses on the 11 suitability for preservation or restoration. 12 Again, utilizing this criterion, we've -- we 13 tried to find evidence of significant exterior 14 alterations that have negatively impacted 15 character-defining features. 16 And in this particular context, the 17 building is vacant, but the exterior of the 18 structure appears to be in decent condition, 19 not having any evidence of exterior 20 deterioration -- or significant exterior 21 deterioration. The structure has been 22 reasonably maintained over the years. And 23 according to archival records, the building has 24 been altered over time, including removal of 25 the windows, removal of the doors, and possible</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">158</p> <p>1 Again, this structure is a one-story 2 residential building with frame vernacular 3 style influences. Originally constructed as a 4 residential dwelling, the structure can be 5 characterized by its rectangular shaped plan, 6 two connected gable roofs, exterior stucco 7 finish, rectangular attic vents, and a concrete 8 foundation. And the fenestration is 9 symmetrical; however, it is boarded up. 10 This property, according to its -- at 11 least its Florida Master Site File, was 12 constructed in 1911. However, staff did have 13 some discrepancy errors and we're not even sure 14 if this structure is original to the site as it 15 does not appear on the original Sanborn map for 16 1913, nor does it appear in the 1950s Sanborn 17 maps. So staff suspects that it may have been 18 relocated to its present location between the 19 1950s and the '60s. 20 So, again, we found that it met three of 21 the seven criteria, the first one being that 22 it's located within the Historic Eastside 23 National Historic District. The community is 24 significant for its association with the early 25 residential suburban development in</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">160</p> <p>1 relocation of the structure to its present day 2 location. Nonetheless, through proper 3 stabilization, mold remediation, and 4 rehabilitation, staff finds that the structure 5 may be reasonably restored. 6 However, we do note that this property, it 7 can only achieve three of the seven landmarking 8 criteria, so, therefore, the Department 9 recommends that the Commission approve the 10 demolition permit application for 1324 Bridier 11 Street and not pursue local landmark 12 designation. 13 THE CHAIRMAN: Thank you. 14 Do you have any questions for staff? 15 COMMISSIONER HOFF: Through the Chair to 16 staff, what's the last known use of the 17 property? Do you know? 18 MR. WELLS: Through the Chair to 19 Commissioner Hoff, I'll have to research that, 20 but the last known use that I know was 21 residential, but I think, if anything -- it was 22 tied to the next-door structure because it used 23 to be a church, so, if anything, it was a 24 residential caretaker house. 25 COMMISSIONER HOFF: Thank you.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">161</p> <p>1 THE CHAIRMAN: Any other questions for 2 staff right now? 3 COMMISSION MEMBERS: (No response.) 4 THE CHAIRMAN: Is the applicant here to 5 speak? 6 MS. TRIMMER: Yes. Thank you. 7 (Ms. Trimmer approaches the podium.) 8 THE CHAIRMAN: Just your name and address. 9 You don't need to be sworn in. 10 MS. TRIMMER: Thank you so much. 11 Cyndy Trimmer, One Independent Drive, 12 Suite 1200. 13 I am here on behalf of the Jacksonville 14 Community Land Trust. I'm the vice president. 15 Our executive director is on spring break, so 16 you get me. 17 A brief history on this property: It was 18 actually taken by the City by tax deed sale 19 back in 2020 and sat vacant for all of the time 20 that the City owned it. There were numerous, 21 ongoing, repeated complaints by the 22 neighborhood to the City about the property and 23 the status of it and the ongoing deterioration 24 of it, and I think there may be some folks here 25 that will echo those sentiments that the City</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">163</p> <p>1 Happy to answer any questions. 2 Oh, just for the record, really grateful 3 that staff did the landmark designation 4 analysis. We would argue that it maybe meets 5 one or two. I'm going to take issue with the 6 suggestion that it meets three, but even your 7 staff advises that it would not meet the 8 criteria to landmark and supports the 9 demolition. 10 THE CHAIRMAN: Thank you. 11 Are there any questions of the 12 representative? 13 COMMISSION MEMBERS: (No response.) 14 THE CHAIRMAN: No? 15 Okay. Thanks. 16 Is there anyone else here that wants to 17 speak to this today, to this demo delay today? 18 AUDIENCE MEMBER: (Indicating.) 19 THE CHAIRMAN: Please come forward and 20 just state your name and address. 21 (Audience member approaches the podium.) 22 AUDIENCE MEMBER: My name is Valerie 23 Pittman. My address is 6952 Bloxham Avenue. 24 I'm here on behalf of the St. Luke 25 Holiness Church, located on Bridier Street</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">162</p> <p>1 was just constantly getting calls and 2 complaints about this property. 3 The Land Trust was approached by the City 4 and LIFT JAX, and we were asked if we would be 5 willing to step in and partner with LIFT JAX to 6 demo this property and develop affordable 7 housing on it. So we have a Memorandum of 8 Understanding with LIFT JAX, under which LIFT 9 JAX is going to pay to demo the property, and 10 then we are going to build affordable housing 11 on the property. We've committed to doing that 12 at 80 percent or less of AMI to be in line with 13 the community and provide a housing 14 alternative. 15 Our team, at the time when this was done, 16 didn't realize that it was in the historic 17 overlay and that there was now demo delay when 18 all of these negotiations were going on. So 19 when our executive director submitted for the 20 demo permit, we were advised that we needed to 21 come here and explain all of this background, 22 so that is how we ended up in front of you 23 today. We only took title to this property 24 because we were approached and asked to demo 25 and develop affordable housing on it.</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">164</p> <p>1 where this property is located at. 2 THE REPORTER: If you would raise your 3 right hand for me, please. 4 MS. PITTMAN: (Complies.) 5 THE REPORTER: Do you affirm that the 6 testimony you are about to give will be the 7 truth, the whole truth, and nothing but the 8 truth? 9 MS. PITTMAN: I affirm. 10 THE REPORTER: Thank you. 11 MS. PITTMAN: This property has been 12 dilapidated for many, many years, before Land 13 Trust Jacksonville [sic] had taken it over. We 14 have called several time over the years, 15 several years. At this time, the property is 16 yet decaying. It's an eyesore to the 17 community. The stucco is rotting [sic]. 18 It's not liveable at all. 19 I have been told -- even other members of 20 the church have been advised by City employees, 21 Municipal Code Compliance and even Planning and 22 Development Department, that this property was 23 going to be demolished many years ago. Nothing 24 was done. 25 The front of the property -- the roof is</p> <p style="text-align: center;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">165</p> <p>1 caved in. It's been caved in for many, many 2 years. I've submitted pictures several times 3 to the City of Jacksonville of the front of the 4 property and even other items that's of 5 concern. 6 I feel like this property will collapse at 7 any given moment, and I would not -- we would 8 not be surprised at all. 9 Recently, a tree -- part of a tree in the 10 back of that property has landed on that roof 11 on the back, and now it has damaged that roof 12 now, at this time. 13 Now, I don't understand why Municipal Code 14 Compliance continued to go by there and cite 15 the property when it's -- Land Trust has gotten 16 themselves involved with this property, but I 17 feel like we have been misled by the City of 18 Jacksonville, stating for many years that they 19 was going to pay for the demolition. And then 20 even one at a later time, before this 21 organization had taken over the property, one 22 of the City workers from Planning and 23 Development even advised me that the reason why 24 the City of Jacksonville did not demolish this 25 and pay for it, because they don't want to.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">167</p> <p>1 All those in favor of the demolition? 2 THE COMMISSION: Aye. 3 THE CHAIRMAN: Opposed? 4 COMMISSION MEMBERS: (No response.) 5 THE CHAIRMAN: So let it be known that 6 demo delay DD-25-03 has been approved for 7 demolition. 8 And, ma'am, thank you for your comments. 9 And I'm sorry that you've had to deal with this 10 for so long. Hopefully, there will be 11 resolution to this. 12 All right. On to the park renaming, 13 Oakland Park to Eartha M.M. White Historical 14 Park. 15 MR. WELLS: Thank you. 16 Through the Chair to the Commission, so 17 from time to time we'll get these requests for 18 park renamings, road renamings, et cetera. And 19 so this is consistent with Chapter 745 of the 20 Ordinance Code, and it states that, if a 21 request to rename streets -- it requires review 22 from the Commission. In making a report and 23 recommendation, the Commission shall address 24 seven different -- well, six different 25 criteria.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">166</p> <p>1 If this property was in a socioeconomic 2 affluent area in Duval County, I believe that 3 this building would have been demolished for 4 many -- many years ago. 5 Thank you. 6 THE CHAIRMAN: There's no one else in the 7 room, so -- 8 I appreciate your comments very much, I 9 do. 10 We'll close the public hearing and 11 entertain a motion. 12 COMMISSIONER HOFF: I will move to approve 13 DD-25-03 per staff recommendation. 14 COMMISSIONER MORGAN: Second. 15 THE CHAIRMAN: Any discussion? 16 MS. PITTMAN: I could not hear what you 17 said. 18 THE CHAIRMAN: There was a motion made to 19 approve the demolition and then someone 20 seconded it, and so now I'm asking if there is 21 discussion. 22 Is there any discussion? 23 COMMISSIONER MORGAN: No. 24 THE CHAIRMAN: No? Then we must vote on 25 this. Let's vote.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">168</p> <p>1 And so in this particular instance, the 2 current street name is Swooping Willow Court 3 and the proposed street name is Swooping Willow 4 Court West. 5 MS. LOPERA: Are we on the Oakland Park 6 renaming or are we on Swooping Willow Court 7 road renaming? 8 MR. WELLS: All right. I already read 9 that. Okay. Sorry. 10 So let me backtrack here. 11 So this is the proposed renaming of 12 Oakland Park. So this in accordance with 13 Ordinance 2025-0189. So March 11th, 2025, an 14 ordinance was introduced to propose renaming 15 Oakland Park to Eartha M.M. White Historical 16 Park. 17 So consistent with Chapter 122.105 of the 18 Ordinance Code, the renaming and [sic] renaming 19 of public buildings, facilities, and public 20 parks requires a report from the Department and 21 an advisory recommendation on the renaming 22 proposal from the Commission. 23 So there's seven different criteria that 24 you have to address, and in this particular 25 one, the request is -- stems from City Council.</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 They would like to honor the life and legacy of
2 Eartha M.M. White and her dedication to the
3 city of Jacksonville.

4 So staff has evaluated the criteria. We
5 found that Oakland Park is located at the
6 corner of Ionia and Union Street in the
7 Eastside National Historic District. According
8 to archival records, there's been a park at
9 this property since at least 1869, when the
10 working-class Oakland neighborhood was
11 developed and platted.

12 Oakland Park is historically significant
13 because it possesses the first playground
14 established by the City for African-American
15 children. And due to the efforts of
16 Jacksonville humanitarian Eartha M.M. White,
17 the playground opened on July 4th of 1918. And
18 to celebrate the park's opening, there was a
19 parade from Stanton High School in LaVilla to
20 the park.

21 The park is currently designated as a
22 local landmark. This is in connection with the
23 Old City Cemetery because of its boundaries.

24 The existing name of the park is connected
25 to the 1869 plat for the town of Oakland, which

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1 is an historically black community.

2 Again, according to archival records,
3 Oakland Park existed prior to the establishment
4 of the supervised playground. On the 1869 plat
5 of the Oakland neighborhood, a park is shown at
6 the present location, and a -- even included in
7 a newspaper article in 1917, it discusses an
8 upcoming patriotic meeting of African-American
9 citizens of Oakland Park, which was in support
10 of the local efforts during World War I.

11 Again, this will be named after Dr. Eartha
12 Mary Magdalene White who has contributed
13 significantly to the various (indecipherable)
14 of the city and state.

15 Dr. White is known for a variety of
16 contributions, such as establishing an
17 orphanage for African-American children,
18 creating the Boys Improvement Club, which is an
19 effort to curb juvenile delinquency. She also
20 is connected and established the Clara White
21 Mission, which provides meals for the hungry
22 and transitional housing for homeless persons.
23 And she also founded the Eartha M.M. White
24 Nursing Home. In addition to that, she managed
25 several businesses and many more endeavors,

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1 so -- also, Dr. White was instrumental in
2 establishing Oakland Park, which, again, was
3 the first public park for African-Americans.

4 And so based on this evaluation, staff
5 does not have any objections to the proposed
6 renaming, and we found that it will be named
7 after a person that has made significant
8 contributions to the development of the city as
9 outlined in the ordinance.

10 That's the end of the report.

11 THE CHAIRMAN: Thank you.

12 Do I hear a motion?

13 COMMISSIONER GREGORY: Motion to approve
14 the park renaming from Oakland Park to Eartha
15 M.M. White Historical Park.

16 COMMISSIONER MORGAN: Second.

17 THE CHAIRMAN: Any discussion?

18 COMMISSIONER HOFF: Just real quick to
19 staff, which councilperson is suggesting this?

20 MR. WELLS: Through the Chair to
21 Commissioner Hoff, I just know that it was -- I
22 don't know who introduced it. I just know we
23 have a sponsor of support from Council Member
24 Peluso.

25 COMMISSIONER HOFF: Okay.

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1 MS. LOPERA: It was introduced by Council
2 Member Peluso.

3 COMMISSIONER HOFF: Okay.

4 MS. LOPERA: One thing, through the Chair,
5 just a reminder. This is an advisory
6 recommendation. It goes to City Council, so
7 you all are moving to recommend approval.

8 THE CHAIRMAN: Just a general question for
9 staff. The neighborhood of Oakland, does it
10 still have identity -- like, it's not -- does
11 it still have edges or do we -- is Oakland Park
12 and the Old City Cemetery really the -- like,
13 how do we know where Oakland is anymore? Like,
14 when you look at Springfield, there are edges
15 to Springfield. There are edges to, you know,
16 Phoenix, and -- are there definable edges to
17 Oakland? I'm just curious, because there were.

18 MR. WELLS: Through the Chair -- or to the
19 Chair, there are some definable boundaries.
20 It's not something that we -- I believe we
21 wrote in the report itself, but that's
22 something the community is also working on,
23 because they do blur, especially with East- --
24 not Eastside, but Springfield, because there
25 are some important portions of Oakland that

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<p style="text-align: right;">173</p> <p>1 they define themselves as West Springfield --</p> <p>2 or East Springfield. But, nonetheless, there</p> <p>3 are some definable boundaries that we have</p> <p>4 notated in the report itself.</p> <p>5 THE CHAIRMAN: And I'm not in opposition</p> <p>6 to this renaming, but it does -- it makes me</p> <p>7 think about that -- you know, that -- we had a</p> <p>8 renaming -- was it a few meetings ago? We had</p> <p>9 a renaming a few meetings ago at Loretto, and I</p> <p>10 wasn't even aware of the history of the name,</p> <p>11 Loretto, you know? And so I -- I wonder about</p> <p>12 this because I've known the area -- I've lived</p> <p>13 in Jacksonville a long time, so I've known</p> <p>14 about Oakland, but it feels like its edges are</p> <p>15 diminishing a bit, and I'd like to -- I'm not</p> <p>16 opposed to this renaming, but I -- it makes me</p> <p>17 think, we need to make sure we pay attention to</p> <p>18 another neighborhood's identity. You know,</p> <p>19 just a thought.</p> <p>20 Any other discussion, though? Any other</p> <p>21 questions about this or thoughts?</p> <p>22 COMMISSION MEMBERS: (No response.)</p> <p>23 THE CHAIRMAN: I say we should vote.</p> <p>24 All those in favor of advising to rename</p> <p>25 Oakland Park to Eartha M.M. White Historical</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">175</p> <p>1 Unit 3 subdivision plat.</p> <p>2 The request for the name change applies to</p> <p>3 the entire portion of Swooping Willow Court as</p> <p>4 depicted in the location map. We found that</p> <p>5 there's no historic structures or landmarks</p> <p>6 identified along this portion of the subject</p> <p>7 street.</p> <p>8 And based on the best evidence available,</p> <p>9 the Planning Department does not have any</p> <p>10 objection to the proposed street name change</p> <p>11 from Swooping Willow Court to Swooping Willow</p> <p>12 Court West.</p> <p>13 End of report.</p> <p>14 THE CHAIRMAN: Thank you.</p> <p>15 Do I hear any motion regarding Swooping</p> <p>16 Willow Court?</p> <p>17 COMMISSIONER HOFF: I will make a motion</p> <p>18 to recommend approval from Swooping Willow</p> <p>19 Court to Swooping Willow Court West.</p> <p>20 COMMISSIONER MORGAN: Second.</p> <p>21 COMMISSIONER GREGORY: Second.</p> <p>22 THE CHAIRMAN: Multiple seconds.</p> <p>23 Discussion?</p> <p>24 COMMISSIONER HOFF: Quick question.</p> <p>25 So I'm curious, why is this in front of us</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">174</p> <p>1 Park?</p> <p>2 COMMISSION MEMBERS: Aye.</p> <p>3 THE CHAIRMAN: Those opposed?</p> <p>4 COMMISSION MEMBERS: (No response.)</p> <p>5 THE CHAIRMAN: So let it be known that the</p> <p>6 Commission is advising favorably to the</p> <p>7 renaming of Oakland Park to Eartha M.M. White</p> <p>8 Historical Park.</p> <p>9 So we'll move on to the next one, road</p> <p>10 renaming of Swooping Willow Court to Swooping</p> <p>11 Willow Court West.</p> <p>12 MR. WELLS: Thank you.</p> <p>13 So, again, this is a request to rename it</p> <p>14 from Swooping Willow Court to Swooping Willow</p> <p>15 Court West. There are six criteria that are</p> <p>16 outlined in Chapter 745 of the Ordinance Code</p> <p>17 that the Commission shall review and address.</p> <p>18 The name change seeks to correct a</p> <p>19 nonconforming address issue and align it with</p> <p>20 the name currently being used by the property</p> <p>21 owners.</p> <p>22 So from our analysis, we found that</p> <p>23 Swooping Willow Court is along a portion of the</p> <p>24 street, of Swooping Willow Court West, and was</p> <p>25 platted in 1994 as part of the Heaven Trees,</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">176</p> <p>1 if it's not historic? Why are we considering</p> <p>2 this? I'm just --</p> <p>3 MS. LOPERA: Through the Chair to</p> <p>4 Commissioner Hoff and the Commission, the</p> <p>5 Ordinance Code requires that you review all</p> <p>6 road renamings within the city.</p> <p>7 COMMISSIONER HOFF: Oh, I didn't know</p> <p>8 that.</p> <p>9 THE CHAIRMAN: Because it's part of our</p> <p>10 history no less. With great power comes great</p> <p>11 responsibility.</p> <p>12 Any other discussion about this?</p> <p>13 COMMISSION MEMBERS: (No response.)</p> <p>14 THE CHAIRMAN: All those in favor of the</p> <p>15 renaming of -- advising and approval of the</p> <p>16 renaming of Swooping Willow Court to Swooping</p> <p>17 Willow Court West?</p> <p>18 COMMISSION MEMBERS: Aye.</p> <p>19 THE CHAIRMAN: Opposed?</p> <p>20 COMMISSION MEMBERS: (No response.)</p> <p>21 THE CHAIRMAN: So let it be known that the</p> <p>22 Commission recommends approval of said name</p> <p>23 change to Swooping Willow Court West.</p> <p>24 All right. And then there's one more,</p> <p>25 the -- another road renaming, Lenox Square to</p> <p style="text-align: right;">Diane M. Tropa, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

<p style="text-align: right;">177</p> <p>1 Tiphne D. Hollis Lane. 2 MR. WELLS: Thank you. 3 So same Ordinance Code, six criteria. 4 This one is a request to go from Lenox Square 5 to Tiphne D. Hollis Lane. The name change 6 seeks to honor the life and legacy of the late 7 Tiphne Darshay Hollis. 8 We did our evaluation. The origin of 9 Lenox Square cannot be determined by staff. 10 The earliest usage of Lenox Square could be 11 found in the Department's zoning atlas maps, 12 which was recorded in 1971. 13 The request will apply to the entire 14 portion of Lenox Square. No historic 15 structures or landmarks are identified along 16 this portion of the subject street. And based 17 on the best evidence available, the Planning 18 Department has no objection to the street name 19 change. 20 End of report. 21 THE CHAIRMAN: Thank you. 22 Do I hear a motion on this? 23 COMMISSIONER HOFF: I will make a motion 24 to recommend renaming Lenox Square to Tiphne D. 25 Hollis Lane.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">179</p> <p>1 Like, for example, the first one is 2 actually COA-22-28339, which you all heard in 3 June of 2023. So I guess I just would like to 4 know if you all are comfortable with it, if 5 you'll direct staff to pull those off the 6 deferred list. And then if ever the people 7 come back and do what they need to do to, you 8 know, give their application -- move it 9 forward, it can be renoticed, readvertised, and 10 put on an agenda at that time, if you all are 11 comfortable with that. 12 THE CHAIRMAN: Can we just have a general 13 discussion and then -- what do you guys think 14 about that? 15 COMMISSIONER GREGORY: Through the Chair, 16 just a question for staff. What's the general 17 guidelines you guys have used in the past for 18 pulling it off? I mean, like a year or 19 something or six months? I mean, is there a 20 number that you would normally use? 21 MR. WELLS: Through the Chair to 22 Commissioner Gregory, we haven't really used a 23 number, so anything would be advisable at this 24 point. 25 MS. LOPERA: If you have -- through the Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p style="text-align: right;">178</p> <p>1 COMMISSIONER MORGAN: Second. 2 THE CHAIRMAN: Any discussion? 3 COMMISSION MEMBERS: (No response.) 4 COMMISSIONER LOVE: No objection. 5 THE CHAIRMAN: No objections? 6 All those in favor? 7 COMMISSION MEMBERS: Aye. 8 THE CHAIRMAN: No opposed. So let it be 9 known that we recommend the changing of the 10 name Lenox Square to Tiphne D. Hollis Lane. 11 Thank you. 12 MS. LOPERA: Mr. Chair, I have one thing 13 under New Business I wanted to bring up real 14 quick. 15 THE CHAIRMAN: Certainly. 16 MS. LOPERA: Okay. We have a few items on 17 the deferred item list that have sat there for 18 quite a while. Arimus and I talked about this, 19 I don't know, maybe a week ago or -- within the 20 recent past. But those have sat on there for a 21 long time. I think they're sitting on there so 22 they don't have to be renoticed, but they've 23 been there for so long that it would always be 24 my recommendation that notices be redone should 25 you ever take action on them, but --</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p style="text-align: right;">180</p> <p>1 Chair to the Commission, if you have any input 2 on that, how long you think is acceptable to 3 let them sit there without any action, that 4 would maybe be helpful to staff. 5 THE CHAIRMAN: Putting such a time frame 6 in place, when the time passes, do they just 7 get deleted and they have to start over? Like, 8 what are the ramifications of said time limit? 9 MR. WELLS: I'm trying to think if there's 10 a recent one, because, I mean, these ones are 11 just -- usually we'll just keep them on the 12 deferred list until they respond, and 13 periodically we'll try to continuously email 14 the applicant, but -- and, luckily, we just had 15 response rates -- kind of better response rates 16 in the past couple of years, but, if anything, 17 they've been kind of just languishing there on 18 the deferred items. 19 COMMISSIONER GREGORY: If we were to 20 remove them from the deferred item list, does 21 that mean these applicants would have to then 22 reapply? Does it, like, cancel their COA or 23 expire it? Is there any ramification to these 24 property owners to have an additional expense 25 if we removed them from the deferred item list?</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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1 MS. LOPERA: Through the Chair to
2 Commissioner Gregory, that would be at the
3 discretion of the Planning Department, how they
4 want to handle it.
5 Just pulling it off the deferral list
6 doesn't automatically close it out and close
7 out the COA.
8 COMMISSIONER GREGORY: Okay.
9 THE CHAIRMAN: I think that's fine, right?
10 And if they come back and they want to
11 start again or they want to restart, then they
12 just talk with you about it, yeah? I don't
13 have any issue with that.
14 COMMISSIONER GREGORY: Yeah.
15 THE CHAIRMAN: Does anyone?
16 COMMISSIONER GREGORY: I think the only
17 question, then -- like, I'm okay to pull them
18 off the deferred item list. It's just, what's
19 the timing? Like you said, like -- and I
20 guess -- I would maybe defer to counsel on what
21 is a reasonable amount of time to have to give
22 notice again. Is it, like, six months? You
23 know, because the real issue is our notice
24 here. Is six months, like, maybe reasonable?
25 If for six months they don't respond, then you
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1 have to renote it?
2 MS. LOPERA: Through the Chair to
3 Commissioner Gregory, I think that's perfectly
4 reasonable. Six months would be acceptable.
5 THE CHAIRMAN: Well done, Commissioner
6 Gregory. Well done.
7 That would be a -- do we agree with that
8 recommendation?
9 COMMISSIONER HOFF: I do.
10 COMMISSIONER MORGAN: Yeah.
11 THE CHAIRMAN: Carry it forward.
12 MS. LOPERA: Thank you all.
13 THE CHAIRMAN: Okay. On to information,
14 the 2025 resource packet, pending legislation,
15 and Public Works improvement projects.
16 Take it away.
17 MR. WELLS: All right. So the resource
18 packet is deferred another cycle.
19 The pending legislation, that's next, I
20 believe. So a couple of moving items here. So
21 since the last Commission meeting, we had two
22 ordinances, final action on those two
23 ordinances.
24 The first one is Ordinance 2025-0122. So
25 this is a bill to appoint your new
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1 commissioner, Thomas Love, to the Commission.
2 So that was approved by City Council.
3 (Applause.)
4 MR. WELLS: The second one is Ordinance
5 2025-0101, so this is an appropriation bill to
6 grant additional funds to the Restore
7 Endangered Historic Adaptable Buildings special
8 revenue fund. So this is REHAB for short.
9 City Council approved that.
10 And then we have a couple of moving items.
11 Again, we have the ordinance, 2023-0876. That
12 has not -- action has not been taken on that.
13 And then we have Ordinance 2025-0035. So
14 I do need to change that because City Council
15 did approve that last night. They put in a
16 condition stating that the applicant -- the
17 appellant has agreed to help with the cost of
18 relocating the structure to an entirely
19 different site. This is in connection with the
20 Henry C. Arpen House. So the Commission, I
21 believe you all took action on this back in
22 December. You all decided to deny the
23 demolition permit.
24 MS. LOPERA: So, yeah, through the Chair
25 to the Commission, it gives the applicant --
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1 well, the owner, 90 days to work with a
2 potential recipient of that house and get the
3 house moved. So there's still hope before a
4 demolition permit is issued.
5 THE CHAIRMAN: All right.
6 MR. WELLS: There's nothing else from the
7 agenda that staff has updates on, and no Public
8 Works.
9 THE CHAIRMAN: Are we done? Are you
10 saying we're done?
11 MR. WELLS: (Nods head.)
12 THE CHAIRMAN: All right. So the
13 Jacksonville Historic Preservation Commission
14 meeting --
15 COMMISSIONER HOFF: So, through the
16 Chair --
17 THE CHAIRMAN: So close. It was right
18 there.
19 COMMISSIONER HOFF: So through the Chair,
20 I wanted to talk about next steps on our report
21 here. So --
22 THE CHAIRMAN: Before you start, be
23 careful because you might prompt me to start
24 another task force, Bill.
25 COMMISSIONER HOFF: I think Commissioner
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1 Epstein is enthusiastic about that.
2 So I wanted just to kind of touch on a few
3 things here. So one of the recommendations
4 that we said that we would participate in was
5 helping to create a scored matrix to help
6 determine objective criteria for demolition by
7 neglect, and we put in a deadline of July. So
8 that's something that we need to do.
9 Speaking of to dos, there's -- we made a
10 lot of different recommendations. Most of
11 those, thankfully, are some kind of a policy
12 decision, some of them are not. Some may
13 require legislation, some may cost some
14 funding, right?
15 But I think if we don't want this to just
16 evaporate into the cemetery of City reports,
17 then we need to figure out who is responsible
18 for acting on those recommendations, right? So
19 if the Planning Department would be responsible
20 for acting on X, Y, Z recommendation, then --
21 you know, then we need to approach the Planning
22 Department. The same with the mayor's office
23 or if we need a sponsor for legislation.
24 So we just kind of need to figure out, you
25 know --

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1 THE CHAIRMAN: I would suggest --
2 COMMISSIONER HOFF: -- those things.
3 THE CHAIRMAN: What was presented today
4 was a final draft, and the -- the final
5 document is due at the end of the month or what
6 is it?
7 MS. LOPERA: To the Chair, this is the
8 final report.
9 THE CHAIRMAN: Oh, kaputt.
10 MS. LOPERA: This is it. This was already
11 approved by the task force, presented to you
12 here today.
13 THE CHAIRMAN: Okay. There may be a
14 memorandum issued afterward that sort of
15 outlines those things with suggestions. Like,
16 you know, I think that would be the fastest
17 course of action. Rather than just asking a
18 question, go ahead and put some -- you know,
19 who's going to take care of this, who's going
20 to take it -- this is the suggestion, and then
21 we could issue that as a -- not as an addendum
22 necessarily, but just as a memo in regard to
23 the demolition by neglect. I don't know, maybe
24 that's something we talk about with Legal.
25 MS. LOPERA: To the Chair, I think that

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1 would be, you know, a perfectly fine course of
2 action. You could also assign different things
3 to different -- you know, one commissioner
4 says, hey, I want to follow up with the Council
5 member for District 7 about introducing
6 legislation to address this, you know,
7 particular thing or, you know, divvy it up.
8 You could do it that way. There's a lot of
9 ways to handle it.
10 THE CHAIRMAN: Yeah.
11 And it might be -- I mean, Bill, I would
12 ask, as the chair for the task force, that you
13 put that together. And then if there's
14 suggestions of commissioners to help, you know,
15 chase some of those things down, I think we
16 would -- I can only speak for myself, but
17 I'm -- I would -- I'm certainly willing to help
18 with that.
19 COMMISSIONER HOFF: Okay.
20 All right. So I guess the most kind of
21 clear task would be to create this objective
22 criteria for demolition by neglect with this
23 tool. So -- because we cannot talk about it,
24 technically, amongst ourselves outside of a
25 noticed meeting, I assume this will be done

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1 with staff's help of some kind and Municipal
2 Code Compliance, and then we will bring
3 something to review and get input on. Does
4 that sound like the right process?
5 THE CHAIRMAN: I think I'm going to have
6 to defer --
7 MS. LOPERA: Through the Chair to
8 Commissioner Hoff, you could have, like, one
9 member of the Commission meet with MCCD and
10 staff to work on it without having a noticed
11 meeting, if you wanted to go --
12 COMMISSIONER HOFF: Oh, sure. Right.
13 MS. LOPERA: -- about it that way.
14 I mean, another alternative would be to
15 call a special meeting if more than one
16 commissioner wanted to meet to work on it --
17 COMMISSIONER HOFF: Okay.
18 MS. LOPERA: -- or do it during a meeting.
19 That's another option.
20 COMMISSIONER HOFF: Okay.
21 THE CHAIRMAN: Yeah, and I would say that
22 time -- you know, expediency might have a lot
23 to do with that, you know? The quickest thing
24 to do and the easiest thing for all of us to do
25 is for you to do it, right?

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<p>189</p> <p>1 COMMISSIONER HOFF: Yeah. 2 THE CHAIRMAN: But if you -- 3 COMMISSIONER HOFF: That's fine. 4 THE CHAIRMAN: But if that's too big of a 5 load and the time frame of that is too long, 6 then, again, I think you can draft assignments 7 and they could be accepted. And then the 8 commissioners or staff, or whoever, you know, 9 you're recommending could take up the charge of 10 those things. 11 COMMISSIONER HOFF: Okay. 12 THE CHAIRMAN: And I think that's fine. 13 COMMISSIONER HOFF: Right. 14 So I think my plan will be to get with 15 Municipal Code Compliance and -- because -- the 16 Historic Preservation section do a draft, bring 17 it back here for discussion and input and 18 improvement, and then go from there. 19 THE CHAIRMAN: And we could all -- we can 20 volunteer assignments. We can help with that 21 so that you're not doing everything. 22 COMMISSIONER HOFF: Okay. 23 COMMISSIONER MORGAN: Could we circulate a 24 draft before we bring it back just for written 25 comment?</p> <p>Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p>191</p> <p>1 at 5:05 p.m.) 2 - - - 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p> <p>Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>
<p>190</p> <p>1 COMMISSIONER HOFF: Yes. Yeah. And -- 2 okay. I'll -- 3 THE CHAIRMAN: Just, you know, make sure 4 you send it to all of us at the same time so 5 that certain commissioners don't get the free 6 pick of the best thing to do. 7 (Simultaneous speaking.) 8 THE CHAIRMAN: Right? 9 Sounds good. That sounds really good. 10 Anything else, Bill? 11 COMMISSIONER HOFF: No. 12 COMMISSIONER MORGAN: Thank you, Bill. 13 THE CHAIRMAN: I just -- Diane, I do just 14 want to state for the record the appreciation 15 of the Commission and everyone that -- the work 16 that the Demolition by Neglect Task Force has 17 undertaken. I think that's a big step for us 18 as a city. And I just want to take note of 19 that. Bill Hoff as the Chair, and all of the 20 participants, Commissioner Morgan, Commissioner 21 Epstein, and then also Susan [sic] Blankinship 22 and Mike Haskins with SPAR, and RAP. 23 Are we good? 24 Meeting adjourned. 25 (The foregoing proceedings were adjourned</p> <p>Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>	<p>192</p> <p>1 CERTIFICATE OF REPORTER 2 3 STATE OF FLORIDA) 4) 5 COUNTY OF DUVAL) 6 7 I, Diane M. Tropia, Florida Professional 8 Reporter, certify that I was authorized to and did 9 stenographically report the foregoing proceedings and 10 that the transcript is a true and complete record of my 11 stenographic notes. 12 13 14 15 DATED this 7th day of April 2025. 16 17 18 19 Diane M. Tropia 20 Florida Professional Reporter 21 22 23 24 25</p> <p>Diane M. Tropia, Inc. Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 MadamCourtReporter.com</p>

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