

CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
MEETING

Proceedings held on Wednesday, August 27, 2025,
commencing at 1:01 p.m., at the Edward Ball Building,
Hearing Room 1002, 214 North Hogan Street, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

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

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COMMISSIONER HOFF: William Hoff,
commissioner.
COMMISSIONER MORGAN: Becky Morgan,
commissioner.
COMMISSIONER LOVE: Thomas Love,
commissioner.
MR. ARSENAULT: Caleb Arsenault, Planning
Department.
MR. JOHNSON: Drew Johnson, Planning
Department.
MR. ANDERSON: Jermaine Anderson, Planning
Department.
THE CHAIRMAN: All right. Thank you,
everyone.
Now can I get an approval for the minutes
from the July 23rd, 2025, Jacksonville Historic
Preservation Commission meeting?
COMMISSIONER HOFF: Through the Chair, so
moved.
COMMISSIONER EPSTEIN: Second.
THE CHAIRMAN: All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: By your action, the motion

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P R O C E E D I N G S
August 27, 2025 1:01 p.m.

THE CHAIRMAN: I hereby call this meeting
of the Jacksonville Historic Preservation
Commission to order, and welcome to each of you
for attending today.
Let the record reflect that it is now
1:01 p.m.
Just a couple of reminders here. If you'd
like to speak, make sure you submit a speaker's
card up to the front here. It's the cards that
are in yellow. Please mark if you are for or
against the COA there. We'll take breaks every
two hours, at 3:00 p.m. 5:00 p.m., and two
hours afterwards, if needed. Breaks shall be
about ten minutes long.
And we'll start with some introductions,
starting with staff to the left here.
MR. WELLS: Arimus Wells, Planning
Department.
MS. LOPERA: Carla Lopera, Office of
General Counsel.
COMMISSIONER EPSTEIN: Julia Epstein,
commissioner.
THE CHAIRMAN: Ethan Gregory, chair.

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passes.
I'm going to go through the whole agenda
here, starting with section B, under Deferred
Items, there is LM-25-07, located at 913 5th
Street west, item 2 is COA-25-32497, located at
751 Stockton Avenue; COA-25-32215, located at
1635 Hubbard Street.
On the consent agenda, item C, at
number 1, we have COA-25-32660, located at 1535
Ingleside Avenue; COA-25-32414, located at 231
Laura Street North; COA-25-32410, located at
2934 Forbes Street; COA-25-32523, located at
1443 Ingleside Avenue; COA-25-32380, located at
1247 Boulevard; COA-25-32554, located at 321
10th Street West.
Moving on to section B --
MS. LOPERA: (Off microphone.)
THE CHAIRMAN: Item D is COA-25-31951,
located at 1649 Osceola Street; COA-25-32249,
located at 1552 Pearl Street North.
And then moving on to section G,
Certificates of Appropriateness, COA-25-32476,
located at 2024 Gilmore Street; COA-25-32532,
located at 1130 Market Street North; and
COA-25-32673, located at 1272 Edgewood Avenue.

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1 Moving down to section J, Minor
2 Modifications, MMA-25-32535, located at 1719
3 Ionia Street; and MMA-25-32547, located at 1721
4 Ionia Street.
5 And from there, moving to Section L, we
6 have New Business, a building naming, as well
7 as a street renaming.
8 And then Information, Section M, we have a
9 demolition delay report, Landmarking Committee
10 charge memorandum, updates on pending
11 legislation, and then Public Works improvement
12 projects.
13 We're going to skip around here and start
14 with -- under Section L, under New Business,
15 item number 2, for the street renaming from
16 Shipyards Place to Tower Court.
17 With that, we'll open the public hearing.
18 We'll take a staff report.
19 MR. WELLS: Thank you.
20 So, again, this is a road renaming, and
21 this is in accordance with Chapter 745 of the
22 Jacksonville Ordinance Code which requires a
23 review and recommendation from the Historic
24 Preservation Commission.
25 So in making a report and recommendation,

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1 Steve Diebenow, One Independent Drive,
2 Suite 1200, here on behalf of the applicant.
3 (Discussion held off the record.)
4 THE CHAIRMAN: Okay. I apologize.
5 MR. DIEBENOW: That's okay.
6 I'm just here to answer questions, any
7 that you may have on this project. I think the
8 staff -- I think Arimus did a great job
9 describing the purpose of the request.
10 THE CHAIRMAN: Anybody have any questions
11 for the applicant here?
12 COMMISSION MEMBERS: (No response.)
13 MR. DIEBENOW: Thank you.
14 THE CHAIRMAN: Thank you very much.
15 Is there anyone else here to speak on this
16 street renaming?
17 AUDIENCE MEMBERS: (No response.)
18 THE CHAIRMAN: All right. With that, we
19 will close the public hearing and I'll
20 entertain a motion.
21 COMMISSIONER HOFF: I will make a motion
22 to rename Shipyards Place to Tower Court.
23 COMMISSIONER EPSTEIN: Second.
24 THE CHAIRMAN: Any further discussion on
25 it?

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1 the Commission shall address seven -- or six
2 criteria. So in this renaming, the current
3 street name is Shipyards Place and the proposed
4 street name is Tower Court. The name change
5 seeks to build consistency in anticipation for
6 the planned office tower building as depicted
7 in the Jacksonville Shipyards project.
8 We did evaluate this in accordance with
9 the -- our Ordinance Code criteria, and we
10 found that it is consistent and is compatible,
11 and we forward a recommendation for approval.
12 And, again, the Shipyards planned -- the
13 Shipyards project is included within the
14 package itself. We found that this -- again,
15 this is a new road renaming. The street name
16 does not currently exist, so we didn't have any
17 objections.
18 THE CHAIRMAN: All right. Thank you.
19 And I believe we have the applicant here
20 to speak.
21 (Mr. Diebenow approaches the podium.)
22 MR. DIEBENOW: Yeah, my name --
23 THE CHAIRMAN: If you'll state your name
24 and your address, and she'll swear you in.
25 MR. DIEBENOW: Sure.

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1 COMMISSION MEMBERS: (No response.)
2 THE CHAIRMAN: All right. All those in
3 favor?
4 COMMISSION MEMBERS: Aye.
5 THE CHAIRMAN: Any opposed?
6 COMMISSION MEMBERS: (No response.)
7 THE CHAIRMAN: By that, your motion is
8 passed.
9 MR. DIEBENOW: Thank you.
10 THE CHAIRMAN: Thank you so much.
11 All right. We're going to move back to
12 the consent agenda, and we will be -- just as a
13 matter of note, we'll be pulling Item Number 6,
14 321 West 10th Street, from the consent agenda.
15 That's Item Number 6, COA-25-32554, located at
16 321 10th Street West. That is being pulled
17 from the consent agenda.
18 I'll open the public hearing here. Is
19 anyone here to speak on any items on the
20 consent agenda?
21 AUDIENCE MEMBER: Yes, I'd like to --
22 THE CHAIRMAN: Hold on. Ma'am, if you can
23 come up here to the podium, please, and state
24 your name and address and she'll swear you in.
25 (Audience member approaches the podium.)

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1 THE CHAIRMAN: And just a quick update for
2 you. Sorry, sir. If anybody has their items
3 on the consent agenda and they are agreeing to
4 any items -- agreeing with all the conditions
5 and the approvals on the consent agenda, you
6 don't have to come up if you don't want to, but
7 you're welcome to come speak if you'd like,
8 so --

9 Name and address and she'll swear you in.

10 AUDIENCE MEMBER: It's the Nanney
11 residence, 1443 Ingleside Avenue.

12 THE REPORTER: Sir, I need your name for
13 the record, please.

14 AUDIENCE MEMBER: Robert Parker.

15 THE REPORTER: Okay. And if you would
16 raise your right hand for me, please.

17 MR. PARKER: (Complies.)

18 THE REPORTER: Do you affirm that the
19 testimony you are about to give will be the
20 truth, the whole truth, and nothing but the
21 truth?

22 MR. PARKER: I do.

23 THE REPORTER: Thank you.

24 MR. PARKER: So we -- here today because
25 we had an appeal from the Historic Preservation

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1 Society [sic] about the addition we're
2 proposing to put on the -- the rear of the
3 existing home which belongs to Ms. Madge
4 Nanney. And in the beginning stages, we were
5 trying to propose -- our objective was to
6 propose an addition that was economical.
7 Ms. Madge Nanney is preparing for aging in
8 place, and she's very smart by doing this.

9 The existing addition that's on the rear
10 of the home, which was approved some many years
11 ago by the City of Jacksonville, was a shed
12 roof. So our proposal was to add space on the
13 rear with a bathroom that was accessible for
14 ADA and to continue the shed roof so that we
15 didn't disrupt the -- the existing windows
16 which were above, on the rear of the existing
17 two-story structure, and we were shot down by
18 that, so we have gone head and taken liberty.

19 Ms. Nanney has paid more money to have new
20 plans drawn up to put in -- on to the roof --
21 to build the roof with a hip roof in lieu of
22 the shed roof, and that's what was recommended
23 by the Preservation Society, as well -- they
24 wanted to add a window.

25 The other item was the Historic

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1 Preservation Society wants us to recess the
2 windows in, like the existing windows, which
3 have been changed out sometime ago, which we
4 have decided we can do that. They're not as --
5 they don't perform as well. The design was
6 drawn to -- for performance, but there is an
7 option where we can recess the windows in to
8 appease the Historic Preservation Society.

9 So without further ado, if we can get
10 approval just to go forward with the changes
11 that we've made to oblige your request, we'd
12 like to do that.

13 THE CHAIRMAN: So you have no opposition
14 to any of the conditions that are located in
15 the COA here for you -- staff report, sorry.

16 MR. PARKER: I'm sure -- I'm not sure I
17 understood that question.

18 THE CHAIRMAN: So you're on the consent
19 agenda, and you have an approval with the
20 conditions listed on the staff report here. If
21 you're opposed to anything on there, we can
22 pull that particular COA from the agenda and
23 discuss it separately. But if you're okay with
24 all the conditions, it will be approved with
25 all the conditions in the consent agenda as it

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1 is today.

2 MR. PARKER: Well, we'd like to get the
3 show on the road, so I think we're going to
4 approve your suggestions and move forward.

5 THE CHAIRMAN: Okay. Thank you.

6 MR. PARKER: All right.

7 THE CHAIRMAN: Is there anyone else here
8 to speak on items on the consent agenda except
9 Item Number 6?

10 AUDIENCE MEMBERS: (No response.)

11 COMMISSIONER HOFF: Through the Chair, so
12 question for staff. Just so I'm clear. The
13 items that the speaker just spoke about, those
14 are already incorporated in the staff report
15 conditions; is that correct?

16 MR. WELLS: Through the Chair to
17 Commissioner Hoff, that is correct.

18 So my understanding, the applicant is not
19 objecting to our conditions listed in the
20 report.

21 THE CHAIRMAN: Is there anyone else here
22 to speak on any of the COAs located on the
23 consent agenda?

24 AUDIENCE MEMBERS: (No response.)

25 THE CHAIRMAN: With that, we'll close the

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1 public hearing.

2 MR. PARKER: I have one more question.

3 What's the next step for us --

4 THE CHAIRMAN: Sorry. You have to come up

5 and speak if you'd like to speak. I closed

6 the -- is this --

7 (Mr. Parker approaches the podium.)

8 MR. PARKER: My apologies.

9 What is the next step for us? We're --

10 will we have an email from you guys saying

11 let's move forward?

12 THE CHAIRMAN: You will receive something

13 from staff, eventually, after this meeting,

14 yes, sir. It will be taken care of.

15 MR. PARKER: All right. Thank you.

16 THE CHAIRMAN: Thank you.

17 MR. WELLS: We'll email you.

18 THE CHAIRMAN: All right. With that, do

19 we have -- I'll entertain a motion for the

20 consent agenda, but we need to make sure we

21 remove Item Number 6 from there, if somebody

22 would like to make a motion.

23 COMMISSIONER HOFF: Through the Chair, I

24 will make a motion to approve the consent

25 agenda items 1, 2, 3, 4, and 5.

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1 COMMISSIONER MORGAN: Second.

2 THE CHAIRMAN: Any further discussion?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: All those in favor?

5 COMMISSION MEMBERS: Aye.

6 THE CHAIRMAN: Any opposed?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: By that, your motion passes

9 for the consent agenda.

10 If anybody is here, has their items --

11 they are located on the consent agenda, except

12 Item Number 6, your COA has been approved with

13 the conditions stated in the staff report.

14 You're welcome to stay, if you would like, but

15 your motion -- excuse me, your COA has been

16 approved and you're welcome to go as well.

17 All right. With that, we'll move to

18 COA-25-32554, located at 321 10th Street West.

19 Before I turn it over to staff, I'll go

20 over to Commissioner Love.

21 COMMISSIONER LOVE: To the Chair and

22 members of the board, I would like to state for

23 the record that I have a business relationship

24 with this applicant, and to avoid any

25 appearance of impropriety or conflict of

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1 interest, I'm recusing myself from discussion

2 and abstaining from voting on this matter.

3 THE CHAIRMAN: Thank you, Commissioner

4 Love.

5 With that, we'll open the public hearing,

6 and we'll turn it over to a staff report.

7 Thank you.

8 MR. JOHNSON: COA-25-32554 for the

9 property located at 321 West 10th Street seeks

10 new construction of a two-story, single-family

11 residence within the Springfield Historic

12 District.

13 The subject site is currently a

14 rectangular shape lot which has access off both

15 10th Street West to the south and Cottage

16 Avenue to the north. According to the plan

17 submitted with the application, the property

18 will front 10th Street West and will be

19 addressed as 321 10th Street West.

20 Most of the structures along this section

21 of West 10th Street are two-story homes with

22 the exception of one -- a single one-story home

23 on the corner of Perry Street and 10th Street

24 West.

25 As designed, the proposed

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1 1,796-square-foot, two-story home will be a

2 frame vernacular style and consist of a

3 shingled, front-facing gable roof, a full-width

4 one-story front porch, horizontal fiber cement

5 siding, a concrete foundation wall with a

6 painted finish, and 1-over-1 vinyl windows.

7 Staff considered the applicable design

8 guidelines in the historic district and

9 Ordinance Code criteria found in Sections

10 307.106(k) and 307.106(m).

11 The development of the two-story

12 single-family home on a vacant lot amidst other

13 two-story residential homes provides for

14 compatible reuse of an infill lot in the

15 Springfield Historic District and contributes

16 to the residential streetscape.

17 The design of the two-story, full-width

18 front porch ensures a compatible relationship

19 with the other properties in the historic

20 district. The frame vernacular style is

21 consistent with the architectural styles of the

22 neighborhood; therefore, the proposed

23 development is consistent with Sections

24 307.106(k), items 1 and 2.

25 The overall height of the proposed

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<p style="text-align: right;">17</p> <p>1 structure from the finish floor is</p> <p>2 approximately 27 feet and 9 inches, which is</p> <p>3 compatible with the heights of the adjacent</p> <p>4 structures.</p> <p>5 The proposed elevation shows 1-over-1</p> <p>6 patterned windows with a header height window</p> <p>7 design characteristic in -- characteristic of</p> <p>8 homes in the Springfield Historic District.</p> <p>9 The majority of windows are vertically oriented</p> <p>10 and of a traditional size.</p> <p>11 The front door is a three-quarter-light</p> <p>12 door with glazed side lights which can be found</p> <p>13 on other structures within the district.</p> <p>14 Consistent -- the home is consistent with</p> <p>15 307.106(m), item 4. The condition -- design of</p> <p>16 either a full gable or hipped roof will be</p> <p>17 compatible with roof forms within the district,</p> <p>18 and similar roof forms are found surrounding</p> <p>19 the property as well.</p> <p>20 The proposed design is also consistent</p> <p>21 with Section 107.306 (m), item 8, and the</p> <p>22 proposed design of the structure contains many</p> <p>23 architectural details that are in keeping with</p> <p>24 historic elements found throughout the</p> <p>25 Springfield Historic District, such as the</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">19</p> <p>1 for approval with the conditions noted in the</p> <p>2 report.</p> <p>3 THE CHAIRMAN: Are there any questions for</p> <p>4 staff?</p> <p>5 COMMISSIONER EPSTEIN: Through the Chair</p> <p>6 to staff, one of the conditions in the report</p> <p>7 is that the rear roof be -- the rear porch roof</p> <p>8 have a gable, and now we have a new drawing</p> <p>9 that has the hip roof. I'm wondering if that</p> <p>10 condition is still valid or is the staff</p> <p>11 accepting of the hip roof?</p> <p>12 MR. JOHNSON: We would be accepting of the</p> <p>13 hip roof. The condition would have to be</p> <p>14 changed to reflect such.</p> <p>15 THE CHAIRMAN: And that's Item Number 2,</p> <p>16 correct?</p> <p>17 MR. JOHNSON: Correct.</p> <p>18 THE CHAIRMAN: Thank you.</p> <p>19 Are there any other questions for staff?</p> <p>20 COMMISSION MEMBERS: (No response.)</p> <p>21 THE CHAIRMAN: I think we have the</p> <p>22 applicant here to speak on this one.</p> <p>23 (Audience member approaches the podium.)</p> <p>24 THE CHAIRMAN: Just state your name and</p> <p>25 address and --</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>
<p style="text-align: right;">18</p> <p>1 fiber cement siding, a contemporary material</p> <p>2 used to replicate the finish and dimension of</p> <p>3 the wood lap siding which is common in</p> <p>4 Springfield; a concrete foundation with painted</p> <p>5 finish; vertically oriented windows spaced</p> <p>6 evenly throughout the structure; and porch</p> <p>7 columns with caps and bases.</p> <p>8 Staff finds the proposed COA consistent</p> <p>9 and compatible with the design guidelines and</p> <p>10 the Ordinance Code criteria.</p> <p>11 Since the publishing of our report, the</p> <p>12 applicant has submitted revised plans dated</p> <p>13 August 25th, 2025. If you refer to the hard</p> <p>14 copy in front of you, you will see that these</p> <p>15 new plans do depict a change in the window</p> <p>16 opening and size on the rear elevation on the</p> <p>17 second floor, going from two smaller partial</p> <p>18 size windows to a single 1-over-1 window that</p> <p>19 matches the first floor on the same elevation.</p> <p>20 And also a change to the partial-width</p> <p>21 rear porch facing Cottage Avenue on the rear</p> <p>22 elevation has been changed from a short shed</p> <p>23 roof to a half-hipped roof over the rear door</p> <p>24 and adjacent window.</p> <p>25 As such, we forward you a recommendation</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>	<p style="text-align: right;">20</p> <p>1 MS. LOPERA: (Off microphone.)</p> <p>2 THE CHAIRMAN: Oh, sorry.</p> <p>3 I opened the public hearing.</p> <p>4 I apologize. I'll open the public hearing</p> <p>5 on this one.</p> <p>6 AUDIENCE MEMBER: David Shacter, TerraWise</p> <p>7 Homes. Address is 36 West 6th Street,</p> <p>8 Jacksonville, 32226.</p> <p>9 Thank you.</p> <p>10 I'd like to say -- thank you to the staff.</p> <p>11 We value and appreciate the feedback.</p> <p>12 This is a -- this is a unique lot in</p> <p>13 Springfield. It's a double-frontage lot, so</p> <p>14 there's a street in [sic] both sides, both in</p> <p>15 the front and the back, and so -- some of the</p> <p>16 comments were in the back, but I would like to</p> <p>17 start at the top here.</p> <p>18 Condition Number 1, we want -- actually,</p> <p>19 we'd like to ask to strike that particular</p> <p>20 condition. The -- the request was to change</p> <p>21 the front porch roof. This particular street,</p> <p>22 10th Street, the house faces 10th Street --</p> <p>23 10th Street West. It's not really as</p> <p>24 homogeneous as some of the other streets in</p> <p>25 Springfield. There's a wide -- a greater wide</p> <p style="text-align: center;">Diane M. Tropia, Inc. Post Office Box 2573, Jacksonville, FL 32205 (904) 821-0500 MadamCourtReporter .com</p>

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1 variety of -- of house designs on that street.
2 They're very eclectic, really.
3 And there is a house, very, very similar
4 to the front elevation of this house as well.
5 It was right next to the commercial building on
6 the south corner of Pearl and 10th, and so that
7 was our first request, was -- because that --
8 that wasn't brought up here, but we do -- we do
9 want to keep the front elevation, so if you
10 want to talk about that, we can.
11 On the -- number 2 and 3 was addressed.
12 We did -- we did take the comments to heart,
13 and we went back to the drawing board and
14 redesigned the rear elevation since it does
15 face the back of -- face another street, so
16 we -- we are asking to get approval for that
17 change, where we're adding a rear covered
18 porch.
19 The original design had a little roof, and
20 the roof -- the roof was put in, really, just
21 to cover that door. We've been having -- when
22 we have a -- when we have our -- an exterior
23 door and there's no roof to protect that door,
24 we've been having a lot of service calls and
25 replacing doors and so forth, so that was --

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1 THE CHAIRMAN: And I'm reading through
2 Condition Number 1, and maybe this is a
3 question for staff. It says it's to be
4 consistent with the roof forms of surrounding
5 properties. Is their drawing -- in your
6 opinion, is this drawing that was just provided
7 to us for the front elevation consistent with
8 surrounding properties?
9 MR. JOHNSON: Through the Chair, there is
10 a -- like the applicant said, there is a lot of
11 mixed front porches on this -- on West 10th
12 Street, with the majority of them being
13 two-story, full-width porches, some with shed
14 roofs, some with partial width gables.
15 And then as the applicant mentioned,
16 they're on three tenth [sic] west -- or 310
17 West 10th Street, there is one -- there is a
18 frame vernacular contributing structure with a
19 full-width hipped porch, and that is the only
20 one on the street that would mainly be a
21 reflection of this -- this style of home with
22 that similar style porch.
23 Other than that, there's a lot of vacant
24 lots and a lot of historic structures that have
25 different forms and roofs over the porch.

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1 that was what resulted in that funny, little
2 roof.
3 The -- so what we're doing here is just
4 making that a covered porch, full covered porch
5 on the back, which does change the proportions
6 and makes the back of the house look a little
7 nice.
8 So we're fine with -- if you're fine with
9 the changes on the rear elevation, the only
10 open item is the front elevation.
11 THE CHAIRMAN: Are there any questions for
12 the applicant?
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: I have a question regarding
15 the front porch here.
16 You have the drawings here. That's what
17 you're proposing to have on these drawings that
18 were just delivered to us, on the front
19 elevation here?
20 MR. SHACTER: Yeah, it's the same -- we
21 didn't make any changes to the front elevation.
22 So it would be the same front elevation with
23 the -- the front porch, the -- is a one-story
24 front porch with a gable over the left side,
25 where the front door is.

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1 THE CHAIRMAN: Thank you.
2 MR. SHACTER: Commissioner, the -- we do
3 have the staff -- we have the photographs of
4 that street if you wanted to see what the front
5 of those houses look like.
6 THE CHAIRMAN: We'll get to it if we need
7 to. Thank you.
8 Any other questions for the applicant?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: All right. Thank you.
11 We'll call you back up --
12 MR. SHACTER: Thank you so much.
13 Appreciate it.
14 THE CHAIRMAN: -- if we need you.
15 Is anyone else here to speak regarding
16 this COA?
17 AUDIENCE MEMBERS: (No response.)
18 THE CHAIRMAN: All right. With that,
19 we'll close the public hearing, and we'll --
20 I'll entertain a motion with the reminder that
21 Item Number 2 would need to be changed from a
22 gable to a hip roof, if anybody would like to
23 make a motion.
24 COMMISSIONER EPSTEIN: Motion to approve
25 COA-25-32554 with Condition 2 stricken, and in

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1 addition -- struck.
2 Condition 9, have the date updated from
3 March 7th, 2025, to August 25th, 2025.
4 (Discussion held off the record.)
5 THE CHAIRMAN: All right. Anybody, a
6 second?
7 COMMISSIONER HOFF: I will second.
8 THE CHAIRMAN: Any further discussion on
9 this one?
10 COMMISSIONER HOFF: So through the Chair,
11 I am relatively familiar with that street and
12 that block. There is quite a bit of variation,
13 so I would personally not oppose what the
14 applicant is proposing to do on the front
15 porch.
16 COMMISSIONER MORGAN: To the Chair, I
17 agree with Commissioner Hoff on this, given the
18 specific variety on that street.
19 And I guess I -- if it was that, were we
20 striking that in the motion that was put forth,
21 or would that be another motion?
22 MS. LOPERA: Through the Chair to
23 Commissioner Morgan, that was not included in
24 the original motion. So if you wanted to add
25 that, it would be an amendment.

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1 you'll see that there's -- there's -- if
2 there's eight different houses on this block,
3 there's eight different styles.
4 THE CHAIRMAN: Okay. I see that, yeah.
5 COMMISSIONER EPSTEIN: Through the Chair,
6 I think the proportions of this match with --
7 you know, very, very similar historic homes
8 within the area, and there doesn't seem to
9 be -- you know, it seems to be a bunch of
10 different homes here, so I'm -- I'm fine with
11 the way that this front porch is.
12 If we want to change that condition, we
13 can do that. It seemed like Commissioner Hoff
14 and Commissioner Morgan were kind of in line
15 with that, so (microphone failure).
16 THE CHAIRMAN: Well, if we were -- I'm
17 trying to read the condition again that we did
18 from materials substantially consistent with
19 the elevation drawings dated -- and that was
20 the date that you added to your motion, to this
21 right here --
22 COMMISSIONER EPSTEIN: Yeah.
23 THE CHAIRMAN: -- for 8/25/25.
24 COMMISSIONER EPSTEIN: I think we might
25 just need to strike Condition 1.

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1 COMMISSIONER MORGAN: Do we want to talk
2 about that?
3 COMMISSIONER HOFF: Through the Chair, may
4 I request that the applicant provide the photos
5 that he brought, if that would be helpful?
6 THE CHAIRMAN: Sure. If you'd like.
7 Can the applicant please bring up -- if
8 you have photos of these, that would be great.
9 (Mr. Shacter approaches the podium.)
10 MR. SHACTER: The photos were part of the
11 application.
12 Drew, is that possible to bring those up?
13 MR. JOHNSON: Yes.
14 THE CHAIRMAN: I see. Maybe on Page 365,
15 I think.
16 (Brief pause in the proceedings.)
17 MR. SHACTER: This house right here, 314
18 10th Street, is very, very --
19 THE CHAIRMAN: If you'll speak into the
20 mic, please.
21 MR. SHACTER: The bottom photo, 314 10th
22 Street, is very, very similar to the look of
23 the subject house. The only difference here is
24 the -- the porch doesn't go all the way across.
25 But as you scroll through these pictures,

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1 THE CHAIRMAN: Maybe this is a question
2 for staff. Do we need to strike Condition 1?
3 Because if we had the elevation showing the --
4 and we're approving the elevation as a --
5 Condition Number 9, I think it's probably okay.
6 MS. LOPERA: Through the Chair to the
7 Commission, my recommendation to you -- and to
8 summarize what I think I hear you all saying,
9 is that -- perhaps the best course of action
10 would be to amend the motion on the floor to
11 strike Condition 1.
12 And I would recommend amending Condition 9
13 to read, materials and design shall be
14 substantially consistent with the elevation
15 drawings dated August 25th, 2025.
16 If someone wants to say, "Move that
17 amendment."
18 COMMISSIONER EPSTEIN: Move that
19 amendment.
20 COMMISSIONER HOFF: Second.
21 MS. LOPERA: Voice vote on that.
22 THE CHAIRMAN: And now we'll take a vote
23 on this amendment to the motion.
24 All those in favor?
25 COMMISSION MEMBERS: Aye.

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1 (Commissioner Love abstains from voting.)
2 THE CHAIRMAN: Any opposed?
3 COMMISSION MEMBERS: (No response.)
4 MS. LOPERA: And someone needs to move to
5 approve as amended.
6 COMMISSIONER EPSTEIN: Move to approve as
7 amended.
8 COMMISSIONER MORGAN: Second.
9 THE CHAIRMAN: Any further discussion?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: All those in favor?
12 COMMISSION MEMBERS: Aye.
13 (Commissioner Love abstains from voting.)
14 THE CHAIRMAN: Any opposed?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: By that, your motion passes
17 for COA-25-32554, located at 321 10th Street
18 West.
19 Thank you.
20 All right. With that, we'll move on to
21 Section D, COA-25-31951, located at 1649
22 Osceola Street. This one is going to be
23 withdrawn, but we will still open up the public
24 hearing.
25 AUDIENCE MEMBERS: (No response.)

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1 approve the withdrawal of COA-25-31951, located
2 at 1649 Osceola Street, was approved.
3 Next, we will move on to Item Number 2,
4 under Previously Deferred Items to Be Heard,
5 COA-25-32249, located at 1552 Pearl Street
6 North. We'll open up the public hearing. Is
7 the applicant here on this one?
8 (Audience member approaches the podium.)
9 THE CHAIRMAN: If you will state your name
10 and address and she'll swear you in.
11 AUDIENCE MEMBER: Hi.
12 Lauren Prater, 1552 North Pearl Street,
13 Jacksonville, Florida 32202.
14 THE REPORTER: If you would raise your
15 right hand for me, please.
16 MS. PRATER: (Complies.)
17 THE REPORTER: Do you affirm that the
18 testimony you are about to give will be the
19 truth, the whole truth, and nothing but the
20 truth?
21 MS. PRATER: I do.
22 THE REPORTER: Thank you.
23 THE CHAIRMAN: All right. You can go
24 ahead.
25 MS. PRATER: Hi.

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1 THE CHAIRMAN: We have a request for
2 withdrawal from the applicant on this one, and
3 so I just need a motion to withdraw this COA.
4 MS. LOPERA: Through the Chair to the
5 Commission, the proper motion is to move to
6 approve the withdrawal of --
7 THE CHAIRMAN: Move to approve the
8 withdrawal, excuse me.
9 COMMISSIONER HOFF: Through the Chair, I
10 will move to approve the withdrawal of
11 COA-25-32476 [sic] at 2024 Gilmore Street.
12 THE CHAIRMAN: This is for 1649 Osceola
13 Street, if you would like to amend your motion.
14 COMMISSIONER HOFF: Different withdrawal.
15 Okay. I will amend that to COA-25-31951
16 for 1649 Osceola Street.
17 COMMISSIONER EPSTEIN: Second.
18 THE CHAIRMAN: Any further discussion on
19 this one?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: All those in favor?
22 COMMISSION MEMBERS: Aye.
23 THE CHAIRMAN: Any opposed?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: By that, your motion to

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1 I came here last meeting in hopes of
2 getting my request to replace my windows with
3 vinyl approved. Since then, Commissioner
4 Montoya and Mr. Arimus came out to the house.
5 I think there were some questions regarding
6 whether or not my windows were, I guess,
7 capable of being replaced, and I -- I received
8 the approval with conditions.
9 I spoke to my contractor about them, and
10 I'm happy to accept all of the conditions.
11 In addition, there were some -- I think
12 there were some parts for the windows that they
13 recommended -- or he recommended while he was
14 there to maybe try and salvage, to help other
15 people that may be trying to repair their
16 windows, and we are willing to do that.
17 Any questions for me? I hope I have the
18 answers this time.
19 I did provide additional information to
20 Mr. Arimus from our window supplier, so I'm
21 hoping to do a better job this time.
22 THE CHAIRMAN: Any questions for the
23 applicant while we have her up here?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: Thank you. We'll call you

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1 up if we need you.

2 And I apologize, I should have had the
3 staff report go first on this one. I
4 apologize. We'll turn it over to Arimus for
5 the staff report.

6 MR. WELLS: No problem.

7 Again, just -- this is COA-25-32249 for
8 the property located at 1552 North Pearl
9 Street. They're looking to replace 23 wood
10 1-over-1 windows with a vinyl replacement
11 product.

12 So at the request of the Commission from
13 last month's meeting, staff did conduct another
14 site visit, and we just evaluated the condition
15 of the windows and determined materiality and
16 just the design aspects.

17 And so in accordance with our design
18 guidelines, we did a site visit to analyze the
19 windows in terms of their size, their shape,
20 their color, and their detailing. We also
21 considered the condition of the windows, so we
22 inspected the sills, we inspected the frames,
23 the sash, paint, and wood surfaces, whether any
24 weather-stripping was in place, the trim,
25 glazing, so forth.

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1 the structure; therefore, we found that it's
2 consistent with Section 307.106(L) (2).

3 But again, holistically, we found that --
4 since a majority of the windows were not
5 original to the structure, nor did they exhibit
6 any historic features, we are amending our
7 conditions of our report to reflect that, so we
8 are recommending wholesale window replacement,
9 and we'll stand by for further questions.

10 Well, 23 of the 26 windows. My apologies.

11 THE CHAIRMAN: Are there any questions for
12 staff on this one?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Thank you.

15 One question is regarding the vinyl
16 replacement product. I appreciate you going
17 out and reviewing all the windows and making a
18 determination. Is there a reason why you're
19 recommending vinyl replacement product in this
20 instance versus a wood or wood clad, wood blend
21 product?

22 MR. WELLS: Yeah. So through the Chair,
23 that's a good question.

24 So in accordance with our staff report, we
25 are recommending an umbrella of different

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1 And so this site visit was conducted on
2 August 7th, and we determined that while the
3 existing windows on the structure are wood, the
4 majority of the windows were replaced far after
5 the structure was constructed in 1910. So
6 based on the features of these windows, it
7 appears that the majority of the windows were
8 installed in roughly the 1960s to the 1970s.

9 Various windows on the structure have
10 sashes that are ill-fitting, have incompatible
11 sizes and beveled features, all of which differ
12 from the windows that we deemed to be original
13 on the structure, which are three, and those
14 are noted as 1, 17, and 18, based on the
15 pictures.

16 Again, they are not replacing the lozenge
17 windows on the first floor front elevation,
18 which we deemed those to be original to the
19 structure. But the windows that we did find to
20 be heavily decayed, those have pieces of wood
21 rot, they exhibited signs of termite damage,
22 and also water damage. So we found those
23 windows to be inoperable and in disrepair, but
24 the existing windows in their current state do
25 not positively contribute to the character of

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1 materials, so that includes vinyl, includes
2 wood, wood clad, and wood blend. So, ideally,
3 we would want the applicant to replace with
4 wood, but we recognize that the windows on the
5 structure right now, they don't exhibit any
6 major qualities that you would find on a --
7 such as muntins or mullion configuration.
8 They're just standard 1-over-1 windows that
9 have been replaced in terms of the sashes, so
10 we found that a vinyl replacement product
11 wouldn't necessarily detract from the existing
12 features on the home.

13 THE CHAIRMAN: Any other questions for
14 staff?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Is there anyone else here
17 to speak on this COA?

18 AUDIENCE MEMBER: (Indicating.)

19 THE CHAIRMAN: Yes, ma'am. Come up.

20 (Audience member approaches the podium.)

21 THE CHAIRMAN: Just state your name and
22 address and be sworn in.

23 AUDIENCE MEMBER: (No response.)

24 THE REPORTER: Your name and address
25 first, please.

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1 AUDIENCE MEMBER: Kim Pryor, 245 West 5th
2 Street.

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

5 MS. PRYOR: (Complies.)

6 THE REPORTER: Do you affirm that the
7 testimony you are about to give will be the
8 truth, the whole truth, and nothing but the
9 truth?

10 MS. PRYOR: I do.

11 THE REPORTER: Thank you.

12 MS. PRYOR: Okay. I took a look at the
13 packet that was submitted, and I think there
14 may be more original windows than what staff
15 has indicated. Again, I only have access to
16 the photos, but I do window restoration, as you
17 guys know.

18 The -- one of the -- in the staff summary
19 it states that 12 windows are heavily decayed,
20 have pieces with wood rot, termite damage or
21 water damage; these historic windows are
22 inoperable and in disrepair. So repair them;
23 they don't have to be replaced.

24 And then on Page 5 of 9 on the -- of the
25 report, the first bullet point under Historic

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1 were that -- several of them looked to have
2 been shortened over the time period, but a lot
3 of them appear to be original. There are --
4 there's more damage to the sills in some of the
5 jams that I would be concerned about rather
6 than the sashes as well.

7 So I think that if you are going to
8 approve replacements, which I strongly
9 recommend that you do not, this (indicating),
10 which was what was included, is not an
11 appropriate replacement.

12 Historic windows -- typically, the lower
13 sash, the bottom rail is typically about
14 3 inches, this piece down here (indicating).
15 And the top rail of the upper sash --
16 (Timer notification.)

17 MS. PRYOR: -- is typically 2 inches. So
18 the -- the way that --

19 (Simultaneous speaking.)

20 THE CHAIRMAN: Finish your thought if --

21 MS. PRYOR: -- (inaudible) --

22 THE CHAIRMAN: -- you want --

23 MS. PRYOR: -- does not comply.

24 THE CHAIRMAN: All right. Thank you.

25 Is there anyone else here to speak

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1 District Guidelines states that deteriorated
2 historic features shall be repaired rather than
3 replaced. So why are we talking about
4 replacement?

5 I read through also the minutes from the
6 last meeting, which -- and I understand windows
7 are expensive, they are, but nowhere in the
8 packet did I see where there was any cost
9 provided to the Commission. I see a quote from
10 some company that doesn't have a name on it,
11 and it indicates one 34-by-69 window, and it
12 has a picture of what that window looks like.

13 And then there's also something from
14 Window World, but, again, there's no cost.
15 There's no -- there's nothing here from a
16 window restoration person.

17 And, you know, a couple of months ago I
18 actually spoke with the applicant and gave her
19 my phone number and said I'd be happy to come
20 over and take a look at them, but I didn't hear
21 from her, so --

22 The windows are the eyes into the soul of
23 an historic structure, I don't have to tell
24 y'all that.

25 What I did see in the photographs, though,

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1 regarding this COA?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: With that, we will close
4 the public hearing, and I will entertain a
5 motion.

6 COMMISSIONER EPSTEIN: Motion to approve
7 COA-25-32249 with conditions.

8 COMMISSIONER MORGAN: Second.

9 THE CHAIRMAN: Any discussion?

10 COMMISSIONER MORGAN: Through the Chair,
11 just a general sort of comment.

12 And I have to say, what Kim was saying
13 about the minutes -- last month, I do recall on
14 the monetary part, saying that, you know,
15 there's a form that you can fill out, and I --
16 I guess I -- I understand the explanation that
17 staff gave on the windows for replacing with
18 vinyl. I just don't know that I really agree
19 with that and I want to discuss it.

20 THE CHAIRMAN: So your comments are,
21 the -- the replacement is okay but maybe just
22 not the product?

23 COMMISSIONER MORGAN: Yeah. I think
24 that -- I'm not sure how we got to vinyl
25 because we've talked about this, and I think

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1 it's been two months now, so that's what I just
2 kind of want to understand.

3 Here's my -- like, we don't allow vinyl
4 fences. We don't -- you know, like, we -- I
5 think this just starts to become a really
6 slippery slope. And even when houses have no
7 windows, they're required to go back with wood
8 windows that would have been appropriate for
9 that house, so I just want -- I'm interested in
10 everyone's thoughts on this.

11 COMMISSIONER EPSTEIN: Through the Chair,
12 I will speak as an architect about vinyl
13 windows, and the -- the big "v" word of
14 windows, that they are -- they are most
15 certainly not the vinyl windows of, like,
16 25 years ago. They have become much, much more
17 substantial, and they are not shiny, they --
18 they have become a pretty reliable window.

19 And my thoughts on it are that we live in
20 Florida, and there's moisture, and there's
21 heat, and then we get a little bit of cool and
22 wet, and a lot of wet all the time, and we have
23 termites, and I -- I think that vinyl windows,
24 what they have become are becoming a very
25 logical material window for the state of

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1 the inside of their house, so the outside on
2 that is still the vinyl. So that's -- that
3 kind of leaves me as, is it -- is it better?
4 It's got wood on the inside, and that's nicer
5 for the interior of the home, but it still has
6 the vinyl on the outside.

7 I know -- I know, historically, that this
8 is a conversation that happens around all sorts
9 of commissions and historic parts of -- of, you
10 know, any kind of reviews because the -- and I
11 don't like to come back to cost, but in all --
12 in all fairness, from the start of the
13 pandemic, which was five years ago, building
14 material costs have gone up 40 percent. So if
15 somebody bought a house with the full intention
16 of repairing it, thinking I have the money for
17 this and stuff, do they -- they might have had
18 that money, you know, back then. Do they have
19 40 percent more now?

20 It's -- we're in such a weird state
21 because usually, you know, building costs,
22 construction costs go up 2 or 3 percent a year,
23 not, you know, 10, 20 percent, like they have
24 been.

25 I -- as an architect, again, I will say

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1 Florida to keep your building in good,
2 substantial maintenance condition.

3 Those are my thoughts as an architect.

4 COMMISSIONER HOFF: Through the Chair to
5 Commissioner Epstein, so two questions on that.

6 There are wood clad vinyl products, right?
7 So I'm interested in hearing your thoughts as
8 an architect on those.

9 Also, do you have any specific knowledge
10 of the type of product that is proposed here?
11 Because, as we know, there's different
12 varieties of quality.

13 COMMISSIONER EPSTEIN: Yes. Pella windows
14 are top-of-the-line windows, truthfully, so
15 this is a very good product.

16 Wood clad vinyl, I don't know what the
17 options are with that, with the pricing and
18 everything, but, I mean, that -- that is
19 another -- that is another way that you can
20 have the wood look on the inside and then the
21 function of the vinyl on the outside.

22 I don't know the specifics. You're
23 still -- that -- that's an interesting question
24 because I don't believe, technically,
25 historic-wise, we can dictate what people do on

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1 that I think that the vinyl windows have become
2 a more reasonable product recently than what
3 was originally looked at for making some of
4 these rules for not using vinyl.

5 COMMISSIONER LOVE: Through the Chair to
6 Commissioner Epstein, so it sounds like what
7 you're saying is vinyl windows have more or
8 less gotten to the point where, visually, they
9 are less distinguishable from wood windows. So
10 for a casual walker-by, it's not going to be
11 necessarily readily apparent that these are
12 vinyl windows? Would you agree with that? Is
13 that --

14 COMMISSIONER EPSTEIN: Yes. Yes.

15 COMMISSIONER MORGAN: Through the Chair to
16 Commissioner Epstein, do you feel that the
17 information provided gives us the right
18 dimensions? Like, do you feel like there's
19 enough to say that it's actually going to look
20 like -- because I think that's where we landed
21 last month.

22 COMMISSIONER EPSTEIN: Yes.

23 COMMISSIONER MORGAN: And that's why I'm
24 just a little confused as to --

25 COMMISSIONER EPSTEIN: So that -- where I

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1 am -- where I was in my mind with this, and I
2 still am, is I am okay with a vinyl window as
3 long as it's a really good vinyl window because
4 I know a lot of these homes, they need to have
5 these windows repaired, they -- you know, they
6 have water leaking in and all sorts of other
7 issues, and I know this is -- this is a
8 reasonable product that from the street, people
9 driving by, nobody's going to be like, "Oh, my
10 God. Can you believe these vinyl windows they
11 put on their house?"

12 You know, so -- but it kind of goes back
13 to the dimensions, and I'm still -- I'm still
14 looking for the dimensions on it. And if I
15 missed that, that is the question -- that's
16 where I am.

17 COMMISSIONER MORGAN: That was my
18 question. I don't know that we have enough
19 information still to determine if the profiles
20 would be correct.

21 COMMISSIONER EPSTEIN: And I'm a -- I am a
22 little confused too because I see that there's
23 an overall dimension of a window on page -- I'm
24 not sure what page this is. It's, like, blue
25 and black. It's like a CAD drawing of a

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1 have any specific window supplement guidelines
2 regarding the quality of the vinyl, but --
3 we're going to be putting up there, and it's --
4 it's tough to approve something on a
5 case-by-case basis, you know, and -- when we're
6 trying to be consistent across the neighborhood
7 to preserve the historic character of these
8 areas.

9 COMMISSIONER HOFF: Through the Chair, I
10 share some of those conflicted thoughts.

11 Also, I would have liked to have seen, and
12 I think we -- we mentioned to the applicant the
13 last time that she was here that it would be
14 good if she could produce a WDO report and
15 possibly a quote on the window repair. I don't
16 see either one of those in the packet, so I
17 assume those were not done.

18 I do understand that an additional staff
19 visit occurred, so -- but just wanted to kind
20 of (microphone failure). It makes me a little
21 bit uncomfortable considering this issue is
22 without kind of what evidence that you would
23 like to see (microphone failure).

24 So that's -- that's -- in my head, at this
25 time, all I had.

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1 window. It has a black background, it has
2 white text. It's right before the preservation
3 briefs. It has the overall dimension of the
4 windows.

5 And in that picture, it does look like the
6 bottom rail is substantially larger than the
7 other stiles, which is the way that a historic
8 window would look, but it doesn't have the
9 dimensions. So I'm still kind of searching
10 through here for that. I don't see it.

11 THE CHAIRMAN: While you're searching for
12 that, I'll make a comment regarding the
13 consistency and -- and what we do as a
14 commission here. We have our -- currently have
15 the window supplement, and I think it -- it
16 recommends wood or wood clad or a wood blend
17 product. And the matter being of consistent --
18 and one COA does not necessarily mean -- or do
19 the same thing for another COA, but we try to
20 be consistent in what we're enforcing in these
21 neighborhoods.

22 And so I have a concern with, you know,
23 allowing vinyl in this case. And then if
24 someone comes up with vinyl later, well, what
25 quality vinyl are they using? I mean, we don't

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1 Oh, sorry. Also, one more thing. Cost
2 has been brought up multiple times now. You
3 know, as I think we all understand, we can't
4 really consider cost here; otherwise, we will
5 be hearing that all the time for every
6 applicant.

7 And there is a way to go the economic
8 hardship route if the applicant feels that they
9 are in that position, and that was explained
10 last time as well.

11 THE CHAIRMAN: Okay. Any further
12 discussion on it, guys?

13 COMMISSIONER LOVE: To the Chair, I
14 think -- personally, I'm probably satisfied
15 with the site visit that was done, but I think
16 it would be helpful to maybe have -- I feel
17 like what we're lacking is maybe something like
18 a spec sheet with all of the specific
19 information about the proposed vinyl window.
20 It sounds like that's sort of more or less
21 what's outstanding here, and I think -- I
22 certainly would feel more comfortable just
23 having those details.

24 THE CHAIRMAN: I would agree, that I'm --
25 I'm satisfied with the staff's site visit

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1 regarding the condition of the windows and the
2 replacement of the windows. There have been
3 multiple visits to the property to look at
4 these windows. I'm okay with the replacements.
5 It's really more the product that I -- maybe I
6 have concerns with as well.
7 And I think Commissioner Epstein mentioned
8 that these are Pella windows. I don't see
9 where they're listed as Pella windows anywhere
10 on here.
11 COMMISSIONER EPSTEIN: That was the -- I'm
12 sorry, I was looking at the wrong one. Yeah,
13 this is still missing a spec sheet.
14 And if you want -- I can help you --
15 because it -- I know pocket architect versus,
16 you know, somebody who is just trying to make
17 their house their home, I -- I know what we're
18 looking for, so I can look at this with you and
19 we can get that information together.
20 MS. PRATER: Can I ask a question?
21 THE CHAIRMAN: Yes, ma'am. You can come
22 up if you have a question, yeah.
23 (Ms. Prater approaches the podium.)
24 MS. PRATER: I thought that I had
25 submitted that from Window World when I had

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1 hung -- I drew this wrong, because a double
2 hung kind of overlaps, but I wanted it to make
3 sense.
4 Some -- the sizes of the wood around the
5 glass have a historic dimension that modern
6 windows don't have. So that's what we're
7 looking for, is a picture like this
8 (indicating) that calls out the sizes of the
9 wood around the window.
10 MS. PRATER: Okay. I don't think that
11 this was submitted. It -- to have the written
12 dimensions, I don't think that's it, but if you
13 give me a second, I might be able to get it
14 from my guy who's on hold.
15 COMMISSIONER EPSTEIN: Yeah --
16 THE CHAIRMAN: Well, you said your guy is
17 on hold. I'm not sure we have time for someone
18 who's on the phone or whatever to get us
19 answers on this.
20 MS. PRATER: Okay.
21 THE CHAIRMAN: But let's finish -- let's
22 just finish our discussion up here. We'll call
23 you up if we need you.
24 MS. PRATER: Okay.
25 THE CHAIRMAN: So what I'm hearing here

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1 provided that email. I think there were some
2 questions -- and I don't know if I'm giving the
3 information or if I got the information that
4 you were looking for, but there were questions
5 about how, like, far the windows would be set
6 back, I guess, like, the -- the installation
7 process. I know I submitted that.
8 And then I know when I initially submitted
9 my window estimate -- my window packet, the
10 series of the window and whatnot was on it, so
11 I don't know if I'm -- again, I don't speak
12 window-ese, I don't know if I'm missing that,
13 but that was in my initial packet.
14 COMMISSIONER EPSTEIN: Yeah, through the
15 Chair, so I can see it's the 7700 double-hung,
16 it says. It doesn't list a manufacturer, and
17 it lists a size.
18 And going back to what Ms. Pryor was
19 saying, so -- when you have a window -- when
20 you have a double-hung window like this
21 (indicating), you have the stile and rails that
22 make up the pieces around the glass. And,
23 historically, there are sizes that would look
24 more appropriate. So your bottom rail here
25 (indicating) would be thicker and double

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1 is, you know, we're -- there's some discussion
2 about the replacement. I think we're all
3 relatively satisfied with the staff's report on
4 that. It's really the product and the
5 dimensions and what Commissioner Epstein
6 labeled here.
7 I'd hate to defer it again, but --
8 MS. LOPERA: To the Chair --
9 THE CHAIRMAN: Yes.
10 MS. LOPERA: -- if I might just offer
11 another solution. I don't know if she can find
12 a spec sheet or something and email it to
13 Arimus and he can pull it up on your screens,
14 if you want to table this and give her a second
15 to pull it up. It seem like it might be easily
16 accessible information; I don't know. Just a
17 suggestion.
18 THE CHAIRMAN: To the applicant, if you
19 could quickly -- are you going to work with
20 your contact right now to try to -- do you want
21 us to table this for a little bit and come back
22 to this later in the meeting? Is that okay
23 with you?
24 MS. PRATER: Yes, sir.
25 THE CHAIRMAN: All right. Thank you.

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1 We're going to table that motion for
2 COA-25-32249, located at 1552 Pearl Street
3 North, until later in the meeting.
4 MS. PRATER: Thank you.
5 THE CHAIRMAN: All right. Moving on to
6 Section G, under Certificates of
7 Appropriateness, we have COA-25-32476, located
8 at 2024 Gilmore Street. The applicant has made
9 a request to withdraw. But before we do that,
10 we'll open up the public hearing.
11 Is there anyone here to speak on this COA,
12 25-32476?
13 AUDIENCE MEMBERS: (No response.)
14 THE CHAIRMAN: Seeing none, we'll close
15 the public hearing and I'll entertain a motion
16 to approve the withdrawal.
17 COMMISSIONER EPSTEIN: Motion to approve
18 the withdrawal of COA-25-32476.
19 COMMISSIONER MORGAN: Second.
20 THE CHAIRMAN: Any discussion?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: All those in favor?
23 COMMISSION MEMBERS: Aye.
24 THE CHAIRMAN: Any opposed?
25 COMMISSION MEMBERS: (No response.)

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1 typically the architectural style within the
2 Springfield Historic District which features
3 metal roofs. As the subject structure cannot
4 be characterized as a frame vernacular styled
5 home, the proposed metal roofing would be
6 incompatible with the architectural style of
7 the structure.
8 The applicant received administrative
9 approval for reroofing the structure with
10 shingles via COA-25-32496. However, since the
11 property owner already purchased the metal
12 roofing material, they submitted this existing
13 COA application.
14 Staff finds the proposed COA inconsistent
15 and incompatible with the design guidelines and
16 the Ordinance Code criteria. As such, we
17 forward to you a recommendation for denial.
18 THE CHAIRMAN: Thank you.
19 Any questions for staff on this one?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: All right. Is the
22 applicant here?
23 AUDIENCE MEMBER: (Indicating.)
24 THE CHAIRMAN: Please come up and state
25 your name and address and she'll swear you in.

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1 THE CHAIRMAN: Hearing none, your motion
2 passes to approve the withdrawal.
3 Moving on to COA-25-32532, located at 1130
4 Market Street North, I'll open up the public
5 hearing and hear a staff report.
6 MR. ANDERSON: COA-25-32532, for the
7 property located at 1130 Market Street North,
8 seeks to reroof a noncontributing multifamily
9 structure within the Springfield Historic
10 District.
11 The structure on the property is a
12 one-story residential structure which can be
13 characterized by its hipped roof -- a shingled
14 hipped roof, mostly stucco exterior with
15 diagonal wood accents, 1-over-1 windows, and
16 solid panel pedestrian doors.
17 As proposed, the applicant is seeking to
18 replace the existing brown shingles with ribbed
19 metal roofing in the color Galvalume. Though
20 metal roofs are common within the Springfield
21 Historic District, the subject structure's
22 architectural design is not compatible with the
23 metal roof; therefore, the property will be
24 negatively impacted.
25 Additionally, frame vernaculars are

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1 (Audience member approaches the podium.)
2 AUDIENCE MEMBER: You want my personal
3 address or the property address?
4 THE CHAIRMAN: Your personal address.
5 AUDIENCE MEMBER: I'm Aymory
6 Jean-Baptiste, 8619 Grand Regency Pointe,
7 Unit 207.
8 THE REPORTER: If you would raise your
9 right hand for me, please.
10 MR. JEAN-BAPTISTE: (Complies.)
11 THE REPORTER: Do you affirm that the
12 testimony you are about to give will be the
13 truth, the whole truth, and nothing but the
14 truth?
15 MR. JEAN-BAPTISTE: Yes.
16 THE REPORTER: Thank you.
17 MR. JEAN-BAPTISTE: It's basically -- I
18 look -- all my neighbor have metal roof. And I
19 talk to my insurance. They was telling me if I
20 have metal roof like my neighbor, it'll be
21 cheaper and stuff for me. That's why I have
22 purchased it. I didn't know it was going to be
23 a problem to get metal roof instead of shingle.
24 That's basically it.
25 THE CHAIRMAN: Does anybody else have

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1 questions for the applicant here?
2 COMMISSION MEMBERS: (No response.)
3 THE CHAIRMAN: Thank you. We'll call you
4 up if we need you. Appreciate it.
5 MR. JEAN-BAPTISTE: Thank you.
6 THE CHAIRMAN: Is there anyone else here
7 who would like to speak regarding this COA?
8 AUDIENCE MEMBERS: (No response.)
9 THE CHAIRMAN: All right. Seeing none,
10 we'll close the public hearing, and I'll
11 entertain a motion.
12 COMMISSIONER HOFF: I will make a motion
13 to approve COA-25-32532 at 1130 Market Street
14 North with the staff recommendation of denial.
15 COMMISSIONER MORGAN: Second.
16 THE CHAIRMAN: Any discussion?
17 COMMISSIONER HOFF: Through the Chair, I
18 understand what the applicant mentioned, that
19 he already purchased the materials, but I -- I
20 don't think that I -- that we can use that as a
21 justification in and of itself, so ...
22 THE CHAIRMAN: I agree.
23 Even though he's purchased the items, I
24 don't -- and this property being
25 noncontributing, I don't see a reason anywhere

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1 a homeowner now, you know, you have to -- you
2 buy, like, a 25-, 30-year asphalt shingle roof
3 and your insurance company wants you to replace
4 it in 10 years. I mean, we -- you know, it's
5 happening all over. So I can see how people
6 are trying to find a way around it, but they
7 could come -- the insurance company one day
8 could come back to you with your metal roof and
9 say the same thing, so --
10 So I don't know that we can use that as
11 logic for a reason to put that material on.
12 COMMISSIONER MORGAN: Through the Chair to
13 Commissioner Epstein, not to get too far into
14 it, but the insurance company had a problem
15 with me having a metal roof with it being
16 historic, so there's going to be issues either
17 way.
18 COMMISSIONER EPSTEIN: Yeah.
19 COMMISSIONER MORGAN: Just a general
20 comment that I'm noticing.
21 THE CHAIRMAN: Thank you.
22 COMMISSIONER EPSTEIN: I don't think
23 there's a way to outsmart the insurance
24 companies.
25 THE CHAIRMAN: Not from here.

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1 in here to go in opposition to the staff's
2 recommendation for denial either.
3 COMMISSIONER MORGAN: To the Chair, I'd
4 just like to make sort of a general comment
5 about these metal roofs. I feel like we've
6 seen a lot. Someone's pushing these metal
7 roofs. I think it might be insurance companies
8 or --
9 I just want to say that I had a house with
10 a metal roof, and it's incredibly difficult to
11 find someone qualified to fix it, if it's not
12 just a regular commercial -- you know, no
13 complexity to it. You know, it's hard to
14 repair. There's so many -- and it's hard to
15 find qualified people to do it.
16 I guess I just want to mention that
17 because it's the third or fourth time now that
18 we've heard about people wanting to put metal
19 on a residential house due to some sort of
20 insurance thing.
21 COMMISSIONER EPSTEIN: Yeah, through the
22 Chair, it is funny how -- and I've been on the
23 Commission three-plus years now, and how more
24 frequently we get the request for the metal
25 roofs, you know, and -- I know. I mean, being

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1 Anyone else have any further discussion on
2 this one?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: I currently have a motion
5 to deny on here. All those in favor of denial
6 of COA-25-32532, say aye.
7 COMMISSION MEMBERS: Aye.
8 THE CHAIRMAN: Any opposed?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: With that, your motion
11 passes.
12 All right. We'll move on to COA-25-32673,
13 located at 1272 Edgewood Avenue. I'll open up
14 the public hearing and we'll hear a staff
15 report.
16 MR. ANDERSON: COA-25-32673, for the
17 property located at 1272 Edgewood Avenue South,
18 seeks to demolish an unlisted, one-story,
19 detached accessory structure and construct a
20 new, two-story, detached accessory structure
21 within the Riverside Avondale Historic
22 District.
23 The primary structure on the property is a
24 brick vernacular style single-family residence
25 standing roughly 28 feet tall. The home can be

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1 characterized by its brick exterior, 6-over-1
2 windows, large bay windows, arched entryway,
3 and hipped shingled roof.

4 The new construction, two-story, detached
5 garage will have fiber cement lap siding, a
6 hipped shingled roof, exterior stairs, two
7 pedestrian doors, and two garage doors.

8 Since the publishing of our report, the
9 applicant has submitted revised plans. I am
10 not sure if you guys have been handed that at
11 all.

12 Staff notes that the proposed scope of
13 work was previously approved via COA-23-29525.
14 However, due to the owner not initiating any
15 work, the scope of work must be reviewed by the
16 Commission again. Please refer to the final
17 order attached within the book package.

18 As conditioned, staff finds the proposed
19 COA consistent and compatible with the design
20 guidelines and the Ordinance Code criteria. As
21 such, we forward to you a recommendation for
22 approval with the conditions noted in the
23 report.

24 THE CHAIRMAN: Thank you.

25 Any questions for staff on this?

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1 THE REPORTER: Thank you.

2 MS. OLESEN: So --

3 THE CHAIRMAN: Go ahead.

4 MS. OLESEN: So good afternoon.

5 So we did this once, and I didn't engage
6 building fast enough and didn't realize that
7 this expired, so I'm back in front of you a
8 second time. The first time around there were
9 two conditions that I asked for an allowance
10 on. One was the brick veneer, or the -- the
11 front facade, and the second one were [sic] the
12 windows on the left side, lower elevation.

13 So in my plans, there are no windows on
14 that ground floor. That ground floor does not
15 face the street or it can't be seen from the
16 street, and there's actually a fence, like,
17 5 feet away that's 8 foot tall, so there isn't
18 anything to see or anybody to go on that side.

19 As far as the brick facade, a lot of
20 discussion with the Commission last time around
21 this, and they came back with the -- most of
22 the garages in our neighborhoods don't have
23 brick or are not made of brick. And I had
24 brought pictures last time as well.

25 The other thing is, even with brick,

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1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: And I'll give us a minute
3 here as we look through these drawings that the
4 applicant has provided.

5 (Brief pause in the proceedings.)

6 THE CHAIRMAN: Any other questions for
7 staff?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: Is the applicant here?

10 AUDIENCE MEMBER: (Indicating.)

11 THE CHAIRMAN: Do you want to come and
12 speak?

13 (Audience member approaches the podium.)

14 THE CHAIRMAN: State your name and address
15 and be sworn in.

16 AUDIENCE MEMBER: Good afternoon.

17 Kathy Olesen, 1272 Edgewood Avenue South.

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

20 MS. OLESEN: (Complies.)

21 THE REPORTER: Do you affirm that the
22 testimony you are about to give will be the
23 truth, the whole truth, and nothing but the
24 truth?

25 MS. OLESEN: I will.

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1 considering my house is a hundred years old
2 this year, matching that kind of brick would be
3 probably next to impossible. So the
4 alternative was to use the Hardiboard or
5 something similar as the outside covering. And
6 at that point, the Commission had agreed, so --

7 They came up with the same two conditions
8 this time around, so what I'm asking is for
9 your consideration and hopefully approval on
10 this as well.

11 THE CHAIRMAN: So you're in opposition to
12 Condition Number 6, the garage will have a
13 brick veneer on the front elevation to be
14 compatible with the primary structure?

15 MS. OLESEN: Number 6 and Number 8.

16 THE CHAIRMAN: And Number 8?

17 On the plans you submitted to us just
18 today there's two windows on the second story
19 of the left elevation --

20 MS. OLESEN: But not on the ground floor.

21 THE CHAIRMAN: Not on the ground floor.

22 Okay. Are you asking for only windows on
23 the second story, not the first floor?

24 MS. OLESEN: Correct.

25 THE CHAIRMAN: Are there any questions for

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1 the applicant?
2 COMMISSION MEMBERS: (No response.)
3 THE CHAIRMAN: Thank you. We'll call you
4 up if we need you.
5 Is there anyone else here to speak
6 regarding this COA?
7 AUDIENCE MEMBERS: (No response.)
8 THE CHAIRMAN: All right. With that,
9 we'll close the public hearing, and I'll
10 entertain a motion.
11 MS. LOPERA: To the Chair, forgive me if
12 you already stated this on the record, but in
13 addition to changing the number of windows, the
14 design is also changed from 6-over-6 to
15 6-over-1. Did you see -- or reference that
16 one?
17 THE CHAIRMAN: I did see those on here. I
18 don't see that as a condition on here. We
19 would have to make a motion to amend the plans
20 that were, I think -- similar to the plans
21 provided, I think it's Item Number 1. Someone
22 would have to make a motion to amend Condition
23 Number 1 if they were to include these plans
24 drawn on 8/26/25, I believe.
25 Would anybody like to take a stab at

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1 suggestions to amend Condition 1 and strike
2 Condition 6.
3 If Condition Number 8 is also removed,
4 then the requirement for the -- never mind. I
5 just thought that through a little bit more.
6 So no concerns, and I agree with
7 Commissioner Epstein's amended motion.
8 COMMISSIONER LOVE: To the Chair, I want
9 to be on the record as well, agreeing with
10 Commissioner Epstein. I have no problems with
11 it.
12 THE CHAIRMAN: Thank you.
13 And I also would agree with Commissioner
14 Epstein here, but also I would like to say that
15 the 6-over-1 windows match the existing
16 structure as well. I think that's an
17 improvement from the previous design as well.
18 I thank the applicant for doing that.
19 Is there any further discussion?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: All right. There's a
22 motion to --
23 MS. LOPERA: Hold on one second.
24 If you could just give me a second to talk
25 with staff.

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1 making a motion on this one?
2 COMMISSIONER EPSTEIN: I'm going to make a
3 motion and we'll see if people agree with me.
4 Motion to approve COA-25-32673, modifying
5 Condition Number 1 to change May 2nd, 2023, to
6 August 26th, 2025; and to strike Condition 6
7 and 8.
8 COMMISSIONER MORGAN: Second.
9 THE CHAIRMAN: Discussion?
10 COMMISSIONER EPSTEIN: So my thoughts on
11 the brick veneer versus -- through the Chair,
12 sorry.
13 My thoughts on the brick veneer versus the
14 siding is -- similarly to how this accessory
15 structure should be subordinate in height and
16 size to the primary structure, I'm okay with it
17 being subordinate in material as well.
18 And I'm in agreement that putting windows
19 where fences exist and you can't really even
20 see that is fine with me as well.
21 COMMISSIONER MORGAN: To the Chair, I
22 agree with removing the items that were
23 requested to -- the conditions.
24 COMMISSIONER HOFF: Through the Chair,
25 my -- I also agree with Commissioner Epstein's

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1 THE CHAIRMAN: Okay. Sure.
2 (Brief pause in the proceedings.)
3 MS. LOPERA: Through the Chair to the
4 Commission, we would request that you amend
5 Condition 1 to read: Size, location, and
6 design shall be substantially similar to that
7 August 26th, 2025 -- and that will address the
8 design, the window changes, and things like
9 that.
10 COMMISSIONER EPSTEIN: Move as amended.
11 COMMISSIONER HOFF: Second.
12 THE CHAIRMAN: Any discussion on the
13 amended motion?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: All those in favor?
16 COMMISSION MEMBERS: Aye.
17 THE CHAIRMAN: Any opposed?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: All right. Moving on to
20 the actual motion, as amended --
21 MS. LOPERA: Did somebody move it as
22 amended?
23 THE CHAIRMAN: Yeah. Moved it and
24 seconded it.
25 COMMISSIONER EPSTEIN: (Off microphone.)

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1 MS. LOPERA: Then someone needs to move
2 approval as amended.
3 COMMISSIONER HOFF: I will move approval
4 as amended.
5 COMMISSIONER MORGAN: Second.
6 MS. LOPERA: So this is your final motion.
7 Now it's been moved as amended with that change
8 to Condition 1, so you're on your final --
9 hopefully, your final motion.
10 THE CHAIRMAN: Okay.
11 MS. LOPERA: Maybe not. If you want to
12 make some more changes, we can do that. If you
13 want to entertain any more discussion, you can,
14 or you can move to vote.
15 THE CHAIRMAN: Any further discussion on
16 this one?
17 COMMISSION MEMBERS: (No response.)
18 THE CHAIRMAN: All those in favor?
19 COMMISSION MEMBERS: Aye.
20 THE CHAIRMAN: Any opposed?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: By that, your motion
23 passes, approved with amended conditions for
24 COA-25-32673.
25 All right. We're going to move on to

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1 foundation to be decreased to 6 inches above
2 grade, and the reason for updating the
3 foundation height is because of the
4 recommendation of a professional engineer that
5 it would be challenging, costly, and likely
6 impractical to raise it up to that 2 feet,
7 4 inches that was originally approved.
8 Additionally, the applicant is requesting
9 to have those nonrecessed windows on the
10 structure and to add trim detailing over the
11 existing windows.
12 Their reason to install flush -- install
13 flush windows and trim detailing is due -- is
14 supported by the fact that the home located at
15 411 East 1st Street appears to have window trim
16 detail over a flush window design. Staff
17 investigated this property and found it to be
18 recessed in accordance with the HPS Window
19 Supplement.
20 The staff -- staff should also note that
21 this is considered after-the-fact work. And,
22 additionally, staff should also note that we
23 did receive a letter from Springfield
24 Preservation and Revitalization. In the
25 letter, SPAR expresses opposition of this MMA.

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1 Section J, Item Number 1 under Minor
2 Modifications, MMA-25-32535, located at 1715
3 Ionia Street. We'll open up the public hearing
4 and hear a staff report.
5 MR. JOHNSON: MMA-25-32535 seeks a
6 foundation -- located at 1715 Ionia Street.
7 This application seeks a foundation height of
8 6 inches on a proposed new construction of a
9 one-story, single-family residence within the
10 Springfield Historic District. Additionally,
11 the scope of work includes the installation of
12 nonrecessed windows on the new construction.
13 Located on a vacant interior lot, the
14 proposed subject property is characterized by
15 its Dutch gabled roof, Hardiboard siding, and
16 1-over-1 windows.
17 The applicant was previously approved by
18 the Historic Preservation Commission under
19 COA-24-30222 for the new construction of a
20 single-story, single-family home, including a
21 condition that showed that the finish floor
22 elevation be at 2 feet and 4 inches and the
23 windows to be installed in accordance with the
24 latest version of the HPS Window Supplement.
25 The applicant is now requesting for the

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1 Staff finds the proposed MMA inconsistent
2 and incompatible with the design guidelines and
3 the Ordinance Code criteria. As such, we
4 forward you a recommendation for denial.
5 THE CHAIRMAN: Thank you.
6 Any questions for staff?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: Hearing none, is the
9 applicant here?
10 AUDIENCE MEMBER: (Indicating.)
11 THE CHAIRMAN: Come up and state your name
12 and address and she'll swear you in.
13 (Audience member approaches the podium.)
14 AUDIENCE MEMBER: Tyler Crump, 11052
15 Clarion Court, 32219, Jacksonville, Florida.
16 THE REPORTER: If you would raise your
17 right hand for me, please.
18 MR. CRUMP: (Complies.)
19 THE REPORTER: Do you affirm that the
20 testimony you are about to give will be the
21 truth, the whole truth, and nothing but the
22 truth?
23 MR. CRUMP: I do.
24 THE REPORTER: Thank you.
25 MR. CRUMP: I apologize if I'm sweating

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1 and shaking, I haven't done this in quite a
2 while.
3 Just a quick background, we're a small
4 construction company, been around Jacksonville
5 for maybe 15-or-so years now, done a lot of
6 renovations, restorations. I've worked with
7 you guys on some of the projects in the past.
8 We purchased these lots in Ionia Street --
9 actually purchased them from a partner who --
10 we were going to build kind of during COVID
11 times, like -- relates to the window story.
12 But we've had them for a few years now and been
13 back and forth through different changes with
14 our plans.
15 And looking back, I'm not sure where the
16 elevation changed or dropped off. If you look
17 at everything we submitted with the City, it's
18 stamped as to where it's built now, and that's
19 the way it was accepted. Why we had a bonehead
20 move and didn't look at the COA where it has it
21 in one spot 2-foot-4, I -- I don't know. It's
22 just a screw-up on our part.
23 We've been -- you know, we've -- we own
24 1715, -21, which I think we're getting to next,
25 and -25. We've been kind of working through

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1 decking the whole street out with, you know,
2 mature landscape, whatever we can do to try to
3 appease, you know, the way we built this.
4 I may have screwed up. I'm not sure if
5 we're -- you know, the -- I did drive up and
6 down a couple of surrounding blocks here. We
7 were working with Brittany Figueroa before she
8 moved on. At one point, she told us, you know,
9 do not talk about any other properties around
10 there, it doesn't matter, just focus on yours.
11 So I did drive around, for what it's
12 worth, and there -- you know, there are a few
13 that are kind of similar elevations, not many,
14 but there are, so -- and we're more or less
15 asking for forgiveness and trying to come up
16 with ideas to make it right in y'all's eyes.
17 (Timer notification.)
18 THE CHAIRMAN: All right. Thank you.
19 Are there any questions for the applicant
20 while he's up here?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: All right. Thank you.
23 We'll call you back up if we need you. Thank
24 you.
25 Is there anyone else here to speak

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1 the nuisance liens and -- and all kinds of
2 liens and abatement processes and all the
3 intricacies with those and trying to, you know,
4 do the best we can to develop that corner of
5 Springfield.
6 It's been challenging over the years.
7 We've invested a lot of money just cleaning up
8 the easements, a lot of vagrants, blight,
9 working a lot with Code Compliance officers, so
10 I take -- say that to say we take pride in what
11 we're doing on that corner to at least try to
12 keep it clean and presentable with --
13 especially with a lot of the dilapidated
14 industrial buildings that are on that corner.
15 And, honestly, we're just looking for
16 ideas and, you know, what to do. Obviously, we
17 can't raise the building, probably, if that
18 all -- I'm sure it's possible, but not
19 financially feasible.
20 I have a -- you know, it's a construction
21 loan on this, and to bulldoze it and start from
22 scratch would just kind of devastate us,
23 honestly. So we're looking for ideas to
24 create, you know, more architecture -- changing
25 the windows, changing the trim, paint colors,

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1 regarding this COA?
2 (Ms. Pryor approaches the podium.)
3 MS. PRYOR: Kim Pryor, 245 West 5th
4 Street.
5 I believe I'm still under oath, yes?
6 THE CHAIRMAN: Yes, ma'am. You can go
7 ahead.
8 MS. PRYOR: Okay. While I appreciate the
9 infill, we do have rules in place for a reason,
10 and they were clear. The drawings that were
11 submitted show four steps to get up to the
12 front porch and four steps to get up to the
13 rear porch. Regardless of what numbers were
14 put on the finish floor height on the drawings
15 or whatnot, the elevations showed four steps.
16 We're nowhere near that. Historic
17 Springfield's properties are not built on
18 grade. It's just not done. It's not conducive
19 to the neighborhood.
20 We have other issues with this
21 construction. And I'm happy to hand you these
22 photographs that I took today. I went by the
23 house, and not only do we have issues with the
24 grading, but -- and the windows -- which y'all
25 know I'm a window freak -- but the product

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1 approval information sheet that's included in
2 the permit box states that the windows that
3 were going to be installed are American
4 Craftsman. The windows that were installed are
5 HomeRite, which are a completely different type
6 of window. American Craftsman probably would
7 have looked okay.

8 We also have a front door that is solid
9 wood instead of a glass section. We have a
10 crazy-looking transom above that. And we also
11 have Hardie lap siding that was installed with
12 the rough side out, which is also another
13 condition that that be installed smooth side
14 out. So we have several things that are going
15 on here.

16 The COA that was approved, in my opinion,
17 was very clear. And while I understand that it
18 is going to be expensive to fix, you know, I
19 don't understand how they could have just
20 completely ignored the conditions that were
21 very clearly specified in the approved COA.

22 Why submit a COA if you're not going to
23 follow what the conditions are?

24 I believe that if -- if the only option
25 here to fix it -- the only way to fix it is to

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1 just extend across to both for -- in the
2 interest of time.

3 So certainly agree that the infill is
4 important, especially on Ionia. That's
5 arguably one of the concerns, so I'll just draw
6 your point -- draw your attention to a couple
7 of points in the letter. One is that Ionia, in
8 need of infill, also in need of historically
9 appropriate infill, because so many prior homes
10 built on Ionia Street did not meet the -- those
11 design guidelines.

12 And I strongly suspect that if this body
13 had been in charge at that time, they would not
14 have been permitted. But they nevertheless
15 were, so -- Ionia is a particularly kind of
16 fragile street in terms of the historic fabric.

17 Second is that raised masonry -- raised
18 masonry structures -- foundations are
19 incredibly conspicuous. They're one of the
20 most conspicuous elements of the historic
21 designs in Springfield, and slab,
22 suburban-style foundations are incredibly
23 conspicuous in the opposite direction.

24 I also wanted to note for you all -- and
25 this is -- this is separate from the design,

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1 tear it down and build it again, then that's
2 probably what needs to happen.

3 And I'm happy to share these photos with
4 you.

5 (Tenders photographs.)

6 THE CHAIRMAN: Thank you.

7 Is there anyone else here to speak
8 regarding this COA?

9 (Audience member approaches the podium.)

10 AUDIENCE MEMBER: Mike Haskins, 1321 North
11 Main Street.

12 THE REPORTER: If you would raise your
13 right hand for me, please.

14 MR. HASKINS: (Complies.)

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

19 MR. HASKINS: I do.

20 THE REPORTER: Thank you.

21 MR. HASKINS: Thank you all.

22 I'm the executive director of SPAR. The
23 SPAR board of director issued a letter opposing
24 this MMA, as well as the second one. I don't
25 know if you want me to speak twice, so I'll

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1 but I think it's an interesting process
2 question that the -- that the Commission should
3 be aware of. The Building Inspection
4 department did approve the foundation at the
5 current height despite the fact that the COA
6 clearly specifies -- I think it's 2 feet,
7 4 inches, or maybe 2 feet, 6 inches. And that
8 happened on both of these homes, and it appears
9 to have happened on a third structure on 1240
10 Pearl.

11 And I can get those details to staff, but
12 it is -- it is an interesting question and a
13 process concern that SPAR has noticed, three
14 homes in the past year where the inspector
15 seems to be approving things despite the COA,
16 or in clear contradiction to the COA.

17 And the last -- the last piece I want to
18 note, which I think technically applies to the
19 next minor modification, not this current
20 one -- this current one is a single-family,
21 single story, I believe it's already built.

22 I believe the next one, the stop work
23 order was issued prior to the structure going
24 up, so the foundation slab is still there, and
25 I don't believe there's been any structure

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1 built there, so I do think the financial
2 equation is distinct on each of these
3 properties and ought to be -- if the financial
4 question bears on this one, which it probably
5 shouldn't, but if it does, it definitely should
6 not bear in the same way on the second one.

7 So for all those -- all those reasons, I
8 appreciate your consideration -- you'll -- and
9 your consideration.

10 Thank you.

11 THE CHAIRMAN: Thank you.

12 Is there anyone else here to speak
13 regarding this COA?

14 AUDIENCE MEMBERS: (No response.)

15 THE CHAIRMAN: Seeing none, we will close
16 the public hearing, and I'll entertain a
17 motion.

18 COMMISSIONER HOFF: Through the Chair, I
19 need to declare ex parte. I was copied on an
20 email from a neighbor to Mr. Wells back in May
21 who had concerns about the issues that we're
22 discussing today.

23 COMMISSIONER EPSTEIN: Motion to deny
24 MMA-25-32535.

25 COMMISSIONER MORGAN: Second.

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1 proactive, where permit drawings would go to
2 Historic, and that verification would happen.
3 And I -- I'm not a hundred percent sure that it
4 happens anymore, and I don't know if that's
5 something we need to have a separate
6 conversation about so that things like this
7 don't happen.

8 MR. WELLS: Through the Chair to
9 Commissioner Epstein, if I can just elaborate
10 there.

11 So, yes, that is correct. Overall, we
12 do -- do, like, basically, a final inspection,
13 so that's just more of an affidavit where we --
14 the applicant has to verify that they comply
15 with the conditions of the final order. That's
16 usually at the tail end, once the structure is
17 already built.

18 So we did have some conversations with the
19 Building Inspection Division because they have
20 their own jurisdiction. And, of course, they
21 have their own guidelines and criteria that
22 they have to adhere to, so they're not
23 necessarily verifying, when they're doing their
24 own inspections, that it complies with the COA
25 final order.

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1 THE CHAIRMAN: Any discussion?

2 COMMISSIONER EPSTEIN: Through the Chair
3 to staff, can you speak a little bit about --
4 so when you get -- I'm just going to start this
5 with, I have no problems with the Building
6 Department, they do a great job. I don't mean
7 to disparage anyone and the work they do here.
8 Everything they do is great.

9 Can you speak about the process when a
10 building gets a permit -- I am under the
11 impression that it is a box in the permitting
12 department that the project has received a COA
13 and it has been approved. And I am under the
14 impression that the Building Department does
15 not cross-verify what's there; am I incorrect?

16 MR. WELLS: Through the Chair to
17 Commissioner Epstein, you're correct. There's
18 no cross-verification of (microphone failure).

19 MS. PRYOR: I can't hear you, Arimus.

20 MR. WELLS: You are correct.

21 COMMISSIONER EPSTEIN: So I think that is
22 how we got here. I know -- I believe from my
23 own experience, maybe, like, ten years ago, it
24 used to be a little bit -- before the new
25 system, it used to be a little bit more

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1 So, in this instance, it happened at the
2 front end because there's multi inspection
3 points, and so you have -- of course you have
4 the footing, the framing, and the slab, so this
5 is where the issue came in effect is where the
6 slab was poured, and there was a private
7 provider that did the inspection, but they
8 necessarily didn't -- of course, they didn't
9 review the COA final order to make sure that it
10 complied with that.

11 So they're looking at it from a Florida
12 Building Code standpoint, so they signed off on
13 it and they were able to proceed through that.

14 So we had multiple conversations with the
15 Building Inspection Division again. Right now
16 we're contemplating doing a final inspection
17 hold once the slab is poured just to verify
18 that it meets the finish floor elevation.

19 Another issue here in particular is
20 that -- of course, the elevation plans depict
21 the finish floor elevation, but when the
22 inspector signed off on it they were looking at
23 only the site plan that depicts the elevation
24 as well, so we needed to make sure those two
25 also were compatible. And we're looking at the

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1 elevations as well.

2 So multiple options to troubleshoot here,
3 but it's something that we'll need to identify
4 and implement in the future.

5 COMMISSIONER EPSTEIN: Yeah, okay. That's
6 exactly what I thought.

7 I understand the thought here that the
8 finish floor elevation is shown at 00, but I
9 draw -- I draw buildings all day, every day for
10 20 years now, and you always show your finish
11 floor elevation at 00 or 100 or some datum,
12 whether or not you have steps up to your
13 building, and then you use dimensions to show
14 what those steps -- go up there.

15 So I can partially sympathize that, oh, it
16 showed 00, but it obviously is showing the
17 change in elevation here. That is something
18 that is a constant. In a historic building,
19 you have crawl spaces, everything is raised up
20 off the ground because that was how buildings
21 breathed back then, and I think that is an
22 extremely important datum to honor in this
23 case.

24 THE CHAIRMAN: Anyone else have any
25 further discussion on it?

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1 So that's -- you know, that's my opinion.

2 THE CHAIRMAN: Yeah, I tend to agree with
3 the commissioners on here and with the staff's
4 recommendation.

5 While I do have sympathy for the builder
6 here and the financial issues and the potential
7 for, you know, some sort of zombie property
8 (inaudible) if they can't resolve it in a
9 financially feasible way, it is still the
10 responsibility of the contractor and the owner
11 to adhere by the COAs that we have in place and
12 in front of the Commission.

13 We would not have approved the finish slab
14 at 6 inches, nor would we have approved the
15 windows to not be recessed, so I -- and I know
16 it says "minor modification," because that's
17 what we call it here, but this is a major
18 defining factor of homes in the Springfield
19 area, that they be raised up on a -- on a
20 foundation higher than 6 inches, so I tend to
21 agree with staff's recommendations here.

22 Any further discussion before we vote?

23 COMMISSIONER EPSTEIN: Through the Chair,
24 I know that there was mention of maybe we could
25 come up with some ideas and -- I'm sorry, I --

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1 COMMISSIONER LOVE: Through the Chair, I
2 think I'm in agreement with much of what was
3 presented by some of the guest speakers as
4 well. And I can completely sympathize with and
5 understanding of how something like this may
6 have happened. But all things considered, I
7 can't really see any justification for going
8 against the staff recommendations on this one.

9 COMMISSIONER HOFF: Through the Chair, so
10 I guess my thoughts are that -- you know,
11 ultimately, the applicant is responsible for
12 making sure that the construction adheres to
13 what was agreed to. And looking at the
14 original COA, Condition 1, it refers back to
15 the elevation drawings that we see on the
16 screen right now, February 13, 2001, which
17 indicate on the left-hand side to put a 4-inch
18 foundation height.

19 So I think it's pretty cut and dry that --
20 that even though the City process may be flawed
21 in checking whether the design is correct, that
22 responsibility is ultimately on the applicant.

23 And, I mean, I -- I agree with what others
24 have said. Foundation height is, you know, a
25 very important piece of a house design.

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1 I can't with this.

2 I know you'll have to work on that with
3 Counsel, I believe, after the fact, but it's
4 such a large discrepancy that I -- I have been
5 sitting here trying to think, and I can't think
6 of anything to even put out there, so I --

7 I just wanted to circle back around to
8 that because you had brought that up.

9 THE CHAIRMAN: Just to echo that -- and
10 thank you for saying that because the applicant
11 did ask for that.

12 I don't have any ideas off the top of my
13 head right now that would satisfy the height
14 requirement or some -- how to alleviate it
15 either. I don't know if anybody has anything
16 they'd like to say or anything.

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Okay. If there's no
19 further discussion, we'll put it to a vote.

20 There is a motion on the floor to deny
21 MMA-25-32535. All those in favor of denial,
22 say aye.

23 COMMISSION MEMBERS: Aye.

24 THE CHAIRMAN: Any opposed?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: Hearing none, motion passes
2 for denial of MMA-25-32535.

3 Next, we'll move down the list to
4 MMA-25-32547, located at 1721 Ionia Street.
5 We'll open up the public hearing and hear a
6 staff report.

7 MR. JOHNSON: MMA-25-32547, located at
8 1721 Ionia Street, seeks a foundation height of
9 1 foot on a proposed new construction of a
10 one-story, single-family residence within the
11 Springfield Historic District.

12 The applicant was previously approved by
13 JHPC under COA-24-30325 for the new
14 construction of a one-story, single-family home
15 with -- including conditions that show the
16 finish floor elevation being at 2 feet and
17 4 inches and the windows to be installed in
18 accordance with the latest version of the HPS
19 Window Supplement.

20 The applicant is now requesting for the
21 foundation height to be one foot above grade.
22 The reasoning for this -- for the updating of
23 the foundation height is because the currently
24 existing foundation is a poured slab.

25 It is staff's recommendation that the

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1 we're still just bare slab.

2 Again, this is maybe a littler easier,
3 open for ideas. We're willing to raise the
4 grade with an overpour. It's just what -- to
5 what measure.

6 I know we submitted 2-foot-4, I think,
7 arbitrarily, the first time. There is a new
8 construction house across the street. It looks
9 like it's 16 to 18 inches, so we're willing to
10 fix this. Obviously, it was just, what is that
11 number?

12 We can go up to 2 feet, according to the
13 engineer. But if we're going off of similar
14 structures that have been built around there,
15 it looks like it's more 16 or 18 inches, so
16 that's -- that's my only question here.

17 I can give you guys this letter if it's
18 helpful. I just got it in this afternoon.

19 THE CHAIRMAN: Yeah, if you want to pass
20 it around, that would be fine. Thank you.

21 MR. CRUMP: Yeah.

22 (Tenders document.)

23 THE CHAIRMAN: Is there anyone -- excuse
24 me. Any questions for the applicant on this
25 one?

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1 scope of work be denied as the proposed site
2 plans of this application are inconsistent with
3 the design guidelines of the historic district
4 and the Secretary of Interior Standards for
5 Rehabilitation.

6 THE CHAIRMAN: Thank you.

7 Any questions on the staff report?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: Hearing none, is the
10 applicant here?

11 MR. CRUMP: (Indicating.)

12 THE CHAIRMAN: Would you like to speak on
13 this one as well?

14 (Mr. Crump approaches the podium.)

15 THE CHAIRMAN: Just state your name and
16 address. You don't have to be sworn in again,
17 though.

18 MR. CRUMP: Tyler Crump, 11052 Clarion
19 Court, Jacksonville, Florida 32219.

20 Hi, again.

21 I have a letter from our engineer stating
22 an overpour, her ideas for an overpour here.
23 So, obviously, since we just built the slab
24 here and we had some liens hidden and pop up,
25 which prevented us from getting financing,

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1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: Thank you. We'll call you
3 back up if we need you.

4 MR. CRUMP: Thank you.

5 THE CHAIRMAN: Is anyone else here to
6 speak on this COA?

7 (Ms. Pryor approaches the podium.)

8 MS. LOPERA: Through the Chair to the
9 speakers, just to remind you, this is a
10 separate proceeding. I know we kind of -- some
11 of you maybe addressed this one in the last
12 item we had, but this is a separate public
13 hearing, so feel free to speak only on this
14 item.

15 MS. PRYOR: Thank you.

16 Kim Pryor, 245 West 5th Street.

17 Again, I will say that I am sympathetic to
18 the problems that this owner is facing, but
19 again, the COA that was approved was very
20 clear. And as someone else has said -- I
21 believe Commissioner Hoff mentioned that it is
22 the responsibility of the homeowner to make
23 sure that they comply with the COA process and
24 its conditions.

25 I will also address something that was

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1 brought up before regarding the Building
2 Department. The Building Department did
3 approve the slab because it met Florida
4 Building Code. I'm sure it's fine, but there
5 is an additional requirement here, which is the
6 Certificate of Appropriateness.

7 I don't know whether our building
8 inspectors are tasked with having to ensure
9 that new construction or any type of permitted
10 work meets the COA. I think that is a gap that
11 our Historic Preservation area has, and perhaps
12 we need to implement Historic inspections
13 throughout the process.

14 Had we had some type of an inspection,
15 then this could have been -- you know, this one
16 was caught because the previous structure was
17 built and -- already built. So had we had a
18 Historic inspection in place, perhaps the --
19 the problem that we have with 1715 being
20 already built on an incorrect foundation, we
21 could have nipped that in the bud, if you will.

22 So I, again -- I ask that this be denied
23 and that -- we just need to stay true to our
24 historic fabric, and I appreciate your time.

25 THE CHAIRMAN: Thank you.

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1 maintains enough of the variation that it looks
2 like it's raised up off the ground.

3 MS. LOPERA: Through the Chair, if I could
4 have the applicant come up here --
5 (Mr. Crump approaches the podium.)

6 MS. LOPERA: -- because originally you had
7 asked for a modification to reduce it from
8 2 feet, 4 inches to a finish floor height of
9 1 foot [sic].

10 If you could just, on the record, confirm
11 that you would be okay with what the motion on
12 the floor is, to reduce it to 2 feet.

13 MR. CRUMP: Yes.

14 MS. LOPERA: Thank you.

15 THE CHAIRMAN: While the applicant is up
16 here, is -- your engineer recommended 2 feet.
17 Was there a reason for it to be 2 feet versus
18 another size? It -- that's kind of --

19 MR. CRUMP: My --

20 (Simultaneous speaking.)

21 THE CHAIRMAN: -- (inaudible) to go with
22 the overpour maybe?

23 MR. CRUMP: That is an engineering
24 question. Maybe just the weight of the extra
25 concrete on the -- on the stem wall might have

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

3 AUDIENCE MEMBERS: (No response.)

4 THE CHAIRMAN: All right. Hearing none,
5 we'll close the public hearing, and I'll
6 entertain a motion here.

7 And there's also the -- just a reminder,
8 there's a request from the applicant to discuss
9 the height of it. So if you can make a motion,
10 we can amend it later, but if you want to have
11 discussion about the height of it as well.

12 COMMISSIONER EPSTEIN: Motion -- so I'm
13 going to make a motion to approve MMA-25-32547,
14 but to change the summary scope of work to
15 read: Decrease finish floor elevation from
16 2'4" feet to 2 feet.

17 COMMISSIONER HOFF: Second.

18 THE CHAIRMAN: Any discussion on this one?

19 COMMISSIONER EPSTEIN: Just again, I think
20 it's incredibly important that we maintain this
21 look that the historic Springfield houses have,
22 where they have the raised foundation off the
23 ground. I think 2 feet -- you know, kind of
24 working with you on this, 2 feet, if that works
25 engineering-wise, is appropriate and still

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1 something to do with it, I would assume. Just
2 my best guess.

3 THE CHAIRMAN: Okay. Thank you.

4 MR. CRUMP: Okay.

5 THE CHAIRMAN: Any other discussion or
6 thoughts on this?

7 COMMISSIONER MORGAN: To the Chair, I'll
8 just make a general comment.

9 And I think this has come up before, not
10 about this specific one, but the height of a
11 slab is -- a lot more to it. I mean, there's,
12 like, a resilience thing here too. I mean,
13 your car can flood in Springfield parked in
14 front of your house. Like, I know that you're
15 not going to live in this house, but someone
16 is.

17 So there's just kind of this thought too,
18 about the future and -- even in areas like
19 St. Augustine and other coastal flooding
20 historic districts, they're raising historic
21 buildings even higher.

22 So all I want to say is that -- to
23 Commissioner Epstein, I agree with what you're
24 saying, but, again, sort of like the vinyl
25 windows, like, whatever we say here is what

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1 we're saying here.

2 And I don't know about the building across
3 the street or why it's not as high, but I think
4 that we'd all like to see some consistency,
5 which is kind of the point of all this.

6 I read the engineering report. It didn't
7 make sense to me that it couldn't be thicker.
8 I think -- you know, I don't -- I'm not really
9 sure why we're making -- I'm not sure what the
10 reasoning is for reducing the height when what
11 was in there is approved.

12 I'd also like to back up to something that
13 Ms. Pryor said really quickly, and -- about the
14 Building Department and the COA. Everyone is
15 going to miss something. We're all human.
16 But, theoretically, everything from this COA --
17 conditions and all -- should be in your
18 drawings that they're using to do the
19 inspection after the fact. So I don't -- I
20 don't know that it's something procedural if
21 it's just something that was missed, honestly.

22 THE CHAIRMAN: Any other discussion from
23 anyone else?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. We currently

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1 not, like, no, we're not doing that. I'm just
2 saying, let's talk about it. When can we make,
3 you know, exceptions like -- I don't -- I guess
4 I just don't understand why we're making this
5 exception to begin with.

6 THE CHAIRMAN: I think what I'm hearing
7 from you is, you'd like to see a little more --
8 something from a structural engineer report or
9 a contractor saying that this is the reason why
10 it needs to be reduced, some sort of evidence
11 beyond just trying to work with the guy is what
12 you're trying to say.

13 COMMISSIONER MORGAN: I just think there's
14 going to be a lot more inconsistency if -- now
15 I want to go look at this house across the
16 street and see why it's only X amount high, and
17 it -- and, you know, start looking into this.

18 But I think it's -- when you talk about
19 the fabric of the neighborhood and how
20 everything looks, I think we just have to be
21 consistent.

22 COMMISSIONER LOVE: Through the Chair to
23 the staff, you know, sort of exploring the
24 opposite side of this issue or question, maybe
25 helping to better understand specifically where

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1 have a motion on the floor for approval of
2 MMA-25-32547, amending Condition 1 for the
3 height of the foundation to be reduced from
4 2 feet, 4 inches to 2 feet even.

5 COMMISSIONER EPSTEIN: Through the Chair,
6 I'll just say, I understand and appreciate what
7 Commissioner Morgan is saying. I was trying to
8 be a little bit of -- helpful in working --
9 taking it down to the 2 feet.

10 If we'd like to question the engineering
11 report and ask that they -- obviously, if it is
12 a concern of weight, you can do Geofoam
13 underneath some of the slab and kind of create,
14 like, a new stem wall. So there's stuff you
15 can do. I was trying to be a little bit
16 helpful, so --

17 COMMISSIONER MORGAN: Through the Chair to
18 Commissioner Epstein, I completely understand.

19 And when I'm reading it, it looks like
20 cost savings, which is not what we're here to
21 discuss today.

22 COMMISSIONER EPSTEIN: If we want to then
23 request -- I can withdraw my motion and
24 somebody can create a new motion.

25 COMMISSIONER MORGAN: So to be clear, I'm

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1 the 2 feet, 4 inches came from, why that
2 specific amount? Is it based on neighboring
3 properties? Where did that specific dimension
4 come from, from the historic perspective?

5 COMMISSIONER EPSTEIN: Staff.

6 MR. WELLS: Yeah, so through the Chair to
7 Commissioner Love, I'm sifting through the
8 documents right now from -- but it's my
9 understanding that the 2 feet, 4 inches came
10 from the original COA, of course, but I believe
11 it just was -- I don't think it came from a
12 neighboring structure. I think it was just
13 something that we asked to -- for the structure
14 to be raised, or compatible, and they came up
15 with that number.

16 I have to do some more digging just to
17 verify that, but from preliminary sifting,
18 that's what I'm finding out right now.

19 COMMISSIONER LOVE: Yeah, because as a
20 follow-up, I think -- and my -- my thoughts
21 are -- and I understand completely with what
22 Commissioner Morgan is saying, as far as
23 adhering to the Historic guidelines.

24 You know, that just brings me to the
25 logical sort of question of, what are the

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1 historic guidelines in this specific case? You
2 know, how much flexibility would there be?

3 In other words, if, hypothetically, we
4 ended up at 24 inches, at 2 feet, would that
5 actually result in some kind of visual
6 compromise?

7 MR. WELLS: Through the Chair to
8 Commissioner Love and to the commissioners
9 overall, I mean, the design guidelines do
10 contemplate for -- for a foundation to be
11 raised, and so that's the general guiding
12 language. So something that we have taken into
13 consideration, for new construction especially,
14 is that it shall be, you know, compatible with
15 the massing, size, scale, foundations, and, of
16 course including within that --

17 So it doesn't specify a specific number,
18 but, of course, I mean, in this instance, I
19 believe that's what the original request stems
20 from, is something that was calculated based on
21 the surrounding structures.

22 COMMISSIONER EPSTEIN: Through the Chair,
23 I'm kind of looking at Ionia Street on my
24 phone, and I do see that the house across the
25 street has a -- it's got three steps, so

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1 visually, but I think these are all good
2 questions.

3 COMMISSIONER EPSTEIN: Through the Chair,
4 can we ask the applicant for a little bit more
5 clarification from their engineer as to what
6 that 2 -- why, engineering-wise, that 2 feet is
7 the max?

8 THE CHAIRMAN: I --

9 COMMISSIONER EPSTEIN: Can we request for
10 that or --

11 THE CHAIRMAN: We would have to defer if
12 we were to do that.

13 COMMISSIONER MORGAN: Through the Chair to
14 Commissioner Epstein, I don't know that they're
15 saying that, unless I'm looking at the wrong
16 letter. They're saying, hey, I know it's not
17 as high as you wanted it, but, structurally,
18 it's fine, and it would be really difficult and
19 very costly to fix it at this point.

20 That's what the engineering report is
21 saying. It's not why it's not feasible; it's
22 why -- how it's not done the right way is still
23 okay.

24 MR. WELLS: Through the --

25 COMMISSIONER EPSTEIN: What page is that

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1 probably 18 inches, but it is a one-story home.

2 So thinking proportionally about this
3 being a two-story home, I'm okay with it. I
4 mean, I would -- I would kind of think that
5 2 feet would be the minimum just to keep the
6 proportions of that.

7 A two-story home sitting on something
8 smaller is -- is going to feel like it kind of
9 pushed itself into the ground, you know, so ...

10 COMMISSIONER MORGAN: To the Chair, again,
11 just looking at this engineering letter
12 again -- and it looks like it was written after
13 the slab was poured to justify the design the
14 way it is, not necessarily that there was
15 anything prohibiting the slab to be laid the
16 way that it was agreed to be (microphone
17 failure), the height.

18 So that -- it doesn't sound like it's
19 impossible. It's -- the 2-foot to 2'6", I
20 don't know that is going to (microphone
21 failure). (Microphone failure), and these are
22 all good questions --

23 (Reporter inquiry.)

24 COMMISSIONER MORGAN: I don't know that
25 the 2 to 2'6" is going to give you anything

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1 on?

2 COMMISSIONER MORGAN: I'm on 615.

3 COMMISSIONER EPSTEIN: Is that for the
4 previous --

5 THE CHAIRMAN: Yeah, that's for 1750
6 Ionia.

7 COMMISSIONER MORGAN: Oh, okay. That's
8 why I was like, unless I'm confused --

9 COMMISSIONER EPSTEIN: Yeah, they had --
10 they had passed -- and I have since passed
11 around a new detail showing the stem wall with
12 the (microphone failure).

13 Here it is. Here we are. Did it not make
14 it that way? I passed it the wrong way?

15 COMMISSIONER MORGAN: No, we haven't
16 (microphone failure).

17 COMMISSIONER EPSTEIN: Okay.

18 COMMISSIONER MORGAN: Okay. My apologies
19 for the confusion. I'm like, I don't think --

20 MS. LOPERA: Through the Chair, there's
21 only one copy of that. You all were not
22 provided with the necessary copies. So if you
23 could ensure that Mr. Wells gets that at the
24 end of this, that would be appreciated.

25 THE CHAIRMAN: Yep.

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1 COMMISSIONER EPSTEIN: Can I see it again
2 when you guys are done with it, please?
3 (Brief pause in the proceedings.)
4 COMMISSIONER MORGAN: So after reviewing
5 the detail, I agree with you, Commissioner
6 Epstein. It may just be a clarification from
7 the structural engineer. Are they just stating
8 12 inches as a standard or is there a reason
9 that it couldn't be 18 inches in addition to?
10 COMMISSIONER EPSTEIN: Yeah.
11 COMMISSIONER MORGAN: I agree.
12 COMMISSIONER EPSTEIN: Because all I
13 remember seeing -- and let me just look at it
14 again. It says 12-inch maximum dimension
15 that's kind of within that 4 on top, but I
16 didn't see a reason -- I see that it's signed
17 and sealed, which is nice because that means
18 that (microphone failure), but I know that
19 there -- I do know that there's a way that you
20 can kind of build up with Geofoam, which is a
21 structural foam that does not weigh as much as
22 concrete, to get a higher elevation if we want
23 to make them do that. And that would just be
24 something -- you'd have to go to the structural
25 engineer and ask them to come up with a design,

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1 Just a reminder, the -- since we've been
2 talking quite a bit, this is for approval of
3 MMA-25-32547 for a decrease of the finish floor
4 elevation from 2 feet, 4 inches to 2 feet even.
5 All those in favor?
6 COMMISSION MEMBERS: Aye.
7 THE CHAIRMAN: Any opposed?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: Hearing no opposition, the
10 motion will pass.
11 And we will take a ten-minute break now,
12 everybody.
13 (Whereupon, a brief recess was taken.)
14 THE CHAIRMAN: All right, everybody.
15 We'll reconvene here.
16 We're going to go back to the item that
17 was tabled, COA-25-32249, located at 1552 Pearl
18 Street North.
19 Through talks with the applicant, we will
20 be recommending deferral on this one, unless
21 the applicant would like to come up and speak
22 and provide any other additional information.
23 MS. PRATER: (Off microphone.)
24 No, I just (inaudible) --
25 THE CHAIRMAN: Please come up, actually,

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1 but -- for that, basically.
2 It would look like another stem wall
3 sitting on top of your -- you'd have, like, a
4 little bit of an alcove underneath that the
5 Geofoam would sit in and your rebar would come
6 up and go kind of like around -- it would build
7 around all of that. So we -- we can do that.
8 THE CHAIRMAN: I'm of the opinion that --
9 I mean, and this -- speaking to [sic] me
10 personally, that -- you know, we're talking
11 about 4 inches here, and we're trying to work
12 with this property owner. His slab -- he has a
13 structural engineer that has recommended
14 bringing it up to 2 feet. He has plans,
15 they're sealed, and we're talking about
16 4 inches here. It's a minor modification. I
17 don't see that as a huge deal. I mean, I
18 think --
19 We were talking about consistency across
20 what we do and what we enforce as a COA, but,
21 in this case, I -- I think this is going to
22 be -- the 4 inches is not very much to justify,
23 especially when there's no specific guideline
24 from the Historic department on there, so I say
25 we put this up for a vote.

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1 yeah, just for -- just so it's on the record.
2 (Ms. Prater approaches the podium.)
3 THE CHAIRMAN: We are going to recommend
4 deferral for one cycle. I just want to make
5 sure that is okay with you.
6 MS. PRATER: Yes, sir.
7 THE CHAIRMAN: Okay. Thank you. And you
8 work with commissioners and staff and --
9 MS. PRATER: Thank you. Thank you. Okay.
10 Have a good day.
11 THE CHAIRMAN: Thank you.
12 MS. LOPERA: So that will be deferred to
13 September 24th, 2025.
14 THE CHAIRMAN: Great. Thank you.
15 All right. Next, moving on to Section L,
16 Item Number 1, under building naming, Henry
17 Bradley Firefighters Museum. We'll open up the
18 public hearing and turn it over for a staff
19 report.
20 MR. WELLS: Thank you.
21 So this is a proposed naming of a
22 firefighter museum located at 620 Bay Street --
23 East Bay Street. So the -- in accordance with
24 Chapter 122.105 of the Ordinance Code, the
25 naming and renaming of public buildings, public

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1 facilities, and parks requires a report from
2 the staff and then an advisory recommendation
3 from the Commission, so --
4 We evaluated the report in accordance with
5 seven criteria noted in the Ordinance Code.
6 This request stems from City Council. They
7 would like to honor the life and legacy of
8 Henry J. Bradley. He was a volunteer
9 firefighter for the City of Jacksonville.
10 Again, they want to rename the City-owned
11 firefighters museum as the Henry Bradley
12 Firefighters Museum. Firefighter Bradley was
13 the first City of Jacksonville firefighter to
14 die in the line of duty.
15 So overall we found that it was
16 appropriate to rename this building. Just some
17 additional context here: Henry J. Bradley is,
18 again, recognized as being the first
19 Jacksonville firefighter to die in the line of
20 duty. He served as a volunteer firefighter for
21 the Duval Fire Engine & Hose Company, which was
22 one of Jacksonville's organized black volunteer
23 companies.
24 On June -- December 16th, 1885, the
25 company joined other companies to fight a major

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1 there any information on that?
2 MR. WELLS: To the Chair, I'm not aware of
3 that. They did not specify in the renaming,
4 but I imagine -- because it is going to be
5 included within the overall Shipyards West
6 project, so I imagine they're going to do some
7 type of signaling [sic] and signage at some
8 point, but I'll get the details if you need it.
9 THE CHAIRMAN: All right.
10 Okay. And the applicant was the City
11 here, right?
12 MR. WELLS: Yes.
13 THE CHAIRMAN: Is there anyone else here
14 to speak on this building naming?
15 AUDIENCE MEMBERS: (No response.)
16 THE CHAIRMAN: With that, we'll close the
17 public hearing and entertain a motion.
18 COMMISSIONER EPSTEIN: (Off microphone.)
19 Motion to approve building naming -- or
20 renaming (inaudible) --
21 (Reporter inquiry.)
22 COMMISSIONER EPSTEIN: Is it naming or
23 renaming?
24 MR. WELLS: Through the Chair to
25 Commissioner Epstein, this one's a naming

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1 fire that broke out in a major hardware store
2 located on West Bay Street. During that fire,
3 part of the front wall of the building
4 collapsed, injured three men, and killed
5 Mr. Bradley.
6 Mr. Bradley's passing in service to the
7 City resulted in several fire insurance
8 companies threatening to withdraw their
9 coverage unless the City established a paid
10 fire department. This demand came to fruition
11 on April 20th of 1886 when the Jacksonville
12 City Council passed an ordinance creating a
13 paid fire department.
14 It is the opinion of the Department that
15 the proposed naming of the City-owned
16 firefighters museum being renamed as Henry
17 Bradley Firefighters [sic] will be named as a
18 person that has made significant contributions
19 to the city of Jacksonville.
20 THE CHAIRMAN: Are there any questions for
21 staff on this?
22 COMMISSION MEMBERS: (No response.)
23 THE CHAIRMAN: The only question is, will
24 there be, like, a sign put up or anything; or
25 is it going to go, like, above the door; or is

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1 because it doesn't have an actual name right
2 now.
3 COMMISSIONER EPSTEIN: Okay. Just wanted
4 to make sure.
5 Motion to approve building naming, Henry
6 Bradley Firefighters Museum.
7 COMMISSIONER MORGAN: Second.
8 THE CHAIRMAN: Any discussion?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: Hearing none, we'll put it
11 to a vote.
12 All those in favor?
13 COMMISSION MEMBERS: Aye.
14 THE CHAIRMAN: Any opposed?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: Hearing none, your motion
17 passes.
18 All right. Next we will turn it over to
19 Section M on -- demolition delay report. Is
20 this just an update from the chair of the
21 demolition delay --
22 COMMISSIONER EPSTEIN: No. This is --
23 THE CHAIRMAN: No, excuse me. Sorry.
24 This is the report that staff put
25 together. Excuse me. Sorry. Sorry to put you

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1 on the spot. This is for the -- staff had put
2 together a couple of properties that were
3 possibly considered for demolition delay.

4 COMMISSIONER EPSTEIN: Yeah, there's that
5 new bill that -- so that's what this has to do
6 with.

7 THE CHAIRMAN: Yeah, Senate Bill 180.

8 MR. WELLS: All right. Thank you.

9 So it's a -- to the Commission, so it's a
10 follow-up to the recent passage of Florida
11 Senate Bill 180. The formal review process for
12 demolition delay permits that you all are
13 accustomed to that's outlined in Section
14 320.407 is now defunct. Moving forward, we are
15 going to continue to notify you of demolition
16 permits and provide a cursory analysis on
17 whether or not those structures would have been
18 deemed eligible for landmarking.

19 So, hypothetically, we had -- two
20 structures were submitted for demolition.
21 Hypothetically, these would have been submitted
22 as DD-25-08 and DD-25-09.

23 The first one is 1027 Phelps Street. This
24 is a contributing structure within the Eastside
25 National Register District. Based on our

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1 THE CHAIRMAN: Okay. I didn't know if you
2 had to say something about it.

3 MS. LOPERA: Well, Mr. Wells, I don't know
4 if you have anything?

5 MR. WELLS: Through the Chair to the
6 Commission, this is just a formal charge
7 memorandum outlining the duties of the
8 Landmarking Committee.

9 So as you can see, there's three different
10 tasks here, so -- to identify potential
11 landmarks, landmark sites, and landmark signs,
12 which is an underutilized portion of our
13 Zoning -- or Ordinance Code.

14 The next one is to, again, provide
15 resources and information to the owners of
16 these potential landmarks.

17 And then, lastly, to promote landmark
18 designation to interested owners.

19 And so the chair on this will be Julia
20 Epstein, and then there's two other
21 commissioners that -- Commissioner Montoya and
22 Commissioner Morgan who will be a part of the
23 committee. And right now we have a drafted end
24 date of May 31st, 2026.

25 THE CHAIRMAN: Thank you.

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1 preliminary findings, we found that it only met
2 three of the seven criteria for designation.

3 And then the next one is 3958 Ortega
4 Boulevard, a contributing structure in the
5 Old Ortega National Register District, and this
6 met three of the seven criteria.

7 End of report.

8 THE CHAIRMAN: Thank you.

9 I like how you do the cursory staff
10 analysis there. I appreciate the -- you taking
11 the time to do all that.

12 Any comments from the commissioners on
13 this?

14 COMMISSIONER MORGAN: Through the Chair, I
15 would like to say, too, that I appreciate you
16 guys providing the updates, continuing to.

17 THE CHAIRMAN: All right. With that,
18 we'll move on to the Landmark Committee charge
19 memorandum. This is coming from Arimus or
20 Carla?

21 MS. LOPERA: It's coming from you as the
22 Chair.

23 THE CHAIRMAN: Okay.

24 MS. LOPERA: You established the
25 committee.

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1 I'd like to have a little bit of
2 discussion on this one. Kind of starting off
3 with the scheduling, how often we need to meet
4 to be able to have these meetings here.

5 And I kind of defer to you, Commissioner
6 Epstein, as the chair of the committee, how
7 often you'd like to meet and -- and just kind
8 of some general guidelines of how you'd like to
9 go and, like, what needs to be discussed there
10 as well.

11 COMMISSIONER EPSTEIN: Yes, through the
12 Chair, I have my own questions about that
13 because this is a committee, it's not a task
14 force, and so do we need to meet in a public
15 setting like this, or what -- what's the kind
16 of usuals for that -- a committee versus a task
17 force?

18 MS. LOPERA: Through the Chair to
19 Commissioner Epstein and the Commission
20 generally, you do need to have open public
21 hearings that are noticed -- properly noticed
22 and meeting minutes taken and promptly
23 recorded. So they need to be conducted as
24 public hearings -- or public meetings, excuse
25 me, not hearings.

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1 COMMISSIONER EPSTEIN: Okay. Through the
2 Chair, I think it would be appropriate to have
3 maybe the first two to four meetings every two
4 to three weeks so we could set an understanding
5 of how we're going to proceed throughout the
6 rest of the almost year of time that we have.
7 And then I think from there monthly, kind of
8 going back in and checking back in is kind of
9 my thought process with that.

10 I know -- I mean, Commissioner Montoya
11 isn't here, so we can't check with him, but,
12 Commissioner Morgan, does that sound
13 appropriate for --

14 COMMISSIONER MORGAN: I think that sounds
15 great.

16 I do -- like you -- and I'm sure we'll
17 figure this out. It's like -- I feel like some
18 of this is going to be meetings and some of
19 this is fieldwork.

20 COMMISSIONER EPSTEIN: Yeah.

21 COMMISSIONER MORGAN: How is that done as
22 a public meeting? Like, if we're actually
23 going out and meeting people to educate them on
24 landmarking their buildings -- because I think
25 some of this is foot-on-the-ground, right?

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1 those owners as well.

2 COMMISSIONER MORGAN: Absolutely.

3 THE CHAIRMAN: And some of that I think is
4 a good topic for discussion maybe on the first
5 meeting of the committee, like, not only when
6 are we meeting, but what do these presentations
7 look like for the community. I mean, anything
8 from, like, door knocking to holding a meeting
9 in that neighborhood to meet with people who
10 may be interested as a group, you know, that
11 kind of stuff. I think that stuff can be
12 figured out on, like, the first meeting.

13 I'd love to have all the ideas from you
14 and Commissioner Montoya and Commissioner
15 Epstein as well. And according to Carla,
16 we're -- I am able to attend as a voting member
17 as well if that would help with the quorum as
18 well if sometimes people can't attend as well,
19 so I'm able to attend at times, and -- once we
20 get the schedule set up.

21 The --

22 COMMISSIONER EPSTEIN: Do we want to set
23 up a first date?

24 THE CHAIRMAN: That's what I was going to
25 suggest.

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1 MS. LOPERA: Through the Chair to the
2 Commission, you can do fieldwork.

3 COMMISSIONER MORGAN: Okay.

4 MS. LOPERA: It's just when you're -- if
5 multiple commissioners are going to go, we'll
6 have to talk about what you're going to be
7 doing and whether that would be -- need to be
8 noticed at all. But I'm imaging not.

9 If you're meeting with homeowners and
10 explaining, you know, what the Code says about
11 landmarking and what the benefits are and that
12 type of thing, that's not -- it doesn't violate
13 any Sunshine Law.

14 COMMISSIONER MORGAN: But we can talk
15 about it in these meetings and kind of figure
16 that out, what that looks like.

17 Okay. That sounds great.

18 COMMISSIONER EPSTEIN: Through the Chair,
19 additionally, I think, too, where we can't do
20 foot on the ground -- foot -- boots on the --
21 heels on the ground -- heels on the ground,
22 where we can't do that, I think we could look
23 at creating some sort of letter that goes out
24 to buildings that we identify as possibly being
25 able to be landmarked and sending those to

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1 COMMISSIONER EPSTEIN: I know we don't
2 have Commissioner Montoya here, but maybe we
3 could propose a date and --

4 THE CHAIRMAN: Just for my personal
5 reference, to notice a meeting, how much time
6 do you need to get that out?

7 MS. LOPERA: Regular meetings, we
8 recommend seven days minimum, 72 hours.

9 THE CHAIRMAN: Okay.

10 COMMISSIONER EPSTEIN: And we have our
11 next Historic Preservation Commission meeting
12 on the 24th of September. I'm happy to keep
13 the -- our meeting on a Wednesday as well, just
14 so it's consistent. And I know I try and keep
15 Wednesdays open for -- as well, so I'm fine
16 with, you know, September 10th or 17th or even
17 before this meeting on the 24th, maybe having a
18 meeting where we kind of kick it off as well.
19 I don't know if that's too much in a row.

20 THE CHAIRMAN: It might be too much in a
21 row for me, but, like, maybe the 17th or
22 something, in the afternoon.

23 COMMISSIONER EPSTEIN: Let's say the 17th,
24 on -- I just need to -- I mean, I don't think
25 we're -- we're definitely not going to be

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1 meeting as long as we meet for this, so I'm
2 fine with, like, 3:00 p.m. You know, I'm
3 thinking maybe we discuss it for, like, an
4 hour, an hour and a half.
5 COMMISSIONER MORGAN: I'm flexible that
6 day, so whatever works for you and Commissioner
7 Montoya.
8 COMMISSIONER EPSTEIN: Okay.
9 Yeah, we just need to verify with
10 Commissioner Montoya if that's acceptable, but
11 I'd like to say that our first committee
12 meeting be September 17th at 3:00 p.m.
13 MS. LOPERA: Through the Chair to
14 Commissioner Epstein, did you want to do an end
15 time on that as like 3:00 to 4:30 or do you
16 want to leave it open?
17 COMMISSIONER EPSTEIN: Yeah, I want to do
18 a 3:00 to 4:30 because I have to leave by 5:00.
19 THE CHAIRMAN: Is there anything else you
20 want to add on this or anything else from other
21 commissioners on this?
22 COMMISSIONER HOFF: I have a question.
23 The first page mentions landmark sites and
24 landmark signs. Could you explain why both are
25 listed? Are the current landmarks that don't

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1 county that are old enough to be landmarked and
2 looking -- kind of starting from there is like
3 a list.
4 I also hope to be able to bring in local
5 historians like Wayne Wood, architects who are
6 interested in historic buildings as well so
7 that we can get some feedback from them about
8 under-recognized structures or structures that
9 might be in danger and need landmarking.
10 COMMISSIONER MORGAN: Through the Chair to
11 Commissioner Epstein, do you -- would you have
12 any interest in doing any, like, public sort of
13 input, like a -- I was just wondering because,
14 I mean, even before I was into this, I always
15 knew these cool little gems in my neighborhood.
16 You know what I mean?
17 COMMISSIONER EPSTEIN: Yeah.
18 No, I definitely think that that's part of
19 this, is asking the public -- asking the
20 public, you know, is there -- are there any
21 buildings out there that you think need to be
22 looked at for possibly landmarking?
23 And I don't know exactly how to do that
24 the best, so I think that's something that we
25 can talk about too as well, how do we get a

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1 have signage -- so this could be part of the
2 scope or --
3 MS. LOPERA: So through the Chair to the
4 Commission, this is not something you -- I
5 don't know if any of you have ever seen this.
6 There is a provision in Chapter 656, which
7 is the Zoning Code, where you can landmark a
8 sign. So we're not talking about designation
9 signs that give you, like, historic
10 information. We're talking about, this is a
11 sign that we think has historic significance,
12 we want to landmark it.
13 I think Mr. Wells said there's, like, a
14 neighborhood sign --
15 MR. WELLS: Yeah, there's a subdivision --
16 MS. LOPERA: Subdivision signs.
17 But that is a thing, and you can do it if
18 you want. It's available to you.
19 COMMISSIONER EPSTEIN: Okay. Yeah. So, I
20 mean, my kind of plan for that, besides us kind
21 of getting our own ideas moving forward, then,
22 would hopefully be to reach out to Mr. Register
23 and get his information that he had put
24 together for the Demolition by Neglect so that
25 we can start looking at the buildings in the

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1 call to the public for -- you know, can we look
2 at creating a form on the Jacksonville Historic
3 Preservation website that you can turn in a
4 building that you think --
5 COMMISSIONER MORGAN: Yeah.
6 COMMISSIONER EPSTEIN: -- for us to look
7 at landmarking, something like that.
8 COMMISSIONER MORGAN: That's kind of what
9 I'm thinking. (Microphone failure) that would
10 be, even if it was just a -- not Arimus, he
11 might get mad at me, but just a -- like a
12 generic COJ email that people can
13 communicate --
14 COMMISSIONER EPSTEIN: I thought about
15 putting Arimus in charge of all of this. He
16 was just --
17 COMMISSIONER MORGAN: Well, I mean, he'll
18 be copied on all the things, but --
19 COMMISSIONER EPSTEIN: Yeah, these are all
20 things I want to discuss, you know, at the -- I
21 think we come up with sort of a -- priorities,
22 and then sort of how to implement from there in
23 our first meeting in -- we get it done.
24 THE CHAIRMAN: At our first meeting, are
25 you going to provide us, like, a master -- like

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1 a master list of what is designated historic
2 properties currently?
3 I know it's a current -- an evolving list
4 all the time, but what the list is at that
5 first meeting, so we just have something to
6 work off of to start with, you know?
7 MR. WELLS: I can provide you with that.
8 And I can also provide you with a list of
9 structures in the city that are 50 years or
10 older too.
11 THE CHAIRMAN: Okay. That's a long list.
12 COMMISSIONER EPSTEIN: Too long.
13 COMMISSIONER HOFF: Real quick, one note
14 on this that may be helpful. The Jacksonville
15 Historical Society has a committee that works
16 on identifying potential landmarks, so --
17 COMMISSIONER EPSTEIN: Yeah. I think
18 Alan Bliss would be somebody that we could
19 reach out to as well, yeah.
20 MR. WELLS: And I will say to Commissioner
21 Epstein and to any of the commissioners that
22 are going to participate, if you want to just
23 send me a list of things that you want in terms
24 of resources or -- for the first meeting.
25 COMMISSIONER EPSTEIN: Yeah, I will --

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1 public hearing at the Land Use and Zoning
2 Committee on September 3rd.
3 End of report.
4 COMMISSIONER EPSTEIN: I'm sorry, I was --
5 these are bills -- these were approved with the
6 owner's acceptance of them being landmarked,
7 yes?
8 MR. WELLS: Yeah.
9 MS. LOPERA: Yeah. So through the Chair,
10 it's fine to landmark properties when the owner
11 initiates or agrees.
12 COMMISSIONER EPSTEIN: Okay. Thank you.
13 THE CHAIRMAN: I think the issue with the
14 Annie R. Morgan one is that the owner is in
15 opposition. And it's working its way through,
16 I believe, right now.
17 COMMISSIONER MORGAN: To the Chair, the
18 owner -- who is the owner on that one? Is it
19 DCPS or has it already changed hands?
20 THE CHAIRMAN: I believe it's the school
21 board that owns that property still, on the
22 Annie R. Morgan.
23 COMMISSIONER MORGAN: That's what I was
24 thinking, so it's not a privately owned --
25 MR. WELLS: That's correct.

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1 I'll do that.
2 THE CHAIRMAN: Anything else on this topic
3 before we move on?
4 COMMISSIONER EPSTEIN: Through the Chair,
5 I just want to thank everybody for humoring me
6 and being able to put this together.
7 THE CHAIRMAN: I think it's great.
8 COMMISSIONER EPSTEIN: Yeah, I'm very
9 excited about it. I know it has been not a
10 strongly utilized part of the Commission, and I
11 know it's something that we're tasked to do, so
12 I thank everybody for taking the time to
13 volunteer for it, and let's see what we can do.
14 THE CHAIRMAN: Thank you, Commissioner
15 Epstein.
16 Moving on to pending legislation.
17 MR. WELLS: Thank you.
18 So we have a couple of moving items here,
19 so -- two items. This is Ordinance -0460 and
20 -0461. Those were both approved by City
21 Council. Those are local landmarks.
22 And then currently pending legislative
23 action, this is Ordinance 2025-0464. This is
24 for a local landmark of the Annie R. Morgan
25 Elementary School. That's slated to go to a

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1 COMMISSIONER MORGAN: And so pretty much
2 the stance they're going to take on this is how
3 they're going to pretty much approach the rest
4 of these buildings that are entering the
5 inventory, I'm assuming.
6 COMMISSIONER EPSTEIN: Yes, they're most
7 definitely -- I would think anything that the
8 City or any of those kind of, you know,
9 entities who would be looking to sell, they're
10 not going to want to landmark any of them
11 because they're going to argue that that's
12 going to make it harder for it to sell or
13 they'll get less of a price because it's not as
14 competitive for people having other ideas,
15 and --
16 COMMISSIONER MORGAN: I completely
17 understand, but I think that Commissioner
18 Montoya made a great point when this came up.
19 It's -- I mean, we, the taxpayers, bought those
20 buildings to begin with. It's not --
21 I'm just wondering if there's anything
22 that we could say or do, a letter, or anything
23 to express -- I don't know. If there's
24 anything that we can do about the --
25 I, as a private citizen, I will do

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1 something. I'm wondering as a board, as a
2 commission, as a body if there's anything --
3 you know what I mean?
4 COMMISSIONER EPSTEIN: Yes, I --
5 COMMISSIONER MORGAN: It's just --
6 COMMISSIONER EPSTEIN: I know what you
7 mean, and I'm going to defer to Carla on that
8 because we are asked to function as a board to
9 follow certain rules, and now that bill is one
10 of the rules that we're supposed to follow.
11 COMMISSIONER MORGAN: So then maybe it's
12 not -- it doesn't make sense for the body, but
13 as a private citizen, I'm going to express my
14 (microphone failure), what I want as a
15 taxpayer.
16 COMMISSIONER EPSTEIN: Yes.
17 THE CHAIRMAN: As the Commission, we have
18 recommended historic designation of it. And
19 I'm not sure as a Commission we have a whole
20 lot more to say about it beyond that because we
21 sent it to City Council for approval, and we're
22 not -- I mean, you, as a private citizen,
23 absolutely do whatever you feel is best, but I
24 think as a Commission we have done what we can
25 do, you know?

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1 think you should strongly consider landmarking
2 this structure because of X, Y, and Z. You
3 absolutely can use your collective voice to do
4 that if that's what y'all want to do.
5 COMMISSIONER MORGAN: Thank you.
6 There's so many successful examples of
7 reutilizing -- like, reusing these schools for
8 different means all over the country, even here
9 in Jacksonville. If you're only looking at the
10 bottom dollar, that's never going to -- you
11 know what I mean?
12 THE CHAIRMAN: I think this is actually
13 where the Landmarking Committee is really
14 useful (microphone failure) that kind of timing
15 right now, is that we have a way, we have a
16 mechanism to reach out to property owners,
17 regardless of who they are, to recommend
18 landmarking; here are the benefits of it.
19 And, you know, they may have different
20 rights and abilities under Senate Bill 180, but
21 we -- we are trying to get them to do these
22 historic designations and landmarking
23 voluntarily, and that would be the goal, to get
24 more of that on the rolls, and --
25 You know, I don't think any of us have the

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1 COMMISSIONER MORGAN: Yeah, and I think --
2 I'm not talking specifically about that one
3 school. I think this is how it's going to go.
4 So similar to the stuff at the post
5 office, that's why I'm like, I don't really
6 know -- you know what I mean? I just don't
7 know.
8 MS. LOPERA: Through the Chair, I have a
9 couple of thoughts.
10 So I would just like to make one
11 distinction. Annie R. Morgan was no longer
12 being used as a school and had already been in
13 the process of them trying to, you know, sell
14 that when the landmarking started.
15 We do have, I believe, two schools that
16 are designated local landmarks. It has been
17 done before. So that's one distinction.
18 So I don't know if we can say for certain
19 that DCPS opposes all landmarks of their
20 properties. I don't know that we can say that
21 definitively. They may feel that way. You
22 might be right. I don't know.
23 My other thought is, you, as a body
24 absolutely can collectively, like, decide to
25 send a letter or stating, like, you know, we

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1 intention to -- or, excuse me, not intention.
2 I think it's not always, you know, our goal to
3 cajole people into historic designations. We
4 want to show them, this is a great process and
5 the reasons for historic designation. And so
6 when they oppose it, we're going to have to run
7 into that issue with Senate Bill 180, I think.
8 COMMISSIONER EPSTEIN: Through the Chair,
9 I guess I was under the impression that -- is
10 that even being presented to City Council
11 any- -- I guess I was under the impression that
12 we -- we weren't even able to propose it.
13 MS. LOPERA: Great question.
14 So through the Chair, that legislation I
15 had drafted before we did our SB180 analysis,
16 so it was already filed. So then, at that
17 point, it needs to be disposed of in some way,
18 shape, or form.
19 The recommendation of the Office of
20 General Counsel is that they withdraw it at the
21 last LUZ -- maybe two LUZ meetings ago. And at
22 the request of Council Member Clark-Murray, the
23 chair of the LUZ Committee deferred it twice.
24 It is still a recommendation that it be
25 withdrawn or alternatively denied.

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1 THE CHAIRMAN: All right. Anything else
2 regarding any legislation before we move on?
3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: All right. Public Works
5 improvement projects. We've got one item on
6 here, it looks like, for Arimus.

7 MR. WELLS: Yeah, so through the Chair to
8 the Commission, we do have one item. We don't
9 see these too often, but, again, pursuant to
10 our Ordinance Code, all City agencies are
11 required to notify the Commission prior to the
12 planning, construction of improvement projects
13 within a locally designated historic district
14 or projects that affect a local landmark.

15 So we did receive one. This is still in
16 the civil plan review stage, but this is for
17 some drainage improvements along Mallory
18 Street. So this will take place between
19 St. Johns Avenue and the St. Johns River. It's
20 not anticipated to start construction until
21 April of next year, and it's estimated to be
22 completed by July of next year.

23 And the report itself includes some
24 reasons why they're looking to do this drainage
25 improvement project, but overall it's to

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1 We'll have to follow up with Public Works just
2 to determine where they're at in that process.
3 I know it's still in its infancy, but from my
4 understanding, I mean, right now it's supposed
5 to be just -- it's supposed to just be milling
6 and resurfacing. I know they're not supposed
7 to disturb the tree roots, canopy, and so
8 forth, but I'll get clarity on that just to see
9 exactly -- if there's any historic resources
10 being impacted.

11 THE CHAIRMAN: All right. Is there
12 anything else -- that's the last item on the
13 agenda. Is there anything else for the good of
14 the Commission that anybody would like to
15 discuss?

16 MS. PRYOR: Public comment?

17 COMMISSIONER HOFF: Through the Chair to
18 Mr. Wells, do you have any idea of the timing
19 on when the matrix may be -- when the COA
20 matrix may be up for updating again?

21 MR. WELLS: The COA matrix?

22 COMMISSIONER HOFF: Yes.

23 MR. WELLS: Yeah, so that's going to occur
24 in November -- October, November.

25 COMMISSIONER HOFF: Okay.

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1 mitigate flood risk.

2 THE CHAIRMAN: Are there any questions or
3 comments on this one?

4 COMMISSIONER HOFF: Yes. Through the
5 Chair to Mr. Wells, is there any assessment
6 of -- of effect on historic infrastructure, I
7 guess?

8 (Microphone failure.)

9 (Reporter inquiry.)

10 COMMISSIONER HOFF: Sorry about that.

11 I'm thinking of granite curbs and other
12 kind of streetscape infrastructure that is
13 unique and character-defining for historic
14 neighborhoods.

15 I know from dealing with the West 4th
16 Street resurfacing in Springfield some years
17 ago, some things were missed that should have
18 been caught by Public Works or by other staff,
19 so -- you know, so just wanted to see if
20 there's any kind of evaluation or assessment of
21 kind of what's actually going to be impacted or
22 if that's not really something that, you know,
23 is done.

24 MR. WELLS: Through the Chair to
25 Commissioner Hoff, that's a great question.

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1 THE CHAIRMAN: Is anyone here for public
2 comment?

3 (Ms. Pryor approaches the podium.)

4 MS. PRYOR: Thank you.

5 Kim Pryor, 245 West 5th Street.

6 Thank you for hearing me.

7 A couple of quick things. I'd like to
8 request that maybe you guys start using the big
9 screen. That would really help, the one that
10 comes down out of the ceiling.

11 And, again, ask that you guys really pay
12 attention to the microphones because when you
13 turn your head from this way (indicating) to
14 talk to each other, those of us in the audience
15 can't hear you. It's very difficult.

16 The other thing -- a couple of things is
17 that -- I wanted to address windows again in
18 that the -- one of the comments in one of the
19 items that were presented today indicated that
20 staff had determined that the windows were not
21 repairable. I'd like to know -- and I'm not
22 trying to be -- dis on anybody, but what
23 experience does staff have in restoring
24 historic windows? Have they ever done it? I
25 don't know that -- I don't know if they have or

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1 not. It's a question. But if they have not,
2 for them to go on the record saying that a
3 window is not repairable is improper.
4 And the last thing I wanted to ask about
5 was the demolition delay. In the report, it
6 stated that due to Senate Bill 180, it made the
7 demolition delay portion of our Ordinance Code
8 defunct. How so? Was there an official
9 opinion written and published? Has our
10 Ordinance Code been changed? How exactly does
11 Senate Bill 180 affect our Ordinance Code
12 regarding demolition delays?
13 If there was an opinion, who wrote it?
14 When was it published? And what avenues does
15 the public have to perhaps question that
16 opinion or ask for more information?
17 I think we need a little bit more
18 information on that, and I would appreciate it
19 if you guys could look into that, or if you
20 have some information that you could share with
21 me today, that would be fantastic.
22 Thank you.
23 THE CHAIRMAN: Thank you.
24 COMMISSIONER EPSTEIN: I don't know if
25 Carla wants to --

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1 Senate Bill 180 and how it affects certain
2 things that they do here at this commission.
3 The brief synopsis is, it's the position
4 of the Office of General Counsel that Senate
5 Bill 180 precludes us from denying demolition
6 permits through the demolition delay process,
7 and we won't be doing that while Senate Bill
8 180 is in effect, which is now -- well, it's
9 retroactive, but that's not here nor there --
10 until October 2027.
11 MS. PRYOR: Okay. It --
12 THE CHAIRMAN: I would urge you to go read
13 it. There's a lot in there.
14 MS. PRYOR: I will read that.
15 If I may follow up, was there an official
16 opinion published? A written opinion?
17 MS. LOPERA: The General Counsel, to my
18 knowledge, has not issued a binding legal
19 opinion on Senate Bill 180.
20 MS. PRYOR: Okay. We might want to get
21 one in writing.
22 Thank you.
23 THE CHAIRMAN: Thank you.
24 Is there anyone else here to speak on
25 public comment?

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1 THE CHAIRMAN: I'll just say that it was
2 discussed at the -- I think it was the last --
3 was it the July Commission meeting?
4 COMMISSIONER EPSTEIN: Yes.
5 THE CHAIRMAN: There was a long discussion
6 about that that's probably in the public record
7 that was taken down in the minutes.
8 I don't want to give a legal opinion, and
9 I'm not the attorney, but -- and I don't want
10 to put Carla on the spot here. Just give us a
11 quick synopsis.
12 And then if you'd like to go back, you
13 know, to read the minutes and read the Senate
14 bill, you're welcome to, but just --
15 Carla, if you'd entertain her, just give
16 us a minute or two discussion, synopsis of what
17 it means, I guess.
18 MS. LOPERA: Through the Chair to
19 Ms. Pryor, like the Chair said, there was a
20 full discussion at the last meeting, and I
21 would highly encourage you to read those
22 meeting minutes because that's when --
23 MS. PRYOR: I can do that, yeah.
24 (Simultaneous speaking.)
25 MS. LOPERA: -- it was (inaudible) on

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1 AUDIENCE MEMBERS: (No response.)
2 THE CHAIRMAN: All right. With that, we
3 will adjourn.
4 Thank you, everybody.
5 (The proceedings were concluded at
6 4:05 p.m.)
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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
COUNTY OF DUVAL)

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

DATED this 10th day of September 2025.

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