

CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
MEETING

Proceedings held on Wednesday, June 25, 2025,
commencing at 1:00 p.m., at the Edward Ball Building,
Hearing Room 1002, 214 North Hogan Street, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

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

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MS. FIGUEROA: Brittany Figueroa, Planning
Department.

MR. ARSENAULT: Caleb Arsenault, Planning
Department.

MR. JOHNSON: Drew Johnson, Planning
Department.

THE CHAIRMAN: Thank you, everyone.

Ethan Gregory, our current -- our new
Chair, as of the -- last month's meeting is
excused from today's meeting for personal
reasons.

(Discussion held off the record.)

THE CHAIRMAN: You already can't hear me?

Arimus, I wanted a perfect round today.

I've already lost it. This is my last round as
Chair, so --

Just stating that Ethan Gregory is --
Commissioner Gregory is not with us today.

So we'll start with some general
announcements. For everyone in the audience,
again, thanks for being here.

As a courtesy, please silence your cell
phones. Additionally, there will be no public
displays of support or opposition. Please keep
any private conversations at a low tone so the

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PROCEEDINGS
June 25, 2025 1:00 p.m.

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THE CHAIRMAN: Welcome, everyone.

We hereby call this meeting of the
Jacksonville Historic Preservation Commission
to order and welcome each of you attending
today.

Let the record reflect that it is now
1:01 p.m., June 25th, 2025.

We'll start with introductions, and begin
with staff to my left.

MR. WELLS: Arimus Wells, Planning
Department.

MS. LOPERA: Carla Lopera, Office of
General Counsel.

COMMISSIONER EPSTEIN: Julia Epstein,
commissioner.

THE CHAIRMAN: Michael Montoya,
commissioner and acting chair for today.

COMMISSIONER HOFF: William Hoff,
commissioner.

COMMISSIONER MORGAN: Becky Morgan,
commissioner.

COMMISSIONER LOVE: Thomas Love,
commissioner.

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meeting is not disrupted. If the meeting goes
longer than two hours, a ten-minute break will
be held every two hours.

For anyone wishing to speak today before
the Commission, including the applicants that
are here, you must fill out a speaker's card
and give it to staff. Please mark on the card
whether you are for or against the item.

These proceedings are being recorded by a
court reporter. So, as you heard her correct
me just a moment ago, it's important that you
speak clearly into the microphone. When you
come forward to speak, please state your name
and address into the mic for the record and
wait to be sworn in. Only one person may speak
at a time.

We ask that you please be focused and
concise, that you limit your speaking to the
criteria upon which our decision must be based.
And note that each speaker has three minutes,
including the applicants, unless there's been a
request and an approval for a longer time. The
timers are in view, and you'll hear a ding when
it goes off.

Staff will announce when your time is up,

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<p>5</p> <p>1 in addition to that. And if you're in</p> <p>2 mid-sentence when your time is up, you may</p> <p>3 finish your sentence, but, please, no more.</p> <p>4 If you brought materials that you intend</p> <p>5 to provide to the Commission members to</p> <p>6 consider, a minimum of ten copies need to be</p> <p>7 provided to the Commission staff.</p> <p>8 Any tangible material submitted with a</p> <p>9 speaker's presentation, such as documents,</p> <p>10 plans, photographs, drawings, et cetera, will</p> <p>11 become part of the public record and will be</p> <p>12 kept by the Commission staff; therefore, please</p> <p>13 retain a copy of anything submitted if it is</p> <p>14 needed.</p> <p>15 All right. That's the end of the general</p> <p>16 announcements.</p> <p>17 We have some meetings [sic] from last</p> <p>18 month's -- some minutes from last month's</p> <p>19 meeting. Strike that; reverse it.</p> <p>20 Would any commissioner like to make a</p> <p>21 motion regarding last month's meeting minutes?</p> <p>22 COMMISSIONER HOFF: Through the Chair, I</p> <p>23 will make a motion to approve the May minutes</p> <p>24 as presented.</p> <p>25 COMMISSIONER EPSTEIN: Second.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>7</p> <p>1 THE CHAIRMAN: If you are, please come</p> <p>2 forward.</p> <p>3 (Audience member approaches the podium.)</p> <p>4 AUDIENCE MEMBER: Hi. Good afternoon.</p> <p>5 Kim Pryor, 245 West 5th Street.</p> <p>6 Do I need to be sworn in for this?</p> <p>7 THE REPORTER: Yes. If you would raise</p> <p>8 your right hand for me, please.</p> <p>9 MS. PRYOR: (Complies.)</p> <p>10 THE REPORTER: Do you affirm that the</p> <p>11 testimony you are about to give will be the</p> <p>12 truth, the whole truth, and nothing but the</p> <p>13 truth?</p> <p>14 MS. PRYOR: I do.</p> <p>15 THE REPORTER: Thank you.</p> <p>16 THE CHAIRMAN: Ms. Pryor, which item are</p> <p>17 you here to speak on?</p> <p>18 MS. PRYOR: I would like to request that</p> <p>19 we talk about Numbers 2 and 3.</p> <p>20 So do you pull them now -- do I talk now</p> <p>21 or do we pull them and do them individually?</p> <p>22 THE CHAIRMAN: What is the basis of your</p> <p>23 request?</p> <p>24 MS. PRYOR: So on -- let's see, Liberty</p> <p>25 Street, I know that one of the conditions said</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>6</p> <p>1 THE CHAIRMAN: All those in favor?</p> <p>2 COMMISSION MEMBERS: Aye.</p> <p>3 THE CHAIRMAN: Let it be known that the</p> <p>4 meeting minutes are approved.</p> <p>5 All right. We'll start with our agenda</p> <p>6 for today. There are no deferred items. Well,</p> <p>7 actually there are, but we'll get to that</p> <p>8 (microphone failure).</p> <p>9 On the agenda -- we'll start, then, with</p> <p>10 the consent agenda. We have, on the consent</p> <p>11 agenda, COA-25-32315 at 3634 Riverside Avenue;</p> <p>12 COA-24-31703 at 1310 Liberty Street North;</p> <p>13 COA-25-32197 at 1611 Laura Street North;</p> <p>14 COA-25-32323 at 2360 through 2370 Riverside</p> <p>15 Avenue.</p> <p>16 And we'll start with Number 1,</p> <p>17 COA-25-32315 at 3634 Riverside Avenue.</p> <p>18 Oh, wait. I'm sorry.</p> <p>19 MS. LOPERA: This is the consent agenda.</p> <p>20 THE CHAIRMAN: That's strike 2, Arimus.</p> <p>21 That's strike 2.</p> <p>22 We'll open the public hearing.</p> <p>23 Is there anyone here today to speak to any</p> <p>24 of these items on the consent agenda?</p> <p>25 AUDIENCE MEMBER: (Indicating.)</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>8</p> <p>1 that -- either make the shutters functional or</p> <p>2 remove them completely. Shutters just were not</p> <p>3 applicable back in the historic time frame. We</p> <p>4 have had issues in the past with new</p> <p>5 construction, putting inappropriate siding and</p> <p>6 so forth.</p> <p>7 I didn't see anywhere where the siding was</p> <p>8 mentioned, but if it's Hardie lap, typically,</p> <p>9 the condition is that it be installed with the</p> <p>10 smooth side out.</p> <p>11 They also -- the windows do not address</p> <p>12 trimming as the -- the front elevation does not</p> <p>13 appear -- probably because of the shutters --</p> <p>14 doesn't appear to have any crown or the</p> <p>15 appropriate trim.</p> <p>16 THE CHAIRMAN: Just a question for staff.</p> <p>17 Has that -- have those things been addressed?</p> <p>18 Have those items that are being mentioned been</p> <p>19 addressed by staff?</p> <p>20 MR. WELLS: (Off microphone.)</p> <p>21 (Inaudible.)</p> <p>22 (Reporter inquiry.)</p> <p>23 MR. WELLS: To the Acting Chair, yes.</p> <p>24 So looking at the elevation plans, they do</p> <p>25 depict fiber cement siding.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

<p>9</p> <p>1 In terms of the windows having trim and 2 whatnot, we did condition that the windows 3 shall be installed in accordance with our 2024 4 window supplement, which does require trim and 5 whatnot. 6 The shutters, again, that's just something 7 that we -- we're standing by in terms of 8 removing them or making them functional, just 9 to be consistent with the design guidelines. 10 MS. PRYOR: Okay. So are we going to 11 allow shutters? That's -- that was one of the 12 questions. 13 And then the siding, I didn't hear 14 anything about which side -- if it's 15 cementitious -- Arimus, I'm very sorry, I was 16 having trouble hearing you. So is it 17 cementitious? Is it Hardi lap? 18 MR. WELLS: Through the Acting Chair to 19 Ms. Pryor, the siding will be cementitious lap 20 siding and does not specify whether or not it 21 will be smooth or have the grainy finish. 22 MS. PRYOR: All right. And so that was 23 one of the things I was asking. Are we going 24 to condition which side out? Because in the 25 past, as far as -- to be consistent, other new</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>11</p> <p>1 THE CHAIRMAN: Please come forward. 2 (Audience member approaches the podium.) 3 AUDIENCE MEMBER: Swear in? 4 THE REPORTER: I need your name and 5 address into the microphone for me, please. 6 AUDIENCE MEMBER: Donald Gullion, 14701 7 Philips Highway, Jacksonville, Florida 32256. 8 THE REPORTER: If you would raise your 9 right hand for me, please. 10 MR. GULLION: (Complies.) 11 THE REPORTER: Do you affirm that the 12 testimony you are about to give will be the 13 truth, the whole truth, and nothing but the 14 truth? 15 MR. GULLION: I do. 16 THE REPORTER: Thank you. 17 MR. GULLION: Good afternoon. 18 I did not plan on speaking, but on Item 2, 19 addressing the previous comments, we'll be 20 happy to remove the shutters. I'm with Dream 21 Finders Homes. We'll be happy to remove the 22 shutters and turn the siding around if that's 23 necessary. 24 THE CHAIRMAN: Sir, we've pulled that. 25 We've pulled Number 2 from the consent agenda.</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>10</p> <p>1 constructions have been required to install 2 that siding with the smooth side out, and 3 that's not listed here, and that was one of my 4 concerns. 5 THE CHAIRMAN: Okay. 6 All right. So that's your request for 7 both of -- the COA that's listed, Number 2, 8 24-31703, and Number 3, 25-32197, you're still 9 requesting both of those to be withdrawn from 10 the consent agenda? 11 MS. PRYOR: So that we could discuss them, 12 yes, sir. 13 THE CHAIRMAN: All right. Let's put them 14 to the -- we'll put them to the COAs. 15 MS. PRYOR: Okay. So they're pulled for 16 now, Mr. Montoya? 17 THE CHAIRMAN: Yeah, we'll review them -- 18 MS. PRYOR: Okay. 19 THE CHAIRMAN: -- in the COA section. 20 MS. PRYOR: Perfect. 21 Thank you very much. 22 THE CHAIRMAN: You're welcome. 23 Is there anyone else here to speak on any 24 of the COA -- the consent agenda items? 25 AUDIENCE MEMBER: (Indicating.)</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>12</p> <p>1 So when it comes back up during the COA 2 section, you can address that then. 3 MR. GULLION: Will that be in this hearing 4 later? 5 THE CHAIRMAN: Yes, sir. 6 MR. GULLION: Okay. 7 THE CHAIRMAN: Yes, sir. We'll talk about 8 it today for sure. 9 MR. GULLION: Thank you. 10 THE CHAIRMAN: Is there anyone else here 11 to speak to any of the items on the consent 12 agenda? 13 AUDIENCE MEMBERS: (No response.) 14 THE CHAIRMAN: We'll close the public 15 hearing, and I'll entertain a motion. 16 COMMISSIONER EPSTEIN: Motion to approve 17 the consent agenda, COA-25- -- as amended, 18 COA-25-32315 and COA-25-32323. 19 COMMISSIONER MORGAN: Second. 20 THE CHAIRMAN: Discussion? Is there any 21 discussion on these two items? 22 COMMISSION MEMBERS: (No response.) 23 THE CHAIRMAN: No? So we'll ask for a 24 vote. 25 All those in favor of approving the</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

<p>13</p> <p>1 consent agenda as amended?</p> <p>2 COMMISSION MEMBERS: Aye.</p> <p>3 THE CHAIRMAN: Any opposed?</p> <p>4 COMMISSION MEMBERS: (No response.)</p> <p>5 THE CHAIRMAN: So let it be known that the</p> <p>6 consent agenda, as amended, has been approved.</p> <p>7 All right. So the next item on the agenda</p> <p>8 is previously [sic] items deferred to be heard</p> <p>9 today. This was what I referred to earlier.</p> <p>10 Item Number 1 -- I'll read the items first.</p> <p>11 Item Number 1, COA-25-31951, at 1649</p> <p>12 Osceola Street. And Number 2 is COA-25-32025,</p> <p>13 at 2568 Herschel Street.</p> <p>14 So the -- Item Number 1, there was a</p> <p>15 request to move this two cycles, so this will</p> <p>16 be deferred and be heard on the August 27th</p> <p>17 meeting, 2025.</p> <p>18 And then Item Number 2, the owner has</p> <p>19 withdrawn the application, but because it has</p> <p>20 been -- it's been in the system, it's on the</p> <p>21 agenda. I need to hear a motion to approve the</p> <p>22 withdrawal of COA-25-32025.</p> <p>23 COMMISSIONER HOFF: Through the Chair, I</p> <p>24 will make a motion to withdraw COA-25-32025</p> <p>25 from the agenda.</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>15</p> <p>1 COA-25-32025 has been officially withdrawn.</p> <p>2 Moving on to the Certificates of</p> <p>3 Appropriateness, we have Item Number 1,</p> <p>4 COA-25-32269 at 0 12th Street West in</p> <p>5 Springfield. And then Number 2, COA-25-32344,</p> <p>6 at 1535 Ingleside Avenue. And then, of course,</p> <p>7 we have the two items that were on the consent</p> <p>8 agenda, COA-25- -- I'm sorry, COA-24-31703, at</p> <p>9 1310 Liberty Street North, and COA-25-32197, at</p> <p>10 1611 Laura Street North.</p> <p>11 So we'll start with Number 1 on the COA</p> <p>12 list, Under G, COA-25-32269 at 0 12th Street</p> <p>13 West. We'll open the public hearing and hear a</p> <p>14 report from staff.</p> <p>15 MR. WELLS: Thank you, Mr. Chair.</p> <p>16 So this is COA-25-32269 for the property</p> <p>17 located at 0 12th Street West. It recently was</p> <p>18 assigned a new address of 2118 Pearl Street,</p> <p>19 just for reference.</p> <p>20 This is to construct a new single-family</p> <p>21 home. This will be a two-story residence</p> <p>22 within the Springfield Historic District.</p> <p>23 According to the plans submitted with the</p> <p>24 application, it will front Pearl Street North.</p> <p>25 Both of the structures along this section are</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p>14</p> <p>1 COMMISSIONER EPSTEIN: Second.</p> <p>2 THE CHAIRMAN: Any discussion?</p> <p>3 COMMISSION MEMBERS: (No response.)</p> <p>4 THE CHAIRMAN: The only discussion item I</p> <p>5 really have is -- something we talked about in</p> <p>6 the agenda meeting that we had yesterday. Has</p> <p>7 there -- is there any -- was there any</p> <p>8 conversation with the applicant about what they</p> <p>9 intend to do in regards to -- the processes,</p> <p>10 next steps at all? Just for information.</p> <p>11 MR. WELLS: To the Chair, we have not made</p> <p>12 a definitive confirmation in terms of what they</p> <p>13 plan to do next, so we'll follow up. Ideally,</p> <p>14 we would love for them to repair the windows.</p> <p>15 THE CHAIRMAN: Okay. Thank you.</p> <p>16 Any more discussion?</p> <p>17 COMMISSION MEMBERS: (No response.)</p> <p>18 THE CHAIRMAN: Okay. Then we'll put this</p> <p>19 to a vote.</p> <p>20 All those in favor of the withdrawal of</p> <p>21 COA-25-32025?</p> <p>22 COMMISSION MEMBERS: Aye.</p> <p>23 THE CHAIRMAN: Any opposed?</p> <p>24 COMMISSION MEMBERS: (No response.)</p> <p>25 THE CHAIRMAN: So let it be known that</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p>16</p> <p>1 two-story homes, with the exception of the</p> <p>2 one-story commercial structure that abuts on</p> <p>3 the south side of the property.</p> <p>4 As designed, the proposed</p> <p>5 2,000-square-foot structure will be frame</p> <p>6 vernacular styled and consist of a shingled</p> <p>7 front-facing gabled roof with a hipped rear; a</p> <p>8 full-width, two-story front porch; horizontal</p> <p>9 lap siding; a concrete foundation wall with a</p> <p>10 stucco finish; and 1-over-1 windows.</p> <p>11 Overall, we found the proposed development</p> <p>12 to be consistent with the design guidelines and</p> <p>13 Ordinance Code criteria; however, staff did</p> <p>14 have some concerns, so we did condition it</p> <p>15 accordingly to add some additional full-size</p> <p>16 windows on the rear elevation and on the right</p> <p>17 side first floor elevation.</p> <p>18 Furthermore, we did recommend to the</p> <p>19 applicant, and to the Commission as well, to</p> <p>20 have a -- either a front-facing, full-hip</p> <p>21 gable -- or a full-hip roof or a gabled roof</p> <p>22 entirely on the -- on the structure.</p> <p>23 Other than that, we recommend approval</p> <p>24 with conditions.</p> <p>25 THE CHAIRMAN: Thank you.</p> <p>Phang M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 Do we have any questions for staff at this
2 time?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: All right. Would the
5 applicant come forward?
6 (Audience member approaches the podium.)
7 THE CHAIRMAN: Please state your name
8 and --
9 AUDIENCE MEMBER: May I --
10 THE CHAIRMAN: Sure.
11 AUDIENCE MEMBER: (Tenders documents.)
12 THE CHAIRMAN: Thank you.
13 State your name and address and she'll
14 swear you in.
15 AUDIENCE MEMBER: Marianna Singareddy,
16 1651 Walnut Street, Jacksonville, Florida
17 32206.
18 THE REPORTER: If you would raise your
19 right hand for me, please.
20 MS. SINGAREDDY: (Complies.)
21 THE REPORTER: Do you affirm that the
22 testimony you are about to give will be the
23 truth, the whole truth, and nothing but the
24 truth?
25 MS. SINGAREDDY: I do.

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1 335 West 6th Street. You can see original home
2 and house similar. It looks to [sic] Centurion
3 model.
4 And, additionally, we have submitted a
5 list of other historic homes that could be
6 found in Springfield neighborhood that was --
7 that is actually same photographs that were
8 presented in 2021 for approval. There was the
9 same comment about the door, and the -- not all
10 doors in Springfield centered or aligned with
11 steps, and some located kind of inside, behind
12 columns.
13 If you can see Exhibit 2 and 3, there's a
14 list of homes in some of the pictures.
15 Condition 7, there shall be three
16 additional full-size windows on rear
17 elevations. This home was built as a
18 retirement dream home for one of the customers
19 in -- they requested to have least number
20 windows in the rear for safety and privacy.
21 This is customer request. So just,
22 respectfully, as many -- as least windows as
23 possible in the rear, please.
24 And it's not going to be visible from the
25 street. It backs up into someone's property

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1 THE REPORTER: Thank you.
2 MS. SINGAREDDY: Can you hear me from this
3 distance?
4 THE REPORTER: Yes.
5 MS. SINGAREDDY: Okay. So this is the
6 same Centurion model that was previously
7 approved in 2021 and built at 1950 Hubbard
8 Street by M&M Homes, and the -- M&M Homes
9 accept most of the conditions recommended by
10 HPC except for the few that we wanted to
11 discuss with you.
12 The question about Condition Number 3 is
13 more like a question. Other new construction
14 at Liberty Street was approved with -- without
15 requirement, finish floor height shall be
16 within 6 inches of the contributing structure,
17 and the -- this is requirement for our new
18 construction. So if this is not any more
19 requirement for new construction, we would like
20 to build as proposed, 24 inch.
21 Next one is -- Condition Number 6 reads,
22 on the front elevation, first and second floor
23 doors shall be centered. And I wanted you to
24 take a look at Exhibit 1. This Centurion model
25 was inspired by this historic house located at

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1 and then a commercial -- like, a warehouse
2 structure.
3 Condition Number 8, similar request.
4 There shall be additional two full-size windows
5 on the right side [sic], first floor of the
6 home.
7 (Timer notification.)
8 MS. SINGAREDDY: I'm sorry, I didn't even
9 get through half of my -- can I have any
10 additional time, please?
11 THE CHAIRMAN: If you can just briefly --
12 I see there's just 9 and 16 left.
13 MS. SINGAREDDY: Yes. I'll briefly
14 summarize.
15 Condition Number 9, I also have Exhibit 4,
16 where it says -- where it -- it shows some
17 gable front and hip back combination roofs in
18 the neighborhood. It's difficult to find
19 because they're not visible, but I have some
20 pictures in Exhibit 5.
21 And Condition 16 is -- they're talking
22 about window supplement, and specifically
23 recessed window requirement. I have some
24 pictures of what -- the flange in replacement
25 window look like, so -- to achieve this

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<p style="text-align: right;">21</p> <p>1 recessed look. It's -- it's going to be -- use</p> <p>2 (indecipherable) replacement-type window.</p> <p>3 And we consulted suppliers, and supplier</p> <p>4 provided also their opinion.</p> <p>5 You can see Exhibit 7 that also confirms</p> <p>6 our opinion on using the replacement-type</p> <p>7 window in the new construction.</p> <p>8 And, additionally, the risk level using</p> <p>9 this replacement-type window in new</p> <p>10 construction and potential exposed to water</p> <p>11 intrusion summarized in Exhibit 8 because there</p> <p>12 are -- the new homes versus old homes, there</p> <p>13 are different techniques used. One is</p> <p>14 waterproofing and one is just good ventilation</p> <p>15 techniques.</p> <p>16 And, lastly, I just wanted to say how</p> <p>17 important is it for new construction to be a</p> <p>18 close replica of historic home. In originally</p> <p>19 HPC guideline is Exhibit 8 state, on Page 69,</p> <p>20 that new and old work shall be differentiated</p> <p>21 but compatible in massing, size, and scale.</p> <p>22 And on Page 79, it stated that new</p> <p>23 building have to employ contemporary design.</p> <p>24 Window vent with flange, in our opinion,</p> <p>25 essential element of contemporary design and</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">23</p> <p>1 8-foot fence up in Springfield.</p> <p>2 And I would just like to advocate for the</p> <p>3 windows to be installed in -- in a recessed</p> <p>4 fashion so that they do conform to the historic</p> <p>5 neighborhood.</p> <p>6 Thank you.</p> <p>7 THE CHAIRMAN: Thank you.</p> <p>8 Is there anyone else here today that</p> <p>9 wishes to speak to this COA?</p> <p>10 AUDIENCE MEMBERS: (No response.)</p> <p>11 THE CHAIRMAN: No? All right. Then we'll</p> <p>12 close the public hearing, and I'll hear a</p> <p>13 motion.</p> <p>14 COMMISSIONER HOFF: To get the discussion</p> <p>15 started, I will, through the Chair, make a</p> <p>16 motion to -- to approve COA-25-32269 with the</p> <p>17 existing conditions.</p> <p>18 COMMISSIONER MORGAN: Second.</p> <p>19 THE CHAIRMAN: Discussion?</p> <p>20 COMMISSIONER HOFF: Through the Chair to</p> <p>21 staff, one of the items that the applicant</p> <p>22 brought up was a condition -- I think it's</p> <p>23 Number 3 -- that talks about the finish floor</p> <p>24 height and how there is a condition for this</p> <p>25 new construction, but there is not on another</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">22</p> <p>1 best in modern building practice.</p> <p>2 So we're asking to consider and allow to</p> <p>3 build with the flange window for this</p> <p>4 construction.</p> <p>5 I'm ready for any questions, please.</p> <p>6 THE CHAIRMAN: Thank you. If we have</p> <p>7 questions, we'll call you back up.</p> <p>8 MS. SINGAREDDY: Okay. Thank you.</p> <p>9 THE CHAIRMAN: Okay. Is there anyone else</p> <p>10 here today to speak to this COA?</p> <p>11 MS. PRYOR: (Indicating.)</p> <p>12 THE CHAIRMAN: Okay.</p> <p>13 (Ms. Pryor approaches the podium.)</p> <p>14 THE CHAIRMAN: You only need to state your</p> <p>15 name since you've already been sworn in.</p> <p>16 MS. PRYOR: Kim Pryor, 245 West 5th</p> <p>17 Street.</p> <p>18 I just had a question. It says on here</p> <p>19 that there's going to be an 8-foot fence that's</p> <p>20 allowed, and I'm not sure that we have done</p> <p>21 that in the past, because there's a condition</p> <p>22 here that says the fencing shall -- the</p> <p>23 proposed 8-foot fencing shall not pass the</p> <p>24 front plane of the home, but I'm not aware of</p> <p>25 any structure that's been allowed to put an</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">24</p> <p>1 new construction that we're going to be hearing</p> <p>2 today as well. Could you address that?</p> <p>3 MR. WELLS: Through the Chair to</p> <p>4 Commissioner Hoff, so sometimes this is --</p> <p>5 we'll add this condition in the event -- just</p> <p>6 given the surrounding structures in the block</p> <p>7 itself. And so for this one, I mean, we -- we</p> <p>8 found that it would be prudent to include --</p> <p>9 given the lack of single-family homes along</p> <p>10 this block, it abutting a commercial structure</p> <p>11 that's on grade, and so we just wanted to make</p> <p>12 sure that -- in order to achieve uniformity</p> <p>13 with the surrounding structures, that they were</p> <p>14 able to match that foundation -- or finish</p> <p>15 floor height.</p> <p>16 THE CHAIRMAN: Is there -- maybe I'm not</p> <p>17 seeing it. I see finish floor height at 000.</p> <p>18 What is the distance of the finish floor height</p> <p>19 that they're proposing from grade?</p> <p>20 MR. WELLS: To the Chair, that was what</p> <p>21 was unclear for us too, so we just, again,</p> <p>22 found that it would be important to include a</p> <p>23 condition on there, just to make sure it was</p> <p>24 obvious when they go through permitting and</p> <p>25 development.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 THE CHAIRMAN: Okay. So we'll wait to --
2 maybe if there are more questions for the
3 applicant -- they're going to come up. We'll
4 wait and call the applicant back up to ask
5 those questions, but I think that's a
6 question --

7 That's where you were -- I think,
8 Commissioner Hoff, that's where you were
9 leading with your question as well, I guess?

10 COMMISSIONER HOFF: Yes.

11 THE CHAIRMAN: Okay. More discussion?

12 COMMISSIONER HOFF: So regarding the other
13 conditions, I'm just going to get my
14 thoughts on the ones that the (microphone
15 failure) --

16 MS. PRYOR: I can't hear you.

17 (Reporter inquiry.)

18 COMMISSIONER HOFF: Sorry about that.

19 So regarding the other conditions that the
20 applicant called out, I'm going to -- I'm just
21 going to give some thoughts on those.

22 Condition Number 6, regarding the front
23 elevation aligning the doors to be on the -- to
24 be on the center of the structure, not behind
25 the columns, I do think that that's ideal, yet

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1 the rear of the roof would be more visible, so
2 -- so I can see why that would be a -- would be
3 of importance.

4 And last but not least, the condition that
5 was -- Ms. Pryor brought up, Number 20,
6 regarding the 8-foot fence, I believe the
7 higher fence is allowed because of the --
8 because of the zoning of the adjacent
9 structure. That said, you know -- that said,
10 8 foot is very high, I guess.

11 It's -- so those are just kind of my
12 thoughts on (microphone failure) to get us
13 going.

14 THE CHAIRMAN: So to maybe help this
15 along, let's start with Number 3, the question
16 about the -- the finish floor height. It
17 sounds like -- question for staff.

18 Arimus, it sounds like that staff is
19 unsure what's being proposed as the floor
20 height over -- above grade as well, yes?

21 MR. WELLS: That's correct.

22 THE CHAIRMAN: Yeah? And so that -- we'll
23 table that one for now.

24 We'll move on to -- the items about
25 Number 6. I do remember the previous one with

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1 the applicant provided a lot of different
2 examples of that not being the case, so I -- I
3 personally don't feel strongly about that
4 condition.

5 Condition Number 7 and 8 regarding having
6 additional windows, I do like these conditions.
7 The one I feel most strongly about would be
8 adding -- would be Number 8, adding a full-size
9 window on the right foundation, towards the
10 front of the structure, because that is going
11 to be the most visible.

12 I don't necessarily feel strongly either
13 way about Condition Number 9.

14 And I would agree on Condition Number 16.
15 I -- you know, if we're going to be reassessing
16 the whole window matrix, I -- I don't know if
17 this is going to be -- this is the time to do
18 that, I guess, on this particular application.

19 And there was one last condition -- which
20 one was it?

21 THE CHAIRMAN: Number 9, about the roof.

22 COMMISSIONER HOFF: So I mentioned that I
23 did -- that I personally don't feel especially
24 strongly about that one, I guess, because it is
25 going to be on the (microphone failure), that

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1 other examples of historic structures in the
2 neighborhood. And there's a lot that's been
3 given to us here today here for this one, so
4 I'd like to talk about that -- Item 6, and the
5 applicant's request to keep the door.

6 Were there any other opinions about that
7 one? We heard from Commissioner Hoff.

8 COMMISSIONER EPSTEIN: Through the Chair,
9 I think that, you know, while, ideally, being
10 centered within the columns is more of a
11 standard, I think there's plenty of examples
12 where that happens throughout the neighborhood,
13 that I would be okay with kind of leaving this
14 as it is or asking that it be centered in one
15 of the other column -- maybe the -- the column
16 adjacent to it, but --

17 I'm not sure if the floor plan allows for
18 that, but I do think there's photographic
19 evidence here of other structures where it
20 aligns in front of a -- where the front door
21 aligns with a column.

22 COMMISSIONER MORGAN: Through the Chair, I
23 agree with that. I think that the evidence
24 provided by the applicant is very compelling.
25 It -- if it works better with the floor plan

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1 for the customer, there's really no need I see
2 to oppose that differently.

3 COMMISSIONER LOVE: Yeah, and through the
4 Chair, I agree. I echo what's been expressed
5 here. I think the evidence that was provided
6 is more than sufficient to allay any concerns I
7 would have.

8 THE CHAIRMAN: I agree. I think that --
9 as I said, I remembered the -- when this
10 appeared -- a similar situation appeared
11 before, and I want to say, this isn't about
12 stating that a precedent is set by this, but --
13 because the ruling the last time didn't set a
14 precedent for it either, but I do think it
15 might be (inaudible) to question HPC in the
16 future -- maybe we do need to take a harder
17 look at the existing historic structures in the
18 neighborhood and these conditions that -- I
19 mean, this is a very thorough package that
20 they've given us, and I think we could use that
21 to our advantage to think about, historically,
22 what's happened in the neighborhood and the way
23 that we're looking at things like this because,
24 I agree, I think the -- the historic evidence
25 is compelling, that this has been done in

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1 the first floor, but that second floor being
2 adjacent to that alley, people are going to be
3 seeing that quite often, I think.

4 COMMISSIONER MORGAN: Through the Chair, I
5 want to add, too, I think with these new homes
6 it sort of becomes a slippery slope when it is,
7 you know, someone paying to build this. It
8 is -- they are customer -- this is what they
9 want. They're not always going to look there.
10 Everyone has to look at it.

11 So, you know, when we start getting into
12 the -- hearing, like, a customer request, like
13 what -- you know, I think that we just have to
14 understand it's not the -- going to always be
15 the customer, and that's not always the driving
16 force in making a decision. I don't know.

17 The specifics on the windows, I'll just --
18 I'll give you my thoughts real quick on 7 and
19 8.

20 One thing on 7 was the full-size windows.
21 I'm looking at this and seeing a lot of
22 different sized windows, which is a little -- I
23 think could be more rhythmic and harmonic, to
24 just look more historic, although we know
25 there's oddballs everywhere.

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1 different ways in the neighborhood, so I tend
2 to be okay with it as well.

3 Okay. So we have an idea about that one.

4 Number 7 and Number -- well, let's just
5 take them in line. Number 7, the three windows
6 at the rear elevation. The applicant made a
7 case for the reality that it's at the rear
8 elevation, it's not as visible, it's not on the
9 street.

10 Is there any other discussion about that
11 from the commissioners?

12 COMMISSIONER EPSTEIN: Through the Chair,
13 my only thoughts on that are, because there is
14 that adjacent alley, and the alleyways in
15 Springfield are not -- they're typical
16 alleyways. They're more utilized, and people,
17 you know, kind of go down them like they're
18 sort of a secondary street. So that would be
19 my concern with windows, most specifically on
20 that rear elevation, because it is very sparse,
21 especially towards that alley side.

22 I would really like to see some windows on
23 that second floor elevation. You probably
24 could talk me into the fact that the first
25 floor is right up -- closer to the fence and is

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1 If we're being intentional now, we could
2 start with a good pattern and rhythm, but the
3 sides is kind of sticking out to me too. And
4 if there's a reason for function that would
5 work for anyone in the world, let's talk about
6 it. But if it's specific to a client, I don't
7 know how much weight that would carry.

8 THE CHAIRMAN: Okay.

9 COMMISSIONER EPSTEIN: Yeah. I would just
10 say for 8 -- because we started to talk -- I
11 think we have to talk about them maybe
12 together.

13 My thoughts kind of align with
14 Commissioner Hoff, that I believe the -- the
15 front right side, I'd love to see a window
16 there because even though there is an adjacent
17 building, people -- you know, walking
18 pedestrians on the sidewalk are still going to
19 see a blank wall there.

20 More towards the back of that structure, I
21 think, is more debatable, but I think that --
22 that front corner is -- is -- it looks like it
23 needs a window there.

24 THE CHAIRMAN: For the -- it sounds like
25 we are -- Commissioner Love, are you generally

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1 in line with the discussion of this so far?

2 COMMISSIONER LOVE: Yeah.

3 THE CHAIRMAN: It sounds to me -- it

4 sounds to me like you all are, but I would ask

5 about the quantities.

6 If we're in this direction -- I'm not sure

7 two -- three full-size windows on the rear and

8 two full-size windows on the right, that seems

9 to me a bit excessive. I would say -- on the

10 right side elevation, I could see requiring to

11 have a window the same as -- size as the one

12 above it on the second floor so there's an

13 alignment there.

14 And then on the rear elevation, I would

15 say -- rather than three, I would say two. And

16 maybe there's one over -- you know, the same --

17 the same size as the other larger second floor

18 windows, but over the one in the middle and

19 then maybe one to the right of it, just to kind

20 of fill that void a little bit on the second

21 floor, but not -- not go three and two.

22 Are there any thoughts about that?

23 COMMISSIONER EPSTEIN: Yeah, through the

24 Chair, I -- I kind of agree with you.

25 Placement is a little bit of a question to

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1 on the right side and two on the rear. I think

2 three on the rear might end up being a little

3 bit --

4 THE CHAIRMAN: Excessive.

5 COMMISSIONER EPSTEIN: -- excessive, yeah,

6 the rear.

7 THE CHAIRMAN: Are there any thoughts

8 about that?

9 COMMISSIONER LOVE: Through the Chair,

10 that was really going to be my concern, or

11 question, I guess, to the staff, of -- the

12 recommendation on the specific numbers of

13 windows, because I do agree with that

14 sentiment. It seems like for the back

15 elevation -- for instance, like, the three

16 windows specifically, it does seem, I don't

17 know, kind of heavy to me.

18 THE CHAIRMAN: Okay.

19 COMMISSIONER EPSTEIN: Through the Chair

20 to staff, maybe I'm mis-remembering, but I

21 thought that there was a maximum blank distance

22 of wall you could have in the design

23 guidelines. Is it 20 feet? Am I making up a

24 rule?

25 MR. WELLS: Through the Chair to

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1 me for the rear. Do you add another window on

2 the first floor kind of equidistant with the

3 rest? And then the window on the second floor

4 maybe centered between those two?

5 THE CHAIRMAN: My thinking about that

6 is -- because of the fencing that's going in,

7 if it's -- even if it doesn't stay 8 feet,

8 because there's fencing, I think it's less

9 visible from the street. I think this -- I

10 think that was the mention of the second floor

11 earlier because it's more visible rather than

12 the things on the first and the rear.

13 COMMISSIONER EPSTEIN: And I agree on

14 the -- on the right side, that just doing a

15 window immediately below the second floor

16 windows, kind of in align [sic] with that same

17 size, it makes a lot of sense from -- it would

18 look quite like the other side of the house.

19 THE CHAIRMAN: Exactly.

20 I think as -- the front -- the front

21 elevation of the house is clearly not just what

22 we see in the front elevation. You'll see a

23 little bit on the sides. But I think one there

24 is maybe --

25 COMMISSIONER EPSTEIN: Yeah, I think one

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1 Commissioner Epstein, there's not anything

2 necessarily codified -- or written out in the

3 design guidelines. We've just been going off

4 of a number of -- every 5 to 7 feet, we try to

5 see a window opening.

6 THE CHAIRMAN: Okay. Any other thoughts

7 on this before we move on to the next one?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: It sounds like we're at

10 least considering -- rather than three on the

11 second -- on the rear elevation, we're

12 considering it being two on the (microphone

13 failure). And then for Number 8, instead of

14 two on the right side, one aligned with the one

15 above it (microphone failure).

16 (Reporter inquiry.)

17 THE CHAIRMAN: It sounds like we're -- for

18 7 and 8, we're considering going to two and

19 one.

20 Is there any other discussion about that?

21 I want to move through all of these and

22 then entertain a motion.

23 COMMISSIONER MORGAN: To the Chair, I,

24 again, am just thinking about the sizes. I

25 think the quantity looks good. We may just

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1 want to match the specifics on sizes.
2 THE CHAIRMAN: Okay. And so then
3 Number 9, the -- the roof form, the gable at
4 the front elevation; and then moving to the hip
5 at the rear, Commissioner Hoff made a statement
6 about that one.
7 Any other thoughts on that?
8 COMMISSIONER LOVE: Through the Chair, I
9 have some thoughts.
10 I mean, I think -- similarly to the door
11 placement, I feel like there's been a lot of
12 evidence provided to support a precedent for
13 that. It doesn't bother me so much, this
14 particular issue.
15 COMMISSIONER EPSTEIN: Through the Chair,
16 I tend to agree. I think that the combination
17 of the gable in the front and then the hip in
18 the rear is -- is fine, especially because of
19 the orientation and everything here. While it
20 is on an alley, I think if it was a little bit
21 more of a predominant location, I'd probably
22 look for the gable, but I think the -- the hip
23 is acceptable here.
24 THE CHAIRMAN: Same.
25 COMMISSIONER MORGAN: Through the Chair, I

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1 does not look like a historic structure anymore
2 because a historic structure, they're --
3 they're set back within the walls, you get a
4 nice shadow line on them, so I --
5 I can sympathize with this in a building
6 strategy, and additionally -- I don't know if
7 I'm giving any good information here.
8 Additionally, as a preservationist in the fact
9 that I know that it -- installing these windows
10 with a nailing fin would not look like a
11 historic building. It's not a historic
12 building, but it's in a historic neighborhood,
13 trying to match the design guidelines of that,
14 so I'm -- I don't know where anybody wants to
15 take that. Sorry.
16 THE CHAIRMAN: I think we understand. I
17 think we understand your position.
18 Anyone else?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: I mean, just a directive.
21 And if there's any more discussion, I think
22 it's -- again, Commissioner Hoff, I think you
23 said it. This one situation and the discussion
24 about the matrix, but I -- I think that -- and
25 the discussion should be about, you know, the

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1 agree. Again, I mean, it's specifically in the
2 guidelines as "or," so I think that we need to
3 look at that.
4 THE CHAIRMAN: Uh-huh.
5 Okay. And then the question of the
6 windows, some discussion there?
7 COMMISSIONER EPSTEIN: Through the -- this
8 is tough for me as an architect and a
9 preservation -- or preservationist, because I
10 know as an architect that -- the way that
11 windows are designed nowadays -- to work with
12 waterproofing is to use that nailing fin, and I
13 know that there's a way to install them --
14 sorry, there's a way to install them without
15 the nailing fin that still should work with
16 waterproofing. It's just a little bit more
17 complicated, and I think it's become -- I don't
18 know if "antiquated" is the right word, just --
19 people don't do it as often anymore, that
20 there -- you have to wonder if the
21 craftsmanship is there to -- to whomever is
22 installing them.
23 But I know that when you install these
24 with the nailing fin, they end up in line with
25 pretty much the facade of the house, and it

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1 window type and adhering to the guidelines.
2 So no more discussion -- I would say that
3 there are -- there are windows that use a
4 flange that do meet the requirements of the
5 matrix, that do meet the window requirements.
6 They tend not to be vinyl windows. And this
7 has been discussed at the -- and I think I
8 mentioned this at an earlier meeting. This has
9 been discussed with the State, at a State
10 Historic Preservation meeting, about buildings,
11 that we're using them, and -- the vinyl windows
12 that weren't meeting the letter of the -- sort
13 of the letter of the law, if you will, of the
14 guidelines, but they -- this was -- and this
15 was the State preservationists, they were
16 considering them as temporary windows, like,
17 not permanent windows. And I -- again, I don't
18 know that that applies to this case, but there
19 is -- there is discussion about that. And as
20 we know, it's about the -- it's about the --
21 the window reading as more of a punched opening
22 than a flush opening, which is what
23 Commissioner Epstein was referring to earlier.
24 It sounds like we're on the same page
25 there. We need to meet the guidelines unless

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1 the guidelines change.
2 COMMISSIONER EPSTEIN: Through the Chair,
3 your window details, the way that you do detail
4 the window will have to be submitted to the
5 City, and the City will review it for
6 compliance, for waterproofing, that it meets
7 the building code as well, so ...
8 THE CHAIRMAN: Yes.
9 Okay. And then Item Number 20, the 8-foot
10 fence, maybe we can, before we have discussion
11 about that, punt to staff for a moment, and
12 maybe tell us the staff's opinion about the
13 8-foot fence and why that was okay.
14 MR. WELLS: Through the Chair to the
15 Commission, just to keep in mind this -- so the
16 fencing conditions pertain to an administrative
17 item that qualifies based on the COA matrix.
18 But, essentially, we added a condition in
19 there so -- Condition Number 20, for the 8-foot
20 fence to not pass the front plane of the home
21 because of its being depicted on the site plan,
22 but appearing to pass it.
23 But secondly, I mean, we're -- we're in
24 agreement with the -- or fine -- or supportive
25 of the 8-foot fence because of the fencing and

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1 be looked at again.
2 Although there is a commercial building
3 south, there is a -- there's a residential
4 building right there that wouldn't have the
5 8-foot fence around it, and it would be visible
6 from the street at that point.
7 It just -- I mean, we deal with this in
8 historic neighborhoods. It just -- tall
9 fences, pull-down doors, it's just not giving
10 the right look. I think it should be just
11 reconsidered, maybe in the back for privacy,
12 but toward the street-front reduced.
13 COMMISSIONER EPSTEIN: Through the Chair,
14 I like the idea of maybe stepping it, allowing
15 the 8-foot fence at the rear of the property,
16 along that alleyway, and then maybe as you kind
17 of meet the halfway point of the house, step
18 down to 6, and then step down again so that
19 it's not so abrupt, but you're still giving the
20 privacy that the zoning is allowing here.
21 COMMISSIONER MORGAN: And looking at that
22 other building on Google maps, it would just
23 look crazy with the fence behind it, the
24 existing building.
25 THE CHAIRMAN: Where would you -- where

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1 wall guidelines which stipulate that you can do
2 up to 8 feet if it abuts a nonresidential,
3 uncomplementary use. So there's a commercial
4 structure to the south there, and so it -- in
5 essence, an 8-foot would be -- an 8-foot fence
6 would be appropriate.
7 THE CHAIRMAN: Okay. Is there any
8 discussion about that?
9 COMMISSIONER HOFF: Yes. Through the
10 Chair, so I'm looking at the site plan now with
11 the --
12 MS. PRYOR: I can't hear you.
13 COMMISSIONER HOFF: Through the Chair, so
14 I'm looking at the site plan now with the red
15 line indicating the proposed 8-foot fence. I
16 know in many cases, even if it's just a 6-foot
17 fence, there is a transition from tall to low.
18 An 8-foot fence going even up to the very front
19 of the house, that's -- I'm concerned about
20 that, I guess. So I would like to see some
21 type of transition to where it may go a bit
22 lower than 8 feet when it gets towards the
23 front of the house.
24 COMMISSIONER MORGAN: Through the Chair, I
25 was -- I agree with this. I think it needs to

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1 would you propose to move from 8 foot to
2 6 foot? Anyone.
3 COMMISSIONER HOFF: Through the Chair to
4 staff, just to be clear, right now the proposed
5 8-foot fence would go up -- please clarify the
6 front facade of the house or the front of the
7 porch.
8 MR. WELLS: Through the Chair to
9 Commissioner Hoff, so with the plans we're
10 seeing right now -- so these are the plans that
11 are dated April 7th. It depicts the fence
12 going to the front of the porch. We
13 conditioned it to just -- to go to the front
14 wall plane, so the front -- main entrance.
15 COMMISSIONER HOFF: Okay. Gotcha.
16 THE CHAIRMAN: Commissioner Hoff, what is
17 your feeling on that? Are you thinking it
18 should be further back from the face of the
19 house or --
20 COMMISSIONER HOFF: I think that -- I'll
21 let other people speak about (microphone
22 failure), I guess.
23 COMMISSION MEMBERS: (No response.)
24 COMMISSIONER HOFF: So through the Chair,
25 if no one else is going to speak, then I

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1 will -- I'll throw out this: I will -- so it
2 looks like the porch is 8 foot, 8 foot wide. I
3 would -- I'll propose that the 8-foot fence
4 begin -- transition to a 6-foot fence at --
5 16 feet from the front of the porch, and that
6 should transition to 6 foot to the front of the
7 porch.

8 COMMISSIONER EPSTEIN: Through the Chair,
9 so the 8-foot depth of the porch would have a
10 4-foot fence?

11 COMMISSIONER HOFF: A 6-foot fence.

12 COMMISSIONER EPSTEIN: So the 8-foot depth
13 of the porch, and then 8 feet in -- forward of
14 the rest of the house. That's 16 feet. That's
15 all 6 feet. And then forward of the porch is
16 4 feet?

17 COMMISSIONER HOFF: So -- no.

18 COMMISSIONER EPSTEIN: No.

19 COMMISSIONER HOFF: So I have not
20 mentioned 4.

21 COMMISSIONER EPSTEIN: Okay. I'm sorry.

22 COMMISSIONER HOFF: My suggestion, just
23 kind of judging by the 8-foot depth of the
24 front porch there, looking at the site plan
25 dated April the 7th, would be to allow the

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1 And, of course, I asked that question
2 because in the historic neighborhood, most of
3 the historic homes are built off grade. And so
4 there are a few steps up to them. If it's
5 24 inches, that's like a -- three steps to the
6 porch, and then another step into the floor
7 from -- that sounds reasonable to me, but we
8 can talk about that when we're done, and
9 entertain a -- an amend as (microphone
10 failure), right?

11 (Reporter inquiry.)

12 THE CHAIRMAN: I'm so sorry. I'm not
13 doing very well today, am I?

14 So 24 inches above grade is the planned
15 slab finish floor elevation.

16 And then on Number 6 -- well, I think
17 we -- I think we kind of put that one to rest.
18 I don't think we have questions for the owner
19 on that one. I think we've had a good
20 discussion about that.

21 But on Number 7 and Number 8, how do you
22 feel about -- on Number 7, instead of three
23 full-size windows at the second floor rear, two
24 windows at the second floor rear?

25 And then on Number 8, instead of two

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1 8-foot fence up to 16 feet from the front of
2 the front porch back. So that would be --
3 basically, double the width of the front porch,
4 and then begin the transition down to 6 feet by
5 the time it reaches --

6 THE CHAIRMAN: Okay.

7 COMMISSIONER HOFF: Yeah.

8 THE CHAIRMAN: Okay. I think we have the
9 direction on that enough to maybe -- we could
10 call the applicant up and just go through some
11 things with the applicant, and then we can
12 entertain perhaps amending the motion.

13 Could you come up and speak with us just a
14 moment?

15 (Ms. Singareddy approaches the podium.)

16 THE CHAIRMAN: Thank you. And thank you
17 for putting this package together. It's very
18 thorough, and I appreciate it. It's very well
19 put together.

20 The item -- Item Number 3 that was called
21 into question, what -- question for you. What
22 is the current plan for the finish floor
23 height, slab height, above grade?

24 MS. SINGAREDDY: It's 2 foot, 24 inches.

25 THE CHAIRMAN: So 24 inches above grade.

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1 full-size windows on the right side, one window
2 that's in alignment with the one above it on
3 the corner there?

4 MS. SINGAREDDY: Okay. So Condition 7,
5 two on the second floor?

6 THE CHAIRMAN: Uh-huh.

7 MS. SINGAREDDY: Two on the second --

8 THE CHAIRMAN: So two windows in the
9 master bedroom.

10 MS. SINGAREDDY: Uh-huh.

11 And then Condition 8, two on the side in
12 the dining room on the front?

13 THE CHAIRMAN: So yeah, Number 8 would be
14 one -- would be one window in the dining room,
15 which is in alignment with the one upstairs.

16 And that would -- these are minimums to
17 have for (microphone failure), you know, so --

18 MS. SINGAREDDY: Okay. So -- can you
19 come -- quick consultation.

20 (Audience member approaches the podium.)

21 AUDIENCE MEMBER: Alex Singareddy, 1651
22 Walnut Street, Jacksonville, Florida 32206.

23 THE REPORTER: If you would raise your
24 right hand for me, please.

25 MR. SINGAREDDY: (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. SINGAREDDY: I do.
6 THE REPORTER: Thank you.
7 THE CHAIRMAN: So I think that one in the
8 dining room -- it would be in the center of the
9 dining room, the way it's in the center of the
10 bedroom above.
11 MR. SINGAREDDY: Yes. On the right
12 elevation, on the (inaudible), yes.
13 THE CHAIRMAN: For Number 8?
14 MR. SINGAREDDY: Yes.
15 MS. SINGAREDDY: And the rear --
16 MR. SINGAREDDY: In the rear, can we --
17 THE CHAIRMAN: So at the rear, I'm
18 suggesting -- or we're suggesting two full-size
19 windows in that -- in the master bedroom.
20 MR. SINGAREDDY: Can we have --
21 THE CHAIRMAN: Rather than three.
22 MR. SINGAREDDY: Instead, can we have one
23 upstairs master? And the downstairs there's
24 one more bedroom. So that they're aligned up
25 and down.

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1 five and downstairs is three by six usually.
2 THE CHAIRMAN: Yes. Right.
3 So three by five -- two three by five --
4 MS. SINGAREDDY: Yeah.
5 THE CHAIRMAN: -- windows upstairs. One
6 three by six upstairs. So you're good with
7 that.
8 And then I think there was a -- I was
9 hearing a kind of consensus about being okay
10 with the -- being okay with the gable roof at
11 the front and the hip roof at the rear.
12 I would -- not that it would -- well, I
13 would say, at most, my input, that that would
14 be suggested -- gable at the rear as well. I
15 don't think a gable and a hip are ideal, but I
16 understand the cost effectiveness of that for
17 the homeowner, but it sounds like that's a --
18 that's sort of (microphone failure).
19 And then I think with the windows -- I
20 don't think there's a -- I don't think we have
21 a question for you on that.
22 I think -- we're -- we're very aware of
23 the building construction industry and the
24 things that are required, but that plane of the
25 window relative to the building front, I think

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1 MS. SINGAREDDY: He wants a door there.
2 (Ms. Singareddy confers with
3 Mr. Singareddy.)
4 THE CHAIRMAN: Oh, do one above the --
5 (Simultaneous speaking.)
6 THE CHAIRMAN: I'm sorry. So you're
7 suggesting on the rear -- or you're proposing
8 at the rear elevation to have a window in the
9 bedroom above the one on the first floor?
10 MR. SINGAREDDY: I think I would agree
11 with you. I said two in the master.
12 THE CHAIRMAN: Two in the master, yeah.
13 You agree?
14 MR. SINGAREDDY: (Nods head.)
15 THE CHAIRMAN: Okay.
16 All right. So there -- so that's two in
17 the -- Number 7, going to an additional two
18 full-size windows in the master that are -- and
19 as Commissioner Morgan was stating earlier, I
20 would say that those windows need to be the
21 same size as --
22 (Simultaneous speaking.)
23 THE CHAIRMAN: -- same size as the primary
24 second floor window, like in the --
25 MR. SINGAREDDY: The upstairs is three by

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1 we have to -- we have to uphold the design
2 guidelines, and there are -- I mean, there are
3 more expensive windows than vinyl windows, but
4 there are -- there are other choices for that
5 that meet that requirement, or they can be more
6 expensive.
7 But the fence -- the fencing discussion
8 that was going on -- question for you --
9 And could we go back to the fencing site
10 plan (microphone failure)? The man behind the
11 curtain on that one, yeah.
12 So on this -- on this drawing, there's the
13 proposed 6-foot fence and the proposed 8-foot
14 fence, but it -- you know, when I look at the
15 drawing, it looks like -- it looks like --
16 like, the 8-foot fence, it just stops inboard
17 from the corner of the property line.
18 Is there no other fence there or will
19 there -- will there be a fence that goes back
20 to the house? And I'm asking because, when I
21 look at the floor plan, I see that there are
22 air-conditioning units on that side of the
23 house facing the alley, and I'm assuming you
24 want to protect those. Was there going to be a
25 return on the fence back there --

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1 MR. SINGAREDDY: So usually we do a
2 transition going from 8 foot, 6 foot, or
3 6 foot, 4 foot. That's how we usually do it.
4 So in this instant [sic], the customer is
5 asking because there is a store right next
6 door. So just for the safety, they want an
7 8 foot. If you guys are okay with 8 foot, it's
8 okay. If not, I'm okay with 6 foot too.
9 THE CHAIRMAN: Oh, okay.
10 MR. SINGAREDDY: But the customer was
11 requesting because -- for the safety -- because
12 of the store right next to it.
13 So otherwise, as Commissioner Hoff was
14 proposing, we can do 8 foot and then again
15 transition to 6 foot in the front. Sixteen
16 foot. So there's -- ideally, the -- each panel
17 is about 8 foot, so -- as Commissioner Epstein
18 was mentioning. So we can do 6 foot up to the
19 porch, beginning of the porch, and then from
20 there transition to 4 foot.
21 THE CHAIRMAN: Okay. But my question
22 was -- like, I see the pink in the drawing. Is
23 there no other fence? Like, there's no other
24 fencing --
25 MS. SINGAREDDY: In the --

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1 COMMISSIONER EPSTEIN: Through the Chair,
2 I think that we need to add that fence that
3 goes back towards the house because if we
4 approve this, it's not on there and you add
5 that, somebody's going to come to us and say,
6 "They didn't ask for this small piece of
7 fence."
8 So I think that we need to -- we need to
9 add that in our conditions, that if a fence is
10 put at the front of the house, you know, kind
11 of going back to the house, that it's going to
12 be -- if you want to do, like, a 4-foot fence,
13 we need -- we need to have that language in
14 here.
15 MS. SINGAREDDY: Okay.
16 THE CHAIRMAN: Just to clarify that --
17 (Simultaneous speaking.)
18 THE CHAIRMAN: -- (inaudible) coming from
19 the house would be a 4-foot fence. When it
20 reaches the alley, it would turn -- it would
21 turn to the west and -- and move to a 6-foot
22 fence that -- that is -- goes 16 feet from the
23 front corner of the porch, and then it could be
24 an 8-foot fence?
25 COMMISSIONER EPSTEIN: Yes.

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1 COMMISSIONER EPSTEIN: Like, going back to
2 the house.
3 MS. SINGAREDDY: In the drawing, it's not
4 mentioned. But yes, we would do the 4 foot in
5 the front.
6 THE CHAIRMAN: Okay.
7 (Simultaneous speaking.)
8 COMMISSIONER MORGAN: Through the Chair to
9 the applicant, I just looked in Google maps and
10 it doesn't state here, but is the other
11 residence fenced in, north of the proposed
12 project? Would you be sharing a yard with
13 them?
14 MS. SINGAREDDY: It's not --
15 (Simultaneous speaking.)
16 COMMISSIONER MORGAN: (Inaudible) have the
17 same question.
18 MS. SINGAREDDY: It's a chain-link,
19 existing --
20 COMMISSIONER MORGAN: It is chain-link?
21 MS. SINGAREDDY: Yeah.
22 COMMISSIONER MORGAN: Okay. That just --
23 MS. SINGAREDDY: Chain-link, 4 foot,
24 existing, yeah.
25 COMMISSIONER MORGAN: Okay.

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1 THE CHAIRMAN: Okay.
2 All right. Thank you.
3 MS. SINGAREDDY: Thank you.
4 MR. SINGAREDDY: Thank you.
5 THE CHAIRMAN: So we -- yeah, who gets to
6 make this motion? It's not me, right, because
7 I'm acting chair, but (microphone failure).
8 So we've heard some stuff -- we've had
9 some discussion, we've heard from the
10 applicant. It sounds like -- just to go back
11 to the finish floor elevation, 24 inches above
12 grade with the finish floor elevation --
13 thoughts? Okay? Not okay? Okay?
14 Can I hear -- I'm sorry, Diane. You can't
15 hear me?
16 All right. So 24 inches above finish
17 floor, sounds okay.
18 And then on the -- on Number 6, it sounds
19 like we -- we know the consensus on that for an
20 amendment to the motion.
21 And also Number 7, going from three to two
22 windows that are 3-foot by 5-foot.
23 And on Number 8, going -- changing the two
24 to one full-size window that's 3 foot by
25 6 foot.

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1 The existing roof form is okay as it is.
2 It -- with that -- with a gable and a hip. So
3 that -- that needs to be addressed.

4 And then I think 16 just stands.

5 But Number 20 needs to be addressed, and,
6 again, it is -- a 4-foot fence coming from the
7 house, south to the alley, turning west, it
8 goes to a 6-foot fence that -- it has to go at
9 least 16 feet past the front corner of the
10 porch, and then it can transition to an 8-foot
11 fence.

12 I'm just trying to help out for whoever is
13 (microphone failure).

14 (Simultaneous speaking.)

15 THE CHAIRMAN: Sorry, everyone. We want
16 to make sure we get this right.

17 COMMISSIONER HOFF: Through the Chair --
18 so through the Chair, I am going to attempt
19 this. Could you please review one more time
20 the language regarding number 20?

21 THE CHAIRMAN: Yes. The fence, that the
22 fence should -- coming from some point on the
23 side of the house, a 4-foot fence. When it
24 reaches the alley, it can be a 6-foot fence.
25 It can go -- it has to go at least 16 feet from

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1 fence. We have a chain-link fence up there. I
2 don't think someone building a new home is
3 going to want to look at that. It's just a
4 recommendation.

5 Could we ask that they just -- you know,
6 have this discussion, but then just send back a
7 sketch of the full fence under one permit,
8 Arimus to review, not to come back, but I
9 just -- we're going through all of this work to
10 dictate how that south fence is going to look.
11 They're going to buy the house and six months
12 get tired of the chain-link and do whatever
13 they want on the other side, or we're going to
14 come back six months and talk about it.

15 So I'm just wondering if we can give the
16 feedback and just have a final sketch of it.

17 THE CHAIRMAN: Remove Number 20 from --
18 altogether, don't approve the fence, and they
19 can come back later and work out the fence with
20 staff?

21 COMMISSIONER MORGAN: With the feedback,
22 the -- kind of the idea, just with a
23 complete --

24 THE CHAIRMAN: Is staff amenable to that?

25 MR. WELLS: We are.

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1 the front corner of the porch, and then it can
2 be an 8-foot fence.

3 COMMISSIONER HOFF: Okay.

4 MS. LOPERA: Through the Chair -- to the
5 Chair, if you could do a quick sketch so we
6 know what you're talking about, I think that
7 would be most helpful.

8 THE CHAIRMAN: I don't want any judgment
9 on my sketch.

10 (Brief pause in the proceedings.)

11 (Chairman Montoya confers with

12 Commissioner Epstein.)

13 THE CHAIRMAN: I'm going to call the
14 applicant back up.

15 (Ms. Singareddy approaches the podium.)

16 THE CHAIRMAN: I'm sorry.

17 (Brief pause in the proceedings.)

18 (Discussion held off the record.)

19 MS. LOPERA: Through the Chair to the
20 Commission, I need you guys to speak into the
21 microphone.

22 THE CHAIRMAN: Sorry.

23 COMMISSIONER MORGAN: Through the Chair, I
24 was just thinking this through. And in the
25 diagram, it's only showing the two legs of

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1 THE CHAIRMAN: Is the applicant amenable
2 to that?

3 MR. SINGAREDDY: (Nods head.)

4 MS. SINGAREDDY: We agree.

5 THE CHAIRMAN: Then I think we're good.
6 We need to move. Yeah, we need to move.

7 Okay. So part of the amendment to the
8 motion is to address removing item 20 and the
9 fencing will be addressed later, under --

10 COMMISSIONER EPSTEIN: Or do we say that
11 they just have to get that approved with staff?

12 THE CHAIRMAN: Okay. Commissioner Hoff,
13 are you ready?

14 COMMISSIONER HOFF: Through the Chair
15 to -- to the Chair, so just to be clear,
16 Condition Number 6 and 9 are going to be
17 eliminated?

18 MS. LOPERA: Six and 9 are what?

19 COMMISSIONER HOFF: Going to be
20 eliminated.

21 COMMISSIONER MORGAN: And are we pulling
22 20 from this too?

23 COMMISSIONER EPSTEIN: I think we just say
24 that they work it out with staff because staff
25 knows what we've talked about here --

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1 COMMISSIONER HOFF: Okay.
2 COMMISSIONER EPSTEIN: -- and I think they
3 can approve it internally.
4 COMMISSIONER HOFF: All right.
5 MS. LOPERA: Through the Chair, do you --
6 you are more than welcome to make this motion
7 or if you want me to summarize what I
8 understand, I can do that as well. Up to you,
9 Commissioner Hoff.
10 COMMISSIONER HOFF: If you are
11 volunteering to do so, sure, I would welcome
12 that summary before moving forward.
13 MS. LOPERA: All right. So through the
14 Chair, based on your discussions, it sounds
15 like you would like to amend the staff
16 conditions as follows:
17 Number 3, the finish floor height shall be
18 24 inches above grade or as otherwise approved
19 by the Historic Preservation Section.
20 Condition 6 shall be stricken.
21 Condition 7 shall read: There shall be an
22 additional two full-size windows installed on
23 the rear elevation, 3-foot by 5-foot
24 dimensions.
25 Condition 8 will be amended to read:

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1 COMMISSIONER MORGAN: Second.
2 THE CHAIRMAN: Discussion?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: Vote. All those in favor?
5 COMMISSION MEMBERS: Aye.
6 THE CHAIRMAN: Opposed?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: All right. So let's,
9 ourselves, here --
10 MS. LOPERA: Someone needs to move
11 approval with the conditions as amended.
12 COMMISSIONER EPSTEIN: I move to approve
13 with conditions as amended.
14 COMMISSIONER HOFF: I will second that.
15 THE CHAIRMAN: All those in favor?
16 COMMISSION MEMBERS: Aye.
17 THE CHAIRMAN: Opposed?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: All right. So
20 COA-25-32269, at 12th Street West, has been
21 approved with the amended conditions.
22 (Discussion held off the record.)
23 THE CHAIRMAN: Did everyone hear that?
24 Let's make sure we really get on the
25 microphones.

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1 There shall be an additional one full-size
2 window installed on the right side, first floor
3 elevation, 3-foot by 6-foot dimension.
4 Condition 9 will be struck.
5 Condition 20 will read that the height of
6 the fencing shall be approved by the Historic
7 Preservation Section.
8 Is that an accurate -- based on your
9 discussion?
10 THE CHAIRMAN: Just with the fencing
11 information, you -- in this discussion will be
12 used in that regard.
13 MS. LOPERA: Based on the discussions with
14 the Commission, yeah.
15 COMMISSIONER EPSTEIN: Through the Chair,
16 for Number 8, I would also add in there that
17 it -- that new window on the front side should
18 be aligned with the window above.
19 THE CHAIRMAN: Otherwise, that was
20 perfect.
21 MS. LOPERA: All right. Does someone want
22 to move those amended conditions as stated?
23 COMMISSIONER EPSTEIN: I move to amend --
24 I move to move the amended conditions as
25 stated.

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1 All right. Item Number 2, COA-25-32344,
2 at 1535 Ingleside Avenue, we'll open the public
3 hearing and hear a report from staff.
4 MR. WELLS: All right. Thank you,
5 Mr. Chair.
6 So just a point of order here. So if
7 you're looking for a bookmark for this
8 particular item, it's located under the
9 previous COA. So just hit the drop-down for
10 that and you'll find 1535 Ingleside.
11 So, nonetheless, this is COA-25-32344 for
12 the property located at 1535 Ingleside Avenue.
13 This seeks to demolish an unlisted, one-story,
14 detached garage and build a new construction,
15 two-story garage in its place. This will be
16 located within the Riverside Avondale Historic
17 District.
18 The primary structure on the property is a
19 one-and-a-half-story bungalow residential
20 structure. This particular structure is
21 characterized by its horizontal siding
22 exterior, hipped and gabled/shingled roof form,
23 a full-width, uncovered front porch, and
24 vertical 4-over-1 windows.
25 In terms of the proposed two-story

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1 detached garage, it will be characterized by
2 its flat roof, two-car garage door, horizontal
3 siding, and gridded windows.

4 The proposed height of the structure will
5 be 19 feet while the existing primary
6 structure's height will be 21 feet. Although
7 the proposed structure is technically shorter
8 than the primary structure, staff finds that,
9 due to the scale and massing of the proposed
10 work, it will read as a full two-story
11 building, thereby making the primary structure
12 to be subordinate.

13 Additionally, the proposed structure is
14 only able to achieve the 19 feet height due to
15 its flat roof, which is incompatible with the
16 existing primary structure's hipped and gabled
17 roof form. As such, we found that this work is
18 inconsistent with the design guidelines and
19 Ordinance Code criteria.

20 Again, the proposed two-story garage will
21 be characterized by a majority of 6-over-6
22 windows, while -- whereas the existing primary
23 structure is characterized by a majority of
24 4-over-1 windows.

25 Additionally, the windows on the primary

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1 right hand for me, please.

2 MR. AYSOLA: (Complies.)

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

7 MR. AYSOLA: I do.

8 THE REPORTER: Thank you.

9 MR. AYSOLA: Yeah, I'm first one to admit
10 that it's a flat roof and I'm asking not out of
11 arrogance or ignorance but out of sheer
12 necessity.

13 This particular garage is at the lowest
14 point on my property. Anytime there is rain, I
15 have 1 inch, 2 inches is very common. And my
16 parents live in St. Augustine. We drive four
17 times a week. It's getting harder on them and
18 us, so the -- the (indecipherable) and build a
19 place.

20 There were four conditions that the City
21 brought. The first one is saying, hey, this is
22 too big, so I immediately -- we reduced the
23 square footage from 840 footprint to 740.
24 That's met.

25 And the windows, I was not aware of

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1 structure are evenly spaced throughout, whereas
2 the two-story structure has windows spaced
3 sporadically with no uniform size and with
4 large amounts of empty wall space.

5 Again, we do reference the flat roof form,
6 which is inconsistent and incompatible with the
7 primary structure on the property.

8 Just based on all these different
9 elements, we forward to you a recommendation
10 for denial.

11 End of report.

12 THE CHAIRMAN: Thank you.

13 Do we have any questions for staff at this
14 time?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Is the applicant here?

17 AUDIENCE MEMBER: (Indicating.)

18 THE CHAIRMAN: Please come forward.

19 (Audience member approaches the podium.)

20 THE CHAIRMAN: State your name and
21 address, she'll swear you in.

22 AUDIENCE MEMBER: Yeah. My name is Kamesh
23 Aysola, and I'm the owner at 1535 Ingleside
24 Avenue.

25 THE REPORTER: If you would raise your

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1 6-by-6, 4-over-1. I'm willing to do that, not
2 an issue. But the rear and the back -- and the
3 left elevations are not seen from the street at
4 all. If you are okay with that -- there's no
5 alley, nothing, nobody would see those windows.
6 If we -- I'd like to keep those windows the way
7 [sic]. It might look odd, but the next door is
8 only 6 feet from my house and no reason to
9 really have windows that are facing that way.

10 And by the way, on the -- where you see
11 right now, this particular house has a flat
12 roof, and on one side it have five different
13 kinds -- size of windows on just one single
14 side. We thought you were looking, so
15 that's -- so --

16 But the flat roof requirement, either we
17 have to -- please approve a flat roof or a
18 roof -- gabled roof that is slightly higher
19 than the main house because I have to raise the
20 elevation. And I'm not building a palace;
21 these are only 8-foot walls. So it's not like
22 10 foot where I can take off. So that's the
23 minimum.

24 And also, it's a dead-end street. There's
25 very little traffic there. And the flat roof

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1 would be great because it will be less than the
2 house because I don't think that would be
3 really nice, but if you say I have to do it
4 that way, I have to, but I have to have an
5 exception on the flat roof or a gabled roof.

6 Windows I'm willing to work with, no
7 issues whatsoever. But the rear and the -- the
8 windows that are not at all visible from the
9 street, if you can make an exception, that
10 would be great. But if you say no, we have to
11 do the windows exactly to the primary house --
12 I'm matching the entire side of the house with
13 the cladding and all of that would match. Only
14 exception with the flat roof.

15 And right next door, I have two buildings
16 with flat roofs, I mean, next -- right next to
17 me, so if there is a way, I would make -- make
18 the change, but because it's the lowest point
19 on the property, I need to raise it at least by
20 6 or 8 inches because it will be a living
21 quarters and not a garage, so that's the only
22 reason I ask for the exception.

23 And also just another point of contention,
24 I don't know if you care, but it's made of ICF,
25 integrated concrete form, and having a flat

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1 roof will give a full structure that is a full
2 outer envelope. It's -- as an engineer, it
3 appeals to me. I'm not a builder by any means,
4 but I'm an engineer. It really appeals to me.

5 So I ask your leeway in that to grant me
6 that. The rest of the windows, those are all
7 details, I will conform to whatever I need to,
8 but the windows that are not visible from the
9 street, it would be great if you give me an
10 exception.

11 THE CHAIRMAN: Thank you.

12 Do we have any questions for the applicant
13 at this time?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: All right. We'll call you
16 back if we have questions.

17 Is there anyone else here today to speak
18 to this COA?

19 AUDIENCE MEMBERS: (No response.)

20 THE CHAIRMAN: Then we'll close the public
21 hearing and I'll entertain a motion.

22 COMMISSIONER HOFF: I will, through the
23 Chair, make a motion to deny COA-25-32344.

24 COMMISSIONER MORGAN: Second.

25 THE CHAIRMAN: Discussion?

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1 COMMISSIONER HOFF: Through the Chair, it
2 sounds like the applicant is willing to change
3 the windows to 4-over-1 if needed, so that
4 would address that issue.

5 COMMISSIONER MORGAN: Through the Chair to
6 staff, do we know if the original structure in
7 the back is original to the building, the one
8 that's being demolished and replaced?

9 MR. WELLS: Through the Chair to
10 Commissioner Morgan, so this structure is --
11 it's unlisted. It was constructed in 1964, but
12 that is the original building.

13 COMMISSIONER MORGAN: Thank you.

14 THE CHAIRMAN: More discussion?

15 COMMISSIONER HOFF: Through the Chair, so
16 ideally, we would -- at least in my mind,
17 ideally, we would see this application for
18 approval with conditions. Is there a reason
19 why this was not an approval with conditions
20 versus a denial? To the staff.

21 MR. WELLS: Through the Chair to
22 Commissioner Hoff, no, the only -- normally, we
23 will do an approval with conditions if we find
24 that the work is reasonably consistent and
25 compatible with the design guidelines,

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1 et cetera. We just found that -- just given
2 the overall request, it was wholly
3 inconsistent, so denial would be more
4 appropriate.

5 COMMISSIONER HOFF: Okay. Thank you.

6 THE CHAIRMAN: And to follow up on that, a
7 question for staff.

8 I clearly understand the primary structure
9 being a -- the one-story and this being a
10 two-story, but I think it's a little bit more
11 than that as well, right? I mean, what about
12 the architectural character of the proposed
13 structure relative to the primary?

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

15 So, I mean, of course -- I mean, we're
16 looking at the accessory structure reading as a
17 subordinate structure where, again, the
18 architectural details are not necessarily -- it
19 doesn't tie into the primary structure, so that
20 was another consideration and recognition that
21 warranted denial from us.

22 COMMISSIONER EPSTEIN: Through the -- I'm
23 just -- through the Chair, I mean, the big
24 thing here, obviously, is the flat roof,
25 especially -- you know, we -- we don't -- we

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1 look at context when -- you know, okay, maybe
2 the building next -- I'm not sure if the
3 building -- I can't tell if the building next
4 door has a flat roof or if it's just a really
5 low pitch because it doesn't look,
6 structurally, like it's built with the flat
7 roof, just looking at the width and everything.

8 So I think my main concern here is the --
9 is the flat roof, and what can we do even if
10 it's -- you know, doing a gable that kind of is
11 like a long ways kind of gable at, like, a 3
12 and 12 or something, and maybe you have a
13 lower, you, know ceiling height at the front,
14 where the garage is, and the opposite back
15 side, and I just --

16 When I'm looking at this sort of
17 holistically for your site and this wonderful
18 house you have at the front, and then putting
19 in this flat roof in the back, it's just
20 really -- it's really striking to me that it --
21 it doesn't seem like a cohesive design for your
22 site.

23 And I understand what you're saying. I
24 understand that there's a dead-end street here,
25 so it's not a lot of visibility. I just don't

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1 love where we live, it's a historic district,
2 we want to be proud of it, but, you know -- but
3 there has to be some exceptions because at the
4 end of the day we are all people trying to, you
5 know, live in this place, so --

6 The two roofs next door are flat,
7 absolutely flat, you know -- and I actually --
8 and what I told Mr. Arimus and the other
9 individual to come, and they said, no, we have
10 enough information. I just want them to come
11 and see, you know, it is not -- so --

12 If these are flat, I mean, I'm really
13 sorry, but those are -- the building in the
14 front, immediately, and behind my garage, both
15 are flat roofs. The main house is a gable
16 roof.

17 COMMISSIONER LOVE: Through the Chair to
18 staff, I have a question just to help clarify.

19 So it seems like, based on what I'm
20 reading, the conundrum of sorts is the
21 relationship between the flat and/or gable roof
22 versus the two stories. So if it's two stories
23 with a gable roof, the massing is off is my
24 understanding. The massing may not be
25 considered off if it had a flat roof. So if --

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1 believe that the flat roof is the best course
2 of action.

3 You can -- yeah.

4 (Mr. Aysola approaches the podium.)

5 MR. AYSOLA: Yeah, the two buildings next
6 to my house have a flat roof, not sloped or
7 anything, but actually flat roof, both of them.

8 And the -- and the main house on that
9 property is a gable roof, so -- I mean, I'm not
10 trying to be hard here, I'm not -- but there is
11 a precedent.

12 And there are other conditions -- you
13 know, if I -- I mean, if I'm building a -- ten
14 floors, you can say take it down. It's only
15 eight. And I have raised the property by at
16 least 8 or -- 8 inches, because it's a living
17 quarters. All of these are precluding me from
18 having -- I'm not trying to be hard or just
19 say, hey, I'm arrogant, and this is what I want
20 to do. I'm really pleading, saying there are
21 two houses, it's a dead-end street, make an
22 exception, please.

23 And windows, all those things are -- you
24 know, I will (indecipherable) because there's a
25 reason we live in this place, right? We all

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1 those two issues sort of meshed together, is
2 that sort of -- am I understanding that right?

3 MR. WELLS: If I'm understanding you
4 correctly, through the Chair to Commissioner
5 Love, I would say, yes, it's just trying to
6 marry up the -- the pitched -- they're having
7 some type of pitched roof and complement it to
8 the primary structure, that's the genesis of
9 our argument here.

10 But, of course, I mean, the readability of
11 it, being a two-story structure, that's
12 something that could possibly be massaged in
13 too when you incorporate a roof, but mainly
14 that -- that's the biggest issue.

15 COMMISSIONER HOFF: Through the Chair,
16 question to the applicant.

17 In the staff report it describes the main
18 structure as being 21 feet, 8 inches while the
19 proposed structure is 19 feet, 6 inches.
20 That's with the flat roof. Do you know the
21 height --

22 MR. AYSOLA: 23'9".

23 COMMISSIONER HOFF: -- if it were --

24 MR. AYSOLA: If it's gabled, yeah.

25 COMMISSIONER HOFF: Do you have a gable?

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1 MR. AYSOLA: Yeah, 23'9".
2 COMMISSIONER HOFF: 23'9"?
3 MR. AYSOLA: So it's clearly taller.
4 And being at the main intersection, the
5 taller roof won't even show, you know, from the
6 corner, so ...
7 COMMISSIONER HOFF: Okay.
8 MR. AYSOLA: I did not --
9 COMMISSIONER HOFF: So that would be about
10 2 feet taller than the house --
11 MR. AYSOLA: Yeah.
12 COMMISSIONER HOFF: -- setback?
13 MR. AYSOLA: Yes.
14 THE CHAIRMAN: So it seems there -- there
15 are a couple of things at issue here as well
16 for consideration. There's the architectural
17 massing of what's being proposed in
18 relationship to the primary structure. And
19 again, although there may be some things nearby
20 that do something similar to this, that's not
21 at issue here.
22 And this is -- this is a contributing
23 structure in the historic district and there's
24 a proposal for an accessory structure, and so
25 the guidelines point us to the way that that's

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1 clearly subordinate to the house. And it may
2 not --
3 I may argue about the architectural
4 character of it in relationship to the house,
5 but, you know, as the report says, you know, it
6 was built before these kinds of things were in
7 place, but --
8 It's very diminutive in comparison to the
9 house, but I think that the moment it can
10 (microphone failure) itself to a much taller
11 volume, that's when (microphone failure) --
12 (Reporter inquiry.)
13 THE CHAIRMAN: When it inflates to a much
14 taller volume, that's when it becomes very
15 apparent that it's out of character with the
16 primary structure, and that's where I'm --
17 that's where I struggle with this. And so I
18 understand the suggestion for denial by staff
19 in that regard.
20 The question I have for staff is -- and
21 just to confirm, a denial of this application
22 doesn't mean the owner can't come back with
23 something that has a different character to it
24 later, right?
25 MR. WELLS: Through the Chair, that's

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1 to be executed, and so I think that's what we
2 have to look at.
3 I do think that the primary -- the
4 subordinate -- primary to subordinate position,
5 there could be -- there could be -- my
6 concern -- I'm trying to think of how to say
7 this in the best way, but it's -- I don't think
8 it's just as simple as saying it's a two-story
9 structure and it's a one-story house because of
10 the sectional quality of the site, and so I
11 think that if -- if something were being -- for
12 me, if something were being proposed that is
13 the living portion of the --
14 You know, the second floor, if there was
15 something being proposed with the roof line
16 that was more in line with the home because of
17 its position on the site, the sectional quality
18 of the site, I would lean more in consideration
19 of that.
20 It's the architectural character of what's
21 being proposed that I take issue with. And,
22 unfortunately -- and I understand the argument
23 that there's an existing building there with a
24 flat roof and there are things around it with a
25 flat roof, but the existing condition is

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1 correct.
2 COMMISSIONER EPSTEIN: Yeah, through the
3 Chair, I'm -- when I'm looking at this, I'm
4 looking at it in comparison to your house, your
5 contributing structure.
6 I understand that there's structures that
7 are adjacent that have these sort of outparcel,
8 detached garages that have flat roofs. We
9 don't know, those might have been built when
10 this Commission didn't exist.
11 MR. AYSOLA: They were. I'm sure they
12 were. I know they were.
13 COMMISSIONER EPSTEIN: So we're asked to
14 look at this to represent the character of the
15 neighborhood and your house as best we can, and
16 I cannot -- I cannot approve, myself, this flat
17 roof.
18 I think that there's probably some more
19 architectural massaging that you can do, maybe
20 lowering some of the interior ceiling heights
21 and giving yourself kind of a long gable, like,
22 a 4 and 12 or a 3 and 12, or doing something
23 that's going to break this up a little bit
24 more. I just -- I can't approve the flat roof,
25 myself, on this.

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1 THE CHAIRMAN: Are there any other
2 questions for the applicant at this time?
3 MR. AYSOLA: I mean, how close should it
4 be to the main house? If I go with the 5'12",
5 which is my current roof, it will be 23'9".
6 That's 2 feet taller. That's clearly -- you
7 would not approve that, right?
8 COMMISSIONER EPSTEIN: Through the Chair,
9 I think that -- I think if you maintain an
10 8-foot ceiling height throughout your whole
11 structure there, you're probably going to run
12 into some issues.
13 But like I'm saying, if there's a way to
14 bring some of your ceiling heights down to
15 still meet the minimum Code requirements -- and
16 I -- I would much prefer a roof pitch that did
17 not match what was on your existing building
18 and working with you on that than this flat
19 roof structure.
20 So if you do a low -- as low as you can go
21 with an asphalt shingle, which would be 4 and
22 12 or 3 and 12, and then played around with
23 some of your head heights and the interior, and
24 did a gable, I -- I think there's a way to
25 break this up. I --

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1 And, you know, in that regard, I think
2 there are larger issues here than the -- than
3 the windows necessarily. I think it -- for me
4 anyway. And I think, Commissioner Epstein, for
5 you as well.
6 COMMISSIONER MORGAN: To the Chair, I tend
7 to agree. And once you actually get the form
8 and the volume, the -- all those windows are
9 going to shift anyway. It's the cart before
10 the horse.
11 THE CHAIRMAN: I also would say, following
12 Commissioner Epstein's line, when I look at the
13 building -- well, the -- extending the -- the
14 partial section that's showing some of the
15 assembly for the building, it looks like
16 there's a lot of excessive structure on the
17 roof and the floor trusses. I think those
18 could actually be less deep than they are to
19 work, especially if it's -- it's just
20 another -- well, for the size of the building.
21 I think that there could be some things
22 done to the structure of this that would reduce
23 the overall height of it and allow a pitched
24 roof to work. I think that -- I think that is
25 (microphone failure) from what I see because

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1 THE CHAIRMAN: Unfortunately, that -- the
2 purpose of this proceeding is to look at what
3 you've applied with and then make a judgment on
4 that rather than giving you proposals for what
5 we -- we can't say we would approve this, we
6 wouldn't approve that. You'd have to make a
7 submittal as an applicant and then we have to
8 review it. So this is the -- this is the
9 application that we have here right now before
10 us.
11 MR. AYSOLA: Yes. Of course.
12 THE CHAIRMAN: So --
13 MR. AYSOLA: But the rear and the side
14 windows, is it okay the way they are? They are
15 not seen from anywhere. Can I go with what I
16 have right now, the left and the --
17 THE CHAIRMAN: I think --
18 MR. AYSOLA: -- right elevation?
19 THE CHAIRMAN: I'm sorry, sir, but I think
20 that -- what we have to do -- if we have more
21 questions for you, we'll call you back up, but
22 we need to discuss what's been presented and
23 then we'll -- we'll make a judgment on that.
24 MR. AYSOLA: Okay. Thank you.
25 THE CHAIRMAN: Thank you.

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1 those are -- that's a 16-inch Super Floor steel
2 joist on the roof and then insulation and a --
3 and a slab, so that's a lot -- that's a lot of
4 structure.
5 I mean, he does have the -- they do have
6 the 8-foot ceiling height, but, again, I think
7 that floor truss could be -- it could be
8 smaller than 16. You could make that work. I
9 think there are some -- there are some
10 opportunities for the applicant, for the
11 overall height to -- to work with the pitched
12 roof.
13 COMMISSIONER EPSTEIN: Yeah, through the
14 Chair, I agree.
15 I understand you're going to want some
16 space for ducting and everything as this is a
17 liveable space, so that's probably what you're
18 kind of showing there as maybe some structure
19 that allows for ducting to -- to sort of work
20 through it, but I -- I think -- I think there's
21 some refinement here that could be done to make
22 a pitched roof work that's more cohesive with
23 your historic contributing structure that's on
24 the site.
25 THE CHAIRMAN: And it would be tricky with

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1 this kind of structure that's being -- the wall
2 system that's being proposed.
3 This could also be a one-and-a-half-story
4 massing rather than reading as a full
5 two-story. I've seen that done many times for
6 a detached accessory structure.
7 All right. So is there any other
8 discussion of this or should we put this to the
9 vote?
10 COMMISSIONER MORGAN: To the Chair, I just
11 want to add, one of the things that I noticed
12 that could be contributing as a help is -- a
13 lot of times in these garage apartments there's
14 not a living space on the first floor and,
15 therefore, there's not the need for all of that
16 space for ducting because it's not conditioned
17 space.
18 So I'm just saying, those are how things
19 are normally done. They can make it work
20 because you've got a couple of things here that
21 aren't typical to the ones that are normally
22 done. All things to talk about.
23 COMMISSIONER EPSTEIN: Through the Chair,
24 there's -- there's also such a small liveable
25 space on the first floor that you might get

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1 located at 1310 Liberty Street North. The
2 applicant here seeks to construct a two-story
3 single-family residence. This structure -- the
4 structures along this section of Liberty Street
5 are frame vernacular styled homes. All but one
6 contains a two-story, full-width front porch.
7 As designed, the proposed two-story home
8 will be frame vernacular styled as well and
9 consist of a shingled dutch roof form, a
10 full-width, two-story front porch, horizontal
11 lap siding, a concrete foundation wall with a
12 stucco parge coating, and 2-over-2 windows.
13 We evaluated this application in
14 accordance with our design guidelines and the
15 Ordinance Code criteria and we found it to be
16 consistent; therefore, we forward to you a
17 recommendation for approval with the conditions
18 noted in the report.
19 THE CHAIRMAN: Thank you.
20 Any questions for staff?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Is the applicant here?
23 (Mr. Gullion approaches the podium.)
24 THE CHAIRMAN: I think she already swore
25 you in, right?

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1 away with ducting in soffits and be able to
2 give yourself another foot or two of space just
3 to be able to kind of make that work.
4 THE CHAIRMAN: Or use a mini split.
5 COMMISSIONER MORGAN: Yeah.
6 THE CHAIRMAN: Okay. Is there any more
7 discussion of this? I think we should --
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: Okay. There's a motion on
10 the floor for the denial of this COA, so we're
11 going to put it to the vote.
12 All those in favor?
13 COMMISSION MEMBERS: Aye.
14 THE CHAIRMAN: Opposed?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: So let it be known
17 COA-25-32344 at 1535 Ingleside Avenue is
18 denied.
19 So now we'll go back to the two items that
20 were on the consent agenda and we'll review
21 those. We'll start with COA-24-31703 at 1310
22 Liberty Street North. We'll open the public
23 hearing and hear a report from staff.
24 MR. WELLS: Thank you.
25 So this is COA-24-31703 for the property

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1 MR. GULLION: Yes, sir.
2 THE CHAIRMAN: If you'd just state your
3 name and address.
4 MR. GULLION: (No response.)
5 THE REPORTER: If you would state your
6 name, please, for the record.
7 MR. GULLION: Donald Gullion.
8 THE REPORTER: Thank you.
9 MR. GULLION: Thank you.
10 I think -- I guess the only thing I heard
11 in the comments earlier was the question about
12 the shutters and the siding being installed
13 with the smooth side out. We're agreeable
14 with -- with both of those, so -- we were
15 planning on taking the shutters off. On the
16 paperwork I saw that was -- given the option to
17 make them operable or remove them, we were
18 planning to remove them already.
19 That's all I had to add.
20 THE CHAIRMAN: Okay. So you're amenable
21 to those changes?
22 MR. GULLION: Yes, sir.
23 THE CHAIRMAN: Removing the shutters and
24 (microphone failure) smooth side out?
25 MS. PRYOR: I can't hear you.

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1 THE CHAIRMAN: You're amenable to those
2 two things, removing the shutters from the
3 project and smooth side out on the cementitious
4 siding?
5 MR. GULLION: Yes, sir.
6 THE CHAIRMAN: Okay. Thank you. If we
7 have any more questions, we'll call you.
8 MR. GULLION: Thank you.
9 THE CHAIRMAN: Is there anyone else who
10 wants to speak to this today?
11 AUDIENCE MEMBER: (Indicating.)
12 THE CHAIRMAN: Please come forward.
13 (Audience member approaches the podium.)
14 THE CHAIRMAN: State your name and
15 address, she'll swear you in.
16 AUDIENCE MEMBER: Michael Haskins, 417
17 West 7th Street, 32206.
18 Sorry. Normally, I would send this as an
19 email, but this came up last minute. I just
20 wanted to ask a quick, clarifying question
21 because a member of the community --
22 (Raises right hand.)
23 THE REPORTER: Thank you.
24 Do you affirm that the testimony you are
25 about to give will be the truth, the whole

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1 a couple of things. If the applicant is
2 amenable for [sic] removing the shutters, there
3 is a note about the trim for the head jamb and
4 sill of the windows saying that it is for the
5 sides and the rear, typical. If they are to
6 remove the shutters, I would prefer that that
7 note include the front of the house as well.
8 And I have a question for my fellow
9 commissioners. If the shutters are removed, do
10 the front windows then need to become wider? I
11 think -- my answer is yes.
12 COMMISSIONER MORGAN: Through the Chair, I
13 tend to agree.
14 COMMISSIONER HOFF: Through the Chair to
15 Commissioner Epstein, what would you suggest
16 specifically?
17 COMMISSIONER EPSTEIN: Through the Chair,
18 I haven't been able to find -- I might be
19 missing here the size that those windows are
20 called out to be.
21 THE CHAIRMAN: Could the applicant come
22 back up?
23 (Mr. Gullion approaches the podium.)
24 THE CHAIRMAN: Can you tell us offhand
25 what the --

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1 truth, and nothing but the truth?
2 MR. HASKINS: I do.
3 THE REPORTER: Thank you.
4 MR. HASKINS: -- a member of the community
5 had asked me, and I just -- I was -- they had
6 asked about the finish foundation height. I
7 was looking at the conditions. It appears that
8 it's 2 feet, 4 inches. I just wanted to
9 confirm that so I could give this person that
10 information.
11 THE CHAIRMAN: Yes, it shows on the front
12 elevation it's 2 foot, 4 inches off grade.
13 MR. HASKINS: Okay. Thank you.
14 Appreciate it.
15 THE CHAIRMAN: Is there anyone else here
16 today that wishes to speak to this COA?
17 AUDIENCE MEMBERS: (No response.)
18 THE CHAIRMAN: No? All right. We'll
19 close the public hearing, and I'll entertain a
20 motion.
21 COMMISSIONER EPSTEIN: Motion to approve
22 COA-24-31703 with conditions.
23 COMMISSIONER LOVE: Second.
24 THE CHAIRMAN: Discussion?
25 COMMISSIONER EPSTEIN: Through the Chair,

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1 MR. GULLION: I would say they're 3-0/5-0,
2 possibly 3-0/6-0 on the first floor. I --
3 without having the -- a floor plan here, I
4 cannot say a hundred percent.
5 Can we see the front elevation again?
6 MR. WELLS: (Complies.)
7 COMMISSIONER EPSTEIN: I couldn't see
8 where any window size was called out, unless
9 I'm -- is that on the --
10 MR. GULLION: It would be on the floor
11 plan, which I do not see. I just see the
12 elevation.
13 Can you show the front elevation again?
14 Yeah, I believe those are -- 3-0/6-0 first
15 floor, 3-0/5-0 second floor.
16 THE CHAIRMAN: Which is typical.
17 Thank you.
18 MR. GULLION: Thank you.
19 THE CHAIRMAN: Any other discussion about
20 those windows?
21 I'm on the fence about that since,
22 typically, in the historic districts those
23 residential windows usually are 36 inches wide
24 and tend to be tall and thin unless they're
25 doubled up.

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1 COMMISSIONER MORGAN: To the Chair, that's
2 sort of my thoughts too. And with the overall
3 size of the facade, I don't know if doubling up
4 is really appropriate in this scenario.

5 THE CHAIRMAN: I think it's a good
6 consideration, but with the double porches, I
7 mean -- I think there's a -- there's a depth to
8 that. I tend to think they're okay.

9 Any other thoughts, Commissioners?

10 COMMISSIONER EPSTEIN: Through the Chair,
11 I'm okay with that. I just want to make sure
12 that if we are removing the shutters, that
13 there is the language changed on the elevations
14 to include the front windows having to have the
15 head jamb and sill casings -- or trim.

16 THE CHAIRMAN: Well, there are two --
17 there are a minimum of two things that need to
18 be addressed in a potential amendment maybe; is
19 that right? Maybe?

20 Is there more discussion? Is there more
21 discussion?

22 COMMISSIONER HOFF: So the other -- so the
23 only other item would be the -- that the
24 cementitious siding would have the smooth side
25 out, right? That's the only other --

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1 COMMISSIONER EPSTEIN: I'm sorry.

2 MS. LOPERA: -- with the --

3 COMMISSIONER EPSTEIN: On the right
4 elevation there is a note that specifically
5 called out, on the right elevation, towards the
6 rear, pointing at a second story window, that
7 says -- yeah, it says, 1-by-4 trim at window
8 head jamb and sill at sides and rear, typical,
9 which means if we take these -- which means
10 there never was going to be trim on the front,
11 according to that note. And if we take these
12 shutters off, they -- then is there trim on
13 those windows where the shutter is removed?

14 MS. LOPERA: Through the Chair to
15 Commissioner Epstein, so would it be
16 appropriate to amend Condition 1 to read -- you
17 know, add trim to the front elevation, matching
18 the other sides, or something to that effect?

19 COMMISSIONER EPSTEIN: Yes.

20 MR. GULLION: If I may, it's there. It's
21 just not called out on the front. All the
22 windows are trimmed the same. It's part of
23 our -- keep the water intrusion out and
24 everything, so --

25 COMMISSIONER EPSTEIN: Through the

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1 THE CHAIRMAN: Correct.

2 COMMISSIONER HOFF: -- change?

3 THE CHAIRMAN: Uh-huh.

4 COMMISSIONER EPSTEIN: Through the Chair
5 to General Counsel, then. To dictate the
6 change, to the wording on our elevation that's
7 submitted, is that an additional notation that
8 has to happen on Item Number 1? Just with
9 that -- the terminology for the trim? Because
10 it's not called out anywhere as a condition on
11 here. It's just called out to say that it
12 should match what's on the elevations, so I --
13 I'd just make that change.

14 MS. LOPERA: Through the Chair to
15 Commissioner Epstein, yeah, what I would
16 recommend is that you amend Condition 1, which
17 reads material, design, and height shall be
18 substantially consistent with that elevation.
19 I would amend that to say -- to change the
20 trim.

21 I'm not entirely sure what you were
22 talking about with the change to the note, so
23 that's why I'm a little -- at a loss of
24 words --
25 (Simultaneous speaking.)

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1 Chair --

2 MR. GULLION: It's what we notated.

3 COMMISSIONER EPSTEIN: Yeah. Through the
4 Chair, I didn't know how you weren't having
5 trim.

6 MR. GULLION: Yeah.

7 COMMISSIONER EPSTEIN: And it was just
8 really an awkward note, that it was called --
9 it specifically left the front off of there,
10 so --

11 MR. GULLION: Right.

12 THE CHAIRMAN: Okay. Is there any other
13 discussion?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: Okay.

16 COMMISSIONER EPSTEIN: I would like to
17 make a motion to amend the current motion.

18 Motion to approve COA-24-31703 with
19 Condition 1 reading: Materials, design and
20 height shall be substantially consistent with
21 the elevation drawings dated November 20, 2024,
22 or as otherwise approved by the Historic
23 Preservation Section.

24 Adding the note that the front windows
25 shall have trim consistent with the 1-by-4 trim

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<p style="text-align: right;">97</p> <p>1 on the sides and the rear.</p> <p>2 And that the -- Condition Number 5 shall</p> <p>3 read: Fascia boards and soffits composed of</p> <p>4 wood or cementitious material and siding with</p> <p>5 cementitious material that's on the smooth</p> <p>6 side. So no texture.</p> <p>7 And then Condition Number 12 will be there</p> <p>8 shall be no shutters on the facade.</p> <p>9 THE CHAIRMAN: Well done.</p> <p>10 All those in favor?</p> <p>11 MS. LOPERA: A second?</p> <p>12 COMMISSIONER MORGAN: Second.</p> <p>13 THE CHAIRMAN: Sorry.</p> <p>14 Did you second?</p> <p>15 COMMISSIONER MORGAN: I seconded.</p> <p>16 THE CHAIRMAN: All those in favor?</p> <p>17 COMMISSION MEMBERS: Aye.</p> <p>18 THE CHAIRMAN: Opposed?</p> <p>19 COMMISSION MEMBERS: (No response.)</p> <p>20 THE CHAIRMAN: And now --</p> <p>21 COMMISSIONER EPSTEIN: So now I'd like to</p> <p>22 make a motion to move the motion as amended.</p> <p>23 COMMISSIONER MORGAN: Second.</p> <p>24 THE CHAIRMAN: All those in favor?</p> <p>25 COMMISSION MEMBERS: Aye.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">99</p> <p>1 structure is a one-story frame vernacular</p> <p>2 building characterized by its front-facing</p> <p>3 gable roof with a chimney, its irregular floor</p> <p>4 plan, its predominantly 2-over-2 wood windows,</p> <p>5 and its front porch with Doric columns and</p> <p>6 exposed rafter ends.</p> <p>7 The proposed alterations include</p> <p>8 relocating a side door to the rear of the</p> <p>9 structure, relocating two windows from the rear</p> <p>10 to the left side of the building, enclosing</p> <p>11 several window openings on the rear, resizing a</p> <p>12 bathroom window on the rear, making foundation</p> <p>13 repairs and installing lattice, replacing</p> <p>14 damaged and missing siding on the sides and</p> <p>15 back of the rear of the structure, partial</p> <p>16 siding replacement on the left side of the</p> <p>17 addition, after the fact, removal of a gas tank</p> <p>18 on the left side of the property, a</p> <p>19 like-for-like composition shingle reroof, the</p> <p>20 removal of the concrete steps to the side</p> <p>21 entry, the construction of rear steps and</p> <p>22 railing to the proposed entry, and the painting</p> <p>23 of the structure.</p> <p>24 The replacement of repairable historic</p> <p>25 windows and siding requires review by the</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">98</p> <p>1 THE CHAIRMAN: All right. So let it be</p> <p>2 known that COA-24-31703 at 1310 Liberty Street</p> <p>3 North has been approved with the amended</p> <p>4 conditions.</p> <p>5 Then COA-25-32197 at 1611 Laura Street</p> <p>6 North -- oh, my goodness. We'll table that and</p> <p>7 we'll take a 10-minute break, so we'll</p> <p>8 resume -- I was looking for you, Diane. We'll</p> <p>9 resume at 3:06.</p> <p>10 (Discussion held off the record.)</p> <p>11 THE CHAIRMAN: Fifteen? 3:11. We'll</p> <p>12 resume at 3:11.</p> <p>13 (Whereupon, a brief recess was taken.)</p> <p>14 THE CHAIRMAN: All right, everybody.</p> <p>15 We're going to get started here. Everybody</p> <p>16 ready? We'll call the meeting back to order.</p> <p>17 We will -- the consent agenda, we have</p> <p>18 COA-25-32197 at 1611 Laura Street north. We'll</p> <p>19 open the public hearing and listen to a staff</p> <p>20 report.</p> <p>21 MR. ARSENAULT: Thank you.</p> <p>22 Through the Chair to the Commission,</p> <p>23 COA-25-32197 for property located at 1611 Laura</p> <p>24 Street North is for alterations to a</p> <p>25 contributing historic structure. The existing</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">100</p> <p>1 Jacksonville Historic Preservation Commission.</p> <p>2 The siding and window on the left side were</p> <p>3 replaced. They were historic but of unknown</p> <p>4 condition.</p> <p>5 The proposed alterations will take place</p> <p>6 on the rear and side elevations, and those</p> <p>7 requiring Commission review including the</p> <p>8 after-the-fact removal of siding and</p> <p>9 replacement of a window on the left as well as</p> <p>10 the proposed relocation of historic doorways</p> <p>11 and window openings along the side and rear</p> <p>12 elevations.</p> <p>13 The windows to be replaced on the rear and</p> <p>14 sides are historic but nonoriginal casement</p> <p>15 windows which are not identified on the Florida</p> <p>16 Master Site File for this property.</p> <p>17 The windows on the rear are part of what</p> <p>18 was originally a porch which was identified to</p> <p>19 have been enclosed sometime shortly after the</p> <p>20 1913 Sanborn fire insurance survey.</p> <p>21 The window and door on the left side of</p> <p>22 the structure and the right side bathroom</p> <p>23 window are part of two early additions to the</p> <p>24 structure as well.</p> <p>25 Staff conducted a site visit on April 10th</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 2025, to examine the work that was already
2 conducted, as well as the condition of the
3 proposed areas for alteration.
4 The window that was installed on the left
5 side does not conform to the window design
6 guidelines; however, the applicant has stated
7 that he would like to remove it and replace it
8 in the existing doorway with casement windows
9 relocated from the rear.
10 Staff confirmed that the rear of the
11 structure is in poor condition. Much of the
12 flooring is missing and the structural members
13 are damaged. Combined with a WDO report, staff
14 believes that the rear porch enclosure has
15 become substantially weakened and that the
16 windows are beyond reasonable repair.
17 If approved, the applicant intends to
18 salvage two of the rear windows, if possible,
19 and relocate them to the side elevation. The
20 applicant has also requested approval for
21 replacement windows of matching size and design
22 in the event that salvage is not feasible.
23 Staff believes that the proposed
24 alterations are appropriate for the structure
25 as they will provide a new use to highly

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1 So I asked that you guys pull this off
2 consent so that we could talk a little bit
3 about it.
4 I was a bit unclear about which windows
5 were being closed and which window sizes were
6 being changed because the window survey states
7 that there are a lot of them that are going to
8 be changed and replaced. So I'm curious as to
9 primarily which windows are going to be
10 replaced. Is this a wholesale window
11 replacement or just a piecemeal replacement?
12 And it -- it's not clear to me in the
13 conditions here exactly what is being done.
14 I'm happy to see the house being worked
15 on, so -- but based on this -- the staff report
16 that was just given, are they replacing all the
17 windows or are they restoring them? What
18 exactly is being done? Because there's a lot
19 of stuff going on here with the windows.
20 MR. ARSENAULT: Through the Chair to
21 Ms. Pryor, so the windows being replaced -- as
22 you can see in this picture here, that area
23 missing siding, that was two nonoriginal
24 windows from the addition, those were replaced
25 after the fact. Only one was reinstalled,

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1 deteriorated sections of the structure while
2 only affecting non-street-visible additions and
3 enclosures while retaining a majority of
4 historic materials in the process.
5 As such, we find this application
6 compatible and consistent with the design
7 guidelines and code criteria.
8 THE CHAIRMAN: Thank you, Caleb.
9 Any questions for staff at the moment?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: No?
12 All right. Is the applicant here?
13 AUDIENCE MEMBER: (Indicating.)
14 THE CHAIRMAN: I guess -- if you agree to
15 all the conditions currently, there's no need
16 for you to make a statement just yet, but if
17 someone else speaks, then maybe you can come up
18 and speak to that.
19 Is there anyone else here today that would
20 like to speak to this?
21 (Mr. Pryor approaches the podium.)
22 THE CHAIRMAN: I think you just need to
23 state your name since she has sworn you in.
24 MS. PRYOR: All right. Kim Pryor, 245
25 West 5th.

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1 identified here as window 7, so --
2 MS. PRYOR: Okay.
3 MR. ARSENAULT: Those are proposed to have
4 two relocated casement windows from the rear
5 put there instead. And the only other windows
6 being affected are these nonoriginal casement
7 windows and one bathroom window on the rear
8 addition that will be resized to allow for a
9 new opening. It's only windows that are part
10 of the additions but no historic -- or no
11 original windows from the primary, original
12 structure, so it's just piecemeal.
13 MS. PRYOR: Okay. Because Condition 21
14 states "any window replacement shall be
15 consistent with staff's analysis," and so it
16 just -- "all new windows shall fit the
17 opening" -- "original openings, both
18 horizontally and vertically."
19 It's -- how many are -- it's unclear here
20 how many windows are being replaced and how
21 many are being moved -- exactly what's being
22 done.
23 Think of it from -- you know, if an
24 inspector had to come out and make sure that
25 they were following exactly what is written in

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1 the COA, I think it would be confusing. It's
2 confusing to me.

3 So that's -- those are my comments, so --
4 and, obviously, I would like to see the
5 original historic windows restored rather than
6 replaced.

7 Thank you.

8 THE CHAIRMAN: Thank you.

9 Is anyone else here that wishes to speak
10 to this COA today?

11 AUDIENCE MEMBERS: (No response.)

12 THE CHAIRMAN: We'll close the public
13 hearing and entertain a motion.

14 COMMISSIONER HOFF: I will move to approve
15 COA-25-32197 with the -- with the stated
16 conditions.

17 COMMISSIONER EPSTEIN: Second.

18 THE CHAIRMAN: Discussion?

19 COMMISSIONER HOFF: Through the Chair to
20 staff, so to address Ms. Pryor's question, how
21 many total windows are being replaced versus
22 repaired?

23 MR. ARSENAULT: Through the Chair to
24 Commissioner Hoff, so currently the rear bath
25 window is being resized, four of the rear porch

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1 no be able to be (microphone failure).

2 I think it might be good to have some kind
3 of schedule that they can outline those things
4 for everyone. I just -- I would like to hear
5 from the other commissioners about that because
6 I could -- I do -- I do think it needs to be
7 very clear, those questions that Commissioner
8 Hoff was asking about the numbers and the --
9 what's happening to what, at least an outline
10 schedule of -- as a list. It should be part of
11 this approved package for the final order.

12 COMMISSIONER EPSTEIN: Through the Chair,
13 that's how I always viewed the window survey
14 that's here. I will say, in this case, it does
15 say on the first sheet that there are two
16 windows that will be replaced, and the actual
17 window schedule -- I can't -- under "scope of
18 work," I don't see -- I know -- I see there's
19 an enclose, a resize, and then there's a bunch
20 of nonapplicable (microphone failure).

21 I don't see -- I didn't see where any of
22 those were just called out to be replaced, so
23 it might be that there are elevations in this
24 packet that are saying what was agreed upon. I
25 think -- just -- we need to make sure that the

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1 windows, plus two on each side are being
2 enclosed. Those are casement windows. So
3 that's a total of eight. Two of those eight
4 are proposed to be relocated to the side, if
5 able to be salvaged.

6 The reason we have conditions to maintain
7 the opening is, in the case that those windows
8 can't be salvaged, then the new windows will
9 match in wood, wood blend, wood clad material,
10 and those openings.

11 And then identified on the rear elevation,
12 proposed window 11 and 16 are intended to be
13 kept.

14 THE CHAIRMAN: So it's clear that staff
15 has been working with the owner to try to come
16 to good consensus on upholding the guidelines
17 and working to restore -- and, as you said,
18 to -- to have use of the home again.

19 I think that -- Ms. Pryor's comments,
20 though, they do -- they do strike a cord with
21 me in regards to -- although you -- there's
22 clearly something that's been figured out, I
23 understand a process going on, and there's some
24 liberty in there, depending on what happens,
25 when the work is done because some things might

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1 window survey matches what's agreed upon.

2 MR. ARSENAULT: Through the Chair to
3 Commissioner Epstein, so those two windows
4 identified reflect the -- after the work
5 replacement. So that area that has just
6 siding, no sheathing, there were two windows
7 there, one of which was enclosed, the other of
8 which is now a vinyl window. So those are the
9 two windows that will now be relocated,
10 casement windows instead.

11 COMMISSIONER EPSTEIN: Through the Chair,
12 so the ones that are called out on the front
13 page of your survey that say "replace," they're
14 not being -- they're not a window that's
15 existing that they're replacing with a new
16 window?

17 MR. ARSENAULT: Correct. Those reflect
18 the already-conducted, after-the-fact
19 replacement.

20 COMMISSIONER EPSTEIN: Okay.

21 THE CHAIRMAN: Yeah, so I -- again, I --
22 I'd like to hear from all the commissioners on
23 this, but I think, you know, perhaps in the
24 final order that needs to be very -- a bit more
25 straightforward or understandable.

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1 COMMISSIONER MORGAN: Through the Chair, I
2 agree. Even just a little legend with some
3 notes on the same diagram so that (microphone
4 failure).

5 MS. PRYOR: May I ask a question?

6 THE CHAIRMAN: I'm sorry, the public
7 hearing has been closed.

8 COMMISSIONER MORGAN: To the Chair, I
9 agree with that point, and I don't -- is there
10 anything else that we wanted to discuss or is
11 it just how do we capture that legend?

12 THE CHAIRMAN: I guess that's a -- that's
13 a question for staff. I mean, is this a
14 reasonable request for something that can
15 happen, or do we have to -- what is the correct
16 procedure here for that?

17 Because I just think it -- there is --
18 there are some -- it's not that the -- I'm not
19 suggesting there are discrepancies, but
20 there -- it's not (microphone failure).

21 COMMISSIONER EPSTEIN: Through the Chair,
22 I think my -- the fact that there's a column
23 that says "scope of work" and there's titles of
24 "scope of work" that don't align with the --
25 sorry.

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1 including a condition, just stating something
2 along the lines of, any window alteration or
3 window replacement -- or final -- or -- shall
4 be reviewed and approved by staff prior to
5 permitting.

6 THE CHAIRMAN: Legal, it looks like
7 there's an issue?

8 MS. LOPERA: Through the Chair to the
9 Commission, so let me ask you this -- Condition
10 1 reads that the design and location of
11 alterations to rear and side window and door
12 openings shall be substantially consistent with
13 the elevations submitted, May 13th.

14 If I'm understanding you -- and please
15 correct me if I'm wrong -- you don't believe
16 that that elevation accurately captures
17 everything -- all the work that's going to be
18 done? That's what you're saying?

19 THE CHAIRMAN: Yeah.

20 MS. LOPERA: Okay.

21 THE CHAIRMAN: And it's not about distrust
22 at all. It's just that I don't want there to
23 be a discrepancy or a gray area.

24 MS. LOPERA: Sure. And for enforcement
25 purposes, we do need to make sure it's clear so

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1 So there's a "scope of work" column that
2 has -- there's a "scope of work" column that
3 has possibilities under it that do not -- that
4 aren't included under that project information.
5 So maybe if there is a possible scope of work,
6 then we need to add that to the project
7 information so if --

8 You know, there's not actually windows
9 being replaced in this project; they're being
10 relocated or reopened. So I think if we could
11 add more possibilities under that project
12 information so it's less confusing, that aligns
13 with the matrix -- the survey matrix that is
14 underneath of [sic] this cover page ...

15 THE CHAIRMAN: I guess I'm -- maybe a
16 suggestion is that -- under the conditions,
17 maybe there needs to be either -- we need to
18 amend 21 to be a little more specific, where we
19 had a 23. It's a bit more directive [sic]
20 about the decisions being -- decisions that are
21 made being approved by staff, the final
22 decisions about the windows being approved by
23 staff before they go with construction.

24 MR. WELLS: To the Chair and to the
25 Commission as well, staff is amenable to

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1 someone looking at it later can clearly observe
2 whether or not they have followed the final
3 order, I would agree with that.

4 MR. WELLS: Yeah, so in that case, through
5 the Chair to the Commission, staff can
6 (microphone failure) recommend a condition just
7 stating that final plans -- engineered plans
8 shall be reviewed and prepared and -- prior
9 to -- or for two step [sic] prior to
10 permitting, or something along those lines.

11 COMMISSIONER EPSTEIN: Yeah. Through the
12 Chair, I think that that's a perfect thing to
13 say, is that final plans should be approved by
14 staff before a permit can be issued, just
15 because the -- the drawings that are here are
16 very conceptual and lack detailed information.

17 I think everybody has a -- I think
18 everybody understands what's happening, but I
19 want to make sure that there's a final
20 documentation of that.

21 THE CHAIRMAN: Exactly.

22 And the applicant -- I'd prefer the
23 applicant not to have to come back here, you
24 know? I mean -- don't take that the wrong way.

25 This is a -- this is wonderful to see this

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1 project, this building come back to life. It's
2 awesome, so I want them to get moving.
3 Is Legal going to come to our rescue?
4 MS. LOPERA: Through the Chair -- sure.
5 Through the Chair to the Commission, so my
6 recommendation would be someone to move an
7 amendment to Condition 1 to add that final
8 plans shall be reviewed and approved by
9 Historic Preservation staff prior to permitting
10 submission.
11 COMMISSIONER EPSTEIN: So moved.
12 MS. LOPERA: Is there a second?
13 COMMISSIONER MORGAN: Second.
14 THE CHAIRMAN: All those in favor?
15 COMMISSION MEMBERS: Aye.
16 COMMISSIONER EPSTEIN: I move to move the
17 amendment as amended.
18 COMMISSIONER MORGAN: Second.
19 THE CHAIRMAN: All those in favor?
20 COMMISSION MEMBERS: Aye.
21 THE CHAIRMAN: All right. Great. So let
22 it be known that COA-25-32197 at 1611 Laura
23 Street North has been approved as amended.
24 Now we're going to Work Initiated Or
25 Completed Without a COA, Item H, COA-25-32176,

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1 installation of two concrete pads, one 7 square
2 feet and the other 31 square feet, at the rear
3 of 2049 Post Street.
4 The work also includes the installation of
5 a brick mailbox with a concrete foundation and
6 trash receptacle with fencing in the
7 right-of-way in front of 2045 front Post
8 Street.
9 Finally, the work includes the removal of
10 previous concrete hardscaping and the
11 installation of 4,789 square feet of paver
12 hardscaping for a driveway, rear parking area,
13 and rear walkways.
14 Staff conducted a site visit to examine
15 the work on April 14th, 2025. Staff noted that
16 the existence of the brick mailbox and trash
17 receptacle within the right-of-way is atypical
18 for the nearby streetscape and the district as
19 a whole.
20 Staff also noted that the driveway was
21 constructed to be more than 20 feet wide and is
22 shared by both properties. This is an atypical
23 feature within both the nearby streetscape and
24 the district as a whole.
25 The applicant's scope of work is install

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1 2045/2049 Post Street.
2 We'll open the public hearing and hear a
3 staff report.
4 MR. ARSENAULT: Thank you.
5 Through the Chair to the Commission,
6 COA-25-32176 for the property located at 2045
7 and 2049 Post Street is for after-the-fact site
8 work to one contributing and one
9 noncontributing structure within the Riverside
10 Avondale Historic District.
11 Located on interior lots, the subject
12 properties consist of a contributing two-story
13 masonry vernacular structure at 2049 Post
14 Street characterized by its intersecting gable
15 roof with a brick chimney, its belt course
16 two-thirds of the way up the building, its
17 street-facing bull's eye window above the front
18 door, its 6-over-6, double-hung sash windows
19 with shutters, and its entry stoop.
20 The noncontributing property at 2045 Post
21 Street is characterized by its hip tile roof,
22 its stucco exterior with pronounced quoins, and
23 its entryway with side lights and transom, in
24 addition to its porch with hip tile roof.
25 The scope of work includes the

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1 the driveway, a mailbox, and a trash receptacle
2 of designs and locations that are inconsistent
3 with the subject property's nearby streetscape
4 and the district.
5 The scope of work is install two concrete
6 pads in the rear of the property. Concrete is
7 inconsistent with the Riverside and Avondale
8 Historic District guidelines section on
9 setting.
10 The guidelines specifically note
11 individual lots are characterized by small
12 front yards with buildings set close to the
13 sidewalk and large backyards where parking and
14 trash storage are most appropriately located.
15 The subject properties have constructed a
16 trash storage area in an inappropriate
17 location. The guidelines under "Setting" also
18 note that -- to base new site work on
19 documentation or physical evidence, to avoid
20 conjectural changes to the site. The subject
21 properties have installed a brick mailbox with
22 a concrete foundation in the right-of-way.
23 This is an inappropriate location, and the
24 design is inconsistent with the district. Most
25 mailboxes within the district are affixed to

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1 the front of the structures near the front
2 door.
3 As such, staff finds the proposed work
4 inconsistent and incompatible with the design
5 guidelines and Code criteria and recommends the
6 following corrective actions:
7 One, that the trash collection area,
8 including fencing, shall be removed from the
9 public right-of-way.
10 Two, that the driveway shall not be wider
11 than 10 feet with a flare of 12 feet allowed at
12 the curb.
13 And, three, that the mailbox shall be
14 removed from the public right-of-way.
15 THE CHAIRMAN: Thank you, Caleb.
16 Any questions for staff?
17 COMMISSIONER HOFF: Yes. Question for
18 staff. So I'm just noticing from the
19 photographs, particularly on Page 513, it
20 appears -- is the large gate that's in that
21 photo on Page 513 -- that's not 513. Is that
22 not part of this discussion?
23 MR. ARSENAULT: Correct.
24 So through the Chair to Commissioner Hoff,
25 the fence was approved separately under an

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1 THE REPORTER: Thank you.
2 THE CHAIRMAN: Would you like to make a
3 statement?
4 MR. WANG: So under expansion of the
5 shared driveway -- because the other property
6 belongs to my parents, so we do the shared
7 driveway. And what they are saying is, like,
8 the -- it's wider than 20 feet, but we measured
9 it, like -- it's just almost 21 feet.
10 And then our neighbors on -- if we get
11 it -- put a picture on the Page 5 -- our
12 neighbors own the -- both property on their
13 end. They have a bigger driveway than us and
14 they all paver as well, 2033 and 2025. And you
15 can see that photo right there.
16 THE CHAIRMAN: Okay.
17 MR. WANG: And they are all paver all the
18 way through the whole property, you know, if
19 you see the whole back too, yeah.
20 THE CHAIRMAN: Okay. Is there anything
21 else you wanted to say?
22 MR. WANG: For the mailbox, the reason I
23 build it there, because, like, we've been
24 having package deliver, Amazon, like, always
25 got thief taking away, that's why we build a

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1 administrative COA.
2 COMMISSIONER HOFF: Okay.
3 THE CHAIRMAN: Any other questions for
4 staff?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: Is the applicant here?
7 AUDIENCE MEMBER: Yes.
8 THE CHAIRMAN: Is the applicant here?
9 AUDIENCE MEMBER: Yes.
10 THE CHAIRMAN: Oh, yeah. Would you please
11 come forward.
12 (Audience member approaches the podium.)
13 AUDIENCE MEMBER: Hello.
14 THE CHAIRMAN: Just state your name and
15 address and she'll swear you in.
16 AUDIENCE MEMBER: My name is Neng Wang,
17 and I'm the owner of 2045 Post Street.
18 THE REPORTER: If you would raise your
19 right hand for me, please.
20 MR. WANG: (Complies.)
21 THE REPORTER: Do you affirm that the
22 testimony you are about to give will be the
23 truth, the whole truth, and nothing but the
24 truth?
25 MR. WANG: Yes.

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1 mailbox there, but, you know, it's
2 understandable if you guys don't honor that, so
3 yeah. And the trash receptacle, we -- we can
4 remove it if you -- if it's not honor [sic] as
5 well.
6 THE CHAIRMAN: Okay. Thank you.
7 MR. WANG: All right. Thank you.
8 THE CHAIRMAN: Is there anyone else here
9 to speak to this COA today?
10 AUDIENCE MEMBERS: (No response.)
11 THE CHAIRMAN: All right. I'll close the
12 public hearing and entertain a motion.
13 COMMISSIONER EPSTEIN: Through the Chair,
14 I guess we need to make a motion. Motion to
15 deny COA-25-32176.
16 COMMISSIONER MORGAN: Second.
17 THE CHAIRMAN: Discussion?
18 COMMISSIONER EPSTEIN: So it sounds like
19 the applicant is pretty amenable to removing
20 the mailbox and removing that trash collection
21 area in the front, so what is in question is
22 the driveway width. And what I'm hearing is
23 that they're currently -- this plan says
24 20-foot-5, correct?
25 MR. ARSENAULT: Through the Chair to

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1 Commissioner Epstein, that's correct.
2 Twenty feet, 5 inches is what is listed on the
3 site plan.

4 THE CHAIRMAN: As the applicant stated,
5 under 21 feet, but over (microphone failure).

6 COMMISSIONER EPSTEIN: Through the Chair,
7 so, then, that's the -- staff is asking that
8 that be taken to 20 feet, which is, like,
9 10 feet for each driveway, basically, each
10 shared driveway?

11 I'm okay with keeping it, you know,
12 6 inches bigger than ...

13 COMMISSIONER MORGAN: Through the Chair to
14 the commissioner -- well, to the Commission,
15 really, I don't know about, like, a shared
16 driveway. Is that a thing? Is that a -- would
17 we allow people to do that anyway?

18 COMMISSIONER EPSTEIN: I have that at my
19 house. I mean, I don't live in Riverside
20 Avondale. I live in St. Nicholas, which is
21 historic, and I have a shared driveway with my
22 neighbors. It happens quite a lot.

23 COMMISSIONER MORGAN: I don't know.
24 That's what I don't (microphone failure).

25 COMMISSIONER EPSTEIN: I don't know if

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1 approved other than maybe (microphone failure)
2 6 inches is what I'm understanding.

3 THE CHAIRMAN: Yeah, that's a -- that's a
4 2-and-a-half percent margin.

5 COMMISSIONER MORGAN: Yeah.

6 THE CHAIRMAN: So I tend to drift in your
7 direction as well.

8 COMMISSIONER EPSTEIN: Yeah. Through the
9 Chair, understanding how this paving pattern
10 is, you know, to take a brick out of it and --
11 with this herringbone design that's here and
12 having to do the border around it, it would be
13 extremely disruptive just to get, you know, 5
14 or -- you would end up probably having to do
15 6 -- a whole paver, I'm guessing, is about
16 6 inches, and I feel like that's a big ask,
17 amount of work, for -- if it was, you know,
18 1 foot or 2 foot, I would -- I mean, really,
19 it's kind of -- 5 inches over right now, so ...

20 THE CHAIRMAN: Negligible.

21 Commissioner Hoff, how do you -- would you
22 chime in on this?

23 COMMISSIONER HOFF: Not pertaining to the
24 issues that we are discussing today.

25 COMMISSIONER LOVE: Through the Chair, my

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1 there's rules in the overlay, but I know that
2 it -- it happens.

3 MS. LOPERA: Through the Chair to the
4 Commission, we're not aware of the overlay
5 touching on shared driveways. I've seen it
6 around the neighborhoods, but I don't think
7 there are any specific design guidelines or
8 Ordinance Code provisions.

9 MR. WELLS: Through the Chair, I'm going
10 to echo that as well.

11 One thing I want to add, too. I have the
12 site plan pulled up on the screen here. And
13 just to clarify -- so the original driveway, as
14 you can see, was 10 feet wide. The applicant
15 expanded that up to, I believe, 21 feet.

16 So, essentially, just in our kind of
17 analysis -- typically, the driveways don't
18 exceed 10 feet in width. And so because this
19 is a shared driveway, of course, it's
20 20-something feet, so that's really just the
21 nature of our recommendation.

22 COMMISSIONER MORGAN: Through the Chair, I
23 tend to agree with Commissioner Epstein. If
24 it's less than a foot, it's -- I mean, I think
25 that it looks nice. The -- everything would be

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1 thoughts are similar. I don't really have an
2 issue with it considering how close it is to
3 the threshold. I agree with what Commissioner
4 Epstein had to say, the rationale.

5 THE CHAIRMAN: Well, the applicant was
6 quite amenable to Numbers [sic] 1 and
7 Numbers 3 -- Number 1 and Number 3. And I
8 think with the driveway, I'm certainly -- I
9 would entertain an amendment.

10 COMMISSIONER EPSTEIN: Yeah. Through the
11 Chair, I -- the mailbox, the sort of not
12 typical mailbox that doesn't even really match
13 the design of either of the houses and that
14 outparcel, kind of garbage collection center is
15 more of what I'm interested in seeing taken
16 away.

17 So motion to amend the previous motion --
18 amend to approve with Conditions 2 and 3, and 1
19 stricken. Is that --

20 MS. LOPERA: (Off microphone.)

21 COMMISSIONER EPSTEIN: Okay. So motion to
22 amend to approve, including Conditions 1 and 3,
23 and 2 is stricken.

24 COMMISSIONER MORGAN: Second.

25 THE CHAIRMAN: All those in favor?

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1 COMMISSION MEMBERS: Aye.
2 COMMISSIONER EPSTEIN: Motion to --
3 MS. LOPERA: Through the Chair, I just
4 want to make sure all the commissioners have in
5 front of you what those two conditions are and
6 everyone knows what we're voting on.
7 I see a lot of heads nodding in the
8 affirmative.
9 Thank you.
10 Proceed.
11 COMMISSIONER EPSTEIN: Motion to approve
12 with the amended conditions.
13 COMMISSIONER MORGAN: Second.
14 THE CHAIRMAN: All those in favor?
15 COMMISSION MEMBERS: Aye.
16 THE CHAIRMAN: All right. So
17 COA-25-32176, 2045 and 2049 Post Street has
18 been approved with conditions.
19 The second one is COA-25-32327 at 3664
20 Richmond Street. We'll open the public hearing
21 and listen to a staff report.
22 MR. ARSENAULT: Thank you.
23 Through the Chair to the Commission,
24 COA-25-32327 for the property located at 3664
25 Richmond Street is seeking after-the-fact

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1 the subject property requested approval for
2 wholesale window replacement. This application
3 was deemed sufficient and a report was
4 published which is attached to this book
5 package. However, the application was deferred
6 and eventually removed from the agenda due to
7 inaction.
8 The applicant, at the time, stated that
9 the windows were nonhistoric due to the lack of
10 ropes and pulleys and the presence of metal
11 springs. Staff researched metal springs in
12 windows and noted that sash windows' spring
13 balances were first introduced within the
14 1880s. This further demonstrates that the
15 windows with springs are possibly original to
16 the structure and the structure was constructed
17 around the 1940s.
18 Staff does not have an objection to the
19 replacement material or design; however,
20 because the subject windows were not documented
21 as having been previously replaced and there's
22 not substantial evidence that the windows were
23 beyond repair, staff recommends against
24 replacement. The replacement of 16 historic
25 windows will remove a significant amount of

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1 approval for the replacement of 16 historic
2 windows on a historic structure.
3 The residential structure is a Colonial
4 Revival style house characterized by its hipped
5 roof with chimneys, 6-over-6 double-sash
6 windows with shutters, brick exterior, and
7 wrought iron balcony and rear terrace.
8 The existing windows on the structure are
9 predominantly wood with light patterns that are
10 6-over-6. As proposed, the application seeks
11 to replace 16 historic windows along the second
12 floor on the rear and side elevations.
13 The replacement of repairable historic
14 windows on contributing structures requires
15 review by the Jacksonville Historic
16 Preservation Commission. Windows that were
17 replaced were historic and are believed to have
18 been in repairable condition.
19 Staff conducted archival research to
20 determine the condition and historicity of the
21 windows that were replaced. The subject
22 windows were historic, either original or
23 having existed on the structure for a majority
24 of its existence.
25 In a previous application, COA-22-28339,

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1 historic architectural character from the
2 structure.
3 Based on the site visit the staff
4 conducted on April 28th of 2023, it was
5 examined [sic] that all 51 windows on the
6 structure were in the same repairable condition
7 with no significant damage such as wood rot,
8 broken glass, or termite damage.
9 One of the subject windows was approved
10 for repair on October 2nd, 2023, under
11 COA-23-29779. The intent of the application
12 was to remove the window to determine if repair
13 was feasible. No update or confirmation was
14 ever provided to staff and there is no existing
15 record that the work that took place, if it was
16 successful or not.
17 As such, staff finds the proposed work
18 inconsistent and incompatible with the design
19 guidelines and code criteria and recommends
20 denial.
21 THE CHAIRMAN: Thank you.
22 Questions for staff?
23 COMMISSION MEMBERS: (No response.)
24 THE CHAIRMAN: Is the applicant here?
25 (Audience member approaches the podium.)

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<p style="text-align: right;">129</p> <p>1 THE CHAIRMAN: State your name and address</p> <p>2 and she'll swear you in.</p> <p>3 AUDIENCE MEMBER: Daniel Greer, JBL</p> <p>4 Construction, 4617 San Juan Avenue.</p> <p>5 THE REPORTER: If you would raise your</p> <p>6 right hand for me, please.</p> <p>7 MR. GREER: (Complies.)</p> <p>8 THE REPORTER: Do you affirm that the</p> <p>9 testimony you are about to give will be the</p> <p>10 truth, the whole truth, and nothing but the</p> <p>11 truth?</p> <p>12 MR. GREER: Yes.</p> <p>13 THE REPORTER: Thank you.</p> <p>14 MR. GREER: I just wanted to kind of go</p> <p>15 over a timeline of kind of the history here.</p> <p>16 First, I've gone through a lot of the</p> <p>17 COAs. I've never gone through the post COA, so</p> <p>18 I don't know if I should talk about the next</p> <p>19 step with this -- I mean, obviously, it's been</p> <p>20 done. There's no going back, so I don't know</p> <p>21 if I just treat it as it's not been done?</p> <p>22 COMMISSIONER EPSTEIN: Through the Chair,</p> <p>23 yes, that's how we're asked to review these, is</p> <p>24 if it -- the work has not been completed.</p> <p>25 MR. GREER: Okay. So the current owners</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">131</p> <p>1 So they put up with it for a few more years,</p> <p>2 until it continued to rain inside the house.</p> <p>3 One of the children has a health issue</p> <p>4 that continued to affect -- and I don't know if</p> <p>5 any of you all are mothers, but once that</p> <p>6 starts happening, the mom was like, that's it,</p> <p>7 we're done, and she decided to not do the whole</p> <p>8 51. She tried to go down to the 25 percent</p> <p>9 rule and do the -- I think it was 16 total. So</p> <p>10 we have used the Marvin double-hung windows</p> <p>11 that I believe are -- would be approved</p> <p>12 otherwise.</p> <p>13 I do have a video from the owner, during</p> <p>14 one of the storms, with the -- just showing the</p> <p>15 water just dripping in. This is from late</p> <p>16 2024, so late last year.</p> <p>17 And that's --</p> <p>18 (Timer notification.)</p> <p>19 MR. GREER: -- that's about it.</p> <p>20 THE CHAIRMAN: Is it the Marvin Elevate</p> <p>21 line or what is it?</p> <p>22 MR. GREER: No, it's the Ultimate.</p> <p>23 THE CHAIRMAN: Marvin Ultimate. All</p> <p>24 right. Because it said a wood clad, so that's</p> <p>25 a -- I'm sorry. Because the Ultimate is an</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">130</p> <p>1 bought the house in 2020. It underwent a very</p> <p>2 extensive repair on the interior from about</p> <p>3 2021 to 2022. Two COAs were filed for other</p> <p>4 items, one was a -- garage doors, one was for a</p> <p>5 new driveway. Those were submitted and</p> <p>6 approved.</p> <p>7 The COA that was concerning the windows,</p> <p>8 that was late 2022. Excuse me. Let me back</p> <p>9 up.</p> <p>10 During the renovation, the windows were</p> <p>11 repaired as best they could without being</p> <p>12 removed. They were -- some wood filler, caulk,</p> <p>13 those sort of minor things.</p> <p>14 After the renovation, the windows still</p> <p>15 leaked. Some additional maintenance was done</p> <p>16 to them. It was researched about removing them</p> <p>17 and having them restored; however, the owners</p> <p>18 were not on board with that considering that --</p> <p>19 amount of time it takes. They have two small</p> <p>20 children. Fortunately, the kids' bedrooms are</p> <p>21 along the second floor in the back. It would</p> <p>22 have boarded up their windows.</p> <p>23 Even if it was restored, there's no</p> <p>24 guarantee that they weren't going to leak, and</p> <p>25 how long are restored windows going to last?</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">132</p> <p>1 aluminum clad wood window, not a wood clad</p> <p>2 fiberglass window, so -- but you're saying you</p> <p>3 (inaudible) Marvin Ultimate?</p> <p>4 MR. GREER: Yes, it was the Ultimate.</p> <p>5 Let's see where -- yeah, nonetheless, it</p> <p>6 was the Marvin Ultimate series.</p> <p>7 THE CHAIRMAN: Okay.</p> <p>8 MR. GREER: I don't know if y'all want to</p> <p>9 see the video. It's a video of water dripping</p> <p>10 inside the windows, pooled up on the floors.</p> <p>11 THE CHAIRMAN: I don't.</p> <p>12 MR. GREER: Okay.</p> <p>13 THE CHAIRMAN: Any other questions for the</p> <p>14 applicant while he's up here?</p> <p>15 COMMISSIONER HOFF: Question, through the</p> <p>16 Chair to the applicant. This is after the</p> <p>17 fact. How long ago did the work take place?</p> <p>18 MR. GREER: It completed February of this</p> <p>19 year. I think it was January, February.</p> <p>20 THE CHAIRMAN: All right.</p> <p>21 Thank you.</p> <p>22 COMMISSIONER MORGAN: Through the Chair to</p> <p>23 the applicant, was it your company that</p> <p>24 completed the work?</p> <p>25 MR. GREER: Yes, with a slight caveat.</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 It started before I started there, so I'm
2 kind of --
3 COMMISSIONER MORGAN: Yeah.
4 MR. GREER: -- piecing things together
5 also.
6 COMMISSIONER MORGAN: Sure.
7 MR. GREER: But yes, we were the
8 contractors in the -- in the work.
9 THE CHAIRMAN: So you were operating under
10 the assumption that there was a COA for this
11 work or -- for the window replacement
12 or (inaudible) --
13 (Simultaneous speaking.)
14 MR. GREER: No, I believe they weren't
15 operating under that assumption. Yeah, they --
16 THE CHAIRMAN: All right.
17 MR. GREER: They kind of -- they were kind
18 of between the risk of getting sued by the
19 homeowner for water intrusion and not being
20 able to -- yeah, so I think that --
21 THE CHAIRMAN: The previous contractor
22 installed the windows and they're Marvin
23 Ultimates?
24 MR. GREER: No. JBL did. It's just I
25 wasn't part of the -- I wasn't part of the

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1 soul. And the windows of a historic structure
2 are the eyes to see into the soul of that
3 structure. And as soon as you rip them out,
4 you change the entire facade.
5 And windows are important. They need to
6 go back. They need to be historic. And we
7 can't set this precedent that it's okay if you
8 just -- if you just go ahead and do it, then
9 we're going to approve it after the fact. No.
10 We need to protect our historic structures more
11 than that.
12 And I appreciate your time.
13 THE CHAIRMAN: Thank you.
14 Is there anyone else who wishes to speak
15 to the COA?
16 AUDIENCE MEMBERS: (No response.)
17 THE CHAIRMAN: All right. We'll close the
18 public hearing and entertain a motion.
19 COMMISSIONER HOFF: Through the Chair,
20 I'll motion to deny COA-25-32327 per staff
21 recommendation.
22 COMMISSIONER EPSTEIN: Second.
23 THE CHAIRMAN: Discussion?
24 COMMISSIONER HOFF: Through the Chair to
25 staff, so just for clarification, we don't know

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1 decision, I guess, back then, and so I'm kind
2 of trying to piece some of the information
3 together as well so --
4 THE CHAIRMAN: All right.
5 MR. GREER: Sorry.
6 THE CHAIRMAN: Okay. I think I get it.
7 Any other questions?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: All right. If we have more
10 questions, we'll call you back up.
11 MR. GREER: Okay. Thank you.
12 THE CHAIRMAN: Is there anyone else here
13 who wishes to speak to this COA today?
14 (Mr. Pryor approaches the podium.)
15 MS. PRYOR: Kim Pryor, 245 West 5th.
16 I just wanted to encourage the Commission
17 to deny this application. It's a slippery
18 slope when an applicant comes in requesting
19 window replacement and they never come to the
20 Commission and then someone makes the decision
21 to go ahead and just do it anyway, knowing full
22 well that permission was required and denied
23 this commission the opportunity to even hear
24 that because they never came forward.
25 As you guys know, windows are my heart and

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1 what the condition was at the time of
2 replacement. The windows that were used to
3 replace, that type would be acceptable to
4 staff; is that correct, if they were
5 (microphone failure)?
6 MR. WELLS: Through the Chair to
7 Commissioner Hoff, yeah, so there's two points
8 in your question, so I'll address the first
9 point.
10 This is a tricky one. So if staff -- we
11 had to approach this as if the work was done --
12 never done. And so had we deemed the work --
13 the windows irreparable, or even the Commission
14 deemed them irreparable, then you would have
15 required them to replace the windows with a
16 wood or wood-clad material.
17 So the wood -- the Marvin windows that
18 they presented would be an appropriate material
19 or window design, so that's what makes it a
20 little bit trickier here, so --
21 And as [sic] since -- let me just make
22 sure. What was the second part of your
23 question?
24 COMMISSIONER HOFF: That was it.
25 One, we don't know the condition of the

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1 windows?
2 MR. WELLS: Yes.
3 COMMISSIONER HOFF: Two, is the material
4 that they used -- would those have been okay
5 with you if they were (microphone failure)?
6 MR. WELLS: Gotcha.
7 Yeah. So we had to go off of our 2023
8 site visit. So when they previously applied
9 for the original COA, at that time, in April of
10 2023, the windows were in excellent condition,
11 so that's what we went off of.
12 COMMISSIONER HOFF: Sorry. One more
13 question to the applicant. Could you tell us
14 the date of the video that was taken with the
15 water coming in the windows?
16 MR. GREER: I'll check. I think it was
17 September 2024.
18 COMMISSIONER HOFF: Okay.
19 THE CHAIRMAN: And, I'm sorry, what date
20 were the Marvin windows installed?
21 MR. GREER: January.
22 THE CHAIRMAN: Of '25?
23 MR. GREER: Yes, of '25.
24 Yeah, they had been fighting the water
25 issue since they bought the house, but the

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1 restored, this is a really nice product for
2 that. And, obviously, that looks comparable.
3 I think the question is, you know, if
4 these windows, which we have heard from on
5 multiple occasions -- and even from the
6 applicant themselves, that they would have been
7 repairable, and that's kind of what's in
8 question here.
9 MS. LOPERA: Through the Chair to the
10 Commission, we're trying to look up the
11 information, but this came before you, I
12 believe it was June 28th of 2023, at least
13 once. I know it was deferred a few times, and
14 I would have to look up each month to figure
15 out how many times they actually appeared and
16 made their arguments that they weren't historic
17 and yada, yada, yada, but it definitely came
18 before you.
19 THE CHAIRMAN: I remember.
20 MS. LOPERA: Okay.
21 THE CHAIRMAN: I remember.
22 Question for Legal too. Just to remind
23 everyone. This is a -- this is being reviewed
24 as if it didn't happen, right? And so we're
25 denying it. We're going to vote on the -- what

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1 video she had was from late last year.
2 COMMISSIONER MORGAN: Through the Chair to
3 the applicant, do you know if they ever called
4 someone to look at repairing them?
5 I know they said they didn't like the
6 idea, but did they do the due diligence of
7 having someone --
8 MR. GREER: Yeah, they had someone come
9 out, and that's -- that's who told them how
10 long the process was going to take and kind of
11 talked through the pros and cons --
12 COMMISSIONER MORGAN: So they were
13 fixable? They just chose not to?
14 MR. GREER: Yeah. I think -- I think --
15 they could have been, yeah.
16 There is one picture on the -- in the
17 application showing the south side of the
18 house, comparing the historic to nonhistoric
19 windows. You questioned --
20 Thank you.
21 THE CHAIRMAN: Thank you.
22 COMMISSIONER EPSTEIN: Through the Chair,
23 I don't -- I don't think anybody here is upset
24 with the product that was used. I think -- you
25 know, if you have a window that needs to be

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1 are the -- because the -- there are -- the
2 windows are gone -- wait. They're not in
3 storage somewhere, right?
4 MR. GREER: No.
5 THE CHAIRMAN: The windows are gone,
6 right?
7 The windows are gone, so we -- if --
8 speculating on the denial of this COA
9 application, what is the -- what happens? Tell
10 us what happens, so everyone hears it.
11 MS. LOPERA: Through the Chair to the
12 Commission, so should you elect to deny this
13 COA for work that's already been completed, the
14 next step is that staff works with them on an
15 appropriate remedy, because every day that
16 those windows continue to be in the house is a
17 violation of our Ordinance Code.
18 So what we always ask you to do is opine
19 on the appropriateness of the replacement
20 product because -- we have a few options. You
21 could require them to remove all the windows
22 and replace them with something else.
23 If the replacement product is acceptable
24 to you all, something you would have approved
25 had you approved the initial window

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1 replacement, then we'll talk about the fines
2 that have assessed and close it out in that way
3 with civil fines and penalties.

4 THE CHAIRMAN: Thank you.

5 I just wanted everyone to understand, and
6 for the people out there, to (microphone
7 failure) where this goes.

8 COMMISSIONER EPSTEIN: Through the Chair,
9 I'll just say that, because there was previous
10 evidence that these were repairable, and even
11 the applicant has said such, I believe we
12 would -- I would deny this, just -- I'll say,
13 for the record, for that next process, if we
14 come to that, which I think we are going to,
15 that the product that is installed is an
16 appropriate product in my opinion.

17 THE CHAIRMAN: I agree. The Marvin --
18 both the Marvin Ultimate and the Marvin Elevate
19 have been previously approved and they're
20 excellent -- they're both excellent products,
21 but this is just another -- this is on the list
22 of the difficult things that we have to do.
23 There's -- there are only -- the point of this
24 commission is to help people do work, and this
25 kind of action is -- it's just really

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1 COMMISSIONER MORGAN: (Off microphone.)

2 There is. I just want to make sure he
3 heard that too.

4 THE CHAIRMAN: But thank you for saying
5 that.

6 Any other discussion?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: There's a motion on the
9 floor. Let's put it to the vote.

10 All those in favor?

11 COMMISSION MEMBERS: Aye.

12 THE CHAIRMAN: All opposed?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: So let it be known that
15 COA-25-32327 at 3664 Richmond Street is denied.

16 All right. Thank you.

17 Okay. I want to -- before we get to
18 public comment, I want to go through the two
19 other items first because I feel like there are
20 people that are -- in the Information section
21 and in the Design Issues section on the agenda,
22 those are not open as a public hearing, and so
23 I want to go through Information and the Design
24 Issues sections, and then we can have public
25 comment. And so if anyone wants to speak to

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1 unacceptable.

2 I mean, there's a process here. The owner
3 didn't follow the process. And we have no real
4 evidence other than what we had when they tried
5 to do -- they tried to do things going through
6 the process, and it didn't work, and then they
7 took -- they took another route, and I find it
8 offensive, frankly, so ...

9 COMMISSIONER EPSTEIN: Yeah, I agree.

10 I know -- I see this -- GC signs around
11 the neighborhood before, so I would hope that
12 this would have come -- it did come to us, and
13 I would have hoped that it would have come to
14 us before this.

15 THE CHAIRMAN: Any other discussion?

16 COMMISSIONER MORGAN: Don't you need a
17 permit for windows and (microphone failure)?

18 THE CHAIRMAN: Absolutely. But --

19 COMMISSIONER MORGAN: So I just want to --
20 (Simultaneous speaking.)

21 THE CHAIRMAN: No system is --

22 COMMISSIONER MORGAN: (Off microphone.)

23 THE CHAIRMAN: No system is perfect.

24 There are more people to blame than we know,
25 right?

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1 any of those issues, you could certainly do it
2 during public comments. I think that's a
3 better way for us to do it in this particular
4 situation.

5 So we'll start with Information. The
6 first one is the -- Number 1, Municipal Code
7 Compliance Division, the MCCD emergency
8 demolition of 213 6th Street East,
9 COA-25-32478.

10 I'll hand it over to the staff.

11 MR. WELLS: Thank you.

12 So through the Chair to the Commission,
13 this is just a notification of an emergency
14 abatement that was conducted at 213 6th Street.
15 So this occurred in -- a couple of weeks ago,
16 but, essentially, pursuant to Sections 518.151
17 and 307.113 of the Ordinance Code, the chief of
18 the Municipal Code Compliance Division has the
19 discretion to declare a structure as unsafe and
20 seek emergency abatement when the existing
21 conditions pose an extreme and imminent public
22 safety hazard.

23 So included in the book package itself,
24 there's an emergency abatement order as well as
25 a notice and just some pictures of the scope of

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1 work for this particular building because the
2 sanctuary portion of this church was
3 demolished.

4 So, again, this is an emergency abatement,
5 and this is a courtesy notification to the
6 Commission of this demolition.

7 THE CHAIRMAN: Thank you.

8 Just a question for staff. Could you --
9 and to set the table for this, there's been a
10 lot of discussion in Springfield as a community
11 and probably outside of Springfield about this
12 since it happened and while it was going on,
13 and so if you could just sort of outline for us
14 the process of the -- the sort of steps that
15 led up to the demolition occurring, just to set
16 the table for that, like, the timeline of that
17 at all or --

18 MR. WELLS: To the Chair, if I may, I'm
19 going to defer to Thomas Register, the chief of
20 Municipal Code, to explain.

21 THE CHAIRMAN: Thank you.

22 I want to set the table for it in case
23 people want to speak to it so that they know
24 what happened.

25 (Mr. Register approaches the podium.)

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1 THE CHAIRMAN: Okay. And I assume that
2 the architect and the structural engineer that
3 you referred to, they're listed in the
4 application, right? There's an architect in
5 the application? Jude Costa did the -- was the
6 structural engineer?

7 MR. REGISTER: That's him, yes.

8 THE CHAIRMAN: All right. Thank you.

9 MR. REGISTER: Yes, sir.

10 THE CHAIRMAN: Any questions for --

11 COMMISSIONER HOFF: Yeah. Through the
12 Chair to Mr. Register, so this is just, I
13 guess, a question about process.

14 So if there is an emergency demolition
15 that's needed, there was an option for the
16 owner to demolish it themselves; is that what
17 you're saying?

18 MR. REGISTER: That is an option.

19 Our immediate request is to shore this
20 property so that it isn't an emergency. And
21 the engineer said that that wasn't possible; it
22 wasn't safe for anybody to shore it the way it
23 would need to be shored to prevent it from
24 collapsing.

25 So we start moving forward, but if the

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1 MR. REGISTER: Good afternoon.

2 Thomas Register. I'm with Municipal Code
3 Compliance.

4 We were notified by an engineer, a
5 structural engineer, of the condition of the
6 property -- or it was actually an architect who
7 told us about the engineer's report. I asked
8 our staff to wait for that engineer's report.
9 The engineer, then, submitted documentation
10 saying that they were not comfortable doing any
11 type of structural repairs or shoring and that
12 it was an imminent threat and could come down
13 at any moment. I then called him and spoke to
14 him about it and then visited the property
15 myself.

16 We did determine that it was an emergency
17 and it was potentially going to collapse at any
18 moment. We got bids to take down the
19 structure. However, during the same time, the
20 engineer was working with the owner to pull
21 permits and to do the demolition themselves.
22 So we did get a quote to take it down, but they
23 were also moving forward, so the City and
24 Municipal Code Compliance wasn't the one that
25 demolish the structure.

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1 owner moves forward at the same pace that we
2 are, then we allow them to do the demolition.
3 And we're prepared to step in if they stop,
4 which has also happened. An owner says they're
5 moving forward, they have a contractor on site
6 that they file a permit and they cause a delay,
7 and then we step in and do the demolition. We
8 didn't have to in this case.

9 THE CHAIRMAN: Any other questions for
10 Mr. Register or staff?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: No?

13 Thank you.

14 MR. REGISTER: Thank you.

15 THE CHAIRMAN: Okay. So we'll continue
16 appropriately with Number 2, demolition by
17 neglect, final report and update.

18 COMMISSIONER HOFF: Yes. So demolition by
19 neglect final report. I wanted to provide an
20 update on some of the action steps.

21 Mr. Register, Mr. Wells, and the GIS
22 section of the City have worked on gathering
23 all the necessary data to create that -- kind
24 of one list of locally designated historic
25 properties that have a fine or lien on them,

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1 with a number of other helpful columns of data
2 as well.

3 So it has taken a little bit longer than
4 we hoped for, but I talked with Mr. Register
5 earlier today and that list should be compiled
6 and put into an easily readable format by the
7 end of next month, so that's good.

8 One of the other action steps was creating
9 a demolition by neglect matrix, which we could
10 then use to help evaluate properties. That's
11 also taking a little bit longer than expected.
12 So our target date to putting that into
13 implementation was July 31st. I don't think
14 that's realistic because we do have to discuss
15 it here, so I think that (inaudible) that back
16 one month to the end of August is realistic.

17 Following up with that, Mr. Wells,
18 sometime ago now, set some tentative meetings
19 where the list and the matrix would be used
20 with Mr. Register, and I believe the intention
21 was also to include someone from the Building
22 Department and -- and an HPC commissioner.

23 So I would ask Mr. Wells to also bump that
24 back one month. So I believe those were to
25 begin in August, and so the first one would

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1 COMMISSIONER HOFF: Okay. Great.

2 So that's -- so just as far as process
3 goes, it's my understanding -- and please
4 correct me, Ms. Lopera. If we did need to use
5 any of that fund, then we would put in a formal
6 request at a future meeting that would then be
7 reviewed by the mayor's office?

8 MS. LOPERA: Through the Chair to the
9 Commission, yeah, that's correct.

10 I think once you have a dollar amount and
11 an estimate, I would ask you all to vote to
12 approve, sending a request to the chief
13 administrative officer, who that needs to go
14 to, to disburse funds from the trust fund.

15 COMMISSIONER HOFF: Okay. And that is my
16 update.

17 THE CHAIRMAN: Thank you, Bill.

18 So now, let's see, pending legislation and
19 Public Works improvement projects.

20 MR. WELLS: All right. Thank you.

21 So through the Chair to the Commission,
22 there's a few moving items here. So three
23 landmarks. You have -- the first one is
24 2025-0460. This is at 38 Monroe Street. This
25 is -- will be going to City Council, LU- -- or

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1 have been (microphone failure) in September.

2 (Reporter inquiry.)

3 COMMISSIONER HOFF: So those were to start
4 in August for a period of three months, but I
5 think we can bump that one month to start in
6 September.

7 Last but not least, one thing that I think
8 is very valuable and we could do is an annual
9 notification. In the process of doing that
10 task force -- we just mentioned this before --
11 we came to learn that this commission has a
12 roughly \$11,000 fund that has been untouched
13 for many, many years, so I would like to ask
14 HPC here if we could have staff research the
15 cost of doing an annual notification sometime
16 soon that would go out to every owner of a
17 locally designated historic property.

18 And then, if needed, we could request to
19 use that fund to pay for that if -- if
20 necessary.

21 So that would be my request.

22 Thoughts?

23 THE CHAIRMAN: Thanks, Commissioner Hoff.

24 That seems very reasonable to me.

25 MR. WELLS: Staff agrees.

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1 Land Use and Zoning Committee, on August 5th,
2 as well as its companion ordinance. So it's
3 the property next door. This is 461/231 Laura
4 Street.

5 Trying to work with the applicant on this
6 one because I believe they may be deferring
7 their application or even withdrawing just due
8 to the whole billboard issue that we discussed
9 at the previous Commission meeting.

10 But, nonetheless, the third one is 464
11 [sic]. This is to designate a school building
12 at 964 St. Clair Street as a local landmark.
13 This is the Annie R. Morgan Elementary School.
14 That will also be going to City Council on
15 August 5th.

16 End of report.

17 THE CHAIRMAN: And Public Works?

18 MR. WELLS: And Public Works, there's
19 nothing to report.

20 THE CHAIRMAN: All right. So that's good
21 news, the pending legislation.

22 Thank you.

23 So the design issues -- we have two items
24 under Design Issues. JHPC interpretation of --
25 2025 COA matrix, the installation of brick

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1 veneer, and then JHPC interpretation
2 of (inaudible).
3 (Reporter inquiry.)
4 THE CHAIRMAN: So sorry.
5 JHPC interpretation of 2025 COA matrix,
6 installation of brick veneer. And then the
7 second under the same heading is elevating
8 buildings on new foundations.
9 MR. WELLS: All right. Thank you.
10 So this is an unusual request, but,
11 essentially, the Department is requesting the
12 Commission's assistance in interpreting whether
13 the installation of a brick veneer product --
14 where it would fall under the 2025 COA matrix
15 and whether the proposed scope of work would
16 qualify for staff review or Commission review.
17 So included within this package itself is
18 a brief scope of work, which you'll find on the
19 latter pages, some product information
20 pertaining to the brick veneer, as well as
21 correspondence from the applicant, and a copy
22 of the COA matrix.
23 So, again, staff would just like your --
24 (Reporter inquiry.)
25 MR. WELLS: I'm sorry.

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1 about any siding installation that covers
2 historic siding. Obviously, that didn't
3 contemplate for masonry. It's really written
4 for residential structures, so we just wanted
5 some guidance on that.
6 COMMISSIONER EPSTEIN: Through the Chair,
7 so it's not brick -- so this is confusing
8 because brick is a veneer. A thickness -- a
9 width of brick is installed, nowadays and back
10 through most of construction time where you
11 don't have a substantial building, is a brick
12 veneer, but this is kind of like a tile brick.
13 They're using veneer -- they're using veneer as
14 sort of like a veneer or plywood or something,
15 but it is more like a tile but is a brick.
16 THE CHAIRMAN: So, Commissioner Epstein, I
17 think the question, though, is -- what's coming
18 into question is, is a situation like this
19 something that could be handled
20 administratively or does it have to appear
21 before the Commission in regards to the matrix?
22 And I think you're answering the question
23 in an indirect way. And I would assume that
24 your response to what I've just said is, must
25 appear before the Commission, yes?

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1 So, again, staff would like your
2 assistance in interpreting where this scope of
3 work would apply on the COA matrix.
4 THE CHAIRMAN: And does -- Arimus, do you
5 or staff have a position about that that you do
6 want to discuss or -- or just a freestyle?
7 MR. WELLS: To the Chair and to the
8 Commission, originally, when this scope of work
9 came in, the applicant was requesting to remove
10 the -- because there used to be some
11 cementitious siding here, or not even siding,
12 but -- I think it might have been plywood, but,
13 essentially, it was removed, and underneath it
14 was the historic brick. And as you can see
15 from the picture here itself, it's in extremely
16 terrible condition, or deteriorated. And so
17 the applicant for this particular one wants to
18 install brick -- a brick veneer product over
19 it.
20 So our original analysis of this was just
21 based on the COA matrix, because it doesn't
22 necessarily contemplate for masonry structures
23 and siding and whatnot, so I -- really, our
24 only recourse here, just looking at the matrix,
25 is to use the section on siding, where it talks

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1 COMMISSIONER EPSTEIN: Yes.
2 THE CHAIRMAN: And I think the -- part of
3 the nuance of that is, when you look at the
4 image -- veneer implies not structure. Veneer
5 implies -- and, typically, in residential
6 construction there's airspace between the brick
7 and the actual structural wood frame.
8 In a situation like this in a commercial
9 building, that may or may not be a veneer. It
10 may actually be bonded to a concrete masonry
11 unit or even a -- if it's old enough, a cinder
12 unit behind it, and it's part of the structure.
13 (Reporter inquiry.)
14 THE CHAIRMAN: So the brick may actually
15 be part of the structural wall. It may be
16 (inaudible) with the structural wall and not
17 just be a veneer, and so that -- that's -- the
18 nuances of that, improving those kinds of
19 things, I think -- I think that's part of what
20 would require a situation like this to come
21 before the Commission and not be reviewed
22 administratively.
23 That's my take on it, but I want to
24 hear -- and I apologize. I should have let you
25 all speak before I said anything, but I

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1 don't -- I just -- I want to hear what you
2 think.
3 COMMISSIONER EPSTEIN: You've got my
4 thoughts on it.
5 COMMISSIONER MORGAN: To the Chair, I tend
6 to agree that this needs to come to Commission.
7 I think there's way too many variables in each
8 of those things that we would just want to look
9 at and consider, from installation to product
10 type to -- all of it. And if it's coming to
11 that (inaudible), I think we just want to look
12 at it.
13 MS. LOPERA: Mr. Chair --
14 AUDIENCE MEMBER: (Inaudible.)
15 THE CHAIRMAN: Sorry, sir. You can't --
16 wait until public comment.
17 MS. LOPERA: Do you mind if I give a
18 little -- a quick overview?
19 THE CHAIRMAN: Absolutely not.
20 MS. LOPERA: Okay. Just as a reminder,
21 you all have the authority under the Ordinance
22 Code to designate a list of routine
23 alterations, minor repairs, or other work that
24 may receive immediate approval at the staff
25 level.

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1 having this example in front of us here, but I
2 think it's more -- it's a discussion about
3 process and how we're going to operate in
4 relation with each other, staff, the
5 Jacksonville HPC, and then us as a commission,
6 so --
7 COMMISSIONER LOVE: To the Chair, I agree
8 with Commissioner Morgan. I think it's -- the
9 variables that you run into I think make it
10 more appropriate for Commission review, in my
11 opinion.
12 THE CHAIRMAN: Thank you.
13 Commissioner Hoff.
14 COMMISSIONER HOFF: I concur.
15 THE CHAIRMAN: All right. And then the
16 second one as well?
17 MR. WELLS: Yes.
18 THE CHAIRMAN: Eliminating buildings on
19 new foundations.
20 MR. WELLS: Yeah, so, in this instance, we
21 wanted to request your assistance in
22 interpreting the foundation section of the COA
23 matrix and whether the proposed raising of a
24 foundation on an accessory structure would
25 qualify for staff review or Commission review.

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1 (Commissioner Epstein exits the
2 proceedings.)
3 MS. LOPERA: And the matrix is what you
4 have created because that's what you all have
5 decided qualifies as routine alterations, minor
6 repairs, that type of thing. And when you do
7 that and it's approved at the staff level,
8 there is no public hearing held. So we
9 generally reserve it for things -- --
10 like-for-like shingle repair and, like, really
11 basic things.
12 But in this instance, several people have
13 asked that their item, their COAs be approved
14 at the staff level, and staff was not
15 comfortable doing so but wanted you all to
16 weigh in on whether they have the authority to
17 approve such a thing.
18 Now, you cannot take up either of these
19 COAs today; they have not been noticed for a
20 hearing, so you can't actually speak to whether
21 or not you are -- would approve them, but just
22 whether they're eligible for staff approval.
23 THE CHAIRMAN: Thank you.
24 That's why I'm trying to keep my language
25 more broad rather than specific. I appreciate

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1 So enclosed within this one is a brief
2 scope of work. They have photographs of the
3 accessory structure that's contemplated for
4 raising, a site plan, and the foundation
5 section of the COA matrix.
6 I know it's been a couple of years since
7 we revised the matrix in a -- an overhaul, but,
8 again, this applies to an accessory structure.
9 You can see from the street view, it's somewhat
10 street visible. Again, they want to raise it
11 approximately 8 inches.
12 There is some language in here about
13 raising the -- buildings on a new foundation.
14 We just wanted to make sure that was the same
15 kind of language that you wanted to apply to
16 all structures within the district. It may be
17 clear-cut, but, again, we just wanted some
18 guidance.
19 THE CHAIRMAN: Thank you.
20 Thoughts or questions?
21 COMMISSIONER HOFF: So I would -- yeah, I
22 mean, I would -- I would agree that accessory
23 structures, including their foundations, should
24 be part of the typical COA process by -- by the
25 HPC.

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1 THE CHAIRMAN: Any other thoughts?

2 COMMISSIONER MORGAN: I absolutely agree

3 with Commissioner Hoff. I think there's just a

4 lot of the things that we'd be looking at

5 beyond just that. And I have a side note that

6 I'd like to mention when we close this relative

7 to that.

8 THE CHAIRMAN: Okay.

9 Thomas.

10 COMMISSIONER LOVE: I concur.

11 THE CHAIRMAN: Okay. I think that's good.

12 Now, I -- we -- it seems like -- am I

13 misremembering? I think we had a -- something

14 appear before us a while back where they were

15 doing that and we approved it. There was some

16 brick -- because they had new brick, because

17 they were elevating the structure. And, of

18 course, they couldn't match the brick, and

19 we -- right? Wasn't there a COA for that?

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

21 The only difference there, they were doing

22 a primary structure and it was contributing.

23 And they were raising it substantially, so we

24 weren't sure whether "de minimis" could be

25 applied here or -- because it's 8 inches, but

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1 they're elevating all these old buildings. I

2 was just in Sanibel; they've restored all of

3 their old homes, they're elevated, and sort

4 of -- where can I look at those guidelines and

5 recommendations? Is it just placed on a

6 floodplain or, like, where in the guidelines

7 does it start to address some of these new

8 requirements from FEMA? Or examples I could

9 look at.

10 THE CHAIRMAN: I mean, it really --

11 MR. WELLS: Through the Chair to

12 Commissioner Morgan, I would just say -- but,

13 one, it's a good question. It's something that

14 we looked at when we were revising the

15 matrix -- or just creating the matrix back in

16 2023, just contemplating for resiliency

17 measures and whatnot, and so what we found

18 is -- from our local design guidelines, they

19 didn't contemplate for any, like -- any

20 foundation raising or anything of that nature,

21 so hence why we created the language in here.

22 And we try to model, some of our guidance

23 in terms of recommendations, off of the -- the

24 National Park Service, they have a brief on

25 elevating surfaces -- or foundations, but,

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1 again, this is helpful to --

2 THE CHAIRMAN: Yeah. I mean, I --

3 MR. WELLS: -- (inaudible) forward.

4 THE CHAIRMAN: That was different than

5 this, but I think it's along the -- it's not

6 completely different. It's along those same

7 lines, and so I agree. I think it's important

8 to -- now -- and it doesn't -- and if I

9 remember correctly, in that case, too, there

10 was a recommendation, right?

11 We reviewed it. I think it was approved

12 with conditions. We had a discussion. So it

13 doesn't mean staff's not reviewing these

14 things. They're making a recommendation and

15 then we get to put our eyes on it too and --

16 and make sure that we're in agreement on it. I

17 think it's a good process, you know?

18 Okay. And then, Commissioner Morgan, you

19 wanted to add something?

20 COMMISSIONER MORGAN: I just wanted to add

21 to the elevation thing in general. And we

22 don't have to dig in on it today, but I was

23 hoping someone could maybe point me to some

24 resources to understand a little bit more.

25 I know that, like, in St. Augustine

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1 really, everything in our code itself is silent

2 to it. It's something we do need to address

3 and accommodate moving forward.

4 COMMISSIONER MORGAN: Thank you.

5 That makes me definitely feel like we

6 should be discussing things, then, until we

7 have, like, a really strong idea of (microphone

8 failure).

9 THE CHAIRMAN: Yeah.

10 COMMISSIONER MORGAN: (Off microphone.)

11 THE CHAIRMAN: Totally agree. That --

12 that's great.

13 Okay. So now we're going to go to public

14 comments. And just to let -- set the stage for

15 this too, public comments are you making

16 comment. We may or may not engage you. It's

17 not a sort of Q and A session or debate. If

18 there's something that you need to say in

19 regards to something you've heard today or

20 something that's been on your mind in regards

21 to historic preservation, that's what this time

22 is for. All right?

23 So is anyone here to speak today?

24 AUDIENCE MEMBERS: (Indicating.)

25 THE CHAIRMAN: Just come forward one by

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1 one.
2 (Audience member approaches the podium.)
3 THE CHAIRMAN: You can just state your
4 name and address. You don't need to be sworn
5 in. I'm assuming you're all going to tell the
6 truth.
7 AUDIENCE MEMBER: My name is Lisa Dunner.
8 My address is 753 Wyngate Drive West in Valley
9 Stream, New York.
10 I'm here today representing my daughter
11 who was unable to be here. She said that
12 someone was going to know that I'm coming
13 for -- I'm not sure who it is, but she had an
14 issue. She had requested to be heard, but
15 there was some kind of SNAFU and they didn't
16 get her on the schedule, so they told her to
17 come and speak during this time, public
18 comments, regarding a request to --
19 She got approval for windows in her
20 house -- in the house that she purchased, but
21 they were told -- but she was told that the
22 windows had to be wood or wood blend, and she
23 wanted to know if she could get vinyl windows
24 and what type of vinyl windows would be
25 appropriate because she could not afford the

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1 of the windows were nonhistoric.
2 MR. WELLS: Okay. So if you're approved
3 for that, then that's (inaudible) -- if you're
4 approved for that --
5 (Simultaneous speaking.)
6 MS. FIGUEROA: To the Chair and the
7 Commission, so this application has not been
8 formally approved. I'm still working with the
9 applicant and I was giving them their options.
10 THE CHAIRMAN: Okay.
11 MS. FIGUEROA: Their options were that --
12 the windows are deemed irreparable by staff and
13 we can approve that the window replacement be
14 with the wood, wood blend, or wood clad
15 product.
16 The applicant does not want to install
17 those. She prefers vinyl. She was just
18 invoiced to go to the Commission in July, and
19 so this is where the application is at the
20 moment.
21 THE CHAIRMAN: Okay.
22 MS. DUNNER: Like, she just -- she got
23 estimates for both vinyl and wood, and the wood
24 windows were a minimum of \$50,000 as opposed to
25 the vinyl which was under 20-. And she has run

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1 wood windows that they were telling her she had
2 to get.
3 MR. WELLS: Through the Chair -- or to the
4 Commission, just to add some context here --
5 and if I'm recalling correctly, we had an
6 applicant who submitted a COA, again, to
7 replace -- the wholesale replacement of their
8 windows, and they replace with a vinyl product.
9 We told them that we wouldn't support that
10 vinyl product just based on our matrix
11 guidelines. So they wanted some guidance.
12 And I believe that's what your daughter
13 was looking for, just some guidance in terms of
14 next steps and whatnot, so ...
15 THE CHAIRMAN: And so just -- so I can
16 understand a little bit, so the applicant has
17 been approved for windows, but --
18 MR. WELLS: No. There's just a request
19 right now. So the --
20 MS. DUNNER: I'm sorry. She was approved.
21 They gave her approval that she would be
22 able to use a majority -- what is it? They
23 said wood, wood blend, or wood clad. So she
24 did get approval because they said the windows
25 were beyond reasonable repair and the majority

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1 out of money, and the windows are irreplaceable
2 and can't do anything with them.
3 COMMISSIONER HOFF: Through the Chair to
4 the public speaker, there is a financial
5 hardship process that applicants are able to go
6 through. That's not done commonly because from
7 what I understand you do have to show all of
8 your financials and it's a pretty stringent --
9 MS. DUNNER: And lengthy.
10 COMMISSIONER HOFF: -- process.
11 MS. DUNNER: She found that out.
12 COMMISSIONER HOFF: And there's also no
13 guarantee of approval, so -- I have not seen
14 that done in years. So there is that option if
15 a person has a legitimate financial hardship.
16 I'm just kind of --
17 MS. DUNNER: The other part of it is that
18 the windows are in such bad shape. Some of
19 them are actually missing altogether, so it's
20 to the point where the weather is getting bad,
21 coming up on hurricane season, and don't want
22 the house to be destroyed even further, so
23 that's why --
24 And every company that she's gone through
25 has said that there's a 10- to 12-week waiting

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1 process just to get the windows made. And the
2 longer we wait the more time it's going to
3 take, so that's why she was asking, is there a
4 type of vinyl window that is acceptable?

5 THE CHAIRMAN: So that --

6 MS. DUNNER: Because I know that there's
7 some in the neighborhood. She had -- we had
8 gone through the neighborhood and saw other
9 windows were replaced with vinyl windows and
10 just wanted to know what or how that's done.

11 THE CHAIRMAN: The review -- and, staff,
12 correct me if I'm wrong, but we -- we don't
13 give you specific manufacturers' names. We can
14 only point you to the guidelines that speak
15 about how far off the outside plane of the
16 building -- the window needs to be, and you
17 were here for some earlier discussions about
18 window (microphone failure).

19 (Reporter inquiry.)

20 THE CHAIRMAN: So the guidelines are
21 specific on the website about what those
22 dimensional requirements are. And so that's
23 why in the case of -- some people wanting to
24 use windows with nailing fins and other things.
25 They might not -- a lot of vinyl windows don't

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1 interest to be on the consent agenda and work
2 with staff as much as possible as they are
3 trying to work with her.

4 MS. DUNNER: Right.

5 THE CHAIRMAN: So that's really -- the
6 windows that were being suggested during this
7 application process are a good path. But if
8 your daughter wants to do something different,
9 she needs to find a window that meets the
10 requirements and can be installed in
11 relationship to the guideline requirements.

12 MS. DUNNER: Okay.

13 THE CHAIRMAN: Does that make sense?

14 MS. DUNNER: That does.

15 THE CHAIRMAN: Thank you.

16 MS. DUNNER: That's exactly what she
17 needed.

18 Thank you.

19 THE CHAIRMAN: All right. Is there anyone
20 else here today to make public comment?

21 (Audience member approaches the podium.)

22 AUDIENCE MEMBER: My name is Elias
23 Hionides, 234 West 6th Street.

24 I was the one asking about the partial
25 siding replacement. I just want to point out

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1 meet those requirements. So you have to find a
2 window that actually meets the requirements of
3 the guidelines and propose it, and then staff
4 will give you guidance on that.

5 If at the end of it you still don't agree
6 with the recommendation that's -- and I'm
7 sorry, I know this is your daughter, not you.

8 MS. DUNNER: Yes. That's right.

9 THE CHAIRMAN: But if your daughter
10 doesn't agree with the recommendations that the
11 staff is making, then she would appear before
12 the Commission. Once the application is
13 complete and they -- the staff has given a
14 report and made a recommendation, if she
15 doesn't agree with it, then she can come before
16 the Commission and state her case of why she
17 wants to use the -- whatever window she's
18 trying to use.

19 But when she does that, we're voting on
20 it, and then the decision is made.

21 MS. DUNNER: Right.

22 THE CHAIRMAN: So it's always recommended
23 to try to be on the consent agenda. Even
24 though you might -- and as you saw today, some
25 items got pulled off, but it's to her best

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1 that the matrix that you guys use is pretty
2 [sic] vastly missing major sections.

3 The request that we put forward was a
4 partial siding replacement and somehow your
5 matrix does not stipulate brick, stucco, or
6 several other historic materials that are seen
7 throughout the city of Jacksonville.
8 Cementitious or wood material is often only
9 seen in residential applications.

10 So, you know, our argument here is -- we
11 have an operating business. I have a
12 storefront that is very clearly destroyed. I
13 was hoping staff -- considering the lengths we
14 took to select historic, appropriate materials
15 and design and preserve as much as we possibly
16 could.

17 In addition, this building is a
18 noncontributing structure. Are you guys aware
19 of that at the Commission?

20 COMMISSIONER MORGAN: Through the Chair,
21 we haven't reviewed your application.

22 MR. HIONIDES: Oh, that's right.

23 COMMISSIONER MORGAN: That was made clear,
24 so --

25 MR. HIONIDES: Okay. So when we come

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1 forward to the Commission after several months
2 of the business being open with a destroyed
3 storefront, we will see that the building is
4 not a contributing structure to the historic
5 district and that we are going to very far
6 lengths to ensure that we're making a historic
7 storefront beautiful for the neighborhood, but
8 I would suggest the Commission quickly adjust
9 your matrix to avoid lawsuits in the future
10 from commercial property owners because it is
11 quite missing here and I think being
12 interpreted poorly, and I think it makes -- it
13 is egregious to commercial property owners more
14 so than it is to residential being that all the
15 materials for commercial properties are not
16 included in the matrix, so --

17 THE CHAIRMAN: When was the siding -- when
18 was the surface that was on the building
19 removed?

20 MR. HIONIDES: I don't know, about a month
21 and a half ago.

22 So I could have left the Hardiboard up
23 there, and that would have been acceptable. I
24 could leave what's there now, which is also
25 acceptable. We want to come before the

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1 Thank you.

2 THE CHAIRMAN: Is there anyone else who
3 wants to speak today?

4 (Ms. Pryor approaches the podium.)

5 MS. PRYOR: Hi. Kim Pryor.

6 I want to start with the demolition on
7 East 6th Street. I think that we need to take
8 a closer look at what happened here.

9 I understand that Code Enforcement deemed
10 the structure an emergency demolition. And as
11 Chief Register -- who, unfortunately, is not
12 here anymore -- stated when he came up and
13 spoke, they actually bid the project out and
14 awarded a contract to Arwood. That was done on
15 June 5th.

16 And then there's a comment in the case
17 file that states that "demolition will hold due
18 to active permit" -- and lists the permit
19 number -- "for demolition by owner." Okay?

20 This demolition was not done by the City.
21 This demolition was done by a private owner,
22 which means that we cannot bypass the
23 demolition COA process, which is exactly what
24 was done in this case.

25 There is a COA, and the applicant is not

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1 Commission to turn a noncontributing building
2 and go through the process to make it look as
3 appropriate as possible. We're happy to do
4 that.

5 I was hoping to try to get staff approval
6 for the sake of the business that's operating
7 there. I think that staff has been favorable
8 in their interpretation of what the materials
9 that we've chosen are. They're very expensive
10 materials. They are very much historically
11 accurate and appropriate for the area and for
12 the building.

13 And then I was told that -- well, first of
14 all, it is a partial replacement, which is on
15 the administrative review. It's not a full
16 replacement. And then, of course, there is no
17 mention of brick or anything in the matrix to
18 allow us to have a more constructive
19 conversation with staff about this type of
20 partial siding replacement.

21 So due to those discrepancies, we're going
22 to have to wait several months and go through
23 the process and likely waste some staff time,
24 some of your time, but that's just the way the
25 cookie crumbles.

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1 the City of Jacksonville. The applicant is
2 Brooke Robbins, who is with Robbins Design
3 Studio, who's acting on behalf of the owner.

4 How did we allow a demolition COA to be
5 administratively approved that should never
6 have happened? Yes, Code Enforcement deemed it
7 an emergency. Yes, they bid it out to have it
8 torn down. Yes, they don't have to get a COA
9 when they tear things down, but private owners
10 do. And that entire process was bypassed in
11 this case.

12 All the EPA things, the sewer disconnect
13 wasn't done, the 10-day asbestos notification
14 wasn't done. All of those things were ignored,
15 and that is inappropriate. There was an
16 administrative approval of a demolition COA
17 which should have never happen.

18 One of the other things I want to mention
19 to you, in case you didn't know, Martin
20 Kennelly has retired. He was the only historic
21 Code Enforcement inspector for the City. My
22 understanding now is that he will not be
23 replaced and that the duties to inspect
24 historic structures will fall to regular MCCD
25 Code Enforcement inspectors. I find that -- I

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1 don't know how to describe that.
2 How could we give up our position? We
3 only had one, and, boy, he was busy all the
4 time, but now we don't have anyone.
5 (Timer notification.)
6 MS. PRYOR: And my understanding is that
7 we fought very hard to get that position in the
8 first place, and now we're just giving it up
9 with no discussion?
10 I think that's something that this
11 particular board -- you were talking about
12 getting funding for mailing letters and so
13 forth out to -- annually, Commissioner Hoff. I
14 think the funding needs to be gotten to replace
15 our historic Code Enforcement inspector. I
16 think that's extremely important.
17 Thank you.
18 THE CHAIRMAN: Thank you.
19 Is there anyone else who wants to speak
20 today?
21 COMMISSIONER HOFF: Sorry, real fast,
22 through the Chair, could I just comment on that
23 quickly?
24 So I have spoken with Mr. Register about
25 this. And from what I understand, there are

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1 quantum leap forward in improving how this body
2 works.
3 I also think it's a -- probably a living
4 document that will periodically need updates.
5 And I -- you know, I saw you all kind of taking
6 some notes on thoughts as the other speakers
7 were speaking. I think that, you know, an
8 annual update or some -- every two years,
9 whatever -- you all will figure it out, but I
10 do think that that is a good approach and
11 appreciate your-all's attention to the matrix.
12 Related to the matrix and the
13 interpretation thereof, I did want to note, we
14 got this in late so it was not included in the
15 book, that was my fault, but the board of
16 directors of SPAR did issue a letter of support
17 for the facade proposal for 1744 North Main
18 Street.
19 They did not take a stance on whether it
20 should be a commission-based review or an
21 administrative staff review, but they did
22 review the facade proposal. They believe it's
23 in line with historic guidelines, so I did want
24 to share that with the Commission. And they
25 did specially note, because it is an operating

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1 some advantages of having multiple people
2 responsible for that role. And it's been
3 described to me how seriously they are taking
4 learning the historic district guidelines and
5 how to read COAs and how to evaluate the kind
6 of unique issues that are found in historic
7 districts, so I totally understand the concern,
8 but I would just urge you to speak with him to
9 kind of come to a fuller understanding on how
10 they plan to have that role moving forward.
11 THE CHAIRMAN: Thanks, Bill.
12 Do you want to come forward?
13 (Audience member approaches the podium.)
14 AUDIENCE MEMBER: Mike Haskins, 417 West
15 7th Street.
16 I just wanted to -- food for thought.
17 Three quick things.
18 On the COA matrix, I understand it was
19 kind of developed in 2023. I'm not exactly
20 sure what preexisted it, but as I recall, it
21 was kind of a combination of documents. They
22 weren't publicly accessible, you had to email
23 staff to get them. So I will -- I say all this
24 to make kind of two points. One is I think the
25 COA matrix is a, like, leap forward -- a

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1 business that is new, they would love to see a
2 speedy resolution for the sake of that
3 business.
4 And then the last thing I wanted to bring
5 to your attention is 1205 North Market Street,
6 which is a contributing structure, apartment
7 complex at 2nd and Market in Springfield. It
8 has a COA from 2023 approving window infill.
9 Their -- you know, the COA, they --
10 assuming they are doing work according to the
11 COA, that is fine. As you know, they have an
12 approved COA. But we would, as you're thinking
13 about matrix updates, suggest that some kind of
14 higher level of scrutiny be applied to window
15 infill.
16 The work -- the COA appears to be in line
17 with the COA matrix, and so -- so we don't
18 think there was any bad action done. We -- but
19 we do think that, despite the fact that all the
20 proper steps were followed, the outcome is
21 just -- it's not a great outcome. There's a
22 lot of -- there's a lot of windows that are now
23 covered up with stucco that are being painted
24 to look like brick. It does not appear
25 aesthetically pleasing even though it was a

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1 properly approved COA in line with the matrix
2 as written.
3 So we would just -- we would highlight
4 that as an opportunity for a potential
5 improvement as you're reviewing the matrix
6 or -- and whatever process you determine is
7 best to do that.
8 Appreciate your time.
9 THE CHAIRMAN: Thank you.
10 Is there anyone else who wants to speak
11 today?
12 AUDIENCE MEMBERS: (No response.)
13 MR. WELLS: Through the Chair, if I may --
14 THE CHAIRMAN: Sorry?
15 MR. WELLS: I just want to say a couple of
16 comments, just to make sure -- clear up a
17 couple of points here and just to add on
18 because I know there was a couple of --
19 misinformation in terms of the Code Enforcement
20 thing.
21 So just to add on to Commissioner Hoff's
22 comments, we did an audit of the Code
23 Enforcement position, so -- that, again, used
24 to be Martin Kennelly's position. That
25 included his own assessment of the job, as well

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1 that COA. We're preempted from intervening in
2 an emergency action. We're just passing along
3 the COA and just uploading it to the demolition
4 permit. So I wanted to make that abundantly
5 clear for the record moving forward.
6 THE CHAIRMAN: So that was the -- I was
7 thinking about that too because that's what
8 Mr. Register was explaining to us, that the
9 demolition was imminent, but the applicant took
10 it over, and so they were -- they were good
11 with that.
12 MR. WELLS: That's correct.
13 THE CHAIRMAN: Okay. Now, a question
14 about the MCCD. Is there -- will all Code
15 Enforcement inspectors be -- because I'm
16 assuming you don't just say, "Okay, everyone,
17 you're going to be looking at historic
18 buildings now." There's some training and
19 there's some things that need to be done. Will
20 there be a group of them that are tasked with
21 that or will all of them be tasked with that?
22 MR. WELLS: To the Chair, right now
23 they're doing a pilot phase, so they're going
24 to train just the senior supervisors right now.
25 So starting off with one supervisor, and then

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1 as just some HR components. And what we found
2 is that one person presiding over the review
3 and enforcement of 7,000 structures was not --
4 it's not effective. It may have been effective
5 back in 2007 when we were just coming on line
6 with the COA process for both districts. But
7 now in 2025, it makes it -- it is much more in
8 terms of capacity-wise effective to have MCCD
9 cover 7,000 structures with 37 code enforcement
10 officers. They have the technology and the
11 specialization --
12 (Reporter inquiry.)
13 MR. WELLS: Sorry.
14 They have the technology and the
15 specialization to, again, keep up with the
16 Code Enforcement cases and whatnot. So we took
17 a hard look at it. The administration was on
18 board with this, and this went into effect
19 later -- earlier this month.
20 Now, this component about the demolition.
21 Again, there is a section in our Ordinance
22 Code. So this is 307.113 that authorizes the
23 property owner, MCCD, to abate the conditions
24 by obtaining a COA. So, again, the property
25 owner has the right to declare -- or obtain

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1 they're going to expand to a larger team. So
2 the -- I believe the intent ultimately, just to
3 see how things run now, and we train and
4 communicate with them to have all their
5 officers --
6 THE CHAIRMAN: So the onboarding people
7 will actually be doing both, but maybe everyone
8 will be doing both?
9 MR. WELLS: That's correct.
10 THE CHAIRMAN: Okay. That's great.
11 And I think that -- yeah, there are no
12 other questions about (microphone failure)
13 public comment. (Microphone failure) comments
14 about that. Okay.
15 I think we're done.
16 And just to let everyone know, last
17 month -- if you didn't notice at the beginning
18 of the agenda -- on the first page of the
19 agenda -- at last month's meeting we elected
20 new officers, and so Ethan -- Commissioner --
21 Chair Gregory couldn't be here today, but Ethan
22 Gregory is now the chair. I will move to vice
23 chair. Commissioner Hoff is the secretary.
24 And, hopefully, next month we'll hear from
25 Commissioner Epstein about the landmarking

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1 committee, and we'll -- I'm going to keep doing
2 my own -- now that I'm vice chair, I can do
3 other things instead of trying to make the
4 meeting not go as long as it seems to go when
5 I'm chair.

6 But the alley -- looking at the alleys in
7 Springfield is something I'm going to be
8 working on on my own, and hopefully you'll hear
9 about that later.

10 So meeting adjourned. Thank you,
11 everyone.

12 (The foregoing proceedings were adjourned
13 at 5:05 p.m.)

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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 10th day of July 2025.

16
17
18 _____
19 Diane M. Tropia
20 Florida Professional Reporter
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