

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION COMMISSION  
MEETING

Proceedings held on Wednesday, July 23,  
2025, commencing at 1:03 p.m., at the Edward  
Ball Building, Hearing Room 1002, 214 North  
Hogan Street, Jacksonville, Florida, before  
Wendy E. Rivera, FPR, a Notary Public in and  
for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

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

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MR. ARSENAULT: Caleb Arsenault, Planning  
department.

MR. JOHNSON: Drew Johnson, Planning  
department.

THE CHAIRMAN: I thank everyone.

As a courtesy, please silence your cell  
phones. Additionally, there are no public  
displays of support or opposition. We will be  
taking a ten-minute break every two hours.

For everyone that wishes to speak, please  
fill out a speaker card and turn it in up front  
and please mark whether you are for and against  
an item.

These proceedings are being recorded by a  
court reporter, so it's important to speak  
clearly into the microphone. When you do come  
up to speak, please state your name and address  
for the record and only one person may speak at  
a time. There's a three-minute time limit for  
all members of the public including applicants,  
and staff will announce when time is up.

Items on the agenda are generally  
addressed in the order in which they are  
listed. The first thing I'll do is go through  
the entire agenda and -- for all the items

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P R O C E E D I N G S

2 July 23, 2025 1:03 p.m.

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THE CHAIRMAN: I hereby call this meeting  
of the Jacksonville Historic Preservation  
Commission to order and welcome you each  
attending today.

Let the record reflect that it is now  
1:03 p.m.

We will begin with introductions,  
beginning with staff.

MR. WELLS: Arimus Wells, Planning  
Department.

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

COMMISSIONER EPSTEIN: Julia Epstein,  
commissioner.

THE CHAIRMAN: Ethan Gregory, chair.

COMMISSIONER MONTOYA: Michael Montoya,  
commissioner.

COMMISSIONER HOFF: William Hoff,  
commissioner.

COMMISSIONER MORGAN: Becky Morgan,  
commissioner.

COMMISSIONER LOVE: Thomas Love,  
commissioner.

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being considered today.

Under Section B, we have deferred items,  
COA-25-32380. Under Section C, we have consent  
agenda: COA-25-32543 at 2951 Post Street; we  
have COA-25-32440 located at 2039 Laura Street  
North; COA-25-32534 at 1454 Belvedere Avenue;  
COA-25-32086 located at 1744 Main Street North.

Moving on to section G under Certificate  
of Appropriateness. COA-25-32476 located at  
2024 Gilmore Street is being deferred for one  
cycle, so that one will not be heard today.

There is COA-25-32483 located at 1352  
Lechdale [sic] Street; COA-25-32249 located at  
1552 Pearl Street North -- there's one  
correction on your agenda there. Under staff  
recommendation, it reads denial on the agenda.  
That should say approved with conditions --  
COA-25-32526 located at 3623 Oak Street.

Under Section H, Certificate of  
Appropriateness and Work Initiated or Completed  
Without a COA, we have COA-25-32258 located at  
1340 Clark Street and COA-25-32257.

Under Section M, under new information, we  
have Senate Bill, Pending Legislation, and  
Public's [sic] Works Improvement Projects.

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<p style="text-align: right;">5</p> <p>1 All right. With that, any member like to 2 make a motion for the approval of the minutes 3 from May 28th, 2025? 4 COMMISSIONER HOFF: Through the -- or to 5 the Chair, I would like to make a motion to 6 approve consent agenda items 1, 2, 3, and 4. I 7 would like -- 8 THE CHAIRMAN: I meant the meeting 9 minutes. We need the meeting minutes approved 10 at this time. 11 COMMISSIONER HOFF: Sorry. 12 COMMISSIONER MONTROYA: Motion to approve 13 the meeting minutes. 14 COMMISSIONER EPSTEIN: Second. 15 THE CHAIRMAN: Any discussion? 16 COMMISSION MEMBERS: (No response.) 17 THE CHAIRMAN: All those in favor? 18 COMMISSION MEMBERS: Aye. 19 THE CHAIRMAN: Any opposed? 20 COMMISSION MEMBERS: (No response.) 21 THE CHAIRMAN: By your actions, the motion 22 to approve the minutes for May 28th, 2025, have 23 passed. 24 Now, we'll move on to Section C, the 25 Consent Agenda. Is there any commissioners Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">7</p> <p>1 motion. 2 COMMISSIONER EPSTEIN: Motion to approve 3 revised consent agenda. 4 COMMISSIONER LOVE: Second. 5 THE CHAIRMAN: Any further discussion? 6 COMMISSION MEMBERS: (No response.) 7 THE CHAIRMAN: All right. Hearing no 8 further discussion, there's a motion on the 9 table to approve the consent agenda items 1, 3, 10 and 4. All those in favor? 11 COMMISSION MEMBERS: Aye. 12 THE CHAIRMAN: Any opposed? 13 COMMISSION MEMBERS: (No response.) 14 THE CHAIRMAN: All right. The motion 15 passes. 16 Now, we'll take up item number 3. That is 17 COA-20 -- excuse me. Item number 2, 18 COA-25-32440 located at 2039 Laura Street 19 North. I'll open up this -- I'll open up the 20 public hearing and hear a report from staff. 21 MR. ARSENAULT: Thank you. Through the 22 Chair to the Commission, COA-25-32440, the 23 property is located at 2039 Laura Street North 24 and 25 Cottage Avenue. It is for construction 25 of an addition, alterations, and site work to Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">6</p> <p>1 that have any ex parte to declare on these four 2 items? 3 COMMISSIONER HOFF: Yeah. Through the 4 Chair, I have ex parte on item number 2. I 5 attended a committee meeting where the 6 applicants were there to kind of share their 7 plans. 8 THE CHAIRMAN: Thank you. 9 Anyone else? Are there any commissioners 10 who'd like to see any items pulled from the 11 consent agenda? 12 COMMISSIONER HOFF: Through the Chair, 13 yes, item number 2 regarding the parking around 14 the single-family home, I would like to discuss 15 that. 16 THE CHAIRMAN: Michael, we will pull item 17 number 2 from the consent agenda. All right. 18 Now, we will open the public hearing. 19 Are there any members from the public that 20 would like to speak on any items in the consent 21 agenda? That is items 1, 3, and 4. 22 AUDIENCE MEMBERS: (No response.) 23 THE CHAIRMAN: All right. Seeing we have 24 nobody speaking on the consent agenda, we will 25 close the public hearing and entertain a Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">8</p> <p>1 two contributing properties within the 2 Springfield Historic District. 3 The properties are located on one corner 4 and two interior lots with two contributing 5 structures located on the properties. 6 A noncontributing accessory structure and 7 two non-historic additions at 2039 Laura Street 8 North were administratively approved for 9 demolition under COA-25-32527. 10 The primary structure at 2039 Laura Street 11 North is a Romanesque Revival stone masonry 12 structure characterized by its cast-stone 13 exterior made to resemble chiselled stone, its 14 rounded arches, and elongated windows as well 15 as its Gothic-inspired bell tower. 16 As proposed, the scope of work includes 17 the construction of a one-story addition on the 18 rear of the structure and the creation of a new 19 door opening on the side of the structure with 20 an accessibility ramp in addition to various 21 repairs and replacement of existing railing. 22 These changes will allow for proper HVAC 23 for the interior and for ADA accessibility 24 respectively. The work also includes a 25 temporary restroom with a ramp until a new Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">9</p> <p>1 building with restroom facilities is 2 constructed as well as new fencing, concrete 3 pads for a playground, and a parking lot. 4 Staff conducted a site visit to the 5 subject properties on June 6, 2025, and noted 6 that the proposed location of the new doorway 7 and ramp would be partially obscured from the 8 street view, slightly recessed behind the bell 9 tower -- the left tower. The location is also 10 devoid of any windows or architectural 11 detailing. 12 Finally, Staff noted that the proposed 13 location of the addition, while street-visible, 14 will be compatible in design and material as 15 well as subordinate in scale to the historic 16 structure. It will not obscure or destroy any 17 significant architectural details. 18 The location, design, materials, and scale 19 of the proposed addition are compatible with 20 the primary structure. Additionally, the 21 proposed addition will provide updated 22 utilities to the building in a manner that does 23 not detract from the exterior appearance of the 24 overall building. 25 A split-face cast stone wall with aluminum Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">11</p> <p>1 on the consent agenda, your COAs were approved 2 with conditions. You're welcome to stay or 3 leave if you'd like, but items 1, 3, and 4 were 4 approved on the consent agenda. 5 Sorry. Go ahead. 6 AUDIENCE MEMBER: That's fine. I am Buck 7 Smoak with Auld and White Constructors. My 8 address is 12857 Helm Drive, Jacksonville, 9 Florida 32258. 10 THE REPORTER: Please raise your right 11 hand for me. 12 MR. SMOAK: Oh, sorry. There you go. 13 THE REPORTER: There you go. 14 Do you swear or affirm that the testimony 15 you're about to give is the truth, whole, 16 nothing but the truth? 17 MR. SMOAK: I do. 18 THE REPORTER: Thank you, sir. 19 MR. SMOAK: So I've been fortunate enough 20 to be involved in this project for two and half 21 years or so I guess. We had a -- Society of 22 Saint Pius, the tenant, struggling to find 23 their way in what they needed to do to open 24 this place up for a place of worship -- worship 25 again after it's been sitting vacant for a very Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">10</p> <p>1 guardrails approximately 8 feet tall is 2 proposed to be installed around the addition to 3 enclose the utilities. 4 The proposed parking lot, walkways, and 5 lights will replace old concrete hardscaping 6 and dirt for new vehicular and pedestrian 7 access to the property. As conditioned, the 8 small sections of poured concrete in the 9 parking lot and walkway shall be rectangular 10 pavers to match the rest of the hardscaping. 11 For these reasons, staff finds the 12 proposed COA consistent and compatible with the 13 code criteria and design guidelines and 14 recommend an approval with conditions. 15 THE CHAIRMAN: Do any commissioners have 16 any questions for the staff on the report? 17 COMMISSION MEMBERS: (No response.) 18 THE CHAIRMAN: All right. Hearing none, 19 is the applicant here? 20 AUDIENCE MEMBER: (Indicating.) 21 THE CHAIRMAN: Would you like to come up 22 and speak? Just say your name and address and 23 she'll swear you in. 24 And while he's walking up here, I forgot 25 to mention earlier if you are items 1, 3, and 4 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">12</p> <p>1 long time. So we're here today and excited to 2 hopefully gain approval for the project. 3 And I know we have had staff 4 recommendation for approval and then last 5 minute, in going through the process of making 6 sure we share all the information and also gain 7 a letter of recommendation from SPAR, there's 8 been a little bit of a question about possible 9 buffering of the parking lot that we're 10 creating in order to create a usable space for 11 the church. 12 We do have a 4-foot picket fence along 13 Cottage Street -- or Cottage Avenue, and that 14 was the means of separation and I believe 15 follows along with, you know, the locality, the 16 timing, and we also, in the middle of this 17 process, understood we had a -- another 18 structure that we needed to keep and we worked 19 our site around that entire structure. 20 So I feel like we've met all those 21 measures. We understand that SPAR has asked 22 for possibly creating some kind of hedge line 23 or some kind of visual -- nice visual 24 separation between the parking area and Cottage 25 Avenue, and I know the church is open to listen Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">13</p> <p>1 to that. And I just wanted to express that on 2 behalf of the parish. 3 THE CHAIRMAN: Thank you. 4 Does anybody have any questions -- any 5 commissioners have any questions for the 6 applicant? 7 COMMISSION MEMBERS: (No response.) 8 THE CHAIRMAN: Thank you. We'll call you 9 back up if we need you. Appreciate it. 10 MR. SMOAK: Thank you. Thank you. 11 THE CHAIRMAN: Is anybody else from the 12 public here to speak on this COA? 13 AUDIENCE MEMBERS: (No response.) 14 THE CHAIRMAN: All right. With that, we 15 will close the public hearing and entertain a 16 motion. 17 COMMISSIONER MONTOYA: Motion to approve 18 COA-25-32440 with conditions from staff. 19 COMMISSIONER EPSTEIN: Second. 20 THE CHAIRMAN: Any further discussion on 21 this one? 22 COMMISSIONER HOFF: Yes. Through the 23 Chair, so I just -- just wanted to have a 24 conversation about this because it is so 25 unusual. Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">15</p> <p>1 site plan's scale may be a little bit off 2 because there looks like there's maybe 5 feet 3 between the sidewalk and the front of the steps 4 to the house, whereas this site plan indicates 5 about a 4-foot fence would be maybe about 6 halfway up. So I believe that scale is a 7 little bit off. 8 So the parking lot that would be 9 surrounding it would be so prominent that I 10 think it would take away from the structure. 11 So I would propose that -- that the parking 12 spaces not be in front of the front plane of 13 the house. Thanks. 14 COMMISSIONER MORGAN: Through the Chair to 15 Commissioner Hoff, just to clarify, so you're 16 saying that they shouldn't come so far south 17 that they're further than the plane of the 18 house? 19 And then I think the other point was about 20 landscaping. So what was your -- are you 21 recommending to add landscaping or just pull 22 the parking lot back? 23 COMMISSIONER HOFF: So from what I 24 understand, any recommendations we have 25 regarding plant landscaping are only Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">14</p> <p>1 This is a single-family contributing 2 structure that is proposed to have basically 3 the property being surrounded by a parking lot. 4 That, as you might expect, is not routine and 5 so I thought that that deserved some 6 examination. 7 I'm relatively versed in the zoning for 8 this area, so I believe that the parking lot 9 here is voluntary, right? The church is old 10 enough to where it would've been grandfathered 11 in so that there should be no parking 12 requirements for the church itself. 13 So I understand that the church, you know, 14 would like on-site parking, and that's a 15 reasonable desire and they acquired the 16 single-family property behind the church to 17 create that. 18 So with all that being said, I think that 19 it would be reasonable to try and preserve the 20 single-family contributing structure aesthetic 21 by making the condition to where the parking 22 spaces would not cross the front plane of the 23 house. 24 If you go on Google Earth or if you happen 25 to drive by on the property -- I think this Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">16</p> <p>1 recommendations, so we can't direct an 2 applicant regarding soft landscaping, right? 3 Yeah. 4 So I don't have any comments about that. 5 I have, you know, full faith in the applicant 6 that they want to make it a beautiful space, 7 but since this is so unusual and it would be de 8 facto during a contributing structure into a 9 parking lot with a house on it, I think it's 10 reasonable to move back that parking lot to the 11 front facade of the house. 12 COMMISSIONER MONTOYA: Through the Chair 13 to Commissioner Hoff, so really what you're 14 suggesting is eliminating three parking spaces. 15 When you look at the front of that bungalow in 16 regards to Cottage Avenue, that would 17 effectively reduce it by three parking spaces? 18 COMMISSIONER HOFF: (Nonverbal response.) 19 COMMISSIONER MONTOYA: I do -- through the 20 Chair, I do have a question for the applicant 21 in regards to the note that says, existing 22 bungalow, no work this phase. What are their 23 intentions for the bungalow in the future? 24 THE CHAIRMAN: If you can come up -- if 25 you can come up -- come up and we can ask a Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">17</p> <p>1 question or two if you don't mind.</p> <p>2 (Audience member approaches the podium.)</p> <p>3 THE CHAIRMAN: You'll need to state your</p> <p>4 name and address for the record and be sworn in</p> <p>5 as well, sir.</p> <p>6 AUDIENCE MEMBER: Okay. Alex Allaire,</p> <p>7 8089 Mount Ranier Drive, Jacksonville, Florida</p> <p>8 32256.</p> <p>9 THE REPORTER: Please raise your right</p> <p>10 hand for me.</p> <p>11 MR. ALLAIRE: (Complies.)</p> <p>12 THE REPORTER: Do you swear or affirm that</p> <p>13 the testimony you're about to give today is the</p> <p>14 truth, whole, nothing but the truth.</p> <p>15 MR. ALLAIRE: Yes.</p> <p>16 THE REPORTER: Thank you, sir.</p> <p>17 MR. ALLAIRE: Our plans really for the</p> <p>18 bungalow are just to renovate it. We'd keep it</p> <p>19 the same, but, you know, be able to use it for</p> <p>20 parishioners or for the priest to live there.</p> <p>21 So I will say we did get a SPAR letter</p> <p>22 last minute last night, kind of endorsement. I</p> <p>23 don't know if you guys saw that or need it. So</p> <p>24 they recommended that we, you know, have some</p> <p>25 screening, like a hedge or something. So I can</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">19</p> <p>1 the ordinary part of the zoning code. So in</p> <p>2 this instance, it'd be the Springfield zoning</p> <p>3 overlay.</p> <p>4 The Springfield zoning overlay states that</p> <p>5 for churches, they shall provide at least</p> <p>6 50 percent of the minimum required parking in</p> <p>7 part 6 of the zoning code if there's more than</p> <p>8 50 sanctuary seats. So that's where -- why</p> <p>9 we're getting into just the number of parking</p> <p>10 spaces on the site plan in it of itself.</p> <p>11 So there may be a little bit of discussion</p> <p>12 about recessing the parking, but I believe the</p> <p>13 parking that's been depicted on the site plan</p> <p>14 right now already accommodates for the minimum</p> <p>15 number that's required per the zoning code.</p> <p>16 THE CHAIRMAN: And we are -- to the</p> <p>17 applicant, regarding this existing bungalow,</p> <p>18 there no plans to renovate it now, but that</p> <p>19 would be coming in a future COA, I'm assuming?</p> <p>20 MR. SMOAK: Yes, a separate one. Yes,</p> <p>21 that's correct.</p> <p>22 THE CHAIRMAN: Okay. Thanks.</p> <p>23 MR. SMOAK: I did want to reinforce we did</p> <p>24 check in with Sean Kelly as well, who's part of</p> <p>25 the zoning commission, and we have all our</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">18</p> <p>1 -- I have copies if anybody would like.</p> <p>2 THE CHAIRMAN: Yeah. If we can pass it</p> <p>3 around, that'd be good.</p> <p>4 COMMISSIONER EPSTEIN: Through the Chair</p> <p>5 to OGC, I'm a little confused as commissioners</p> <p>6 if we're allowed to dictate parking designs</p> <p>7 that much or if that is a different planning</p> <p>8 department of the City of Jacksonville.</p> <p>9 I know -- I know we're allowed to talk</p> <p>10 about the fencing and kind of, like, buffers</p> <p>11 and landscaping, everything like that. I don't</p> <p>12 know how much I -- and I could be wrong, but I</p> <p>13 don't know how much we're allowed to dictate</p> <p>14 the extents of a parking lot, so.</p> <p>15 MR. WELLS: Go ahead.</p> <p>16 Through the Chair to Commissioner Epstein,</p> <p>17 so yeah, we are starting to veer a little bit</p> <p>18 into the zoning code because all three parcels</p> <p>19 are zoned as Residential Medium Springfield,</p> <p>20 which does entitle it to use it as a church as</p> <p>21 well as single-family dwellings.</p> <p>22 And in terms of the parking itself, while</p> <p>23 the structure may be grandfathered in per the</p> <p>24 zoning code, if they do cease operations for</p> <p>25 more than six months, then it defaults them to</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">20</p> <p>1 approvals for that and he mentioned the same</p> <p>2 thing, that there is a requirement for the</p> <p>3 church to have 50 percent.</p> <p>4 We're just trying to comply with that as</p> <p>5 much as possible, but also, we wanted to say</p> <p>6 all of our conversations are also in regard to</p> <p>7 the community in Springfield and not --</p> <p>8 impacting that community in a minimal way so</p> <p>9 therefore we can have as much parking as we can</p> <p>10 on site without impacting the direct connection</p> <p>11 to that structure from Cottage so we don't</p> <p>12 occupy all the -- all on-street parking spaces.</p> <p>13 MS. LOPERA: Through the Chair to</p> <p>14 Commissioner Epstein, just to kind of circle</p> <p>15 back to your question, you do have authority to</p> <p>16 discuss this because a COA is required for any</p> <p>17 kind of slab placement, but as you can -- you</p> <p>18 heard from Mr. Wells and the applicant, there</p> <p>19 are a lot of zoning code and other things that</p> <p>20 they're trying to comply with and balance</p> <p>21 everybody's requirements and interests.</p> <p>22 COMMISSIONER EPSTEIN: Through the Chair</p> <p>23 to the applicant -- sorry.</p> <p>24 MR. SMOAK: That's okay.</p> <p>25 COMMISSIONER EPSTEIN: Getting your steps</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">21</p> <p>1 in. Can you talk about -- so you are currently 2 meeting the minimum requirement of parking 3 spaces? Or do you have extra parking spaces on 4 top of what the zoning is allowing -- is 5 calling for you to have? 6 MR. SMOAK: My understanding in his 7 response just yesterday, to reinforce the fact 8 that we're getting closer to compliance, that 9 we are not quite in compliance with the number 10 of seats that we'll provide, but we're getting 11 closer to it. So the more we take away, the 12 less close we are to actually meeting that 13 requirement. 14 COMMISSIONER EPSTEIN: Through the Chair 15 to the applicant, so you currently don't even 16 have enough spaces? Are you going to -- 17 MR. SMOAK: No. 18 COMMISSIONER EPSTEIN: So are you doing an 19 administrative deviation or some other -- 20 MR. SMOAK: Yeah. We went through that 21 entire process already for the offsets and 22 for -- there was a number of things that we had 23 to work through and we received that. We 24 actually have approval of a building permit. 25 This is like the last -- the last thing we Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">23</p> <p>1 think that we -- I just think that we have to 2 have a standard to preserve the aesthetic and 3 not approve a contributing structure to be 4 enveloped by a parking lot. 5 So -- and if that's going to happen, which 6 I understand the practicality, then it's within 7 our purview to set some conditions for that. 8 So I would just like to see the parking spaces 9 not come past the front facade of the house, 10 which would better preserve kind of the 11 residential character. 12 All the houses -- well, all the properties 13 across the street are residential. The one 14 directly next to this property is a 15 residentially zoned property as well. So that 16 would be my thought. 17 MR. SMOAK: May I reinforce one thing? 18 THE CHAIRMAN: Yes, sir. You can go 19 ahead. 20 MR. SMOAK: So I wanted to point out that 21 the parking lot is constructed with pervious 22 pavers, so it's more of a paver system that 23 will be more familiar with a residential style 24 driveway kind of look and feel aesthetically. 25 I just wanted to reinforce that. Sometimes Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">22</p> <p>1 need. 2 COMMISSIONER HOFF: Through the Chair to 3 the applicant, so just to be clear, you have to 4 seek another deviation for the parking if you 5 don't have enough by the standard at this time, 6 and this is what your final plan is? Are you 7 going to seek another to comply -- 8 MR. SMOAK: No, sir. 9 COMMISSIONER HOFF: -- with the standard? 10 MR. SMOAK: No, sir. We have met whatever 11 -- whatever administrative deviations we needed 12 to have in order to have the plan that's in 13 front of you. We have received all those and 14 have all of the approvals -- 15 COMMISSIONER HOFF: Okay. Gotcha. I'm 16 sorry. I thought you conveyed that you were 17 told that you were closer to complying. 18 MR. SMOAK: That was his reply yesterday 19 based on the letter we received from SPAR. We 20 just wanted to check in with him, make sure we 21 did everything proper. And he is -- part of 22 that response was, yes, you have everything 23 done properly. 24 COMMISSIONER HOFF: Okay. Through the 25 Chair to the Commission, I just, you know, Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">24</p> <p>1 that is not necessarily taken away looking at a 2 site plan from a plan view. 3 THE CHAIRMAN: Looking at, like, a aerial 4 map of this, I see that we're directly next to 5 -- looks like a commercial building at the 6 corner of Main and Cottage as well, and their 7 parking comes out to the sidewalk almost, 8 whereas the design plan that's submitted here 9 is set back a few feet. It's hard to tell 10 exactly. 11 I see what you're saying, Commissioner 12 Hoff, that you would like to maintain the 13 residential character of it a little bit and 14 keep it set back and keep the house prominent 15 and to keep the historic nature of it. I think 16 maybe our applicant's idea here was -- to 17 possibly match up their parking spaces with the 18 next door commercial building to keep it 19 congruous there is maybe what they were going 20 for. 21 Is there a proposed amendment you want to 22 make to this -- one of these conditions here? 23 COMMISSIONER HOFF: Through the Chair, I 24 would like to add the condition that the 25 parking spaces would not be -- would not pass Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">25</p> <p>1 the front facade of the existing bungalow.</p> <p>2 THE CHAIRMAN: Before we move on to that,</p> <p>3 question for OGC here and maybe for Arimus as</p> <p>4 well is if this were to change, we'd be sending</p> <p>5 the applicant back to revise their</p> <p>6 administrative deviation, through the site</p> <p>7 plans, permits, everything else; is that</p> <p>8 correct?</p> <p>9 MR. WELLS: Through the Chair -- or to the</p> <p>10 Chair, that is correct. They'll need to obtain</p> <p>11 another administrative deviation to reduce the</p> <p>12 minimum required parking spaces.</p> <p>13 COMMISSIONER MORGAN: Through the Chair to</p> <p>14 the Commission, I just want to say that I</p> <p>15 understand what Commissioner Hoff is saying. I</p> <p>16 think the ideal would just -- for me, in my</p> <p>17 opinion, when I'm looking at the overall site,</p> <p>18 I think the ideal would be that the</p> <p>19 single-family still look like a single-family</p> <p>20 home. I don't know if that means, like, a</p> <p>21 fence or it's treated differently. I don't</p> <p>22 know, but I do understand what you're saying,</p> <p>23 that it's sort of just being enveloped in this</p> <p>24 whole space.</p> <p>25 I also understand the difficulty in going</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">27</p> <p>1 been a lot of discussion about losing street</p> <p>2 parking since most residents park on the street</p> <p>3 in Springfield.</p> <p>4 That's just my opinion. So I'd like to</p> <p>5 hear from all the commissioners regarding this</p> <p>6 before we suggest any conditions to the COA.</p> <p>7 And I do respect your opinion,</p> <p>8 Commissioner Hoff, but I don't share it. So</p> <p>9 I'd like to hear from everyone else.</p> <p>10 THE CHAIRMAN: I'm looking at the next</p> <p>11 door -- the Captain D's and I know this</p> <p>12 property is zoned for RMD, but it's being used</p> <p>13 like a commercial structure because the church</p> <p>14 has historically been there, and they have made</p> <p>15 an attempt to match up the street design with</p> <p>16 the parking facing that way that is similar to</p> <p>17 the Captain D's, the other commercial structure</p> <p>18 there, while setting it back a little bit to</p> <p>19 provide some landscape coverage that they said</p> <p>20 they'd do.</p> <p>21 So I don't see how eliminating these three</p> <p>22 spaces is necessarily going to, one, benefit</p> <p>23 the church, but also, I think it only</p> <p>24 marginally benefits the property. So I think</p> <p>25 the needs of the church and their parking for</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">26</p> <p>1 back to change something like this. The truth</p> <p>2 is if they're saying they'll put in</p> <p>3 landscaping, I'm fine with that, but it's not</p> <p>4 something that we can control. So I understand</p> <p>5 the concerns. I also don't know the answer.</p> <p>6 COMMISSIONER MONTOYA: Through the Chair,</p> <p>7 before we make any additional conditions to the</p> <p>8 COA, I would like to hear from the other</p> <p>9 commissioners their opinion about the parking.</p> <p>10 When I look at the site plan and what's</p> <p>11 not shown, which is a Captain D's, to east of</p> <p>12 the parking lot, the house has already been</p> <p>13 isolated and the applicant has stated they're</p> <p>14 going to use it as parsonage or some function</p> <p>15 for the church in the future because they own</p> <p>16 it.</p> <p>17 And so I think preserving and maintaining</p> <p>18 the exterior of the house and making sure it</p> <p>19 retains its character in the neighborhood is</p> <p>20 important, but I'm not sure what losing three</p> <p>21 parking spaces really does to say, this is less</p> <p>22 of a parking lot both sides of the structure.</p> <p>23 I don't -- for me, this is not a issue</p> <p>24 really. It is eliminating the parking that</p> <p>25 would be on the street and there's certainly</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">28</p> <p>1 these spaces for their parishioners and staff</p> <p>2 is important as well.</p> <p>3 COMMISSIONER EPSTEIN: Through the Chair,</p> <p>4 I tend to agree that this is -- although this</p> <p>5 is a residential structure and it has</p> <p>6 residential character, it's sort of becoming</p> <p>7 part of this other entity now. And I see -- my</p> <p>8 eyesight might be off, but I see most all of</p> <p>9 these spaces except for one are almost or in</p> <p>10 line with the face of that porch.</p> <p>11 So I'm not sure if you were talking about</p> <p>12 the face of the porch or the face of where,</p> <p>13 like, a front door would be at the air</p> <p>14 conditioning space. And even the one that is</p> <p>15 ahead of that is almost in line with the stoop.</p> <p>16 So I appreciate what's being said. I</p> <p>17 think here, though, there's been an attempt to</p> <p>18 work with the neighborhood and gone through all</p> <p>19 the other planning requirements, you know,</p> <p>20 their -- don't -- not even meeting their</p> <p>21 parking spaces as it is right now, so I know</p> <p>22 that they've been working with this site plan</p> <p>23 and very easily could've come to us with</p> <p>24 something even more -- with more -- you know,</p> <p>25 more parking, so I think there's a good attempt</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">29</p> <p>1 here.</p> <p>2 And I -- again, I'm not -- I know we can</p> <p>3 make recommendations as a commission. I'm just</p> <p>4 not sure if we can usurp the Planning</p> <p>5 Department for parking requirements. I still</p> <p>6 -- I'm unsure of that. So those are my</p> <p>7 thoughts.</p> <p>8 COMMISSIONER HOFF: Through the Chair to</p> <p>9 address what Commissioner Epstein just said</p> <p>10 regarding parking requirements, there is more</p> <p>11 space on the site plan, so if they wanted to</p> <p>12 use some of that for parking, then they could</p> <p>13 or they could simply update their</p> <p>14 administrative deviation.</p> <p>15 I don't think that because they've done</p> <p>16 other work and are coming to us last by choice,</p> <p>17 that that shouldn't be justification for -- you</p> <p>18 know, for approving it if we think there's a</p> <p>19 better option. So that's my thoughts and</p> <p>20 that's the last I'll comment. Thanks.</p> <p>21 THE CHAIRMAN: Any other commissioners</p> <p>22 have any comments?</p> <p>23 COMMISSIONER LOVE: Yes. Through the</p> <p>24 Chair, I -- my sentiments kind of echo what</p> <p>25 Commissioner Morgan said. Regarding</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">31</p> <p>1 yeah, so.</p> <p>2 THE CHAIRMAN: All right. So currently,</p> <p>3 there is a motion and a second to approve the</p> <p>4 conditions. Anybody have anything else to add</p> <p>5 before we put this to a vote?</p> <p>6 COMMISSIONER EPSTEIN: Through the Chair</p> <p>7 to the applicant, is this all one property now?</p> <p>8 MR. SMOAK: Yes. It's one property.</p> <p>9 That's correct. And I did want to point out</p> <p>10 the Cottage Avenue and eastern side is really</p> <p>11 the original porch area. This building was</p> <p>12 added to past its original structure towards</p> <p>13 the rear.</p> <p>14 And I know that's what some of the</p> <p>15 conversation is around right now and our</p> <p>16 understanding is trying to allow as much</p> <p>17 possible interaction with Cottage Avenue as it</p> <p>18 originally stood. And that was what we tried</p> <p>19 to achieve by not pulling in more parking, like</p> <p>20 parallel parking, for example, against that</p> <p>21 eastern edge. We veered away from that</p> <p>22 actually.</p> <p>23 I just wanted to point some of that out</p> <p>24 because I know that sounded like some of the</p> <p>25 conversation around -- what the Commission was</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">30</p> <p>1 maintaining the integrity of the existing</p> <p>2 bungalow visually, I understand the point</p> <p>3 that's being made by those three spaces sort of</p> <p>4 intruding, if you will, on the space of the</p> <p>5 bungalow itself, but, you know, I, as I</p> <p>6 mentioned, kind of share Commissioner Morgan's</p> <p>7 sentiments that I would probably be satisfied</p> <p>8 if -- without getting too much -- with</p> <p>9 landscaping, there could be some kind of visual</p> <p>10 landscaping tool to just kind of make that</p> <p>11 aspect a little bit less obvious from the</p> <p>12 street. I'd probably be satisfied with</p> <p>13 something like that.</p> <p>14 And then another question I have for</p> <p>15 Commissioner Hoff, just sort of to clarify, are</p> <p>16 we suggesting -- because removing those three</p> <p>17 spaces altogether would sort of preserve that</p> <p>18 clean rectangular shape of the lot. Are we</p> <p>19 just talking about the few foot that sort of</p> <p>20 supersede the -- I guess it would be the</p> <p>21 eastern edge of that porch?</p> <p>22 COMMISSIONER HOFF: So I think that the</p> <p>23 priority would be to address that eastern edge,</p> <p>24 which is maybe a couple feet away from the</p> <p>25 house. So I think that would be the priority,</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">32</p> <p>1 having.</p> <p>2 MR. WELLS: Through the Chair to</p> <p>3 Commissioner Epstein, just to clarify regarding</p> <p>4 the ownership of the parcels, there are</p> <p>5 technically three parcels right now at the</p> <p>6 publication of our staff report unless there's</p> <p>7 a recent transaction occurred, but there are</p> <p>8 three separate parcels, but they're all under</p> <p>9 one common ownership right now.</p> <p>10 THE CHAIRMAN: All right. Any further</p> <p>11 discussion or questions?</p> <p>12 COMMISSION MEMBERS: (No response.)</p> <p>13 THE CHAIRMAN: Again, we have a motion on</p> <p>14 the table with a second for approval of</p> <p>15 COA-25-32440, approving with conditions.</p> <p>16 All those in favor?</p> <p>17 Aye.</p> <p>18 COMMISSIONER EPSTEIN: Aye.</p> <p>19 COMMISSIONER MONTOYA: Aye.</p> <p>20 COMMISSIONER MORGAN: Aye.</p> <p>21 COMMISSIONER LOVE: Aye.</p> <p>22 THE CHAIRMAN: Any opposed?</p> <p>23 COMMISSIONER HOFF: Nay.</p> <p>24 THE CHAIRMAN: All right. By your</p> <p>25 actions, the motion has passed.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>



<p style="text-align: right;">33</p> <p>1 Just to clarify, that -- that COA was</p> <p>2 approved with staff conditions.</p> <p>3 All right. Now, I'll move to Section B,</p> <p>4 Deferred Items at 1247 Boulevard. That's in</p> <p>5 COA-25-32380. Is that item still being</p> <p>6 deferred?</p> <p>7 MR. WELLS: Yes.</p> <p>8 THE CHAIRMAN: Okay. That item is still</p> <p>9 being deferred, I believe.</p> <p>10 All right. Moving to Section G,</p> <p>11 Certificate of Appropriateness, we'll -- number</p> <p>12 1, located at 2024 Gilmore Street has been</p> <p>13 deferred one cycle.</p> <p>14 So we're going to move to number 2,</p> <p>15 COA-25-32483, located at 1352 Lechdale [sic]</p> <p>16 Street. We will open up the public hearing and</p> <p>17 hear a staff report.</p> <p>18 MR. ARSENAULT: Thank you. Through the</p> <p>19 Chair to the Commission, COA-25-32483, the</p> <p>20 property located at 1352 Lechlade Street is for</p> <p>21 the construction of a two-story residential</p> <p>22 structure within the Riverside Avondale</p> <p>23 Historic District.</p> <p>24 The property is an interior lot measuring</p> <p>25 50 feet in width and roughly 100 feet in</p> <p style="text-align: center;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">35</p> <p>1 driveway to maintain the visual distinction</p> <p>2 between the driveway and the walkway.</p> <p>3 During a conference meeting with the</p> <p>4 applicant and owner, they stated that</p> <p>5 front-facing attached garages can be found</p> <p>6 throughout the district. Staff reviewed all</p> <p>7 property within a 350-foot radius of the</p> <p>8 subject property to assess how many nearby</p> <p>9 structures have front-facing garages, carports</p> <p>10 or other attached vehicular features to the</p> <p>11 structure.</p> <p>12 The findings and map are attached within</p> <p>13 the book package; however, the findings are</p> <p>14 summarized as follows: Eight properties within</p> <p>15 the radius have attached garages. One of these</p> <p>16 is a -- an adjacent noncontributing structure</p> <p>17 and a contributing structure across the street</p> <p>18 from the subject property. Both of these</p> <p>19 garages are enclosed additions.</p> <p>20 Three of the findings feature carports</p> <p>21 while the other five are enclosed garages.</p> <p>22 These appear to be additions or enclosures of</p> <p>23 carports that took place sometime after the</p> <p>24 construction of each building.</p> <p>25 Four of the eight properties that were</p> <p style="text-align: center;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">34</p> <p>1 length. The proposed two-story residential</p> <p>2 structure will consist of cross-gabled roof</p> <p>3 with a dormer, 1-over-1 sash windows,</p> <p>4 cementitious lap siding, an attached garage,</p> <p>5 and a front porch with a vertical front railing</p> <p>6 -- vertical wooden railing. A six-foot tall</p> <p>7 board-on-board wooden fence will also be</p> <p>8 installed along the sides and rear of the</p> <p>9 property.</p> <p>10 The overall scale, massing, and</p> <p>11 directional expression of the proposed</p> <p>12 structure are consistent with other structures</p> <p>13 along this section of Lechlade Street. The</p> <p>14 side and rear setbacks as shown in the site</p> <p>15 plan dated June 18, 2025, are consistent with</p> <p>16 other nearby structures.</p> <p>17 Additionally, the owner has stated that</p> <p>18 the finished floor elevation will be 18 inches</p> <p>19 above the adjacent grade. Staff has</p> <p>20 conditioned it so that the driveway will be no</p> <p>21 wider than 10 feet with a flare of 12 feet</p> <p>22 allowed at the curb.</p> <p>23 After speaking with the applicant, this</p> <p>24 will be achieved by utilizing a strip of</p> <p>25 landscaping between the front walkway and</p> <p style="text-align: center;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">36</p> <p>1 identified are listed as contributing</p> <p>2 structures and most of the buildings were</p> <p>3 constructed just after the district's period of</p> <p>4 significance consisting primarily of</p> <p>5 mid-century ranch style homes.</p> <p>6 Rather than detaching the garage and</p> <p>7 making it an accessory structure, the applicant</p> <p>8 has proposed to recess the garage wall plane 3</p> <p>9 feet from the front door wall plane in an</p> <p>10 attempt to make it a less prominent feature of</p> <p>11 the front facade.</p> <p>12 The proposed elevations show a front door,</p> <p>13 garage door, and windows that are consistent</p> <p>14 with the door design guidelines, the HPS window</p> <p>15 supplement, and proportions on adjacent</p> <p>16 historic structures.</p> <p>17 Staff finds the proposed COA consistent</p> <p>18 and compatible with the design guidelines and</p> <p>19 the ordinance code criteria. As such, we</p> <p>20 forward to you a recommendation for approval</p> <p>21 with the conditions noted in the report.</p> <p>22 THE CHAIRMAN: Thank you. Does the</p> <p>23 Commission have any questions for staff?</p> <p>24 COMMISSION MEMBERS: (No response.)</p> <p>25 THE CHAIRMAN: And I forgot to ask this</p> <p style="text-align: center;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">37</p> <p>1 earlier, but does any commissioners have any ex 2 parte to declare on this COA? 3 COMMISSION MEMBERS: (No response.) 4 THE CHAIRMAN: All right. With that, is 5 the applicant here? 6 AUDIENCE MEMBER: (Indicating.) 7 THE CHAIRMAN: You're welcome to come on 8 up if you'd like to speak. 9 (Audience member approaches the podium.) 10 THE CHAIRMAN: Just state your name and 11 address and she'll swear you in. 12 AUDIENCE MEMBER: Hi. I'm Heather Biltoc, 13 1814 Blanding Boulevard, Jacksonville, Florida 14 32210. 15 THE REPORTER: Please raise your right 16 hand for me. 17 AUDIENCE MEMBER: (Complies.) 18 THE REPORTER: Do you swear or affirm that 19 the testimony you're about to give is the 20 truth, whole, nothing but the truth? 21 MS. BILTOC: Yes. 22 THE REPORTER: Thank you. 23 MS. BILTOC: Okay. My name is Heather 24 Biltoc, as I just mentioned, and I'm so excited 25 to be here today because quite frankly, a year, Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">39</p> <p>1 To be able to stand here in front of you 2 guys and present that and hopefully gain your 3 approval means a lot. And to be able to 4 develop it and live in it and grow in a 5 neighborhood that seemed really unachievable, 6 but actually is, is really nice. 7 So I look forward to continue to stay a 8 part of this neighborhood growing with you 9 guys. I've already been here almost ten-plus 10 years combined and I look forward to staying 11 and making it better with time. Any questions? 12 Any -- 13 THE CHAIRMAN: Thank you. 14 MS. BILTOC: Thank you. 15 THE CHAIRMAN: Hold on. I have a 16 question. That's okay. Your one-car attached 17 garage here -- 18 MS. BILTOC: Yes. 19 THE CHAIRMAN: -- looking at your lot here 20 -- and I appreciate you working with staff with 21 trying to find a compatible solution for the 22 lot here. Was there no ability to move the 23 garage to be detached or more recessed into the 24 rear of the lot? 25 MS. BILTOC: So you start messing with Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">38</p> <p>1 maybe two ago, I didn't ever think I'd have the 2 opportunity to build my own first house that I 3 would be living in, yet alone to be able to do 4 it in Avondale. 5 When I graduated college in 2014, I moved 6 back to Jacksonville, someone who grew up here. 7 I grew up out at the Beaches. I ended up 8 moving to this side of town. It was completely 9 foreign to me, fell in love. You can ask my 10 dad. I refuse to live anywhere else. I've 11 moved to Baltimore twice and I've moved back to 12 Avondale every single time. 13 So I have rented. You know, I was on 14 Herschel. I was on Oak Street. I lived off 15 King at one point in Riverside. Right now, I'm 16 off of -- I'm probably saying it wrong -- 17 Rensselaer because depending on who you talk 18 to, every street is said differently. 19 So it's truly a dream. Arimus can attest 20 we went through many different rounds of 21 revisions to get to a point where everyone was 22 happy with the plan presented. I'm so -- like, 23 I think I used the word ecstatic already, but I 24 am ecstatic to be presenting this house to you 25 guys because -- dream house. Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">40</p> <p>1 things structurally when you do that. We 2 worked with our engineers at this point to 3 recess it as much as we could before you start 4 completely structurally and -- changing the 5 engineering of how this house is done. 6 Also, I mean, quite frankly, just 7 personally, to detach it makes no sense. I've 8 never had an attached garage. I've always 9 wanted it. They exist in the neighborhood. 10 There's one next door. There's a two-car 11 attached garage across the street. We went 12 from a two to a one to comply better. 13 And so I mean, recessing it and going to a 14 one-car garage, we did everything we could to 15 structurally stay within the bounds without 16 completely changing the design of this house. 17 You would change the whole design. We'd have 18 to if you kept recessing it. 19 THE CHAIRMAN: Okay. Thank you. 20 MS. BILTOC: No problem. 21 THE CHAIRMAN: Any other commissioners 22 have any questions? 23 COMMISSIONER MONTROYA: Just -- you have no 24 issues with the conditions for the COA, right? 25 MS. BILTOC: No. I wouldn't be here Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">41</p> <p>1 without accepting them already.</p> <p>2 THE CHAIRMAN: Any other questions?</p> <p>3 COMMISSION MEMBERS: (No response.)</p> <p>4 THE CHAIRMAN: All right. Thank you.</p> <p>5 We'll call you back up if we need you.</p> <p>6 MS. BILTOC: Thanks, everyone.</p> <p>7 THE CHAIRMAN: Is there anyone else here</p> <p>8 to speak regarding this COA at 1352 Lechlade</p> <p>9 Street?</p> <p>10 AUDIENCE MEMBERS: (No response.)</p> <p>11 THE CHAIRMAN: All right. With that,</p> <p>12 we'll close the public hearing.</p> <p>13 All right. And I'll entertain a motion</p> <p>14 from the Commission.</p> <p>15 COMMISSIONER MONTOYA: Motion -- motion to</p> <p>16 approve COA-25-32483 with conditions.</p> <p>17 COMMISSIONER EPSTEIN: Second.</p> <p>18 THE CHAIRMAN: Any further discussion?</p> <p>19 COMMISSION MEMBERS: (No response.)</p> <p>20 COMMISSIONER MORGAN: I don't know if that</p> <p>21 was the right COA number.</p> <p>22 COMMISSIONER MONTOYA: It's Lechlade,</p> <p>23 right?</p> <p>24 THE CHAIRMAN: What's that?</p> <p>25 COMMISSIONER MONTOYA: Did I say the wrong</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">43</p> <p>1 COA-25-32249 located at 1552 Pearl Street</p> <p>2 North. And this is a reminder, under staff</p> <p>3 recommendation, the agenda has it listed wrong.</p> <p>4 It shouldn't say deny. It should say approved</p> <p>5 with conditions.</p> <p>6 With that, we'll open the public hearing</p> <p>7 and we'll take a staff report.</p> <p>8 MR. WELLS: Thank you. So again, this is</p> <p>9 COA-25-32249 for the property located at 1552</p> <p>10 North Pearl Street. And so this is a request</p> <p>11 to perform wholesale window replacement. The</p> <p>12 applicant would like to replace their wood</p> <p>13 1-over-1 windows with a vinyl replacement</p> <p>14 product.</p> <p>15 The structure was built in 1910, which is</p> <p>16 a single-family structure frame vernacular home</p> <p>17 and it's characterized by a split-level</p> <p>18 asbestos shingle siding on the second floor and</p> <p>19 rectangular Permastone on the first floor, a</p> <p>20 full-width front porch, and again, those</p> <p>21 1-over-1 and lozenge-over-1 windows.</p> <p>22 As proposed, the applicant is seeking to</p> <p>23 replace their -- all of their windows with a</p> <p>24 vinyl product. Their reasoning for installing</p> <p>25 a vinyl product is for cost reasons.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">42</p> <p>1 one?</p> <p>2 COMMISSIONER MORGAN: Did I say -- I mean,</p> <p>3 I might be getting it wrong. I just --</p> <p>4 COMMISSIONER MONTOYA: COA-25-32483.</p> <p>5 THE CHAIRMAN: Yeah.</p> <p>6 COMMISSIONER MORGAN: Okay. Sorry.</p> <p>7 THE CHAIRMAN: That's what you said.</p> <p>8 COMMISSIONER MONTOYA: With conditions,</p> <p>9 yeah.</p> <p>10 THE CHAIRMAN: All right. If there's no</p> <p>11 further discussion regarding this COA, we'll</p> <p>12 put up to a vote.</p> <p>13 All those in favor of approving with staff</p> <p>14 conditions COA-25--32483 at 1352 Lechlade</p> <p>15 Street say aye.</p> <p>16 COMMISSION MEMBERS: Aye.</p> <p>17 THE CHAIRMAN: Any opposed?</p> <p>18 COMMISSION MEMBERS: (No response.)</p> <p>19 THE CHAIRMAN: By your actions, the motion</p> <p>20 passes.</p> <p>21 COMMISSIONER MONTOYA: Congratulations.</p> <p>22 MS. BILTOC: Thank you.</p> <p>23 THE CHAIRMAN: All right. Thank you.</p> <p>24 With that, we'll move on to item number 3</p> <p>25 under Certificate of Appropriateness. That is</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">44</p> <p>1 And staff conducted a site visit on April</p> <p>2 22nd and noted that the structure has a total</p> <p>3 of 26 windows instead of the 23 windows</p> <p>4 depicted on the applicant's window survey. One</p> <p>5 window is a lozenge window as the applicant</p> <p>6 wishes to retain.</p> <p>7 Another window located on the second rear</p> <p>8 elevation is a picture window made of a wood</p> <p>9 frame with Plexiglass and its opening height is</p> <p>10 shorter than the height of the two surrounding</p> <p>11 windows. The applicant plans to enclose this</p> <p>12 window, which they are already approved for</p> <p>13 under a separate administrative COA.</p> <p>14 Staff knows that the windows on the</p> <p>15 structure are majority wood over-1 [sic]</p> <p>16 windows with some in great condition, some in</p> <p>17 fair condition, some in need of repair, and two</p> <p>18 with termite damage or termite droppings.</p> <p>19 It is the determination of staff that 11</p> <p>20 of those windows on the structure are not</p> <p>21 beyond reasonable repair; however, staff did</p> <p>22 find that 12 of those windows are heavily</p> <p>23 decayed, which have pieces of wood rot, have</p> <p>24 termite damage or even water damage.</p> <p>25 Staff deems these windows to be inoperable</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">45</p> <p>1 and in disrepair. As such, the existing 2 windows in their current state do not 3 positively contribute to the character of the 4 structure. 5 Staff will also note that we did some 6 cursory research in terms of our permitting 7 system and staff records, and we found that no 8 records indicate that the windows on the 9 structure have been previously replaced. 10 We also looked at the Florida Master Site 11 File for this property, which is dated as 1985, 12 which recorded the windows as having 13 double-hung sash 1-over-1 wood windows, and 14 some double-hung sash 1-over-1 wood Victorian 15 lead with a glass upper pane. 16 This leads staff to believe that majority 17 of these windows are original or have gained a 18 historic significance. Based on our design 19 guidelines and our ordinance code criteria, 20 again, we are recommending that half of the 21 windows be replaced and the other windows be 22 repaired. 23 So we forward you a recommendation for 24 approval with the conditions noted in the 25 report. Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">47</p> <p>1 name is Lauren Prater and I'm here to advocate 2 for my application to do all of the windows. I 3 understand that it is the recommendation of the 4 planning committee to replace -- or excuse me, 5 to repair some of them; however, you know, when 6 the planner came out, she acknowledged that my 7 windows were beyond reasonable repair and that 8 a majority of the windows were in fact deemed 9 non-historic. 10 The windows are decrepit and the reason 11 that I would like to replace them with vinyl 12 really stem for four main reasons: Cost, 13 consistency, compliance, and the character of 14 the community. 15 The cost, I understand that it is the 16 recommendation of the board to use wood or 17 wood-blend windows if I were to be able to 18 replace them; however, wood-blend windows are 19 extremely expensive. I've gotten -- I've tried 20 to get several quotes. Most people won't even 21 come out to the historic district, but the 22 quotes that I do have are about \$47,000, 23 whereas my vinyl quote was \$17,000. 24 I have poured every dollar to my name into 25 this house in order to make it a beautiful Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">46</p> <p>1 THE CHAIRMAN: Thank you. Thank you. 2 Does the Commission have any questions for 3 staff? 4 COMMISSION MEMBERS: (No response.) 5 THE CHAIRMAN: And before we move forward 6 again, is there any ex parte to declare by any 7 of the commissioners on this COA? 8 COMMISSION MEMBERS: (No response.) 9 THE CHAIRMAN: All right. With none, is 10 the applicant here? 11 AUDIENCE MEMBER: (Indicating.) 12 THE CHAIRMAN: If you'd like to come up 13 and speak, just state your name and address and 14 she'll swear you in. 15 (Audience member approaches the podium.) 16 AUDIENCE MEMBER: Yes, sir. Good 17 afternoon. My name is Lauren Prater and my 18 address is 1552 North Pearl Street, 19 Jacksonville, Florida 32206. 20 THE REPORTER: Do you swear or affirm that 21 the testimony you're about to give is the 22 truth, whole, nothing but the truth? 23 MS. PRATER: I do. 24 THE REPORTER: Thank you, ma'am. 25 MS. PRATER: Good afternoon, everyone. My Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">48</p> <p>1 contributing component of this community. It's 2 right across from the new restaurant, Othello. 3 I love the area. The porch is a dream. So the 4 cost is just -- really just unrealistic. 5 Consistency, I understand that there are 6 -- and I believe that there are many windows on 7 my block that are in fact vinyl. I know that I 8 have to be compliant with the City's matrix and 9 I made sure that the windows would be compliant 10 should they be approved on this application. 11 And lastly, just the character of the 12 home. I understand that's why we're all here 13 is to maintain the character of the home. I 14 just want to make a note that I think there was 15 a discrepancy in the number of windows. We 16 absolutely do not want to touch the first floor 17 ornate windows. Those windows are stunning and 18 I would hate if anybody touched those windows; 19 however, the remainder are just nasty. I mean, 20 they're beyond reasonable repair. 21 And like I said, our city planner 22 acknowledged that when she came out -- and I 23 have an email for you-all as well if necessary, 24 but again, you know, we don't really have the 25 time for me to have to save the money in order Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">49</p> <p>1 to get the windows that are being recommended, 2 the wood-blend. The vinyl windows would be 3 able to be put in right away. 4 I can't even insure my house right now 5 without getting these windows done, and I've 6 been trying to get it done since April. Again, 7 all my money is tied up. I don't have it and I 8 would just really appreciate the opportunity to 9 be able to get this taken care of with the 10 vinyl product that I can afford. 11 THE CHAIRMAN: All right. Thank you. I 12 have a quick question here. I looked through 13 the report here and I see we have staff's 14 recommendations regarding the windows. Did you 15 have anybody else come out to provide an 16 assessment of the windows like a general 17 contractor, a window contractor, WDO reports, 18 anything like that to assess the condition of 19 the windows? 20 MS. PRATER: Yes. We had several. I 21 think we actually just had another four-point 22 inspection, but we had other -- we had 23 contractors come out and they've all said the 24 same thing. Like, the windows need to be 25 repaired. They don't even want to do anything</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">51</p> <p>1 report that she had deemed them repairable 2 because again, that wasn't what was 3 communicated. That was literally the first 4 time I heard about that, and when I got that 5 report, I immediately reached out to the 6 planner to say, what's going on. 7 So initially, I didn't think we needed 8 that because initially, she said -- she had 9 acknowledged that all of the windows were 10 beyond repair. 11 THE CHAIRMAN: All right. Thank you. 12 Any other commissioners have any 13 questions? 14 COMMISSIONER EPSTEIN: Through the Chair 15 to staff, is there any reason why we don't have 16 the window matrix like we usually have for 17 window replacement here? It's just -- it's 18 nicer to kind of look at that as an overview 19 and not scroll so much. Just wondering if that 20 is available. 21 MS. LOPERA: The survey? 22 COMMISSIONER EPSTEIN: Yeah, the surveys. 23 MR. WELLS: Okay. (Inaudible.) Through 24 the Chair, I'm still sifting through it. My 25 apologies. I thought it was included in there</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">50</p> <p>1 else to the house until we get the windows 2 repaired -- or replaced, excuse me. 3 THE CHAIRMAN: So the way the commission 4 has to work is we have to review these based on 5 the evidence provided to us, and here, we have 6 staff reports saying that there are X amount of 7 windows that are -- that could be saved. We 8 would have to have contrary evidence to change 9 it. 10 Additionally, there is a hard -- you 11 talked about the house. We can't always 12 consider the cost of what the repairs would be. 13 We're really here to discuss the historic 14 nature of it, but there is a -- hardship 15 exemptions you can apply for as well -- 16 economic hardships. Excuse me. So I just 17 wanted to run that by you as well while I had 18 you up here. 19 MS. PRATER: And thank you for that. I 20 also understand you said the evidence -- and I 21 don't know if this counts as evidence, but 22 again, when the planner came out and gave her 23 report back to me, she acknowledged that the 24 windows were beyond repair. 25 It was surprising to me to see in the</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">52</p> <p>1 and it is not. 2 MS. EPSTEIN: It is not. 3 MR. WELLS: I'll pull it up. 4 COMMISSIONER EPSTEIN: And through the 5 Chair to the applicant, the information you've 6 provided for the window, like, to replace this 7 with doesn't really have a manufacturer. It 8 has, like, the name of the window type, which I 9 looked up and I can suppose I know what the 10 manufacturer is. 11 Do you have any additional information on 12 this? 13 MS. PRATER: Do you mind if I grab my 14 phone really quickly just -- 15 THE CHAIRMAN: (Nonverbal response.) 16 MS. PRATER: Okay. I don't know if this 17 is an answer to your question, but when I 18 reached out to planners, I asked specifically 19 what I needed to make sure that the windows 20 were compliant, and they said that they needed 21 to be -- well, I confirmed that our windows 22 will be box -- I think it was box windows 23 without nailing fins or -- I think that was 24 their requirement. 25 So I confirmed with the window guy -- I</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">53</p> <p>1 confirmed with the window guy that that would 2 be what we would be installing.</p> <p>3 COMMISSIONER EPSTEIN: Yeah. Through the 4 Chair to the applicant, I'm looking for, like, 5 sash, dimension, sizes, and more information 6 that actually -- and I see there's just a vague 7 picture of what the window might look like, but 8 I didn't know if you had anymore detail about 9 the size of the -- you know, the sash that kind 10 of goes around and -- so we can compare it to 11 something that's a little bit more historic of 12 size.</p> <p>13 MS. PRATER: Yeah. I'm sorry. That's all 14 I have. When I asked them what would be needed 15 to present, they just said it had to be 16 compliant with those things, so I just 17 confirmed that they would be.</p> <p>18 COMMISSIONER MORGAN: Through the Chair to 19 the applicant, I would ask them for a 20 specification. I would want to know the 21 manufacturers before I spend any money. And I 22 think that's what Commissioner Epstein is 23 saying that we need, the manufacturer, the 24 model so that we can look at specifics. That's 25 something you may not need, but, you know, we</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">55</p> <p>1 profile. So none of that information is in 2 with what they gave you here.</p> <p>3 MS. PRATER: Can I say -- I'm sorry. Can 4 I say something? I am just a girl. Okay? I 5 have no idea what the requirements are and I 6 have asked the Planning Department several 7 times to tell me what I need to get this taken 8 care of.</p> <p>9 We've been going through this since April. 10 My dad had open heart surgery. This was 11 supposed to be a house that he was supposed to 12 live in and no one will give us clarity. 13 They'll just say, come here. And then we have 14 to wait another month to get on the agenda.</p> <p>15 Our house is literally getting destroyed. 16 I poured everything into it and there's -- 17 like, is there anything that can be given to 18 specify exactly what we need? I mean, I -- 19 what you're saying, I'm like, yeah, sure. I 20 have no idea what that is.</p> <p>21 And there's not clear guidelines to be 22 able to make sure that I'm able give you guys 23 what you need to get it taken care of, and it 24 puts us at, like, again, another month behind. 25 We've already had -- there's trees growing</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">54</p> <p>1 need to answer those type of questions.</p> <p>2 MS. PRATER: Would I be able to just ask 3 them?</p> <p>4 COMMISSIONER MORGAN: Should be able to.</p> <p>5 MS. PRATER: Okay.</p> <p>6 COMMISSIONER MORGAN: I mean, generally, 7 it's included in your estimates. They'll send 8 you, like, the manufacturer, the model.</p> <p>9 MS. PRATER: Okay. I thought --</p> <p>10 COMMISSIONER MORGAN: Like, the style and 11 everything.</p> <p>12 COMMISSIONER EPSTEIN: Yeah. Through the 13 Chair, if you're going to spend that amount of 14 money, I'd want as much information that they 15 have on the window so that you can look into it 16 and so that we can look into it also as a 17 commission.</p> <p>18 And there's a little bit more kind of 19 delicacies to windows than just, you know, 20 the -- you know, using -- having it setback as 21 opposed to with a nailing fin is important, but 22 there's sizes to the wood and some other 23 details for how, you know -- sometimes these 24 windows will have, like, a false putty kind of 25 molding that looks like more of a historic</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">56</p> <p>1 through our house right now. There's rain 2 pouring into our house right now.</p> <p>3 My electric bill -- unoccupied electric 4 bill is \$300 a month because we can't get this 5 taken care of and there's no one that's giving 6 us any information. So this is just, like, 7 very, very, very, very frustrating because we 8 are trying to -- we're trying to move into the 9 neighborhood. It just feels like we were not 10 allowed almost. It's just -- it's really, 11 really difficult.</p> <p>12 THE CHAIRMAN: I completely understand. 13 Thank you for relaying that to us, that it is a 14 challenge. And these historic neighborhoods do 15 have their own challenges to renovating the 16 homes, so I appreciate you wanting to restore 17 it in the correct way and coming before the 18 commission with your COA.</p> <p>19 We do have to keep a certain standard that 20 is required by the City, though, so we try to 21 do our best to work with homeowners. And there 22 is the economic hardship thing I talked about 23 that the staff can help you with if you need 24 to.</p> <p>25 With that, is there anybody who would</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">57</p> <p>1 like -- anything to say?</p> <p>2 (Inaudible.)</p> <p>3 COMMISSIONER HOFF: Actually, a question</p> <p>4 for staff. The applicant mentioned that the</p> <p>5 staff member that did the on-site visit gave an</p> <p>6 opinion that all of the windows were not</p> <p>7 repairable, which is not reflected in the staff</p> <p>8 report. Could you comment on that?</p> <p>9 MR. WELLS: Yeah, certainly. So through</p> <p>10 the Chair to Commissioner Hoff, my</p> <p>11 understanding is when -- the planner brought</p> <p>12 some pictures of the windows to staff, so we</p> <p>13 have a design review, meaning, there is a</p> <p>14 difference set of pictures that were submitted</p> <p>15 and so from a preliminary standpoint, we deemed</p> <p>16 the windows as possibly non-historic.</p> <p>17 It wasn't until we received another set of</p> <p>18 photos, which are the ones that are in the</p> <p>19 book, which had a higher resolution and</p> <p>20 whatnot, that we basically stated that the</p> <p>21 windows, yeah, they possibly could be historic</p> <p>22 or even original to the structure.</p> <p>23 So there was a -- this -- this COA</p> <p>24 application has been going on for quite</p> <p>25 sometime, and so we did apologize in our error</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">59</p> <p>1 it to the staff level and then, you know, like,</p> <p>2 outside of this so I don't have to wait another</p> <p>3 month, that would be great as well because even</p> <p>4 the order time to get the windows is like six</p> <p>5 to eight weeks, which means that even if I get</p> <p>6 vinyl windows, we're still -- it's the -- these</p> <p>7 are the summer months. Like, we'd like to get</p> <p>8 in there. It's still going to take us an</p> <p>9 incredibly long time to get into the house.</p> <p>10 And it's -- hurricane season is</p> <p>11 approaching as well and we don't even have</p> <p>12 glass in some of the windows. I can't even</p> <p>13 replace the ones without glass, like, without</p> <p>14 -- like, it's -- I don't really know what to do</p> <p>15 because I'm trying to -- I'm trying to do what</p> <p>16 I'm supposed to and I just keep getting told to</p> <p>17 come back, come back, come back, and it's just</p> <p>18 extremely, extremely frustrating.</p> <p>19 THE CHAIRMAN: Okay. Do you have anything</p> <p>20 else? Anybody else have anything to add?</p> <p>21 COMMISSIONER MORGAN: I -- through the</p> <p>22 Chair to the applicant, I was just going to say</p> <p>23 just, Ms. Prater, most of us have lived in old</p> <p>24 homes and I've been chasing repairs like that.</p> <p>25 I completely empathize. I think you need to</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">58</p> <p>1 from the April meeting, but ultimately, we told</p> <p>2 them what they needed to do in order to replace</p> <p>3 their windows.</p> <p>4 COMMISSIONER HOFF: Thank you. One</p> <p>5 question for the applicant, have you had any</p> <p>6 assessment on the cost to repair the windows?</p> <p>7 I know you mentioned that you did a cost</p> <p>8 comparison for wood-blend to vinyl. Have you</p> <p>9 had any type of assessment to repair?</p> <p>10 MS. PRATER: Yes. I'm sorry. I was told</p> <p>11 that it would cost at least 1,800 -- at least</p> <p>12 1,800 per -- at least 1,800 per window, but</p> <p>13 again, I don't have the money. So right now,</p> <p>14 like, for me, the answer is I either get</p> <p>15 approved for vinyl or the windows just sit</p> <p>16 there and the house just -- just gets</p> <p>17 destroyed.</p> <p>18 And I'm like, that's just -- that's really</p> <p>19 -- those are my only options. It's extremely</p> <p>20 expensive and more importantly, it's extremely</p> <p>21 time-consuming. They said that it would take</p> <p>22 at least six months to address the number of</p> <p>23 windows that we have on the property.</p> <p>24 And again, if there is something that</p> <p>25 could be approved that, you know, I could bring</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">60</p> <p>1 phase it. Like, you've got to start figuring</p> <p>2 out how you're going to do it.</p> <p>3 It may not be a one and all thing, but if</p> <p>4 you literally have rain coming in, cover your</p> <p>5 windows. Like, get them secured. There's</p> <p>6 things that you can be doing right now so that</p> <p>7 that's not happening until we get this figured</p> <p>8 out. Don't let the house fall apart.</p> <p>9 MS. PRATER: I'm trying not to.</p> <p>10 COMMISSIONER MORGAN: Yeah.</p> <p>11 MS. PRATER: We have the window boarded</p> <p>12 up, but --</p> <p>13 COMMISSIONER MORGAN: Okay. So it is</p> <p>14 boarded up. Okay.</p> <p>15 MS. PRATER: Yeah. I mean, it's still --</p> <p>16 there's still water coming in. It's Florida</p> <p>17 rain and --</p> <p>18 COMMISSIONER MONTROYA: And through the</p> <p>19 Chair to the applicant, your -- the Staff</p> <p>20 recommendation -- recommendation is approved</p> <p>21 with conditions, so you're asking us -- you're</p> <p>22 making a -- you're making an ask to be able to</p> <p>23 use vinyl windows instead of the recommendation</p> <p>24 of staff, but that decision is going to be made</p> <p>25 today when we vote.</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">61</p> <p>1 So there's no -- potentially, there is no 2 coming back again because we're going to render 3 a vote today unless you apply for another COA. 4 So that should give you some comfort as well. 5 I think that's the -- I think that's the 6 biggest issue here is the applicant is asking 7 to use vinyl windows, not the recommendation of 8 staff, so that's what we need to discuss. 9 COMMISSIONER EPSTEIN: Through the Chair, 10 that's why I wanted to know if she had more 11 information about what the windows looked like 12 because I'm open to discussing materiality with 13 people if it's a good product. And 14 additionally, if we're talking about leaving 15 some historic windows in place, I'd like to 16 make sure that their windows match the size of 17 the sash and everything. And that was my 18 concern is we don't have that information. 19 COMMISSIONER MONTROYA: Through the Chair, 20 agreed, but -- and maybe staff can respond to 21 this, but the recommendation that -- it says, 22 all -- number 4 says, all new windows shall be 23 wood, wood clad, and/or wood blend, no vinyl. 24 I read that to mean you're not going to approve 25 vinyl windows as replacements for contributing Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">63</p> <p>1 was vinyl so that we may vote or make a 2 amendment to the conditions to change the staff 3 recommendation or change the conditions of the 4 approval, but we don't -- we don't have a 5 manufacturer that we can look at here. 6 You know, the comments that you made 7 earlier about the frustration, I totally get 8 that too, but the window matrix is accessible 9 on the -- not window matrix or -- the window 10 supplement. I was -- I'm looking at it right 11 now. It is available on the website. It gives 12 direction as to what is allowed or acceptable 13 and not acceptable for window replacement on 14 contributing structures. 15 We don't give you manufacturer's names 16 because that's not something that we can do. 17 We can give you the guidelines for it, but you 18 have to show us the manufacturer that you want 19 to use, and that's a discussion with staff. 20 MS. PRATER: I'm sorry. When I -- again, 21 when I asked what would be needed to be 22 presented, I was told just to make sure that 23 they were compliant. So I just did what I was 24 told. 25 COMMISSIONER MONTROYA: I understand. Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">62</p> <p>1 structures. Like, that's a -- that's a mandate 2 of the staff review, right? That's not going 3 to change. It's a question through the Chair 4 to staff. 5 MR. WELLS: Through the Chair to 6 Commissioner Montoya, I apologize. We were 7 having a offline conversation, but do you mind 8 repeating that question? 9 COMMISSIONER MONTROYA: I just want -- you 10 know, when I read condition number 4, all new 11 windows shall be wood, wood clad, and/or wood 12 blend, no vinyl, that tells me that vinyl is 13 off the table as a window replacement material 14 for contributing structures; otherwise, it 15 would be included as part of the condition. 16 MR. WELLS: Yes. So -- so the way our 17 matrix works and authorities that you-all 18 granted us in terms of staff review time -- or 19 review approvals, we cannot recommend vinyl as 20 a product. Of course, you-all have the ability 21 to do that, but that's -- hence our condition. 22 COMMISSIONER MONTROYA: Right. And so that 23 -- to Commissioner Epstein and your comments, 24 it would've been better to have had an actual 25 product here that we could look at today that Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">64</p> <p>1 THE CHAIRMAN: If there's no other 2 questions for the applicant, I think that's -- 3 we'll call you back up if we need you. Thank 4 you, Ms. Prater. 5 MS. PRATER: Thank you. 6 THE CHAIRMAN: Is anybody else here to -- 7 from the public looking to speak on this COA? 8 AUDIENCE MEMBER: (Indicating.) 9 THE CHAIRMAN: Yes, ma'am, you can come 10 up. State your name and address and she could 11 swear you in. 12 (Audience member approaches the podium.) 13 AUDIENCE MEMBER: Hi. My name is Lisa 14 Dunner. My address 12598 Blue Lagoon Trail, in 15 Jacksonville, Florida. 16 THE REPORTER: Would you please raise your 17 right hand? 18 AUDIENCE MEMBER: (Complies.) 19 THE REPORTER: Do you swear or affirm that 20 the testimony you're about to give is the 21 truth, whole, nothing but the truth? 22 MS. DUNNER: Yes. 23 THE REPORTER: Thank you, ma'am. 24 MS. DUNNER: Two things: I'm Ms. Prater's 25 mother. I was here for the last meeting and I Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>



<p style="text-align: right;">65</p> <p>1 spoke and two major things that are very</p> <p>2 upsetting to me and to my daughter is that we</p> <p>3 have emails and email proof of when we were</p> <p>4 told that the windows were not replaceable.</p> <p>5 They were -- that -- and the majority were not</p> <p>6 historic. We have emails that say that where</p> <p>7 they have sent that to us, so we went on that.</p> <p>8 Then we went and looked at different types</p> <p>9 of windows and the wood grain windows and the</p> <p>10 vinyl windows were the same specifications.</p> <p>11 They were the same size, we were told. We did</p> <p>12 follow that matrix. We went through the size</p> <p>13 and all, questioned it. I questioned it. I</p> <p>14 spent about a half hour after the meeting</p> <p>15 speaking with the representative who gave me</p> <p>16 the same information again, that yes, you could</p> <p>17 -- there are several other homes that use</p> <p>18 vinyl.</p> <p>19 I was told -- we can't give you a specific</p> <p>20 manufacturer; however, vinyl windows are used</p> <p>21 in that neighborhood and especially -- to be</p> <p>22 honest, we were told -- before all of this</p> <p>23 began, the contractors told us, remove all of</p> <p>24 your windows and then you will be able to get</p> <p>25 permission to use vinyl. We didn't want to do</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">67</p> <p>1 were -- most of them are not historic.</p> <p>2 So to say now today that that was an</p> <p>3 error, that's unfair and it's keep -- it's</p> <p>4 costing time and money to continuously try and</p> <p>5 run behind trying to get these windows fixed.</p> <p>6 We're not talking about a million-dollar home</p> <p>7 where people have \$47,000 to invest in windows.</p> <p>8 We're talking about an average person trying to</p> <p>9 put together a home that was less than</p> <p>10 \$200,000, and it just doesn't seem fair that</p> <p>11 you would want -- that any rule would say, you</p> <p>12 have to go into debt this deeply to try and fix</p> <p>13 windows.</p> <p>14 And I understand the windows are the soul</p> <p>15 of the home, we're trying to make that happen</p> <p>16 also. Thank you.</p> <p>17 (Timer notification.)</p> <p>18 THE CHAIRMAN: Thank you. Is anyone else</p> <p>19 here to speak regarding this COA?</p> <p>20 AUDIENCE MEMBERS: (No response.)</p> <p>21 THE CHAIRMAN: All right. With that, we</p> <p>22 will close the public hearing and I'll</p> <p>23 entertain a motion from the Commission.</p> <p>24 MS. LOPERA: Mr. Chair, could I interject</p> <p>25 a moment?</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">66</p> <p>1 that because it seemed unethical.</p> <p>2 So we went the correct route and going the</p> <p>3 correct route has been just disastrous. And I</p> <p>4 don't think that it's the commission or</p> <p>5 anyone's objective to make anybody feel like</p> <p>6 they're going to go broke or poor trying to</p> <p>7 replace windows.</p> <p>8 These windows have not been -- they're</p> <p>9 saying that they're historic, they have not</p> <p>10 been replaced, but that's not true. These</p> <p>11 windows have been -- literally look like</p> <p>12 someone just found windows in a garage sale and</p> <p>13 put them in place rather than get the correct</p> <p>14 windows that should've been there.</p> <p>15 And the windows are not true to size.</p> <p>16 Some of them have been just makeshift fitted in</p> <p>17 with wood pieces on. So to say that they</p> <p>18 looked at different pictures -- Mr. Wells, I</p> <p>19 heard what you said. To say that they looked</p> <p>20 at different pictures and that's what changed</p> <p>21 their mind is unfair because the representative</p> <p>22 that came to the house and saw those windows,</p> <p>23 two days later sent an email saying that those</p> <p>24 windows were not replaceable, were not --</p> <p>25 excuse me, were not repairable, and that they</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">68</p> <p>1 THE CHAIRMAN: Sure thing.</p> <p>2 MS. LOPERA: Thank you. Through the Chair</p> <p>3 to the Commission, we heard the applicant speak</p> <p>4 regarding her request, which is replacement of</p> <p>5 23 windows with vinyl replacement product.</p> <p>6 From her testimony, I don't believe she would</p> <p>7 agree to any of the staff conditions, so at</p> <p>8 this point, your options are to approve her</p> <p>9 request as she requested it, deny it or defer</p> <p>10 it.</p> <p>11 THE CHAIRMAN: This may be a question for</p> <p>12 the applicant. I mean, would you like us to</p> <p>13 render a decision today or defer this for</p> <p>14 another month so you can provide more evidence,</p> <p>15 provide the window information, possibly supply</p> <p>16 some economic hardship information to the</p> <p>17 staff, such that it would help you render a</p> <p>18 different decision that would maybe be in the</p> <p>19 best interest of yourself?</p> <p>20 MS. PRATER: I would like you to defer it.</p> <p>21 I just would like to know what I need to bring</p> <p>22 so I can make sure that I can give you what you</p> <p>23 need. Like, I literally don't understand. I</p> <p>24 don't understand what you need, like.</p> <p>25 THE CHAIRMAN: So a lot of times, when we</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">69</p> <p>1 get a -- the commission here, we have to render 2 these decisions and windows are very difficult 3 one that we deal with. It's probably the -- 4 one of the more difficult things we deal with 5 on a month-to-month basis with these, but 6 Commissioner Epstein mentioned the 7 manufacturer's information regarding what vinyl 8 windows would be installed and their sashes, 9 their inset, usually there's more pictures, who 10 the manufacturer is, more specifications 11 regarding measurements, and the -- what you 12 provided here.</p> <p>13 Also, a lot of times, we get some -- 14 property owners will bring general contractor's 15 reports or reports from a window repair 16 company. There's some window repair companies 17 that will come look at your windows and see if 18 they are repairable and can provided a written 19 statement.</p> <p>20 We just have to have some evidence beyond 21 just -- I believe you that you've been seeing 22 these windows and you have an opinion on them, 23 but we need a professional opinion, someone who 24 would be a professional in their field that 25 could render an opinion regarding the condition</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">71</p> <p>1 supplement -- if you go on the -- I believe 2 it's even on the COJ's website, the 3 Jacksonville Historic Planning Staff -- it's on 4 the website, I believe. The window supplement 5 is on there. You can look at that and provide 6 that to your window provider and say, these are 7 the requirements that I need to follow by.</p> <p>8 COMMISSIONER EPSTEIN: Through the Chair, 9 apologies. You had mentioned keeping some of 10 the windows because you said that they were in 11 good condition, so my main concern is that 12 whatever new window you put in, the dimensions 13 of all of the wood match with what you're 14 keeping.</p> <p>15 So I -- if you're going -- if you want to 16 keep certain windows and want us to consider 17 that, I would take a tape measurer and some -- 18 you know, a camera and take photos of that 19 information and make sure the product that 20 you're wanting to put in is matching with that.</p> <p>21 THE CHAIRMAN: So your decision is for a 22 deferral on this --</p> <p>23 MS. PRATER: Oh, wait. Is that this? I'm 24 sorry. Is that -- can I provide this to you? 25 I don't know if that's what you have, which has</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">70</p> <p>1 of the windows.</p> <p>2 And then if you wanted to apply for the 3 economic hardship part, you can reach out to 4 staff and they can help you with that. I know 5 -- it sounded like you're tired of the length 6 and drawn out this is -- of this, but a 7 deferral may be your best option because if we 8 render an opinion on it as it is, you would 9 have to -- I think your COA would last for a 10 year, a decision on the windows.</p> <p>11 Is that correct, staff?</p> <p>12 MR. WELLS: That is correct.</p> <p>13 THE CHAIRMAN: That is correct. It'd be 14 one year that you would be held to these 15 decisions for the windows. So if you want to 16 wait another month, you could have a chance to 17 explain your case better and provide new 18 materials and evidence to the Commission here.</p> <p>19 MS. PRATER: Okay. Yes, I would like to 20 do that. Is there -- so when you say -- I'm 21 sorry. When you say, like, the sashes and all 22 of that, like, is there a standard, like, do 23 this -- I don't know what a sash is, but do 24 they have to be, like, a certain size? Like --</p> <p>25 THE CHAIRMAN: If you go to the window</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">72</p> <p>1 the series, like, the type of window it is.</p> <p>2 THE CHAIRMAN: I think we would need to 3 have staff review what these are as well. We 4 would need time to look this over more so than 5 just have a full review of this one sheet of 6 paper for --</p> <p>7 COMMISSIONER EPSTEIN: Yes.</p> <p>8 THE CHAIRMAN: -- you know, the entire 9 Commission.</p> <p>10 COMMISSIONER EPSTEIN: And the information 11 about the windows you want to keep so we can 12 look if that has dimensional information on it.</p> <p>13 So --</p> <p>14 MS. PRATER: Yes, I think.</p> <p>15 COMMISSIONER EPSTEIN: Give me one second.</p> <p>16 MS. PRATER: And also, am I allowed to 17 bring -- can I bring the window guy here? 18 Like, can he speak?</p> <p>19 THE CHAIRMAN: Yes, ma'am. That happens 20 all the time.</p> <p>21 MS. PRATER: Okay.</p> <p>22 COMMISSIONER EPSTEIN: So this is -- so 23 this is your double-hung window here. I want 24 to know what size the wood is that goes around 25 the glass looking at what you're wanting to</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">73</p> <p>1 keep as well as what you're putting in because</p> <p>2 if what you have to keep is an inch and a half</p> <p>3 and they're putting in 3 inches, you can see</p> <p>4 how that's not going to match.</p> <p>5 MS. PRATER: Okay.</p> <p>6 COMMISSIONER EPSTEIN: Does that make</p> <p>7 sense?</p> <p>8 MS. PRATER: Yes. Thank you.</p> <p>9 THE CHAIRMAN: And staff can work with you</p> <p>10 on some of that stuff. You know, get -- please</p> <p>11 have your window person review the window</p> <p>12 supplement.</p> <p>13 Any of the commissioners have anything to</p> <p>14 add before we recommend a deferral on this one?</p> <p>15 Go ahead, Commissioner Hoff.</p> <p>16 COMMISSIONER HOFF: Through the Chair to</p> <p>17 the applicant, since the current staff</p> <p>18 conditions include repairing some of them, I --</p> <p>19 this is -- my suggestion would also be to get a</p> <p>20 quote from a window repair specialist as well,</p> <p>21 which may be useful for you in your</p> <p>22 decisionmaking process, so.</p> <p>23 MS. PRATER: Thank you.</p> <p>24 COMMISSIONER MONTROYA: Just -- through the</p> <p>25 Chair, just real quick for the -- question for</p> <p style="text-align: center;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">75</p> <p>1 anything that shows, like, which windows are</p> <p>2 good? I think I had asked for that as well.</p> <p>3 Like, which windows are they saying --</p> <p>4 THE CHAIRMAN: Yes, ma'am. The staff</p> <p>5 would have the window survey that they can --</p> <p>6 MS. PRATER: I need to ask for that. It</p> <p>7 wasn't provided.</p> <p>8 MR. WELLS: (Inaudible.)</p> <p>9 MS. PRATER: Okay.</p> <p>10 THE CHAIRMAN: All right. So we're going</p> <p>11 to defer COA-25-32249 located at 1552 Pearl</p> <p>12 Street North for one cycle.</p> <p>13 COMMISSIONER EPSTEIN: Sorry. Through the</p> <p>14 Chair to staff, can you just -- for everybody</p> <p>15 here, can you guys visit her house again and go</p> <p>16 over the windows survey with each window just</p> <p>17 because there's been a little bit of a</p> <p>18 miscommunication?</p> <p>19 MR. WELLS: Certainly. So I'll personally</p> <p>20 do it. So I'll reach out regarding a site</p> <p>21 visit so we're all on the same page.</p> <p>22 MS. PRATER: Thank you.</p> <p>23 THE CHAIRMAN: Thank you for your time.</p> <p>24 We appreciate it.</p> <p>25 MR. PRATER: Thank you.</p> <p style="text-align: center;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">74</p> <p>1 the applicant. The request -- I understand the</p> <p>2 request so far to be you really would like to</p> <p>3 use vinyl windows because it's much more</p> <p>4 cost-effective for you and the ones that are</p> <p>5 proposed as conditions for your approval are</p> <p>6 either wood, wood blend, right? It says no</p> <p>7 vinyl, but you'd like to use vinyl.</p> <p>8 The other -- is that the only -- is that</p> <p>9 the only request? Are you also requesting that</p> <p>10 you want to replace all the windows except for</p> <p>11 the ones that you say you would never want to</p> <p>12 replace because of how beautiful they are? Or</p> <p>13 is it really those two things? Or is it just</p> <p>14 wanting to use vinyl windows?</p> <p>15 MS. PRATER: I just want to be able to --</p> <p>16 not the beautiful windows. I just want to be</p> <p>17 able to replace all of the other ones with</p> <p>18 vinyl windows.</p> <p>19 COMMISSIONER MONTROYA: Okay. All right.</p> <p>20 Then I -- I was looking for ways to not have to</p> <p>21 defer, but I think that has to be (inaudible).</p> <p>22 THE CHAIRMAN: All right. With that, we</p> <p>23 will defer COA-20 -- you have something else to</p> <p>24 say?</p> <p>25 MS. PRATER: Was there -- is there</p> <p style="text-align: center;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">76</p> <p>1 THE CHAIRMAN: All right. We will move on</p> <p>2 to COA-25-32526 located at 3623 Oak Street.</p> <p>3 Are there any commission members with any</p> <p>4 ex parte to declare?</p> <p>5 COMMISSION MEMBERS: (No response.)</p> <p>6 THE CHAIRMAN: Hearing none, we will open</p> <p>7 the public hearing and get a report from staff.</p> <p>8 MR. WELLS: All right. Thank you. So</p> <p>9 again, this is COA-2025-32526 for the property</p> <p>10 located at 3623 Oak Street. This is a request</p> <p>11 to build an addition on a contributing</p> <p>12 structure within the Riverside Avondale</p> <p>13 Historic District.</p> <p>14 This is an interior lot. The primary</p> <p>15 structure on the property is roughly</p> <p>16 1,100-square foot bungalow styled single-family</p> <p>17 home. It's characterized by its two</p> <p>18 front-facing gables, brick front porch,</p> <p>19 prairie-over-1 windows, and a shingled roof and</p> <p>20 lap sided exterior.</p> <p>21 Again, as proposed, the applicant is</p> <p>22 looking to construct a 385-square foot</p> <p>23 one-story addition on the rear. The new</p> <p>24 addition will mainly match the features of the</p> <p>25 primary home. The proposed work will also not</p> <p style="text-align: center;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">77</p> <p>1 be visible from Oak Street as the addition is</p> <p>2 on the rear of the lot.</p> <p>3 Overall, we found this project to be</p> <p>4 consistent with the design guidelines and</p> <p>5 ordinance code criteria; however, as depicted</p> <p>6 on the site plan, it shows currently a concrete</p> <p>7 -- poured concrete driveway.</p> <p>8 Staff is recommending that this driveway</p> <p>9 be replaced with a more historically</p> <p>10 appropriate material such as pavers or concrete</p> <p>11 ribbons, hence our conditions noted in the</p> <p>12 report, but otherwise, we recommend approval</p> <p>13 with conditions.</p> <p>14 THE CHAIRMAN: Any commissioners have any</p> <p>15 questions for the staff?</p> <p>16 COMMISSION MEMBERS: (No response.)</p> <p>17 THE CHAIRMAN: All right. Hearing none,</p> <p>18 is the applicant here? You're welcome to come</p> <p>19 up. Just state your name and address. She'll</p> <p>20 swear you in.</p> <p>21 (Audience member approaches the podium.)</p> <p>22 AUDIENCE MEMBER: Hi. I'm David Conley.</p> <p>23 You need -- my home address is 3520 Oak Street,</p> <p>24 right down the street from the -- this</p> <p>25 property.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">79</p> <p>1 the ribbons or pavers.</p> <p>2 Question, do you -- are you guys okay with</p> <p>3 stamped concrete that replicates pavers?</p> <p>4 THE CHAIRMAN: We can talk about that in a</p> <p>5 second. This is your few minutes to talk.</p> <p>6 MR. CONLEY: That would be my only real</p> <p>7 question other than that.</p> <p>8 THE CHAIRMAN: Okay. So you're in</p> <p>9 agreement with all the conditions of the</p> <p>10 approval except for the driveway. It could be</p> <p>11 stamped or concrete is what you're looking for?</p> <p>12 MR. CONLEY: Yeah. If we go with, like,</p> <p>13 two ribbons and the brick paver stamp, that</p> <p>14 would be consistent with the requirements of</p> <p>15 the rectangles and the brick.</p> <p>16 THE CHAIRMAN: Okay. Any other questions</p> <p>17 for the applicant?</p> <p>18 COMMISSION MEMBERS: (No response.)</p> <p>19 THE CHAIRMAN: All right. Thank you.</p> <p>20 We'll call you back up if we need you.</p> <p>21 Appreciate it.</p> <p>22 Is anyone else here to speak regarding</p> <p>23 this COA?</p> <p>24 AUDIENCE MEMBERS: (No response.)</p> <p>25 THE CHAIRMAN: With that, we will close</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">78</p> <p>1 THE REPORTER: Please raise your right</p> <p>2 hand, sir.</p> <p>3 AUDIENCE MEMBER: (Complies.)</p> <p>4 THE REPORTER: Do you swear or affirm that</p> <p>5 the testimony you're about to give is the</p> <p>6 truth, whole, nothing but the truth?</p> <p>7 MR. CONLEY: I do.</p> <p>8 THE REPORTER: Thank you, sir.</p> <p>9 MR. CONLEY: Brief -- I -- this is a</p> <p>10 property that we purchased with the intention</p> <p>11 of making it -- you know, it's basically a</p> <p>12 three/one now with three bedrooms and no</p> <p>13 closets and we wanted to make -- and it's kind</p> <p>14 of relegated to a rental. We wanted to put it</p> <p>15 in a condition to sell it, so we're making it a</p> <p>16 three/two.</p> <p>17 And the idea is the 14 feet across the</p> <p>18 back will be a modern master bathroom, master</p> <p>19 bath, and the last bedroom, it will be turned</p> <p>20 into a closet. We've done everything we could</p> <p>21 to keep the existing symmetry of the house.</p> <p>22 We're going to continue with the same</p> <p>23 HardiePlank to give the same wall siding all</p> <p>24 the way around.</p> <p>25 The -- yeah. The driveway, I am okay with</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">80</p> <p>1 the public hearing and entertain a motion.</p> <p>2 COMMISSIONER MONTROYA: Motion to approve</p> <p>3 with conditions COA-25-32526 at 3623 Oak</p> <p>4 Street.</p> <p>5 COMMISSIONER MORGAN: Second -- second.</p> <p>6 THE CHAIRMAN: All right. Any discussion?</p> <p>7 COMMISSIONER MONTROYA: Just a question for</p> <p>8 staff on the request of the applicant for the</p> <p>9 stamping of the concrete ribbons. Is that</p> <p>10 something staff is in approval of or have an</p> <p>11 opinion towards?</p> <p>12 MR. WELLS: Through the Chair to</p> <p>13 Commissioner Montoya, from my understanding, I</p> <p>14 don't know if it was stamped concrete ribbons,</p> <p>15 but more so stamped concrete.</p> <p>16 MR. CONLEY: It would be stamped in the</p> <p>17 center to look like --</p> <p>18 MS. LOPERA: Come up to the -- sir, if you</p> <p>19 could come up and speak into the microphone,</p> <p>20 please.</p> <p>21 THE CHAIRMAN: You have to come up and</p> <p>22 speak into the microphone so we can -- thank</p> <p>23 you.</p> <p>24 MR. CONLEY: I'm sorry. Sorry I didn't</p> <p>25 clarify. It would be solid ribbons and the</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">81</p> <p>1 center part would be stamped to look like brick</p> <p>2 pavers.</p> <p>3 THE CHAIRMAN: Oh, so you're suggesting</p> <p>4 the whole thing be poured concrete, but the</p> <p>5 middle of it looks like bricks and not just</p> <p>6 grass in there in between the two ribbons?</p> <p>7 MR. CONLEY: Yeah. And again, it's not a</p> <p>8 show-stopper. I'm just curious to know if</p> <p>9 it's --</p> <p>10 THE CHAIRMAN: I think that would take</p> <p>11 away from the actual ribbon effect of it. I</p> <p>12 think we're looking for two concrete and/or</p> <p>13 paver ribbons. Most of them have grass in</p> <p>14 between or they would have other pavers in</p> <p>15 between or bricks usually.</p> <p>16 MR. CONLEY: Okay.</p> <p>17 THE CHAIRMAN: I don't think pouring more</p> <p>18 concrete and then stamping it really kind of</p> <p>19 achieves that effect. I don't know if any</p> <p>20 commissioners have anything different hearing</p> <p>21 that, but that's my general opinion on it.</p> <p>22 MR. CONLEY: Then yeah, I will comply with</p> <p>23 the conditions of that.</p> <p>24 THE CHAIRMAN: Thank you. Appreciate</p> <p>25 that.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">83</p> <p>1 Historic District.</p> <p>2 Located on an interior lot, the subject</p> <p>3 property consists of a one-story, shotgun style</p> <p>4 home characterized by its front-facing gabled</p> <p>5 roof and its wood drop siding.</p> <p>6 The scope of work includes the painting of</p> <p>7 the structure, including the previously</p> <p>8 unpainted masonry foundation, the installation</p> <p>9 of wood lattice around the foundation,</p> <p>10 scattered siding replacement on multiple</p> <p>11 elevations, the installation of a fence, the</p> <p>12 replacement of the front and rear doors, and</p> <p>13 the alteration of the front porch including a</p> <p>14 new roof form, columns, railing, and steps.</p> <p>15 Staff conducted a site visit to examine</p> <p>16 the work on May 29, 2025, and noted that the</p> <p>17 fence complies with the fencing and wall</p> <p>18 guidelines, the standard conditions applied for</p> <p>19 fencing, and qualified for administrative</p> <p>20 approval. Staff also noted that the front step</p> <p>21 railing has exposed ends and spindles that are</p> <p>22 not centered between an upper and lower rail.</p> <p>23 The applicant expressed that they are</p> <p>24 amenable to making the necessary corrections.</p> <p>25 During the visit, staff also noted that</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">82</p> <p>1 Any other discussion?</p> <p>2 COMMISSION MEMBERS: (No response.)</p> <p>3 THE CHAIRMAN: All right. We have a</p> <p>4 motion and a second for -- to approve with</p> <p>5 staff conditions COA-25-32526 located at 3623</p> <p>6 Oak Street.</p> <p>7 All those in favor?</p> <p>8 COMMISSION MEMBERS: Aye.</p> <p>9 THE CHAIRMAN: Any -- any opposed?</p> <p>10 COMMISSION MEMBERS: (No response.)</p> <p>11 THE CHAIRMAN: By your actions, the motion</p> <p>12 has passed for COA-25-32526.</p> <p>13 All right. We'll move over to Section H,</p> <p>14 COA-25-32258 located at 1340 Clark Street.</p> <p>15 Do any commissioners have any ex parte to</p> <p>16 declare?</p> <p>17 COMMISSION MEMBERS: (No response.)</p> <p>18 THE CHAIRMAN: All right. That -- with</p> <p>19 that, we'll open public hearing and entertain a</p> <p>20 staff report.</p> <p>21 MR. ARSENAULT: Thank you. Through the</p> <p>22 Chair to the Commission, COA-25-32258, the</p> <p>23 property located at 1340 Clark street is for</p> <p>24 after-the-fact alterations and site work to a</p> <p>25 contributing structure within the Springfield</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">84</p> <p>1 mulch was put down in front -- in the front</p> <p>2 yard along with small paths of gravel. While</p> <p>3 along the sides and lower front elevations, it</p> <p>4 appears that the siding was replaced in-kind in</p> <p>5 scattered locations, the gable-end of the front</p> <p>6 elevation was not replaced in-kind. The</p> <p>7 shingle siding in this area was replaced with</p> <p>8 drop siding instead of shingles.</p> <p>9 The applicant has confirmed that they</p> <p>10 painted the structure including the foundation,</p> <p>11 replaced the doors, and conducted scattered</p> <p>12 siding replacement and replacement of the</p> <p>13 gable-end shingles, installed lattice around</p> <p>14 the foundation, and finished the alterations to</p> <p>15 the porch.</p> <p>16 The applicant stated that the change in</p> <p>17 the porch's roof form had already taken place</p> <p>18 by the time they purchased the property, but</p> <p>19 that they had -- but that they completed the</p> <p>20 work including the railing, steps, sheathing,</p> <p>21 soffits, and fascia.</p> <p>22 The applicant could not provide pictorial</p> <p>23 or documented evidence that these changes had</p> <p>24 already been made to the property prior to</p> <p>25 ownership.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">85</p> <p>1 The painting of previously unpainted</p> <p>2 masonry, the replacement of siding above the</p> <p>3 gable-end with a design that does not match the</p> <p>4 existing or documented design and the</p> <p>5 alteration of the porch are incompatible with</p> <p>6 the building style and inconsistent with the</p> <p>7 ordinance code criteria.</p> <p>8 While some scopes of the work are</p> <p>9 consistent with design guidelines such as the</p> <p>10 fencing, the proposed door replacement, the</p> <p>11 front steps and railing replacement, after</p> <p>12 correction, others are inconsistent and are not</p> <p>13 recommended. These include siding replacement</p> <p>14 on the front elevation gable-end, the painting</p> <p>15 of the previously unpainted foundation, and the</p> <p>16 alteration to the front porch roof.</p> <p>17 As such, staff finds the proposed COA</p> <p>18 inconsistent and incompatible with the design</p> <p>19 guidelines and ordinance code criteria and</p> <p>20 forward you a recommendation for denial with</p> <p>21 the following corrective actions: The railing</p> <p>22 system shall be made of wood or wood composite</p> <p>23 materials and the spindles centered between an</p> <p>24 upper and lower rail, no exposed ends; the</p> <p>25 front door shall be a quarter-light Craftsman</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">87</p> <p>1 -- I'm sorry. Your name and your address?</p> <p>2 AUDIENCE MEMBER: Maria -- Maria, and my</p> <p>3 last name is Rodriguez, R-o-d-r-i-g-u-e-z.</p> <p>4 THE REPORTER: Address?</p> <p>5 AUDIENCE MEMBER: 1845 North Pearl Street.</p> <p>6 THE REPORTER: Okay. If you can raise</p> <p>7 your right hand for me, please.</p> <p>8 AUDIENCE MEMBER: (Complies.)</p> <p>9 THE REPORTER: Do you swear or affirm that</p> <p>10 the testimony you're about to give is the</p> <p>11 truth, whole, nothing but the truth?</p> <p>12 MS. RODRIGUEZ: I do.</p> <p>13 THE REPORTER: Thank you, ma'am.</p> <p>14 MS. RODRIGUEZ: So my name is Maria</p> <p>15 Rodriguez and I'm the owner of the house with</p> <p>16 my husband, and we -- we have learned a very</p> <p>17 costly and expensive and stressful lesson with</p> <p>18 this house and with the other one that you'll</p> <p>19 see later on.</p> <p>20 We bought these houses almost a year</p> <p>21 ago -- yeah, a year and a couple of months ago,</p> <p>22 and we started to do the work with a general</p> <p>23 contractor. Through the whole process, we</p> <p>24 encountered several issue with the general</p> <p>25 contractor and money got stolen. We got the</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">86</p> <p>1 door with no light pattern; the paint on the</p> <p>2 masonry foundation shall be removed; the front</p> <p>3 porch roof form shall be a shed or hipped</p> <p>4 design with a low pitch.</p> <p>5 The design shall be reviewed by the</p> <p>6 Historic Preservation Section, and the open</p> <p>7 gable of the front porch shall have wood or</p> <p>8 composite shingles installed to replace the lap</p> <p>9 siding.</p> <p>10 THE CHAIRMAN: Thank you. Any questions</p> <p>11 for staff?</p> <p>12 COMMISSION MEMBERS: (No response.)</p> <p>13 THE CHAIRMAN: Hearing no questions, is</p> <p>14 the applicant here?</p> <p>15 AUDIENCE MEMBER: Yes.</p> <p>16 THE CHAIRMAN: Come up and state your name</p> <p>17 and address and she'll swear you in.</p> <p>18 (Audience member approaches the podium.)</p> <p>19 AUDIENCE MEMBER: Good afternoon. My name</p> <p>20 is Maria Rodriguez and I'm the owner of the</p> <p>21 house with my husband.</p> <p>22 THE CHAIRMAN: State your name and address</p> <p>23 and she'll swear you in.</p> <p>24 AUDIENCE MEMBER: Sorry.</p> <p>25 THE REPORTER: Just -- if you could just</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">88</p> <p>1 houses broken into. And I know this has</p> <p>2 nothing to do with what we're doing here. I</p> <p>3 just wanted to let you know. And we kept going</p> <p>4 until we finished the work.</p> <p>5 Unfortunately, we were not advised</p> <p>6 correctly about how the COA and all the things</p> <p>7 that needed to be included, and we have learned</p> <p>8 that, you know, some of the things were not</p> <p>9 done. We are in a position that we want to</p> <p>10 make sure that we correct as much as we can.</p> <p>11 And we have met with the staff. We met with</p> <p>12 the staff several times. We provided all the</p> <p>13 information that we were requested.</p> <p>14 Unfortunately, this house is -- were</p> <p>15 various -- there were four owners before us and</p> <p>16 out of those four owners, two owners had stop</p> <p>17 work orders because all the work that they were</p> <p>18 doing without permits and so on.</p> <p>19 So going into -- which -- each of the</p> <p>20 items that are having presented on the agenda,</p> <p>21 we have discussed with the planners, you know,</p> <p>22 that we will do the corrections that we need</p> <p>23 to. We just ask for time because we -- we're</p> <p>24 not a big company. We are -- this is what we</p> <p>25 do and we don't have all the cash available,</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">89</p> <p>1 but we want to be able to correct and if they 2 could work with us on time and so we can, you 3 know, do -- get the money that we need to be 4 able to. 5 We -- we live in Springfield. We love 6 Springfield. We have worked with people here 7 in Springfield and we are very sorry that -- 8 I'm very sorry that I'm here today. I have 9 never been in front of the Commission. I have 10 never done anything like that. We -- you know, 11 we do things by the book, and I apologize for 12 it. 13 THE CHAIRMAN: Okay. Thank you for your 14 comments. 15 And does anybody have any questions for 16 the applicant? 17 COMMISSION MEMBERS: (No response.) 18 THE CHAIRMAN: Is anyone else here from 19 the public to speak on this COA? 20 AUDIENCE MEMBERS: (No response.) 21 THE CHAIRMAN: Hearing no, we'll close the 22 public hearing and entertain a motion from the 23 Commission. 24 COMMISSIONER EPSTEIN: Motion to deny 25 COA-25-32258. Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">91</p> <p>1 to come back to you guys for -- to work with 2 you to resolve these issues; is that correct? 3 Could that just be a recommendation from the 4 Commission? Or is that just something we have 5 to pull out of a denial? 6 MS. LOPERA: To the Chair, what was that 7 last sentence? 8 THE CHAIRMAN: So it sounds like 9 Commissioner Hoff has recommended we pull 10 correction action number 3 -- 11 MS. LOPERA: Yeah. 12 THE CHAIRMAN: -- but if this is going to 13 be denied in general, is this something we 14 would just recommend the staff to do when the 15 property owner would come back to you to 16 rectify the COA issue that was heard? Do they 17 have to do a new COA with you guys, some of it 18 administrative, some of it through the 19 Commission? But I guess my point is -- is -- 20 can we do a denial and pull something out of -- 21 with a corrective action? 22 MS. LOPERA: Yeah. So through the Chair 23 to the Commission, you have some options here. 24 So if you want to approve parts of this -- like 25 if you are okay with approving paint on a CMU Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">90</p> <p>1 COMMISSIONER HOFF: Second. 2 THE CHAIRMAN: Any discussion? 3 COMMISSIONER HOFF: Through the Chair to 4 staff, I see under the corrective actions, 5 number 3, the paint on the masonry foundation 6 shall be removed. The masonry foundation 7 appears to be kind of cinder block. I didn't 8 know if that was -- if you had a different view 9 of that versus, you know, a brick. 10 MR. WELLS: Yeah. So through the Chair to 11 Commissioner Hoff, so yeah, that is correct. 12 It's like a CMU block, so just the way our 13 guidelines work, they don't really contemplate 14 for, you know, the varying degrees of finishes, 15 so we just want to -- just to remove it 16 altogether. 17 COMMISSIONER HOFF: So in the final -- in 18 the final motion, I would propose that 19 corrective action number 3 be removed because 20 it is a cinder block foundation versus a brick 21 foundation or a rusticated block foundation, so 22 yeah. 23 THE CHAIRMAN: Maybe it's a question for 24 staff here. If this COA is denied for work 25 completed without a COA, the property owner has Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">92</p> <p>1 -- the -- you know, the CMU block, then you can 2 approve in part. If you're okay with the 3 fencing, you can approve in part and deny in 4 part, but yes, the corrective actions are not 5 -- they're just for guidance. They're not 6 included in the final. 7 The final order would just say everything 8 is denied and then that puts the owner in the 9 posture of being in violation of the ordinance 10 code, and at that point is when staff works 11 with them, and that can be corrective actions 12 in certain cases. In other cases where, for 13 example, if someone demolished something and it 14 couldn't necessarily be rebuilt, we would just 15 resolve it with civil fines and penalties. 16 COMMISSIONER MONTROYA: Yeah. To the 17 Chair, I agree with Commissioner Hoff about the 18 painted CMU. I don't really take issue with 19 that. 20 THE CHAIRMAN: I agree that the painted 21 concrete block looks more better I guess than 22 just having a regular paver concrete block 23 there, so I think that it actually enhances the 24 appeal of the exterior. 25 So would the Commission -- well, excuse Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">93</p> <p>1 me. Is there other discussion regarding this</p> <p>2 COA?</p> <p>3 COMMISSIONER MORGAN: To the Chair, I'll</p> <p>4 just state that I'm in agreeance with the</p> <p>5 masonry being painted.</p> <p>6 And maybe just to staff for clarification,</p> <p>7 what is the -- I mean, I've seen lattice all</p> <p>8 over. Is that a no?</p> <p>9 MR. WELLS: Through the Chair to</p> <p>10 Commissioner Morgan, no. So -- and this is</p> <p>11 something we probably need to amend moving</p> <p>12 forward. So we don't have any objections to</p> <p>13 the wood lattice. We just did a whole listing</p> <p>14 denial.</p> <p>15 COMMISSIONER MORGAN: Okay.</p> <p>16 MR. WELLS: So we'll probably have to do</p> <p>17 approve in -- or approve in part, deny in part</p> <p>18 in terms of a motion, but yeah, we don't have</p> <p>19 any objections to the wood lattice.</p> <p>20 COMMISSIONER MORGAN: Thank you for the</p> <p>21 clarification. I just think if we remove the</p> <p>22 lattice, what do you put, more cinder blocks?</p> <p>23 So that -- okay. I appreciate -- and no access</p> <p>24 at that point. Thank you.</p> <p>25 COMMISSIONER LOVE: Through the Chair to</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">95</p> <p>1 replaced with drop siding.</p> <p>2 COMMISSIONER LOVE: Makes perfect sense.</p> <p>3 Thank you.</p> <p>4 COMMISSIONER HOFF: So through the Chair</p> <p>5 to the Chair or staff, I guess, so is it -- for</p> <p>6 the sake of convenience, is it more convenient</p> <p>7 to approve the denial and then have the</p> <p>8 applicant come back with a COA for all of these</p> <p>9 issues? Or is there some advantage to parse</p> <p>10 out all of the corrective actions now?</p> <p>11 THE CHAIRMAN: I think when it comes to</p> <p>12 denial, approving in part and denying in part</p> <p>13 is not always great with these after-the-fact</p> <p>14 COAs just because they -- you want them to come</p> <p>15 back with a full scope COA that has everything</p> <p>16 that the staff would like, that they work</p> <p>17 through all the details.</p> <p>18 That's just my opinion of how I'd like to</p> <p>19 see it go because they will need -- the</p> <p>20 property owner will need to work with staff to</p> <p>21 formulate a solution to this so they're not in</p> <p>22 violation, to come up with a new COA, some of</p> <p>23 it administrative, some of it being brought</p> <p>24 before us.</p> <p>25 So I'd prefer it to be clean, but if it's</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">94</p> <p>1 staff, I have a clarifying question. And I</p> <p>2 apologize if I'm being dense, but conditions</p> <p>3 number 4 and 5 seem to be HOA exclusive. Is</p> <p>4 that sort of an either or situation, the</p> <p>5 roof -- if I'm understanding it right, the</p> <p>6 front porch roof form shall be a shed or hipped</p> <p>7 design with a low pitch?</p> <p>8 And number 5 is the open gable of the</p> <p>9 front porch shall have wood or composite</p> <p>10 shingles installed to replace the lap siding.</p> <p>11 If number 4 is enacted, if I understand</p> <p>12 correctly, there would not be a gable?</p> <p>13 MR. ARSENAULT: Through the Chair to</p> <p>14 Commissioner Love, so corrective action 4</p> <p>15 relates to the porch roof itself because that</p> <p>16 does give the appearance more of a bungalow and</p> <p>17 this is a shotgun style house, so it'd be more</p> <p>18 appropriate for that to be a shed or hipped</p> <p>19 design with a lower pitch. That regard --</p> <p>20 that's in regard to number 4.</p> <p>21 Number 5 relates to the section of both</p> <p>22 the porch and the primary roof form.</p> <p>23 COMMISSIONER LOVE: The actual house?</p> <p>24 MR. ARSENAULT: Correct. That was</p> <p>25 originally wood shingles and it's now been</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">96</p> <p>1 something that's striking and important, I</p> <p>2 understand as well.</p> <p>3 COMMISSIONER MONTOYA: Yeah. To the Chair</p> <p>4 also in response to that, I think it's -- I</p> <p>5 think we're all pretty much on the same page</p> <p>6 with everything or I think we're all on the</p> <p>7 same page with everything. The only thing in</p> <p>8 question is the -- whether everyone agrees with</p> <p>9 not having to remove the paint on the CMU. I</p> <p>10 think the rest of the corrective action in the</p> <p>11 denial is -- I find acceptable.</p> <p>12 COMMISSIONER EPSTEIN: Through the Chair,</p> <p>13 I don't think I said about the CMU, but I'm --</p> <p>14 a CMU functions differently than a brick</p> <p>15 veneer, so -- and it looks differently and it</p> <p>16 does require some painting for it to actually</p> <p>17 have benefits. So I'm okay with removing the</p> <p>18 -- or approving number 1 in the scope of work.</p> <p>19 There was a little bit of talk about the</p> <p>20 lattice around the foundation and --</p> <p>21 MS. RODRIGUEZ: Can I speak?</p> <p>22 THE CHAIRMAN: You want to finish your</p> <p>23 comments first real quick?</p> <p>24 MS. RODRIGUEZ: Just one comment, that's</p> <p>25 it.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>



<p style="text-align: right;">97</p> <p>1 THE CHAIRMAN: Let her finish her comments 2 first. Then you can come up. It's okay. 3 COMMISSIONER EPSTEIN: I guess where I'm 4 going with that is understanding that this 5 structure is considerably off the ground for, 6 you know, safety and vermin and et cetera 7 purposes, I think it's appropriate for some 8 solution there. So I'd like to talk about that 9 before just I guess denying the lattice. 10 There's no corrective -- unless I'm 11 missing a corrective action, I don't believe 12 there's a corrective action for that, so I'd 13 like to discuss a corrective action for that. 14 COMMISSIONER MORGAN: Through the Chair to 15 the Commission, I just want to point out too, 16 it looks like in the original photo, there was 17 lattice in some of those places. So -- very 18 old lattice. 19 COMMISSIONER MONTTOYA: Through the Chair, 20 the way I read the summary scope of work, 5 and 21 6, it says, install wood lattice around the 22 foundation, after-the-fact, admin, which I read 23 as admin's in approval of the wood lattice 24 because it's not in the corrective action to 25 remove it. And then number 5 [sic], replace Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">99</p> <p>1 those things more specifically and then we can 2 move on, right? Because it doesn't sound like 3 anyone has objections to the wood lattice, so 4 maybe we can state that that doesn't require 5 replacement. Maybe we need to also state that 6 the rear door needs to be administratively 7 approved as it's replaced too in the corrective 8 action. 9 THE CHAIRMAN: Yeah. I think we need to 10 come to a decision on whether we want to do a 11 denial and have them work with staff or approve 12 in part and deny in part before we start 13 debating on these minor nuances here. 14 COMMISSIONER MONTTOYA: You know, the -- 15 I'm sorry. The applicant seems amenable to 16 correcting things, and so I would prefer to 17 give the corrective action today so the 18 applicant doesn't have to come back and they 19 can get to work correcting it. 20 THE CHAIRMAN: All right. 21 COMMISSIONER MORGAN: Through the Chair -- 22 THE CHAIRMAN: Go ahead. 23 COMMISSIONER MORGAN: -- to counsel, you 24 said that if we denied it today, they would be 25 in violation. So I just want to make sure that Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">98</p> <p>1 the front rear doors, after-the-fact, admin, 2 I'm assuming they -- and we see that they've 3 given something in the email chain -- 4 THE CHAIRMAN: Yeah. It looks like the 5 front door, they have a corrective action, 6 but -- 7 COMMISSIONER MONTTOYA: If it doesn't 8 appear in corrective action, then they don't 9 have to do anything about it, right? 10 (Off microphone discussion.) 11 MS. LOPERA: Through the Chair to 12 Commissioner Montoya, there is a corrective 13 action related to the front door. Staff has 14 asked that it be replaced with a different 15 style with no light pattern. There is no 16 corrective action as it relates to the back 17 door. 18 I know this one is a bit confusing because 19 we have a lot of -- we have six items in the 20 summary scope of work and at least -- no. 21 Three of them, two of them have no corrective 22 actions, the fencing and the wood lattice or -- 23 and -- 24 COMMISSIONER MONTTOYA: Then perhaps we 25 should amend the corrective actions to address Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">100</p> <p>1 by denying it today, it will come back cleaner, 2 but does that affect the applicant at all? Or 3 are they technically in violation now? 4 MS. LOPERA: Through the Chair to the 5 Commission, they're technically in violation 6 now because they performed work that requires a 7 COA without a COA. So it's all a violation. 8 If you deny all six of these, then that 9 does affect things because the fine for each 10 violation is -- the maximum is \$500 per day per 11 violation. So it will affect computation of 12 the fine amount. 13 Also, for example, with the wood lattice, 14 if you deny it and have no recommendation for 15 corrective action, then you'll just need to 16 remove that to comply because -- so if you deny 17 some of these, there will be -- there's some 18 way that needs to be resolved, right? So they 19 would have to remove it. 20 From what I'm hearing, it sounds like some 21 of these you would want to approve as is. For 22 example, painting the CMU, I don't hear you 23 saying you want to deny that. I've not heard 24 talk about the fencing. The staff report says 25 it meets the guidelines and they had no issue Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">101</p> <p>1 with the fencing, so that's possibly on the 2 table for approval as well and the wood lattice 3 and the rear door. 4 So again, my recommendation is to separate 5 these out specifically and say which ones you 6 would -- you want to approve and deny. If you 7 deny the whole thing, the other consequence is 8 they can't come back with a COA asking for the 9 same thing within a year. So if you're 10 inclined to approve some of these, I would 11 recommend you approve in part and deny in part. 12 THE CHAIRMAN: Before we get to any kind 13 of motion on that, I believe the applicant had 14 something they'd like to say. 15 MS. RODRIGUEZ: Yes. The only reason we 16 have -- 17 THE CHAIRMAN: Hold on. Speak into the 18 microphone, please. 19 MS. RODRIGUEZ: The only reason we put the 20 lattice is because after we got insurance, I 21 didn't know that inspectors go and take 22 pictures and they sent us a picture saying that 23 animals and people tend to go underneath the 24 house especially in winter, and it is a big 25 issue for the house. Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">103</p> <p>1 COMMISSIONER EPSTEIN: So everybody else 2 can chime in. So for the summary of the scope 3 of work -- 4 THE CHAIRMAN: Would you like to make -- 5 amend the motion? 6 COMMISSIONER EPSTEIN: I would like to 7 move to amend the motion and -- 8 COMMISSIONER HOFF: Second. 9 MS. LOPERA: Through the Chair, we -- 10 before you second that, we need to know what 11 the motion on the floor is -- what the 12 amendment is. 13 COMMISSIONER HOFF: I thought we were -- 14 okay. 15 COMMISSIONER EPSTEIN: I would make -- I 16 would like to make a motion to amend the motion 17 to approve items 1, 4, and 5, and deny items 2, 18 3, and 6, but 6 needs to be amended to replace 19 the front door. 20 So that's a question. Do I need to say I 21 approve that -- the rear door? 22 MS. LOPERA: Through the Chair to 23 Commissioner Epstein, yes, approve front door 24 or deny -- 25 COMMISSIONER EPSTEIN: Okay. Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">102</p> <p>1 So please consider that because if we take 2 the lattice, then I'm at risk of losing my 3 insurance and it was very difficult to get 4 insurance for a historic home. I'm paying 5 almost \$4,500 on this house alone and it's very 6 -- we really don't want to sell the house. We 7 really want to stay in the neighborhood, 8 please. Thank you. 9 THE CHAIRMAN: Thank you. All right. Are 10 there any commissioners that would like to make 11 and amend the motion? It's a complicated one. 12 MR. WELLS: Through the -- 13 COMMISSIONER EPSTEIN: I can take a stab 14 at it. 15 THE CHAIRMAN: Hold on. Did you have 16 something to say, Arimus, before we do that? 17 MR. WELLS: Well, yeah. Through the 18 Chair, I was going to say, if needed be, I was 19 taking -- making notes of the ones that you-all 20 seem to be onboard with versus the no objection 21 to. So if you have it already, that's fine 22 too. 23 COMMISSIONER EPSTEIN: I have what I think 24 I want us to do. 25 MR. WELLS: Okay. Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">104</p> <p>1 MS. LOPERA: So deny front door, approve 2 front door. 3 COMMISSIONER EPSTEIN: Okay. So -- so I 4 would like to approve 1, 4, 5, and for 6, I 5 would like to approve the rear door. And for 6 denial, I would like to deny 2, 3 and 6 for the 7 front door. 8 THE CHAIRMAN: Do we have any seconds on 9 that? 10 COMMISSIONER MONTOYA: Second. 11 THE CHAIRMAN: Any further discussion on 12 it? 13 COMMISSIONER MONTOYA: Do we also have to 14 -- is it just by default that number 3 on the 15 corrective action disappears? Does that have 16 to also be included in the amendment? 17 COMMISSIONER EPSTEIN: Through the Chair, 18 I didn't mess with the corrective actions 19 because we are approving the summary of the 20 scope of work. 21 COMMISSIONER MONTOYA: Okay. 22 COMMISSIONER EPSTEIN: Those are my 23 thoughts. 24 MS. LOPERA: Yeah. Through the Chair, I 25 agree with that. First decide what you want to Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">105</p> <p>1 approve and deny, and then you can give 2 direction to staff on corrective actions for 3 the ones that (inaudible). 4 THE CHAIRMAN: Any other further 5 discussion? 6 COMMISSION MEMBERS: (No response.) 7 THE CHAIRMAN: All right. So we have a 8 motion to amend the motion. All those in 9 favor? 10 COMMISSION MEMBERS: Aye. 11 THE CHAIRMAN: Any opposed? 12 COMMISSION MEMBERS: (No response.) 13 THE CHAIRMAN: All right. The motion to 14 amend the motion has passed. 15 Now, any further discussion on the amended 16 motion? 17 (Off microphone discussion.) 18 COMMISSIONER EPSTEIN: Through the Chair 19 to counsel, do we discuss the corrective 20 actions first before we move to approve the 21 amended motion? 22 MS. LOPERA: Through the Chair to 23 Commissioner Epstein, it's up to you. One 24 thing you may want to address is the staff did 25 not have any recommendations for number 3, the Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">107</p> <p>1 MS. LOPERA: Yeah. So through the Chair, 2 someone needs to move to approve in part, deny 3 in part as amended. If someone could just say 4 so moved. 5 COMMISSIONER EPSTEIN: So moved. 6 COMMISSIONER MORGAN: Second. 7 THE CHAIRMAN: All right. I think we've 8 had all the discussion we can have on this one. 9 If anybody else had anything to say, speak now 10 or forever hold your peace. 11 COMMISSION MEMBERS: (No response.) 12 THE CHAIRMAN: All right. All those in 13 favor of the amended motion say aye? 14 COMMISSION MEMBERS: Aye. 15 THE CHAIRMAN: Any opposed? 16 COMMISSION MEMBERS: (No response.) 17 THE CHAIRMAN: All right. By your action, 18 you have approved in part and denied in part 19 COA-20 -- excuse me, COA-25-32258 at 1340 Clark 20 Street. 21 And with that, we will take a ten-minute 22 break. I apologize for having to make you wait 23 longer, but we'll take a ten-minute break and 24 then we'll start addressing the next COA. 25 Thank you. Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">106</p> <p>1 scattered and partial siding replacement. 2 Mr. Wells, I don't know if you want to 3 speak to that, but it may be helpful. 4 MR. WELLS: Yes. So -- sorry. Yeah. So 5 through the Chair to Commissioner Epstein -- 6 well, actually, to the Commission, so yeah, 7 just based on our staff report and the work 8 that was performed in terms of the siding 9 replacement, we didn't have any objections just 10 given the previously existing siding and the 11 mixture of siding and just the irreparability 12 of it. 13 So I would love to have some discussion on 14 that just to see what corrective actions need 15 to be applied, if any. 16 COMMISSIONER EPSTEIN: Yeah. Through the 17 Chair, the most important thing to me I think 18 you guys have already addressed is that that 19 gable, which was the gable of the wall of the 20 front door wall, have the shingles instead of 21 the lap siding. 22 MR. WELLS: I see. Okay. Thank you. 23 THE CHAIRMAN: All right. Any other 24 further discussion on the amended motion? Do 25 we have to move it I guess? Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">108</p> <p>1 (Brief recess.) 2 THE CHAIRMAN: All right. Everybody, 3 we'll get our meeting started here and bring it 4 back to order. All right. 5 We'll resume at Section H, number 2. That 6 is COA-25-32257 located at 1342 Clark Street. 7 Any commissioners have any ex parte to 8 declare? 9 COMMISSIONER MEMBER: (No response.) 10 THE CHAIRMAN: Hearing none, we will open 11 the public hearing and have a staff report. 12 MR. ARSENAULT: Thank you. Through the 13 Chair to the Commission, COA-25-32257, the 14 property located at 1342 Clark Street is for 15 after-the-fact alterations and site work to a 16 contributing structure within the Springfield 17 Historic District. 18 Located on an interior lot, the subject 19 property consists of a one-story shotgun style 20 home characterized by its front-facing gable 21 roof and its wood drop siding. The Florida 22 Master Site File for this property indicates 23 that 2-over-2 double-hung sash windows and a 24 corbelled brick chimney were also 25 character-defining features of the structure, Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">109</p> <p>1 though these have been removed.</p> <p>2 The scope of work includes the removal of</p> <p>3 the chimney on the roof, window replacement of</p> <p>4 at least the front porch enclosure windows,</p> <p>5 partial and scattered siding replacement around</p> <p>6 the structure, front railing replacement, front</p> <p>7 and rear door replacement, and the installation</p> <p>8 of a wooden picket fence along the front, rear,</p> <p>9 and sides of the property.</p> <p>10 Staff conducted a site visit to examine</p> <p>11 the work on May 29, 2025, and noted that the</p> <p>12 fence complies with the fencing and wall</p> <p>13 guidelines, standard conditions applied for</p> <p>14 fencing, and qualified for administrative</p> <p>15 approval.</p> <p>16 Staff also noted that the front step</p> <p>17 railing has exposed ends and spindles that are</p> <p>18 not centered between an upper and lower rail.</p> <p>19 The applicant expressed that they are amenable</p> <p>20 to making the necessary corrections.</p> <p>21 During the visit, staff also noted that</p> <p>22 mulch was put down in the front yard along with</p> <p>23 small paths of gravel.</p> <p>24 Based upon pictorial evidence, a review of</p> <p>25 archival records, and the site visit, it is</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">111</p> <p>1 applicant stated that the window replacement</p> <p>2 and chimney removal was conducted prior to</p> <p>3 their purchase of the home and that they only</p> <p>4 installed window trim.</p> <p>5 Additionally, they stated that the masonry</p> <p>6 foundation was already painted white when they</p> <p>7 purchased the building. The applicant could</p> <p>8 not provide any pictorial or documented</p> <p>9 evidence that these changes had already been</p> <p>10 made prior to ownership.</p> <p>11 The removal of the chimney, the painting</p> <p>12 of the previously unpainted masonry, and the</p> <p>13 replacement siding with a design that does not</p> <p>14 match the existing is inconsistent.</p> <p>15 While some scopes of work are consistent,</p> <p>16 the proposed door replacement, front step, and</p> <p>17 railing replacement after correction, and</p> <p>18 others are -- others are inconsistent and are</p> <p>19 not recommended. These include siding</p> <p>20 replacement at the front elevation, the removal</p> <p>21 of the chimney, the painting of the unpainted</p> <p>22 masonry, and the replacement of any windows</p> <p>23 other than the enclosed front porch, which were</p> <p>24 metal.</p> <p>25 So this one is a similar situation to the</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">110</p> <p>1 evident that at least the windows on the front</p> <p>2 porch were replaced with fixed windows. The</p> <p>3 previous windows were 2-over-2 metal windows.</p> <p>4 Staff does not have any objection to the</p> <p>5 replacement windows on the enclosed porch.</p> <p>6 It is unclear if other windows on the</p> <p>7 structure were replaced by the current owner or</p> <p>8 by a previous owner as the Florida Master Site</p> <p>9 File documented 2-over-2 wood sash windows and</p> <p>10 the existing windows appear to be 1-over-1 wood</p> <p>11 sash windows.</p> <p>12 While along the sides, it appears that</p> <p>13 asbestos shingles were replaced in-kind in</p> <p>14 scattered locations, the front elevation was</p> <p>15 not replaced in-kind. The drop siding of the</p> <p>16 enclosed porch was replaced with standard,</p> <p>17 larger lap siding and the gable end has its</p> <p>18 asbestos shingles removed and replaced with lap</p> <p>19 siding.</p> <p>20 The applicant has confirmed that they</p> <p>21 conducted the front step and railing</p> <p>22 replacement, front and rear door replacement,</p> <p>23 fence installation, partial/scattered siding</p> <p>24 replacement, and the repainting of the building</p> <p>25 including the masonry foundation. The</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">112</p> <p>1 last one, so I'm going to read this slowly.</p> <p>2 Staff finds the proposed scope of work was</p> <p>3 consistent and inconsistent. As such, we</p> <p>4 forward you a recommendation for approval in</p> <p>5 part and denial in part. We recommend approval</p> <p>6 of scopes 3, 5, rear door, and 6. So that is</p> <p>7 the siding replacement, the rear front door</p> <p>8 replacement, and the current fencing.</p> <p>9 Staff recommends the denial of scopes 1,</p> <p>10 the chimney removal; 2, the window replacement;</p> <p>11 4, the railing replacement; and 5 for the front</p> <p>12 door. Thank you.</p> <p>13 THE CHAIRMAN: A question for the staff</p> <p>14 here, is all the masonry here similar to the</p> <p>15 other house where it's all concrete block as</p> <p>16 well? It looked like it is from the photos. I</p> <p>17 just want a confirmation.</p> <p>18 MR. WELLS: Through the Chair, that's</p> <p>19 correct.</p> <p>20 THE CHAIRMAN: Thank you. Any other</p> <p>21 questions for staff?</p> <p>22 COMMISSIONER HOFF: Through the Chair to</p> <p>23 staff -- actually, I'm going to take that back.</p> <p>24 No.</p> <p>25 THE CHAIRMAN: Any other questions for</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">113</p> <p>1 staff?</p> <p>2 COMMISSIONER EPSTEIN: Through the Chair,</p> <p>3 there's no pictures that I can see in the</p> <p>4 report, but if I go to the Google Street View,</p> <p>5 there's brick piers that are part of the house</p> <p>6 beyond that front patio facade. Have those</p> <p>7 been painted?</p> <p>8 The front, which has the concrete block</p> <p>9 stem wall, if you look on -- I only see</p> <p>10 pictures of the concrete block, but if you look</p> <p>11 on the Google Street View, you can see -- in an</p> <p>12 older view, you can see brick masonry appears</p> <p>13 towards the rear of the house.</p> <p>14 You have to go back to the -- the 2023</p> <p>15 and, like, walk a little bit towards the other</p> <p>16 house. Sorry. It's hard to see it, so -- but</p> <p>17 if you zoom in, immediately adjacent to the</p> <p>18 concrete block, the rest of the house is brick</p> <p>19 piers.</p> <p>20 COMMISSIONER MONTOYA: Uh-huh. Yeah.</p> <p>21 COMMISSIONER EPSTEIN: I found that by</p> <p>22 accident.</p> <p>23 MR. WELLS: Through the Chair to</p> <p>24 Commissioner Epstein, we are unsure. We could</p> <p>25 not make it that far into the property behind</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">115</p> <p>1 house. Looking back through the photos, those</p> <p>2 were non-original metal windows before.</p> <p>3 Is there a -- I guess why wouldn't the</p> <p>4 corrective action include replacing the current</p> <p>5 windows with a window dimension that's typical</p> <p>6 for a house like this instead of what is there?</p> <p>7 So --</p> <p>8 MR. WELLS: Through the Chair to</p> <p>9 Commissioner Hoff, in terms of -- and if I'm</p> <p>10 understanding you correctly, are you asking why</p> <p>11 we wouldn't have requested the window opening</p> <p>12 be a different size -- or a different size?</p> <p>13 COMMISSIONER HOFF: Yes. Number 2 on the</p> <p>14 summary scope of work is conduct window</p> <p>15 replacement after-the-fact. So if they were</p> <p>16 going to be replacing windows that were not</p> <p>17 typical and not used for a historic house of</p> <p>18 this design, then is there a -- why wouldn't</p> <p>19 the recommendation be to use a window that</p> <p>20 would be in line with historic houses of this</p> <p>21 type?</p> <p>22 MR. WELLS: Through the Chair to</p> <p>23 Commissioner Hoff, so essentially, we do know</p> <p>24 that this is an enclosed porch, so it's</p> <p>25 non-historic. The windows, in terms of</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">114</p> <p>1 that fence, so we need to get -- we'd need to</p> <p>2 get clarity from the applicant.</p> <p>3 THE CHAIRMAN: Another question for Staff,</p> <p>4 we have on here a denial of removal of the</p> <p>5 chimney, item number 1. What remedy does the</p> <p>6 property owner have to do that -- had that been</p> <p>7 a chimney? Or what would be the suggestion</p> <p>8 here that would be the corrective action for</p> <p>9 that?</p> <p>10 MR. WELLS: Through the Chair, there's a</p> <p>11 couple of options we could elect. So we could</p> <p>12 do some type of settlement agreement where we</p> <p>13 just impose a fine that's based on the rolling</p> <p>14 days citation or we could conceivably ask them</p> <p>15 to build something that -- they rebuild the</p> <p>16 chimney, something that's more, you know,</p> <p>17 appropriate and matches the existing -- or</p> <p>18 previously one.</p> <p>19 COMMISSIONER HOFF: Through the Chair,</p> <p>20 question about the windows on the enclosed</p> <p>21 front porch, so I believe -- so I think this is</p> <p>22 more of a philosophical question I guess. So</p> <p>23 the windows on the enclosed front porch both on</p> <p>24 the front facade and the side are the only</p> <p>25 windows I believe of that dimension on the</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">116</p> <p>1 materiality, it's non-historic as well. So in</p> <p>2 terms of them replacing it in the current</p> <p>3 window opening, we just found it would be more</p> <p>4 appropriate, rather than altering it, to --</p> <p>5 from a conjectural standpoint, yes, it probably</p> <p>6 would aesthetically match the other windows in</p> <p>7 the home, but in terms of what's been there</p> <p>8 historically with the structure, despite it</p> <p>9 being nonoriginal, the front porch has been</p> <p>10 there for a good duration of the home.</p> <p>11 So we didn't have any objections to it,</p> <p>12 meaning the current window.</p> <p>13 THE CHAIRMAN: Any other questions for the</p> <p>14 staff?</p> <p>15 COMMISSION MEMBERS: (No response.)</p> <p>16 THE CHAIRMAN: All right. If the</p> <p>17 applicant would like to come up and speak. I</p> <p>18 don't believe you have to be sworn in again, so</p> <p>19 I think you're okay.</p> <p>20 MS. RODRIGUEZ: Okay. Yes or no? No.</p> <p>21 Okay.</p> <p>22 THE CHAIRMAN: Just your name and address.</p> <p>23 MS. RODRIGUEZ: Yes. Maria Rodriguez,</p> <p>24 1845 North Pearl Street.</p> <p>25 So I just want to say about the chimney,</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">117</p> <p>1 when we bought the house, there was no chimney 2 inside the house. So when you see -- because I 3 looked at the pictures too in Google. Those 4 pictures are from January 2023 and the last 5 work order -- stop work order was October of 6 2023, which is when we believe that the chimney 7 was taken out. 8 So we -- I agree. You know, just like the 9 other house, we want to make good. I just want 10 to make sure that the houses are nice, pretty, 11 and -- and we accept, you know, anything that 12 we have to repair, but the chimney is not our 13 doing. That is something -- we had nothing to 14 do with it. 15 Also, the window in front is a wood 16 window, so it's exactly like it's supposed to 17 be, wood as opposed to aluminum, which when we 18 went in, it was all broken and it was all 19 smashed, so we just put the wood windows. And 20 all the windows are wood. We provided the 21 staff with pictures of each and every window 22 and we never touched the windows. So we just 23 repaired them. Thank you. 24 THE CHAIRMAN: Is there a fireplace in the 25 house or has that been removed as well? Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">119</p> <p>1 the staff conditions of approval points 3, 5 2 regarding the back door, and 6, and denying 3 points 1, 2, 4 and 5 regarding the front door. 4 THE CHAIRMAN: Would anybody like to 5 second that? 6 COMMISSIONER EPSTEIN: Second. 7 THE CHAIRMAN: All right. Any discussion 8 on this? 9 COMMISSION MEMBERS: (No response.) 10 THE CHAIRMAN: I may say the only item 11 that I have any question about is really the 12 chimney here. It must've been deleted when 13 they put a new roof on or something. I can't 14 tell what happened in the past, so I don't want 15 to speak or conjecture about what happened in 16 the past, but if there's no fireplace in there, 17 it's just an old chimney and it was stuck on 18 the roof. You know, having less of an 19 intrusion on the roof I understand is 20 desirable. You're not going to have -- you 21 have less roof leak potential. So that's one 22 item I would consider. 23 COMMISSIONER EPSTEIN: Yeah. Through the 24 Chair, I'm kind torn about that one because 25 they don't have any evidence that they didn't Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">118</p> <p>1 MS. RODRIGUEZ: Is there a what? I'm 2 sorry. 3 THE CHAIRMAN: Is there a fireplace in the 4 house or was that -- 5 MS. RODRIGUEZ: No, there's nothing there. 6 THE CHAIRMAN: Okay. Thank you. 7 MS. RODRIGUEZ: No. We didn't even know 8 about the chimney until they told us that, and 9 we went back to the pictures on Google and then 10 we saw it. So thank you. 11 THE CHAIRMAN: Okay. Thank you. Does 12 anybody else have any questions for the 13 applicant here? 14 COMMISSION MEMBERS: (No response.) 15 THE CHAIRMAN: Seeing as there's nobody 16 else in the room, I guess there's nobody from 17 the public that is looking to speak on this 18 COA. 19 So with that, we will close the public 20 hearing and entertain a motion just for review 21 of the staff recommended approval of the scope 22 of work item number 3, 5 for the rear door, and 23 6, but denial of 1, 2, 4, and, 5, front door. 24 COMMISSIONER HOFF: Through the Chair, I 25 will make a motion to approve COA-25-32257 with Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">120</p> <p>1 take it out, but it seems like they didn't take 2 it out, and sort of penalizing them for 3 somebody else having done so is -- seems a 4 little harsh. 5 And I -- for them to rebuild that, they'd 6 have to rebuild the structure of it all the way 7 to the ground. You can't just do a chimney on 8 top of a roof. So that would be quite the 9 undertaking. 10 COMMISSIONER MONTOYA: Through the Chair, 11 I guess that might be a question for the 12 applicant. Do they have photographs of the 13 house upon purchase? 14 MS. RODRIGUEZ: Do we have what? I'm 15 sorry. 16 COMMISSIONER MONTOYA: Do you have -- 17 THE CHAIRMAN: Come up to the podium -- 18 COMMISSIONER MONTOYA: Do you have 19 photographs of the house when you purchased it 20 that might show the chimney not there? 21 MS. RODRIGUEZ: I have a picture, but not 22 here, in my phone. I do have a picture where 23 there is -- the sheetrock, that it was done -- 24 COMMISSIONER MONTOYA: Uh-huh. 25 MS. RODRIGUEZ: -- and there is no chimney Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">121</p> <p>1 there.</p> <p>2 COMMISSIONER MONTTOYA: So you can provide</p> <p>3 evidence to staff that when you took possession</p> <p>4 of the house, the chimney was gone?</p> <p>5 MS. RODRIGUEZ: So yeah, I can provide</p> <p>6 that. You walked in and you see that the work</p> <p>7 had done and there was no chimney. There was</p> <p>8 no bricks, nothing there.</p> <p>9 COMMISSIONER MONTTOYA: But you don't have</p> <p>10 -- do you have any photographs of it from the</p> <p>11 outside?</p> <p>12 MS. RODRIGUEZ: Inside.</p> <p>13 COMMISSIONER MONTTOYA: Only inside?</p> <p>14 MS. RODRIGUEZ: I -- yes. I have a</p> <p>15 picture where you could see that they were</p> <p>16 building -- that's when we bought it. That --</p> <p>17 there was already -- the inside was already</p> <p>18 done. It was already partitioned and</p> <p>19 everything.</p> <p>20 COMMISSIONER MONTTOYA: Okay. Thank you.</p> <p>21 COMMISSIONER MORGAN: Through the chair --</p> <p>22 MS. RODRIGUEZ: So who do we give the</p> <p>23 picture to?</p> <p>24 MR. WELLS: I can take it.</p> <p>25 MS. RODRIGUEZ: Oh, okay. Okay.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">123</p> <p>1 So I don't necessarily think that should</p> <p>2 come into consideration. So thanks.</p> <p>3 COMMISSIONER EPSTEIN: Yeah. Through the</p> <p>4 Chair, I recall that as well. Some of them</p> <p>5 have been a little bit less daunting. I would</p> <p>6 recommend that if we deny that portion, that</p> <p>7 under the -- I'm trying -- the corrective</p> <p>8 action, that they not have to rebuild a chimney</p> <p>9 and that's just something taken care of in a</p> <p>10 fine because, yeah, that would be -- that would</p> <p>11 be a lot.</p> <p>12 COMMISSIONER MONTTOYA: Through the Chair,</p> <p>13 I agree with Commissioner Epstein. I think</p> <p>14 maybe it's just something for staff and</p> <p>15 everyone to consider when you discuss the fine</p> <p>16 and how that really rolls out since they</p> <p>17 weren't literally responsible for that removal.</p> <p>18 THE CHAIRMAN: Any other discussion</p> <p>19 regarding the approval in part and denial in</p> <p>20 part?</p> <p>21 COMMISSIONER EPSTEIN: Through the Chair</p> <p>22 to staff, you're recommending denial of the</p> <p>23 window replacement and I guess I'm</p> <p>24 misunderstanding because it sounded to me like</p> <p>25 you were okay with what they had put in place.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">122</p> <p>1 COMMISSIONER MORGAN: Through the Chair to</p> <p>2 staff, I'm just curious, with the previous stop</p> <p>3 work orders, were there photographs taken?</p> <p>4 She's saying that the last one was in October.</p> <p>5 I don't even know what those were for. I mean,</p> <p>6 was it -- I just don't know.</p> <p>7 MR. WELLS: Yeah. Through the Chair to</p> <p>8 Commissioner Hoff -- or not Commissioner Hoff,</p> <p>9 Commissioner Morgan, that was a good question.</p> <p>10 We are looking into that just to see if there's</p> <p>11 any photos. Sometimes there may be, but I may</p> <p>12 not even have access to that system, but I'll</p> <p>13 do my best to try.</p> <p>14 COMMISSIONER MORGAN: I just didn't know</p> <p>15 if you -- in your research (inaudible).</p> <p>16 Thank you.</p> <p>17 COMMISSIONER HOFF: Through the Chair to</p> <p>18 the Commission, I know there's discussion right</p> <p>19 now about who actually did the paperwork,</p> <p>20 whether it was the applicant or the owner</p> <p>21 before the applicant. I recall reviewing</p> <p>22 numerous applications and observing when I was</p> <p>23 a member of the public where work had been done</p> <p>24 prior to the owners, but that still had to be</p> <p>25 corrected.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">124</p> <p>1 So are you -- your corrective action for</p> <p>2 that is nothing, but you're still recommending</p> <p>3 it as denial because it was done without the</p> <p>4 review? Is that the stance?</p> <p>5 MR. ARSENAULT: Through the Chair to</p> <p>6 Commissioner Epstein, so for the front porch</p> <p>7 windows, not knowing the condition, obviously,</p> <p>8 they were metal, so they're non-historic, so</p> <p>9 the replacement of that, what they have is</p> <p>10 fine. That's something we would've</p> <p>11 recommended. Because there's a whole scope of</p> <p>12 work that's been conducted, it's kind of in the</p> <p>13 air.</p> <p>14 And the Florida master site file did</p> <p>15 document that the windows were historically</p> <p>16 2-over-2. We've -- and they're -- the existing</p> <p>17 ones are 1-over-1. Just because there's a</p> <p>18 uncertainty, we recommended that, but the</p> <p>19 existing windows, the 1-over-1s, they are wood,</p> <p>20 so.</p> <p>21 COMMISSIONER EPSTEIN: So it's a denial</p> <p>22 after-the-fact, but the corrective action being</p> <p>23 discussed is what's there is okay, but there</p> <p>24 needs to be a fine?</p> <p>25 MR. WELLS: Correct.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">125</p> <p>1 COMMISSIONER MORGAN: Through the Chair to 2 staff, similar -- just to make sure we're 3 hitting all these, on the siding replacement -- 4 or is there any recommendation for them to put 5 shingle back on the front? Or -- because it 6 looks like the other three sides of the house 7 still have it. 8 MR. WELLS: All right. Through the Chair 9 to Commissioner Morgan, so in that sense, in 10 terms of the partial, scattered siding 11 replacement, we don't have any objections to 12 that either. Yes -- and it did have the 13 asbestos shingles on there, but we do know that 14 those are non-historic in it of itself. So 15 underneath, I mean, they would've exposed the 16 historic siding, but in essence, the lap siding 17 they have in place is -- we don't have any 18 objection. 19 THE CHAIRMAN: I have a quick question for 20 staff here, if we wanted to recommend a 21 different corrective action to this scope of 22 work regarding item number 1, do we need to 23 amend the motion for the corrective action? Or 24 is that just a recommendation to staff? 25 MS. LOPERA: Through the Chair, no need to Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">127</p> <p>1 Thank you, ma'am. Good to go. 2 Next items -- we are moving on to Section 3 M. For Information, we have Senate Bill 180, 4 Pending Legislation, and Public Works 5 Improvement Projects. 6 For the sake of discussion, let's go ahead 7 and do Pending Legislation and Public Works 8 real quick, and then we'll move on because the 9 senate bill may require some further 10 discussions. 11 COMMISSIONER EPSTEIN: It's like 12 reverberating (inaudible). 13 THE CHAIRMAN: Sorry. If I get too close 14 to it, it's like -- echoes. If I get too 15 far -- 16 (Off microphone discussion.) 17 THE CHAIRMAN: Yeah. Yeah. Yeah. 18 MR. WELLS: All right. Thank you. So a 19 few moving items, nothing has taken place in 20 terms of final action by City Council in the 21 last month, but we do have three ordinances 22 that are making their way through City Council. 23 So again, the first one is 2025-460. This 24 is a landmark. It's for 38 Monroe Street. 25 You-all approved this for landmarking back in Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">126</p> <p>1 amend the motion. Just if you want to put your 2 comments on the record, staff will, I'm sure, 3 receive those well. 4 THE CHAIRMAN: All right. Do we have any 5 other discussion on this one? 6 COMMISSION MEMBERS: (No response.) 7 THE CHAIRMAN: All right. We have a 8 motion for COA-25-32257 to approve scope of 9 work 3, 5 for the rear door, and number 6, and 10 deny 1, but with the recommendation to staff 11 for the corrective action to take into account 12 that the property owner would not have removed 13 that chimney and installing a new chimney would 14 be onerous. And possibly the property owner 15 could provide evidence that it was not there 16 when they purchased the home and to have some 17 consideration of that when a fine would come; 18 and denying 2, 4, and 5 for the front door. 19 All those in favor? 20 COMMISSION MEMBERS: Aye. 21 THE CHAIRMAN: Any opposed? 22 COMMISSION MEMBERS: (No response.) 23 THE CHAIRMAN: All right. By your 24 actions, you have approved in part and denied 25 in part COA-25-32257 at 1342 Clark Street. Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">128</p> <p>1 May and so it'll be finally going to Land Use 2 and Zoning Committee on August 5th. 3 The next one, which is companion 4 ordinance, this is 461. This is for the 5 commercial building at 231 Laura Street. So 6 this was the -- the former Mag's Cafe. This 7 will be going to Land Use and Zoning Committee 8 on August 5th. 9 And then 2025-464, this one is the 10 landmarking of Annie R. Morgan school. So 11 you-all voted on that back in May and it 12 included additional criteria. Unfortunately, 13 which we're going to get to in a few moments 14 here, Senate Bill 180 prohibits us taking 15 further action on this one. So this ordinance 16 will be of a withdrawal on August 5th as well. 17 MS. LOPERA: And with that, I'll address 18 Senate Bill 180 if you would like me to, 19 Mr. Chair. 20 THE CHAIRMAN: Yes, please. 21 MS. LOPERA: Okay. So Senate Bill 180 was 22 enacted by our lovely Florida legislator and it 23 requires -- or rather prohibits the City of 24 Jacksonville from doing a number of things 25 related to planning. Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>



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1 The things that pertain and will affect  
2 you-all as the Historic Preservation Commission  
3 are that it prohibits you from adopting more  
4 restrictive or burdensome procedures concerning  
5 review, approval or issuance of a site plan,  
6 development permit or development order. That  
7 applies retroactively to August 1st of 2024,  
8 and it will continue to August 1, 2027.  
9 So what does that mean? The main thing  
10 that you-all hear that is a more restrictive  
11 development order, for lack of a better word,  
12 are landmarks when the owner opposes the  
13 landmark. So that's like putting a restriction  
14 on the property.  
15 The one -- Senate Bill 180 does have an  
16 exception for owner-initiated more restrictive  
17 land development orders. So if an owner wants  
18 to landmark their own property and they fill  
19 out the application form, that's fine. You  
20 will not be allowed to landmark over owner  
21 objection until October 1st of 2027.  
22 COMMISSIONER EPSTEIN: Even if it meets  
23 the requirements as called out in the  
24 landmarking process?  
25 MS. LOPERA: Correct. Through the Chair  
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1 to Commissioner Epstein, because it's a state  
2 law, it preempts them -- it supersedes our  
3 local ordinance code.  
4 COMMISSIONER MONTTOYA: So -- and just as a  
5 question, not to be nit-picky here, but isn't  
6 Duval County Public Schools ours? Like,  
7 they're not a -- they're not a private owner.  
8 They're a public school. It's the City. You  
9 know what I mean?  
10 Like, I get -- that seems contradictory  
11 since we pay salaries of the people who work  
12 for the City and we pay for those buildings,  
13 and that building is partly mine as a lifetime  
14 resident and taxpayer. You know what I mean?  
15 Like, that seems a little bit -- hmm. That's  
16 all I can say, hmm.  
17 MS. LOPERA: So through the Chair to  
18 Commissioner Montoya, I mean, DCPS is a  
19 separate body politic. I see what you're  
20 saying as -- it is somewhat City owned, but you  
21 can't force the City to landmark some of their  
22 properties.  
23 COMMISSIONER MONTTOYA: Okay. Has the --  
24 have the people -- all the people -- my wife  
25 was a former teacher at Annie R. Morgan for  
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1 many years. She taught elementary school there  
2 for a long time, and so she knew (inaudible)  
3 the principal before.  
4 Have those people been made aware of this?  
5 Are they -- have they been made aware of this  
6 so that they can -- that's a call to action for  
7 people that want to save that building.  
8 MS. LOPERA: Through the Chair to  
9 Commissioner Montoya, to my knowledge, no. My  
10 office -- the office of general counsel has  
11 been reviewing all the legislation that has  
12 been impacted by this. It impacts a number of  
13 different things within Planning Department.  
14 This is just one area and it will go up, you  
15 know, at LUZ on August 5th as a withdrawal.  
16 COMMISSIONER MONTTOYA: August 5th.  
17 MS. LOPERA: Uh-huh. And that will be at  
18 the recommendation of my office to comply with  
19 state law.  
20 COMMISSIONER MONTTOYA: And I understand,  
21 but I'm certainly going to let those people  
22 know because they should stand up.  
23 THE CHAIRMAN: I think there's a little  
24 more to it. Before we have discussion on that,  
25 I think we should let Ms. Lopera finish off  
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1 here because there's more to it.  
2 MS. LOPERA: Yeah. So the other way this  
3 impacts you-all tangentially is the demo delay  
4 process. As you might recall, section 320.407  
5 is that portion of the code where we pause the  
6 demolition permit request on a property that is  
7 a nationally designated property. The purpose  
8 being, to give you-all the opportunity to  
9 determine whether you want to landmark the  
10 property.  
11 So since we can't landmark over owner  
12 opposition -- which anyone applying for a demo  
13 permit, I've never seen someone want to then  
14 landmark it instead, but we could, of course,  
15 advocate for that, but since you can't landmark  
16 it, it renders the whole process moot and you  
17 will not be seeing anymore demolition delays.  
18 Those permits will be issued.  
19 THE CHAIRMAN: I know -- is there anything  
20 -- before we keep on jumping, interjecting, I  
21 want to let -- is there anything else you need  
22 to add, Ms. Lopera, to this? I want you to  
23 finish all your thoughts before we start on a  
24 big discussion about it because this is a  
25 pretty big topic.  
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<p style="text-align: right;">133</p> <p>1 MS. LOPERA: The only -- my only other 2 thoughts are this would impact the landmarking 3 committee that you-all talked about forming. I 4 have not officially drafted that memo and 5 created it because I wanted to hear discussion 6 from you-all. Not that your intent was to 7 landmark over owner opposition, but if you 8 still wanted to do that or if you wanted to 9 change the scope at all, I wanted to hear your 10 thoughts on that portion. 11 You certainly can have a landmarking 12 committee and just identify properties and 13 advocate that the owners apply to landmark 14 their properties. 15 COMMISSIONER EPSTEIN: Yeah. Through the 16 Chair to counsel, I would still be interested 17 in having that committee, you know, and 18 identifying properties with owners that do want 19 to achieve that landmarking status. And then 20 maybe -- this has an end date; although, I'm 21 foreseeing -- I don't like to say too much 22 about politics because I represent the City on 23 the commission and that's all I'm going to say. 24 But, you know, we still could have a 25 different category for buildings that we would Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">135</p> <p>1 incentives that you're (inaudible). 2 COMMISSIONER EPSTEIN: Through the Chair, 3 we had single-family residents that came 4 through and landmarked their house a few years 5 ago because Elvis Presley wrote Jailhouse Rock 6 there. 7 COMMISSIONER MORGAN: Oh, cool. 8 COMMISSIONER EPSTEIN: Not for any reason 9 except that they thought it was really cool and 10 they wanted to have that designation for their 11 house. So I -- I'm not saying every 12 landmarkable building is going to be that way, 13 but, you know, I think that there are people 14 out there that might find some different 15 interest in doing it. 16 COMMISSIONER MORGAN: Absolutely. Thank 17 you. 18 THE CHAIRMAN: Go ahead, Commissioner 19 Hoff. 20 COMMISSIONER EPSTEIN: It might've been 21 Hound Dog. I can't remember. 22 COMMISSIONER HOFF: Yeah. So I think also 23 a couple years ago, there was a house on Walnut 24 Street that was somehow missed in the historic 25 survey and the most convenient way to get local Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">134</p> <p>1 make -- hope to landmark one day and then a 2 category of buildings that we can work with the 3 ownership to achieve landmarking when it's 4 available. 5 COMMISSIONER MONTOYA: Through the Chair, 6 I think it's even more important to have this 7 committee now after this has happened. I think 8 it's -- it's very important to make sure that 9 committee goes forward. 10 COMMISSIONER MORGAN: Through the Chair to 11 the Commission, I'm just going to throw a point 12 out there. What is the point of an owner 13 landmarking their own building? Because the 14 only time that I've ever done that is to go for 15 tax credits and things like that, and now I'm 16 wondering if even those programs will be 17 intact. 18 So I just think it's, like, a much bigger 19 wider thing that I don't -- I don't want to 20 waste your time. I don't want to waste mine. 21 I think we need to figure out how this is going 22 to affect everything because I mean, that's 23 really it. Why would you landmark your 24 building to have restrictions if you already 25 own it unless you were going for grants and Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">136</p> <p>1 protections on that was to apply for local 2 landmarks status, which they did. They first 3 sought to demolish it, but then they sought to 4 landmark it. 5 Also, there are some funds that are 6 available outside of tax credits such as the 7 rehab program and others, so. 8 THE CHAIRMAN: All right. Just for the 9 record, I'll note that Commissioner Morgan 10 stepped out, that we do still have quorum right 11 here. 12 A couple points on this, I agree that I 13 think the landmarking subcommittee is still 14 important and maybe even more important now 15 than it was before. I don't think it was ever 16 any of the commissioners' intentions to try to 17 landmark over property owners' wishes. Though 18 that does sometimes happen, I don't think that 19 was the spirit of the committee. 20 I think it's still important to move 21 forward with. I'm not sure the scope even 22 really changes. I think we're identifying 23 properties that need to be -- that could be 24 landmarked with the property owner's agreement 25 and providing them information and access to Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">137</p> <p>1 resources that would make it enticing for them 2 to want to be landmarked. 3 So I think that's really kind of some of 4 the intention of it, not necessarily to go over 5 and above the property owners and their wishes. 6 That's it. 7 Moving on to the next point, I did some 8 research on this and I'm a little -- and I'm 9 not an attorney, so take my -- what I say with 10 a grain of salt. It seemed to me that the 11 senate bill said you can't make any new rules 12 or ordinances that -- during this time period 13 as a result of this national disaster, these 14 hurricanes, until 2027 that you mentioned, and 15 not that you can't, you know, have your current 16 ordinances in place. You just can't put new 17 ones in place that restrict the owner -- the 18 property owner's rights. 19 And so I'm not -- and that's just my 20 research in reading about it. I know that I'm 21 -- again, I haven't read all 48 pages of this. 22 I bet you have. So when I look at it and I 23 read general parts of it or do the research on 24 it, it seems to restrict only new ordinances or 25 new -- new ordinances of demolition delays, not</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">139</p> <p>1 MS. LOPERA: Thankfully, we don't have any 2 owner opposition landmarks that we did after 3 August 1, 2024, so there won't be any repeal, 4 but going forward, we can't enact anymore. 5 COMMISSIONER HOFF: To follow up on that, 6 so just to be clear, this expires in 2027, this 7 limitation? 8 MS. LOPERA: Correct, August -- excuse me, 9 October 1st of 2027. 10 COMMISSIONER HOFF: Okay. 11 COMMISSIONER EPSTEIN: Through the Chair 12 to counsel, and this is just because they don't 13 want people to have rules to help them recover 14 from disasters that have taken place before 15 that time? 16 MS. LOPERA: Through Chair, I'd rather not 17 speculate on the reasons for it. 18 COMMISSIONER EPSTEIN: Okay. It just 19 called out specific storms, so I took that to 20 be the reason. 21 MS. LOPERA: Yes. That's what it says. 22 THE CHAIRMAN: I think -- from my research 23 on it, I think there may be some municipalities 24 where they'd -- after the storms, they were 25 placing restrictive or maybe some would say</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">138</p> <p>1 that you can't do a demolition delay. You 2 can't institute a new process or ordinance 3 after disaster. 4 Am I reading it completely incorrectly? 5 Or -- 6 MS. LOPERA: To the Chair, no. You're 7 reading it correctly, but landmarks are done by 8 ordinance. 9 THE CHAIRMAN: So it's a new ordinance -- 10 even though we're following the same process, 11 it's just -- it's a new ordinance? 12 MS. LOPERA: Every landmark we do -- like 13 those -- that legislation, that's an ordinance 14 number. It's ordinance 2025-464, so it's a new 15 ordinance creating a new restriction on a 16 property. So it's like a -- it's a land 17 development order. 18 THE CHAIRMAN: Yeah. Okay. 19 MS. LOPERA: It's how my office views it. 20 So any new or retroactively to August 1st, 21 2024, we're in the process of trying to fix all 22 the legislation that violates this that we have 23 passed. 24 THE CHAIRMAN: Yeah. Retroactive parts 25 are hard for you guys particularly.</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">140</p> <p>1 onerous policies or ordinances on property 2 owners, and this is in reaction to that. 3 And I think it's broad and oversight over 4 what we have here as our processes and it kind 5 of damages the processes we have to save our 6 historic structures. Where -- I think it's 7 maybe good intentioned on protecting the 8 property owners' rights not to have something 9 new placed on them after a disaster, I think, 10 you know, that's a reasonable thing, but the 11 adverse impact to historic properties is 12 significant in this case. 13 COMMISSIONER EPSTEIN: It's just 14 interesting because we could be telling people, 15 don't worry. You can do whatever you want 16 because this says you can because the area was 17 affected by these storms and that structure may 18 not have had any issue with any of these 19 storms. So that's all I will say. 20 THE CHAIRMAN: That was all Duval County I 21 believe. 22 COMMISSIONER HOFF: So just so I 23 understand, so nothing restrictive via 24 ordinance can be introduced, but the current 25 processes outside of new ordinance would remain</p> <p style="text-align: right;">Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">141</p> <p>1 the same?</p> <p>2 MS. LOPERA: Correct. Through the Chair,</p> <p>3 yes, anything on the books. So our current</p> <p>4 historic districts are all fine. I would say</p> <p>5 that Senate Bill 180 would preclude you from</p> <p>6 creating any new historic districts, but</p> <p>7 everything currently on the books is fine.</p> <p>8 It's just when you landmark something, you</p> <p>9 -- it's a new order. It's a new ordinance for</p> <p>10 that property changing and applying a</p> <p>11 restriction to that. That's a new restriction</p> <p>12 for that parcel. So everything on the books is</p> <p>13 good.</p> <p>14 THE CHAIRMAN: In light of the last</p> <p>15 subcommittee regarding demolition by neglect,</p> <p>16 it's -- it could be particularly difficult on</p> <p>17 some of those, but it is what it is at this</p> <p>18 point, I hate to say it, until 2027.</p> <p>19 COMMISSIONER EPSTEIN: Through the Chair,</p> <p>20 our demolition by neglect task force didn't</p> <p>21 create any new ordinances, but it called to</p> <p>22 action some thoughts and some possible changes</p> <p>23 and updates and everything, so is what -- what</p> <p>24 happens with our report there?</p> <p>25 MS. LOPERA: Through the commission --</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">143</p> <p>1 structures.</p> <p>2 I am a bit of a weirdo in the fact that I</p> <p>3 think that buildings are like people and you</p> <p>4 need different types of people in a city just</p> <p>5 like you need different types of building in a</p> <p>6 city. And if your grandmother breaks her hip,</p> <p>7 she goes to the hospital. She gets a new hip.</p> <p>8 You figure it out. If you have something wrong</p> <p>9 with a historic building, you figure it out.</p> <p>10 You don't just cast it aside.</p> <p>11 So that's my insane rambling for the end</p> <p>12 of the meeting.</p> <p>13 COMMISSIONER LOVE: And to add to that</p> <p>14 insane rambling, what Commissioner Epstein</p> <p>15 said, I mean, I think the one word that you</p> <p>16 said that stood out to me was advocacy. I</p> <p>17 mean, that's really kind of the point. That's</p> <p>18 kind of what we do here. It's the spirit of</p> <p>19 what we do, advocating historic preservation.</p> <p>20 I think that should drive essentially what we</p> <p>21 do and what our goals are, so.</p> <p>22 THE CHAIRMAN: All right. If there's no</p> <p>23 further comments on Senate Bill 180 -- thank</p> <p>24 you for the review of that, Ms. Lopera.</p> <p>25 MR. WELLS: I'm sorry --</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">142</p> <p>1 through the Chair, I reviewed the whole report</p> <p>2 and I think we're okay for the most part.</p> <p>3 Depending on if there are -- if there are any</p> <p>4 code changes needed, we might need to talk</p> <p>5 about that and I'll look at it through the lens</p> <p>6 of compliance, obviously, with this senate</p> <p>7 bill, but in looking through it, I -- nothing</p> <p>8 stood out to me as being a red flag or an issue</p> <p>9 at this juncture.</p> <p>10 THE CHAIRMAN: Any other comments on this</p> <p>11 other than we should all go home and cry?</p> <p>12 COMMISSIONER EPSTEIN: I'll just say --</p> <p>13 yeah. I'll just say that I am very happy to</p> <p>14 serve on this commission because I believe that</p> <p>15 as a government, you collect tax dollars and</p> <p>16 you provide a service back to your</p> <p>17 constituents, and part of that service at one</p> <p>18 point in time in this city, it was deemed</p> <p>19 appropriate for us to establish historic</p> <p>20 districts and to safeguard historic structures.</p> <p>21 And I'm glad we can continue to do that in</p> <p>22 the areas that we are able to and I would hope</p> <p>23 that that would remain a constant in the</p> <p>24 future. And I would hope that in the future,</p> <p>25 we could always advocate for historic</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">144</p> <p>1 THE CHAIRMAN: Go ahead.</p> <p>2 MR. WELL: I apologize, but through the</p> <p>3 commission -- or through the Chair to the</p> <p>4 Commission, so again, we're still trying to</p> <p>5 wrap our heads around this from a staff</p> <p>6 standpoint, so -- especially when it pertains</p> <p>7 to demolitions.</p> <p>8 And I wanted to get some thoughts or</p> <p>9 feedback from you-all because obviously, that</p> <p>10 section of the code for demo delays is moot,</p> <p>11 but would you-all want us to still send you,</p> <p>12 like, a list of -- like a notification in terms</p> <p>13 of each month, these are the structures that</p> <p>14 were demolished in the National Register</p> <p>15 District similar to, like, the Public Works</p> <p>16 Improvement Projects?</p> <p>17 THE CHAIRMAN: Yes.</p> <p>18 COMMISSIONER EPSTEIN: Yeah. Through the</p> <p>19 Chair, I think that's really important because</p> <p>20 we have people who come to us and say, why was</p> <p>21 this able to be done? So I think if we can at</p> <p>22 least have a list and be like, and this was</p> <p>23 able to be done because of this. And then we</p> <p>24 have a public document for people to be able to</p> <p>25 come back and look and see or they can come to</p> <p style="text-align: right;">Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

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1 our meeting.  
2 MR. WELLS: Okay. Thank you.  
3 THE CHAIRMAN: All right. Before we  
4 adjourn, does anybody have anything else to  
5 add?  
6 COMMISSIONER HOFF: Through the Chair,  
7 just real quick on -- speaking of the  
8 demolition by neglect task force, so  
9 Mr. Register was out of the office for a couple  
10 of weeks, so we are a little bit behind on  
11 getting that final list of historic properties  
12 with fines or liens. We should have that for  
13 sure by next month.  
14 Mr. Wells, Ms. Lopera, and I had a Zoom  
15 call about the draft demolition by neglect  
16 scoring matrix. A draft has been given to  
17 Mr. Wells and it will be given to Mr. Register,  
18 and I believe Mr. Wells is going to have his  
19 dynamite team work on it to edit and approve  
20 with the goal -- with the goal of it being  
21 ready for review by this body next month. I  
22 don't know if that's going to happen, but I  
23 hope so.  
24 THE CHAIRMAN: Well, thank you. I hope  
25 that information is explosive.  
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1 With that, we will adjourn the July 23rd  
2 meeting of the Jacksonville Historic  
3 Preservation Commission.  
4 (The foregoing proceedings were adjourned  
5 at 4:06 p.m.)  
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1 CERTIFICATE OF REPORTER  
2  
3 STATE OF FLORIDA )  
4 COUNTY OF DUVAL )  
5  
6 I, WENDY E. RIVERA, Florida Professional Reporter,  
7 certify that I was authorized to and did  
8 stenographically report the foregoing proceedings and  
9 that the transcript is a true and complete record of my  
10 stenographic notes.  
11  
12 DATED this 12th day of August, 2025.  
13  
14  
15  
16  
17 Wendy E. Rivera  
18 Florida Professional Reporter  
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