

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, January 24, 2024,
commencing at 3:00 p.m., at the Ed Ball Building,
214 North Hogan Street, Room 851, Jacksonville, Florida,
before Diane M. Tropa, FPR, a Notary Public in and for
the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
JULIA EPSTEIN, Secretary.
OLIVIA FRICK, Commission Member.
MAX GLOBER, Commission Member.
MICHAEL MONTOYA, Commission Member.
ETHAN GREGORY, Commission Member.
WILLIAM HOFF, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.
JERMAINE ANDERSON, Planning and Development.
CARLA LOPERA, Office of General Counsel.
JOANNA SNYDER, Planning and Development Dept.

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1 commissioner.
2 THE CHAIRMAN: We're going to take a break
3 every two hours, if needed. Please silence
4 your cell phones. Any private conversations,
5 please be had in the hallway.
6 With that, I'll entertain a motion for the
7 December 13th minutes.
8 COMMISSIONER EPSTEIN: Motion to approve
9 the December 13th minutes.
10 COMMISSIONER MONTOYA: Second.
11 THE CHAIRMAN: All in favor?
12 COMMISSION MEMBERS: Aye.
13 THE CHAIRMAN: Those opposed?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: Hearing none, those minutes
16 have been approved.
17 We're going to jump right in here. We've
18 got a couple of deferred items today:
19 COA-22-27451, 2768 Riverside Avenue;
20 COA-23-28339, 3664 Richmond Street; and
21 COA-23-29186, 2799 Selma Street.
22 And with that, we'll jump into Section C,
23 our consent agenda.
24 Arimus, we're still moving --
25 MR. WELLS: Yes.
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1 P R O C E E D I N G S
2 January 24, 2024 3:00 p.m.

3 THE CHAIRMAN: All right. Welcome to the
4 January 24th meeting of the Jacksonville
5 Historic Preservation Commission.
6 If I could start with some introductions,
7 please.
8 MR. ANDERSON: Jermaine Anderson, Historic
9 Preservation.
10 MR. WELLS: Arimus Wells, Historic
11 Preservation.
12 MS. LOPERA: Carla Lopera, Office of
13 General Counsel.
14 COMMISSIONER MONTOYA: Michael Montoya,
15 commissioner.
16 THE CHAIRMAN: J.C. Demetree, chairman.
17 COMMISSIONER GREGORY: Ethan Gregory,
18 commissioner.
19 COMMISSIONER FRICK: Olivia Frick,
20 commissioner.
21 COMMISSIONER EPSTEIN: Julia Epstein,
22 commissioner.
23 COMMISSIONER HOFF: Bill Hoff,
24 commissioner.
25 COMMISSIONER GLOBER: Max Globber,
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1 THE CHAIRMAN: So under Section G,
2 Certificates of Appropriateness, we're going to
3 go ahead and pull that to consent. That would
4 be COA-23-29976, 1928 Morningside Street. That
5 is being moved to consent.
6 So our consent agenda now reads:
7 COA-23-29974, 1404 Avondale Avenue;
8 COA-23-30036, 1430 Donald Street; COA-23-30102,
9 1324 Ionia Street; COA-23-30125, 2822 Riverside
10 Avenue; and COA-23-29976, 1928 Morningside
11 Street.
12 Do any commissioners have any ex parte on
13 the consent?
14 COMMISSIONER HOFF: To the Chair, I do, on
15 Item Number 30 [sic]. The applicant sent me
16 the elevation for the (inaudible) in my prior
17 role, and there was no conversation about it.
18 THE CHAIRMAN: Thank you.
19 Does anybody else have any ex parte?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: All right. Anybody have
22 any comments or concerns before we open the
23 public hearing?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: All right. With that,
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1 we'll open the public hearing.
 2 Is anybody here to speak on any of these
 3 COAs?
 4 AUDIENCE MEMBER: Yeah, Mr. Smith.
 5 THE CHAIRMAN: You can come on up.
 6 AUDIENCE MEMBER: Yeah. Have a seat in
 7 the chair?
 8 THE CHAIRMAN: No, sir.
 9 MR. SMITH: I'm sorry, real quick --
 10 THE CHAIRMAN: If you would just do me a
 11 favor and state your name and address for me.
 12 AUDIENCE MEMBER: Yeah. (Inaudible).
 13 What did y'all just say just now? Please
 14 tell me, he -- he denied, correct?
 15 THE CHAIRMAN: No, sir.
 16 If you'll state your address for me real
 17 quick.
 18 MR. SMITH: Yeah, my address is 1024
 19 Jessie Street.
 20 THE CHAIRMAN: Yes, sir.
 21 He was just saying that somebody sent him
 22 the plans before the meeting.
 23 MR. SMITH: This is my second time in
 24 New York doing the same thing. Let me get to
 25 the point. I won't waste your time. All

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1 right? Because I know you're busy.
 2 THE CHAIRMAN: Yes, sir.
 3 MR. SMITH: On this side, they against
 4 y'all, correct? Yes or no?
 5 THE CHAIRMAN: No.
 6 MR. SMITH: This side say yes or no,
 7 correct? They agree with what you said,
 8 correct, sir? Get to the point.
 9 THE CHAIRMAN: No, they -- this is -- I
 10 mean, our staff supports us for the most part,
 11 and we support them, vice versa.
 12 MR. SMITH: So -- so why I'm [sic] here
 13 for?
 14 THE CHAIRMAN: I'm confused.
 15 MR. SMITH: You tell me. You gave me a
 16 letter.
 17 THE CHAIRMAN: I'm confused.
 18 MR. WELLS: Sir --
 19 THE CHAIRMAN: Do you know what's going
 20 on?
 21 MR. WELLS: I believe you said you're --
 22 you live on Jessie Street?
 23 MR. SMITH: I own a few houses on Jessie
 24 Street.
 25 MR. WELLS: Okay. What you have in your

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1 hand is a notice of public hearing, so --
 2 MR. SMITH: Okay.
 3 MR. WELLS: There is a property owner who
 4 lives within 350 feet of your property.
 5 MR. SMITH: Yeah.
 6 MR. WELLS: They're looking to landmark
 7 their property. So anyone who lives within
 8 350 feet, or radius, of that property, you get
 9 notified via mail of their landmark
 10 designation.
 11 MR. SMITH: And who put the landmark on
 12 it?
 13 MR. WELLS: So they're requesting it. So
 14 this is --
 15 MR. SMITH: Who's requesting it, sir?
 16 MR. WELLS: So this is the property owners
 17 at 1009 Jessie Street. So they're in the
 18 audience, but -- they will have the opportunity
 19 to speak on their item later in the agenda.
 20 But, ultimately, that's the reason that you
 21 received the notice of public hearing.
 22 MR. SMITH: Okay.
 23 MR. WELLS: So just notifying you if
 24 you --
 25 MR. SMITH: Let me get back to the point.

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1 MR. WELLS: Okay.
 2 MR. SMITH: If he say something, he's
 3 denying. That means he's against the board or
 4 he's with the board, yes or no? What I'm
 5 saying is, sir, you're generally on the same
 6 side, yes or no?
 7 MR. WELLS: No. So we, on this side,
 8 we're staff members from the Planning and
 9 Development Department.
 10 MR. SMITH: Okay.
 11 MR. WELLS: This is an independent body.
 12 The rest of the members are an independent
 13 body, an agency called the Historic
 14 Preservation Commission. We present our staff
 15 findings to the Commission. It's up to them to
 16 either adopt it or reject our opinions or issue
 17 their own. So we are two separate entities.
 18 MR. SMITH: Right. So, really, I have no
 19 say so or what -- what you come up with,
 20 correct?
 21 THE CHAIRMAN: Well, this isn't coming up
 22 yet. It will come up here in just a few
 23 minutes on the landmarking, but we can chat
 24 about it now, I suppose.
 25 MR. SMITH: Okay.

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1 THE CHAIRMAN: All right. Anybody else
 2 here to speak on any items on the consent
 3 agenda that I rambled off?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: Seeing none, we'll close
 6 the public hearing, and I'll entertain a
 7 motion.
 8 COMMISSIONER MONTOYA: Motion to approve
 9 the consent agenda.
 10 COMMISSIONER EPSTEIN: Second.
 11 THE CHAIRMAN: All those in favor?
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Those opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, the consent
 16 agenda has been approved.
 17 And that leads us right into Section F,
 18 Historic Designations. Number 1 on the docket
 19 is LS-23-01. It's at 538 Ellis Road South.
 20 If we could get a -- staff, a report would
 21 be nice.
 22 MR. WELLS: Through the Chair, before I
 23 begin, can we confirm that the applicant is
 24 here?
 25 THE CHAIRMAN: Yes.
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1 recognized for possessing valuable genealogical
 2 information, particularly when state vital
 3 statistics records, including birth and death
 4 records, were not completed until after 1917.
 5 However, in more recent years, cemeteries
 6 are being recognized and protected as
 7 significant historic resources that contribute
 8 to understanding our cultural past. However,
 9 in the case of the Camp Mooney Cemetery, there
 10 have been markers placed that represent
 11 individuals known to be buried in entirely
 12 different locations. A good case is that of
 13 Dr. Holmes Steele, who was born in 1820 and
 14 died in 1867, who, according to historic
 15 records, is buried elsewhere in the old
 16 cemetery or -- Old City Cemetery.
 17 So when placed and how many questionable
 18 markers have been placed has not been
 19 determined using the current site file for the
 20 Camp Mooney Cemetery.
 21 We do find another example, this one being
 22 Jon R. Ferguson, in his 2011 inventory of Camp
 23 Mooney Cemetery, which identified 89 graves.
 24 He also stated in the title sheet that, "There
 25 are several unmarked graves and a collection of
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1 Is the applicant for 538 Ellis Road South
 2 here?
 3 AUDIENCE MEMBER: Yes.
 4 THE CHAIRMAN: Thank you.
 5 MR. WELLS: So LS-23-01 seeks to designate
 6 the property located at 538 South Ellis Road as
 7 a local landmark site. Essentially, this is
 8 a -- referred to as Camp Mooney Cemetery. And
 9 so based on our analysis, the Department found
 10 that the application meets zero of the seven
 11 criteria.
 12 So, typically, with cemeteries we evaluate
 13 it on the first criteria and the seventh
 14 criteria because those are the two criteria
 15 that the Commission -- cemeteries typically
 16 meet. So we just went into further analysis
 17 regarding those two.
 18 So the first one pertains to its value as
 19 a significant reminder of the cultural,
 20 historical, architectural or archaeological
 21 heritage of the city, state or nation.
 22 So it's been our standard practice from a
 23 departmental standpoint to find historic
 24 cemeteries to meet this criterion. However,
 25 the Camp Mooney Cemetery has long been
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1 CSA markers that may be duplicated in other
 2 cemeteries." Additionally, in her 1955
 3 inventory of Camp Mooney, Lucy Ames Edwards
 4 recorded only 16, which is a difference of 73
 5 identifiable markers.
 6 Although the presence of the Camp Mooney
 7 Cemetery has been established by historic
 8 documents and -- as serving as an outpost and
 9 camping grounds for both Confederate and
 10 Federal troops during the Civil War, the actual
 11 physical location has never been completely
 12 determined. Whether there is a physical
 13 relationship between Camp Mooney and the
 14 cemetery is still unclear.
 15 And the seventh criteria -- this is,
 16 again, something that we evaluate landmark
 17 sites, particularly cemeteries, on, and
 18 there's -- and it's based on evidence of
 19 significant exterior alterations that have
 20 negatively impacted historic resources, as well
 21 as represent alterations that are difficult,
 22 costly, or impossible to reverse.
 23 Further, the degree and nature of any
 24 exterior deterioration, as well as evidence of
 25 long-term and potentially ongoing neglect are
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1 also a factor in evaluating potential landmark
2 sites for the suitability for preservation or
3 restoration.

4 So we took the approach in this criteria,
5 just evaluating it, one, on preservation, and
6 the second one on restoration.

7 So in terms of preservation, staff finds
8 the process of designating cemeteries as local
9 landmark sites consistent with the
10 recommendations found in the Blue Ribbon
11 Commission on Abandoned and Neglected
12 Cemeteries report of 2007, particularly in the
13 areas of identifying, mapping, and recording
14 increased public awareness, protection from
15 development, as well as determining and
16 assigning responsibilities.

17 Since taking ownership of the Camp Mooney
18 Cemetery in 2021, the Sons of the Confederate
19 Veterans have installed fencing, a flagpole,
20 updated signage, as well as the cleaning of
21 debris and removing -- or removal of dead
22 trees. An ongoing maintenance plan has also
23 been established.

24 However, when we evaluate this from a
25 restoration standpoint, Camp Mooney Cemetery,
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1 the -- a vast number of discrepancies in the
2 number of burials and the placement of markers,
3 coupled with the tenuous link between Camp
4 Mooney and the cemetery, poses the question of
5 whether the cemetery can be restored to a state
6 of historical accuracy.

7 Furthermore, when preparing landmark
8 applications and reports, it requires a
9 significant amount of research that documents
10 the history of the specific cemetery, but also
11 the general historic context of the area.

12 Given the limited availability of
13 popularly archived information, staff
14 recommends additional research and
15 documentation be conducted in order to clarify
16 the placement of markers and verify the
17 historic context of the cemetery.

18 So based on our findings, again, we found
19 that it does not meet those two particular
20 criteria in depth, but overall it does not meet
21 any of the seven criteria. So based on the
22 findings in the report, staff forwards to you a
23 recommendation for denial of the Camp Mooney
24 Cemetery as a local landmark.

25 THE CHAIRMAN: All right. Questions for
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1 staff?

2 COMMISSIONER EPSTEIN: Through the Chair
3 to staff, when you go into this last part,
4 you're saying that the applicant, you know,
5 should prepare an application and report that
6 includes more information, is that something
7 that, if this was denied now, they could do
8 again later in the future and provide more
9 information?

10 MR. WELLS: Through the Chair to
11 Commissioner Epstein, that is correct. I mean,
12 it is a possibility. We still have to, of
13 course, evaluate the accuracy of it and -- and
14 the contents to make sure that there is a
15 proper linkage, but there is a possibility that
16 it could go before the Commission again for
17 landmarking.

18 THE CHAIRMAN: All right. Any other
19 questions for staff at the moment?

20 COMMISSIONER MONTOYA: Through the Chair,
21 question for staff.

22 In such a scenario, is there an opinion of
23 staff of whether it's better to keep this --
24 should it be considered to keep this
25 application open or, rather, decide this

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1 application if more evidence presents itself
2 and make a new application? I'm just wondering
3 what the ramifications of that are.

4 MR. WELLS: Through the Chair to
5 Commissioner Montoya, we have not run into this
6 issue before in quite sometime, I believe, but
7 I guess that would be up to the discretion of
8 the applicant. So it's up to them on the --
9 and their time frame. Either-or. I mean, they
10 could withdraw the application or they could
11 defer, but that's also at the discretion of the
12 Chair as well.

13 I'll defer to OGC on that.

14 MS. LOPERA: Through the Chair to the
15 Commission, so, yeah, I mean, what Mr. Wells is
16 saying is correct. And the Chair has the
17 deference to defer, if he so chooses.

18 But one of the ramifications I want to
19 highlight is that, when our City Council has
20 denied an application for designation, no
21 further applications shall be made for the same
22 cemetery or landmark for a period of one year.
23 So that would be one potential ramification.
24 However, there is a -- if it's in the best
25 interest of the city, the City Council can

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1 waive that time period.
 2 THE CHAIRMAN: All right. Any other
 3 questions for staff at the moment?
 4 COMMISSIONER MONTOYA: Sorry. Just one
 5 more.
 6 Through the Chair, question for staff.
 7 Were there discussions with the applicant about
 8 other scenarios since no criteria are being met
 9 in this current application as a course of
 10 action?
 11 MR. WELLS: Through the Chair to
 12 Commissioner Montoya, no alternative course of
 13 actions were discussed in-depth besides just --
 14 I mean, because ongoing maintenance plans
 15 already exist, they could -- they certainly
 16 have the right to continue updating it without
 17 the landmark designation.
 18 THE CHAIRMAN: All right. Any other
 19 questions for staff at the moment?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: All right. We'll open the
 22 public hearing.
 23 If the applicant can come on up.
 24 (Audience member approaches the podium.)
 25 AUDIENCE MEMBER: No one has contacted me
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1 actually going to be -- 10 on top of this
 2 cemetery. That's documented in the news
 3 articles that I provided.
 4 Like I said, there was more stuff there
 5 that -- happening. There's a school there
 6 that's in the Civil War official records
 7 identifying where that is. It's part of George
 8 Mooney's property, who's actually buried in --
 9 right beside Old City Cemetery in the Catholic
 10 section.
 11 Those stones you were talking about there,
 12 they're not there. There was some hit piece
 13 put out by some website where some guy got in
 14 there and took pictures of bronze markers that
 15 were on the ground that were found by the
 16 United Daughters of the Confederacy. They
 17 didn't have any place to put them. They laid
 18 them there. We pulled them out because they
 19 were not -- those people weren't buried there.
 20 We did the history. We put them beside the
 21 fence when we were cleaning up.
 22 We bought it, started taking the trees
 23 out, cleaning it up. That hit piece was there.
 24 He wrote that article, took pictures of those
 25 brass -- I guess scrap metal guys came and
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1 about giving -- providing more information. I
 2 gave a folder to Joel --
 3 THE CHAIRMAN: Would you state your name
 4 and address for me?
 5 AUDIENCE MEMBER: Calvin Hart, 4884
 6 Victoria Chase Court, Jacksonville, Florida
 7 322- --
 8 THE CHAIRMAN: Calvin, she's going to
 9 swear you in real quick.
 10 THE REPORTER: If you would raise your
 11 right hand for me, please.
 12 MR. HART: (Complies.)
 13 THE REPORTER: Do you affirm that the
 14 testimony you are about to give will be the
 15 truth, the whole truth, and nothing but the
 16 truth?
 17 MR. HART: Yes, the whole truth.
 18 THE REPORTER: Thank you.
 19 MR. HART: I gave a pamphlet -- I mean, I
 20 gave documentation to Joel McEachin doing this
 21 research, identifying that cemetery.
 22 That cemetery has been in the possession
 23 of the United Daughters of the Confederacy
 24 since the 1950s. That's why when you go out
 25 10, 10 hooks around, because that -- there was
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1 stole them, stole all that stuff, so those
 2 markers are no longer in existence because they
 3 got stolen. That hit piece there was not
 4 factual.
 5 George Mooney owned that property. It's
 6 documented. He owned that property, and it was
 7 used for a school. It was used by the North
 8 and the South during the war as an outpost.
 9 There -- the locals have documented -- told us
 10 and pointed to where Confederates were killed
 11 from the Skirmish at Cedar Creek and brought
 12 there because it was high ground and buried
 13 there.
 14 There was also some girls that drowned --
 15 four girls drowned in a boat that was
 16 documented that I sent in, that there was a
 17 funeral of 2,000 people there.
 18 That cemetery is kind of a shotgun-looking
 19 piece of property, but actually those
 20 commercial properties are on the cemetery,
 21 so -- the only piece left is the piece we own.
 22 Can I ask you, did you go there, or did
 23 you go to the cemetery and look at it yourself?
 24 No? Is the answer no?
 25 THE CHAIRMAN: Real quick, so you said you
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1 sent all this to Joel McEachin?
 2 MR. HART: I sent a pamphlet that thick
 3 (indicating) to him. I also turned over
 4 another historic book to a lady who picked it
 5 up, who helped me get it this far, that worked
 6 for him.
 7 But I'm asking, did anybody from your
 8 group go look at it?
 9 MR. WELLS: Yes.
 10 MR. HART: And where did you look at it
 11 from, what street? You went inside it?
 12 MR. WELLS: No, we did not go inside the
 13 cemetery. We --
 14 MR. HART: You looked at it from Ellis
 15 Road?
 16 MR. WELLS: From --
 17 MR. HART: Did you look at it from --
 18 where, the back, the front?
 19 MR. WELLS: From Ellis Road.
 20 MR. HART: And what did you see?
 21 MR. WELLS: A cemetery.
 22 MR. HART: Could you describe what you're
 23 saying? It was just an open, green field,
 24 right, with graves in the back?
 25 THE CHAIRMAN: We don't need to go
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1 through -- we don't need to go through arguing
 2 back and forth here.
 3 I think best-case scenario is probably a
 4 deferral to get some more information gathered
 5 and -- and probably try and meet in the middle
 6 here. If I had to guess --
 7 MR. HART: I mean, we're just trying to
 8 clean the cemetery up and --
 9 THE CHAIRMAN: No, I understand.
 10 MR. HART: -- restore the cemetery.
 11 THE CHAIRMAN: I understand.
 12 MR. HART: That's the --
 13 (Simultaneous speaking.)
 14 THE CHAIRMAN: You still have --
 15 MR. HART: I mean, if there's an issue
 16 about who's doing it --
 17 THE CHAIRMAN: No, there's -- there's no
 18 issue. We're just trying to figure out if it's
 19 worthy for a landmark status or not, and it
 20 sounds --
 21 MR. HART: It's an historic, significant
 22 place. I mean, the headstones there -- they
 23 gave an invocation -- he said pretty much that
 24 there's -- the headstones there don't belong
 25 there, they've been moved around. That's not
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1 the case. If he went -- or someone had went to
 2 the back -- because he can't see it from Ellis
 3 Road.
 4 THE CHAIRMAN: Yeah.
 5 MR. HART: It's in the back, very back,
 6 where the majority of the graves that are there
 7 have been there for a while. That --
 8 You know, we did put a flagpole up front
 9 with a marker. The original marker was
 10 incorrect. That was there before we got there.
 11 THE CHAIRMAN: Gotcha.
 12 MR. HART: And that's been redone to be
 13 historically accurate.
 14 THE CHAIRMAN: Okay. Well, I think --
 15 MR. HART: I turned this information over
 16 to them, and they had plenty of time to ask me.
 17 I made phone calls to you. I even asked,
 18 did I need any more before this meeting, and it
 19 was never returned to me, the phone call was
 20 never returned.
 21 COMMISSIONER EPSTEIN: Through the Chair,
 22 you keep mentioning Joel McEachin. I think
 23 he -- he's -- a long, long, long time ago was
 24 on --
 25 MR. HART: He works part-time for him.
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1 THE CHAIRMAN: Yeah.
 2 COMMISSIONER EPSTEIN: So -- okay. I
 3 didn't know that.
 4 MR. WELLS: Yeah. Through the Chair to
 5 the Commission, Joel McEachin still works in
 6 our office part-time. So he did collect
 7 information. And, as a staff, we determined
 8 what was accurate and what was inaccurate, so
 9 we have that. For the record, it should be
 10 cleared up.
 11 THE CHAIRMAN: All right.
 12 COMMISSIONER EPSTEIN: Through the Chair,
 13 if there's things that they're not seeing
 14 because they don't want to enter your cemetery,
 15 I mean, could you get with them and kind of --
 16 MR. HART: Sure. I would be more than
 17 happy to --
 18 COMMISSIONER EPSTEIN: I just want to --
 19 (Simultaneous speaking.)
 20 MR. HART: -- (inaudible) anybody and take
 21 a tour --
 22 COMMISSIONER EPSTEIN: -- make sure that,
 23 you know, we're giving everything the proper
 24 look and everything.
 25 THE CHAIRMAN: Yeah.
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1 COMMISSIONER EPSTEIN: So I don't know if
2 you want to defer it and wait until the
3 information can be looked through a little bit
4 more and provide a little bit more
5 information --

6 THE CHAIRMAN: I think that would probably
7 be the best step forward.

8 MR. HART: But I'm telling you that the
9 cooperation of -- that back and forth you're
10 talking about is not happening.

11 THE CHAIRMAN: Well, we can try to --

12 MR. HART: It doesn't happen.

13 THE CHAIRMAN: We can try and --

14 MR. HART: In fact, I had to call City
15 Council members to say, hey, take -- pick his
16 phone up from this guy.

17 THE CHAIRMAN: Okay. Well, we will --
18 we'll work on it, but I think the best course
19 of action would probably be to defer it and
20 come back in a month and hopefully we can get
21 everything on the books.

22 MR. HART: So does that entail paying
23 another fee or -- and all that?

24 MR. WELLS: No. You don't have to pay a
25 fee. The application is free.

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1 We'll --

2 AUDIENCE MEMBER: I live in the
3 neighborhood.

4 THE CHAIRMAN: Yeah, come on up. That's
5 fine. You can speak into the record real
6 quick.

7 (Audience member approaches the podium.)

8 THE CHAIRMAN: If you'll just state your
9 name and address for me.

10 AUDIENCE MEMBER: My name is Chris Smart,
11 and I live at 541 Cynthia Street, Jacksonville,
12 Florida 32254.

13 I've lived in the neighborhood for about
14 five years now. It wasn't till about three
15 days ago that I even knew there was a cemetery
16 back there. The nicest part of the cemetery is
17 the gate that -- I'm sure that they provided
18 for it. It is a derelict of a cemetery.

19 I don't know, financially, how it would
20 impact our neighborhood pending -- if this was
21 approved. This is all new to me, and I'm not
22 sure what to do next.

23 THE CHAIRMAN: Right.

24 MR. SMART: But, to me, if it's something
25 that he's asking for the -- tax dollars from

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1 MR. HART: Well, I had to pay something.
2 I wrote a check to somebody.

3 THE CHAIRMAN: The initial application,
4 yes, but not for -- not to come back.

5 MR. HART: Not to come back?

6 MR. WELLS: Correct.

7 MR. HART: Is there a time that I can
8 schedule to work with somebody to take a walk
9 out there with them to show --

10 MR. WELLS: I will contact you for an
11 actual inspection of the cemetery.

12 MR. HART: Okay.

13 THE CHAIRMAN: All right.

14 MR. HART: Thank you.

15 THE CHAIRMAN: Thank you.

16 I think -- let's go ahead and defer
17 LS-23-01.

18 And, with that, we'll move forward to
19 LM-23-08, 1009 Jessie Street.

20 AUDIENCE MEMBER: (Indicating.)

21 THE CHAIRMAN: Yeah.

22 AUDIENCE MEMBER: I wanted to comment on
23 what you were just talking about. I didn't
24 know when my time was.

25 THE CHAIRMAN: No, that's all right.

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1 the City, I disagree a hundred percent, a
2 hundred percent.

3 What they've done -- I'm sure it looks
4 really nice compared to what it is, but our
5 money could be used somewhere else.

6 THE CHAIRMAN: Okay.

7 MR. SMART: It is a negative impact to our
8 neighborhood. It's at a dead-end road. You
9 wouldn't know it if you lived there. I live
10 there. I didn't know it until I received this.

11 That's about all I got to say.

12 THE CHAIRMAN: Well, I appreciate the
13 insight.

14 MR. SMART: Thank you.

15 THE CHAIRMAN: Thank you.

16 COMMISSIONER MONTOYA: (Inaudible.)

17 THE CHAIRMAN: Go ahead. Do you have a
18 question?

19 COMMISSIONER MONTOYA: Through the Chair,
20 question for staff, (inaudible) --
21 (Reporter clarification.)

22 COMMISSIONER MONTOYA: The participation
23 of Joel McEachin and -- and the first
24 gentleman's time at the podium, was that a
25 contribution to the report and (inaudible) --

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1 MR. WELLS: Through the Chair to
2 Commissioner Montoya and the Commission, so
3 there is -- on the latter pages of the actual
4 package itself, there's an application that the
5 applicant provided, a couple of additional
6 photos and whatnot. So what he presented was
7 what we already had for the record.

8 COMMISSIONER MONTOYA: And so, through the
9 Chair, from what you said, I'm presuming
10 that -- I'm hearing that Joel McEachin did
11 participate, as the gentleman said, and he gave
12 you that information, and that was used to make
13 the report to say that there were zero criteria
14 met to designate it as a landmark?

15 MR. WELLS: That is correct.

16 COMMISSIONER MONTOYA: Okay.

17 THE CHAIRMAN: Well, we'll give him the
18 month to figure anything else out and go from
19 there.

20 COMMISSIONER EPSTEIN: Through the Chair,
21 it might be good, when you have the meeting
22 with the gentleman, that Joel is part of that
23 so that if there are any -- if there's any
24 inconsistencies that (inaudible), he doesn't
25 feel like it's not -- you know.

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1 with a person or persons who significantly
2 contributed to the development of the city,
3 state or nation.

4 As stated before, the subject property is
5 associated with Dr. Charles B. McIntosh, a
6 well-known medical legend who conducted a
7 portion of his medical studies at the two-story
8 structure and he lived in the one-story
9 single-family residence located on the site.
10 Dr. Charles B. McIntosh is well known for his
11 sickle cell research, and that was basically
12 his contribution to the nation.

13 And the third criteria being its
14 suitability for preservation or restoration.

15 Not having any evidence of significant
16 exterior deterioration, the structure has been
17 well-maintained over the years. According to
18 archival records and permitting, the structure
19 does not show any evidence of being
20 significantly altered, thereby retaining its
21 historical integrity and fabric.

22 Based on the findings of this report, the
23 Planning and Development Department recommends
24 approval of 1009 Jessie Street.

25 End of report.

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1 MR. WELLS: Yeah.

2 THE CHAIRMAN: All right. With that,
3 we'll move forward to LM-23-08, 1009 Jessie
4 Street.

5 Can I have a staff report?

6 MR. ANDERSON: LM-23-08 seeks to designate
7 the subject property located at 1009 Jessie
8 Street for a local landmark designation. Based
9 on our analysis, the Planning and Development
10 Department has found the application to meet
11 three of the seven criteria. The three
12 criteria include the following:

13 Its value as a significant reminder of the
14 cultural, historical, architectural or
15 archaeological heritage of the city, state or
16 nation.

17 The two-story concrete block structure on
18 the property was constructed in 1958 to be a
19 doctor's office with two apartments. The
20 one-story, single-family, masonry, vernacular
21 structure was constructed in 1955. Both
22 structures are associated with Dr. Charles B.
23 McIntosh, known to be the first black
24 pediatrician in Jacksonville.

25 The second criteria being it's identified

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1 THE CHAIRMAN: Thank you.
2 Any questions for staff?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: Okay. We'll open the
5 public hearing.

6 Is the applicant here?

7 AUDIENCE MEMBER: Yes.

8 THE CHAIRMAN: Come on up.

9 (Audience member approaches the podium.)

10 AUDIENCE MEMBER: Hello.

11 THE CHAIRMAN: If you will state your name
12 and address for me.

13 AUDIENCE MEMBER: Fatima Floyd, 1009
14 Jessie Street.

15 THE CHAIRMAN: Fatima, she's going to
16 swear you in real quick.

17 MS. FLOYD: Pardon? I couldn't hear you.

18 THE REPORTER: I'm going to swear you
19 in --

20 MS. FLOYD: Oh, I'm sorry.

21 THE REPORTER: That's fine. Thank you.

22 If you would raise your right hand for me,
23 please.

24 MS. FLOYD: (Complies.)

25 THE REPORTER: Do you affirm that the

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1 testimony you are about to give will be the
 2 truth, the whole truth, and nothing but the
 3 truth?
 4 MS. FLOYD: Yes.
 5 THE REPORTER: Thank you.
 6 THE CHAIRMAN: All right. Welcome.
 7 MS. FLOYD: Thank you.
 8 THE CHAIRMAN: You can present or --
 9 anything to talk about?
 10 MS. FLOYD: Well, it's my second cousin,
 11 which is Dr. McIntosh, and he was the first
 12 black pediatrician here in Jacksonville, and we
 13 would just like to honor his legacy. And we
 14 would like to just keep the building and fix it
 15 up better and -- to make it even healthier for
 16 the neighborhood. We're planning to have a
 17 spot just for, you know, health and wellness,
 18 just to keep his legacy.
 19 THE CHAIRMAN: Okay. Great.
 20 Any questions for our applicant at the
 21 moment?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: We'll call you back up if
 24 we need you.
 25 MS. FLOYD: Thank you.
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1 property, based on the building renaming for
 2 the abutting parcel next door. It was during
 3 that discovery that we found this particular
 4 parcel was -- and this property was never
 5 actually landmarked, so that's why you-all took
 6 the initiative in initiating that process.
 7 So this -- these two parcels are a part of
 8 what we refer to as the Norman Film Studios.
 9 They were originally Eagle Film City. And so
 10 based on our analysis, we found that it met
 11 four of the seven criteria. So the first one
 12 pertains to its value as a significant reminder
 13 of the cultural, historical, architectural or
 14 archaeological heritage of the city, state, or
 15 nation.
 16 So starting with the Kalem Company in
 17 1908, Jacksonville had attracted so many film
 18 companies by 1912, the city was billed as the
 19 "World's Winter Film Capital." So between 1908
 20 to 1922, Jacksonville was home to over 30
 21 silent motion picture studios, including Eagle
 22 Film City, established in Arlington.
 23 Shortly after Eagle Film City opened in
 24 1916, the movie industry began to decline in
 25 Jacksonville due to competition from
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1 THE CHAIRMAN: Thank you.
 2 Is anybody else here to speak on this
 3 landmarking?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: Okay. Well, with that,
 6 we'll close the public hearing, and I'll
 7 entertain a motion.
 8 COMMISSIONER EPSTEIN: Motion to approve
 9 the landmarking of LM-23-08, 1009 Jessie
 10 Street.
 11 COMMISSIONER GREGORY: Second.
 12 THE CHAIRMAN: All those in favor?
 13 COMMISSION MEMBERS: Aye.
 14 THE CHAIRMAN: Those opposed?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Hearing none, you have
 17 approved the landmark request.
 18 And we're going to move on to LM-23-09,
 19 6360 Commerce Street.
 20 MR. WELLS: So this is LM-23-09 for the
 21 property located at 6360 Commerce Street as
 22 well as 0 Arlington Road.
 23 So just to -- for a reminder, last month
 24 the Commission, you-all initiated a local
 25 landmark designation for this particular
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1 California, local politics, lack of financial
 2 support, and material shortages caused by World
 3 War I.
 4 The second criteria pertains to its
 5 location of a significant local, state or
 6 national event.
 7 So this is -- this property is connected
 8 to Richard E. Norman, Sr., who began his
 9 filmmaking career by traveling extensively
 10 throughout the Midwest and the Northwest
 11 sections of the country where he would write
 12 scenarios and filming as he went.
 13 So Norman was one of the first independent
 14 movie producers to recognize the commercial
 15 potential of making black cast movies
 16 specifically for the African-American
 17 community. Contrary to most movies made during
 18 the silent screen era, Norman's films were one
 19 of the first to show African-Americans in a
 20 positive light. And so between 1920 and 1928,
 21 Norman produced eight feature films featuring
 22 an all black cast.
 23 Although the post-production work was done
 24 at the Arlington studios, in fact -- so these
 25 African-American films that were made by Norman
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1 have acclaimed national significance in
2 documenting the important little-known
3 contributions of the African-American film
4 industry. Unfortunately, only one Norman film
5 is known to exist.

6 The third criteria relates to it being
7 identified with a person who has significantly
8 contributed to the development of the city,
9 state or nation.

10 So, once again, Eagle Film City is
11 associated with filmmaker Richard E. Norman,
12 Sr., who was born in 1891. Mr. Norman was a
13 native of Middleburg in Clay County. He
14 acquired an interest in chemistry and motion
15 pictures while attending college in Tampa.

16 In terms of the fourth criteria -- relates
17 to its suitability for preservation or
18 restoration. So Eagle Film City or Norman Film
19 Studios is particularly significant since it is
20 a complex of buildings utilized in early film
21 production. The entire complex includes five
22 separate buildings and the site of an outdoor
23 pool.

24 The referenced building for landmark
25 designation is the two-story building with a
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1 that was closed, of course.
2 COMMISSIONER GREGORY: And that is
3 currently an empty lot, my understanding from
4 what it looks like here?

5 MR. WELLS: Correct.
6 COMMISSIONER EPSTEIN: Through the Chair
7 to staff, so if this gets landmarked -- that
8 site gets landmarked, if anybody ever uses it,
9 do they have to put the pool back because of
10 the landmarking, or what -- what's the -- what
11 happens with that?

12 MR. WELLS: Through the Chair to
13 Commissioner Epstein, that's a good question.

14 Not necessarily does it bind them to
15 restoring the pool, per se. It does -- because
16 there's -- it does allow them to -- they can
17 certainly construct around it, but I think, if
18 anything, we probably would bind them to
19 keeping that area preserved in a sense to just
20 make some type of notice that this is what
21 formerly existed there. I don't know if
22 that -- hopefully that answered your question.

23 COMMISSIONER EPSTEIN: To continue, so
24 would you recommend -- and I know that this is
25 kind of -- kind of (inaudible) here.

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1 composition hip roof, wooden clapboard siding,
2 and open rafter ends. Meanwhile, the outdoor
3 pool, which was built for water scenes, has
4 since been enclosed and filled and is not
5 presently visible.

6 According to City permits and archival
7 records, the following restoration and repairs
8 to the referenced building have occurred over
9 the years, such as structural repairs and
10 enhancements, reroofing, lead abatement, repair
11 and replacement of windows and doors, as well
12 as exterior painting.

13 So based on our analysis -- again, this
14 application meets four of the seven criteria.
15 As such, the Department forwards you a
16 recommendation for approval of the local -- of
17 the referenced property.

18 THE CHAIRMAN: Questions for staff?

19 COMMISSIONER GREGORY: So just to be
20 clear, through the Chair, 6360 Commerce Street
21 is a two-story structure? And 0 Arlington Road
22 we are including with this?

23 MR. WELLS: Through the Chair to
24 Commissioner Gregory, that is correct. So
25 0 Arlington Road is the site of the former pool

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1 Would you recommend, then, that they leave
2 where the pool was open on site and not
3 construct the area or are we talking about
4 marking it as a historical designation?

5 I just want to make sure we're not --
6 we're not putting a requirement on an empty
7 piece of land that would halt development
8 because I'm sure somebody is not going to bring
9 that pool back --

10 MR. WELLS: That's a good --

11 COMMISSIONER EPSTEIN: -- especially if
12 the City owns the land.

13 MR. WELLS: And that's a good point.

14 I mean, yeah -- presently as is, if you
15 were to landmark the site, it would -- it would
16 protect the historic nature of the pool, so
17 that -- that would hinder development. So
18 that's something to consider.

19 THE CHAIRMAN: That's a good point. How
20 do we go about --

21 COMMISSIONER FRICK: So, through the
22 Chair, could we then separate 6360 Commerce
23 Street from 0 Arlington Road?

24 MR. WELLS: Through the Chair, I'm going
25 to defer to General Counsel on that, but I

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1 believe it can be done.
 2 MS. LOPERA: Well, through the Chair to
 3 Mr. Wells, those are two different parcels; is
 4 that correct?
 5 MR. WELLS: Correct.
 6 MS. LOPERA: Then my advice, through the
 7 Chair to the Commission, would be, yes, someone
 8 can move to landmark one and not the other
 9 based on (inaudible).
 10 I would like to state that landmarking the
 11 property does not put any requirements on --
 12 that there be any signage erected or any
 13 additional (inaudible) of that nature. It just
 14 would require a COA to do anything. At that
 15 time, if a COA, Certificate of Appropriateness,
 16 application was submitted, then you would see
 17 if you allow that type of development or -- or
 18 alteration.
 19 COMMISSIONER GREGORY: I guess, thinking
 20 in the future about it all, let's say we did
 21 landmark 0 Arlington Road and the City wanted
 22 to build something there, that would come
 23 before this commission to approve whatever it
 24 is they're going to build and we would be the
 25 arbiters, essentially, of whether or not it

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1 want any new construction to honor the history
 2 of the property. So whether that new library
 3 came in and they did something with an exhibit
 4 or markers or displayed something of that
 5 nature or kept that particular area just --
 6 just develop around it, that would be another
 7 alternative.
 8 COMMISSIONER EPSTEIN: I have one more.
 9 Do we have a representative from the City
 10 that's not staff to comment on if they want
 11 that site landmarked or if they had any kind of
 12 use for (inaudible) in the future?
 13 THE CHAIRMAN: Or the applicant.
 14 COMMISSIONER EPSTEIN: Or the -- yeah,
 15 the -- we're the applicant, so the City --
 16 I mean, I have no problem landmarking a
 17 building, but a site that was something and is
 18 now just an empty parcel that the City owns,
 19 that they may want to do something with one
 20 day -- they can't stand here and tell us, you
 21 know, yeah, I'm fine with you doing that and
 22 we'll honor the pool in the future if we do
 23 anything or we're never going to do anything
 24 with it.
 25 So those -- those are -- typically, we

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1 meets the criteria, and -- and what criteria
 2 that is, I don't know, because there's nothing
 3 there, so --
 4 COMMISSIONER FRICK: There was something
 5 there.
 6 COMMISSIONER GREGORY: There was something
 7 there, yeah.
 8 MR. WELLS: That is correct.
 9 COMMISSIONER GREGORY: Okay.
 10 COMMISSIONER EPSTEIN: Through the Chair
 11 to the -- so it would be -- like, if the City
 12 came and they decided they wanted to build a
 13 library there, would your recommendation from
 14 staff take into account the footprint of the
 15 pool and historical -- any kind of historical
 16 photography and site plan you had? And you
 17 might alter the form of the building because of
 18 that?
 19 MR. WELLS: Through the Chair to
 20 Commissioner Epstein, that -- all of those are
 21 certainly possibilities, but it would be -- I
 22 couldn't give you a definitive answer where we
 23 would land, but ultimately it would be -- in
 24 terms of that being -- if you were to designate
 25 that property as a landmark, we would certainly

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1 have someone who comes to us and gives their
 2 stance on whether they want this to be
 3 landmarked or not, and I -- I'm just a little
 4 hesitant to landmark an empty site that the
 5 City -- the City isn't here to talk about how
 6 they feel about that.
 7 COMMISSIONER MONTOYA: I guess -- are we
 8 in the discussion period?
 9 THE CHAIRMAN: No, we're not. Let me go
 10 ahead and --
 11 (Simultaneous speaking.)
 12 COMMISSIONER MONTOYA: (Inaudible.)
 13 THE CHAIRMAN: I'll open the public
 14 hearing here.
 15 Is anybody here to speak on this landmark?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: Seeing none, I'll close the
 18 public hearing.
 19 Now I'll entertain a motion.
 20 COMMISSIONER MONTOYA: A motion in order
 21 to have the discussion, right?
 22 THE CHAIRMAN: We have to, yes.
 23 COMMISSIONER GREGORY: Motion to approve
 24 LM-23-09, 6360 Commerce Street and 0 Arlington
 25 Road.

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1 COMMISSIONER MONTOYA: Now we can --
 2 THE CHAIRMAN: I'm in --
 3 COMMISSIONER EPSTEIN: Second.
 4 THE CHAIRMAN: I'm in complete agreeance
 5 on not landmarking a piece of dirt. It makes
 6 no sense to me.
 7 COMMISSIONER EPSTEIN: Through the Chair,
 8 I believe when we brought this up as a
 9 possibility and wanted to sponsor this process,
 10 we weren't sure if there was a pool there, we
 11 weren't sure what was there. So now what I'm
 12 finding out, it's just a piece of land. I
 13 would be in favor of not landmarking 0
 14 Arlington Road but landmarking 6360 Commerce
 15 Street. I just don't feel like -- that that's
 16 a good use of our power here.
 17 THE CHAIRMAN: I agree.
 18 COMMISSIONER MONTOYA: Question for staff.
 19 Is the -- is the pool removed or was the
 20 pool filled in and still there?
 21 MR. WELLS: Through the Chair to
 22 Commissioner Montoya, our understanding is it's
 23 been filled in. If you see those little posts
 24 right there, that's our belief of where the
 25 pool existed. So, again, from our
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1 understanding it's been just infilled.
 2 COMMISSIONER MONTOYA: So in some ways
 3 this is an archaeological site we're talking
 4 about. We're landmarking it as a historic
 5 place, right?
 6 MR. WELLS: Right.
 7 COMMISSIONER MONTOYA: And I don't -- I'm
 8 not trying to be argumentative with my
 9 colleagues, but I think we have to see it for
 10 what it is and make that decision as well.
 11 On the one hand, we certainly wouldn't
 12 want to stand in the way of something like a
 13 library or a civic structure. But as a
 14 City-owned property, those aren't the only
 15 programs that can be programmed for City
 16 property. It could be a water treatment plant,
 17 it could be a transformer station.
 18 So I think we have to at least consider
 19 the archaeological significance of it as a site
 20 if we're going to -- if we designate it as an
 21 historic landmark.
 22 THE CHAIRMAN: Yeah, I -- I agree with
 23 where you're coming from, but at the same time,
 24 this isn't serving -- as it stands, to me, it's
 25 not serving any purpose at the moment as far as
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1 any kind of historical artifact because it
 2 can't be seen.
 3 COMMISSIONER GREGORY: Does --
 4 COMMISSIONER MONTOYA: But -- no offense,
 5 you know, in some places, they have to bring in
 6 archeologists to the site (inaudible) to break
 7 ground because --
 8 THE CHAIRMAN: Yeah, that --
 9 (Simultaneous speaking.)
 10 COMMISSIONER MONTOYA: -- of
 11 archaeological significance.
 12 THE CHAIRMAN: No, that's fair.
 13 COMMISSIONER MONTOYA: I'm not -- also not
 14 trying to extend our time here.
 15 THE CHAIRMAN: No, I think it's
 16 interesting -- it's an interesting point.
 17 COMMISSIONER MONTOYA: (Inaudible) and you
 18 have to think about that.
 19 COMMISSIONER GREGORY: One thing I want to
 20 consider is, if we are preserving Norman
 21 Studios, which is already landmarked, Commerce
 22 Street, 6360, is it important for us to also
 23 designate 0 Arlington Road just for the sheer
 24 fact of, we don't want just anything going up
 25 there next to Norman Studios and Commerce
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1 Street?
 2 I think -- you don't want a water
 3 treatment facility there, potentially next to
 4 there, versus you might want something that
 5 would look -- a library that would be similar
 6 in design as Norman Studios, for example.
 7 Is that worth landmarking just for that
 8 purpose, I guess, is the question.
 9 COMMISSIONER HOFF: Through the Chair to
 10 Commissioner Gregory, so we actually do have
 11 two utility parcels in our historic districts
 12 right now, but they do have to have (inaudible)
 13 in the design, so I just wanted to put that out
 14 there.
 15 THE CHAIRMAN: So I'm -- I feel like -- I
 16 know where I stand personally, but we have a
 17 motion on the table currently. So we can
 18 either -- work with that motion and vote on
 19 that and go from there.
 20 It's your motion, so --
 21 COMMISSIONER GREGORY: Yeah. I mean, me,
 22 personally, I'm not -- I am ready to recommend
 23 6360 Commerce Street be landmarked, but not
 24 ready for 0 Arlington Road. I have to think
 25 that we could in the future, if need be, I
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1 think, but I'm not ready at this point.
 2 THE CHAIRMAN: So you can --
 3 COMMISSIONER EPSTEIN: Through the Chair,
 4 that is something that -- if the City does
 5 propose something on that land that -- we could
 6 look again at landmarking just because it's
 7 part of this campus area and it has that
 8 history to it, or does this deny it --
 9 COMMISSIONER GREGORY: It wouldn't come to
 10 us, I don't think, if it's -- if it's not
 11 landmarked, it's not going to come us.
 12 COMMISSIONER EPSTEIN: But it can be
 13 proposed to be landmarked again.
 14 THE CHAIRMAN: Right.
 15 MS. LOPERA: Through the Chair to
 16 Commissioner Epstein, yes, another application
 17 for landmarking could be made, you know, after
 18 a year passes if you choose not to recommend
 19 landmarking this.
 20 But one other thing that I will highlight,
 21 yes, the City owns this now but may not always
 22 in the future. They could sell it, could
 23 donate it or something of that nature. So
 24 landmarking does travel with the parcel and not
 25 the owner.

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1 some reminder of the history of that place to
 2 speak about what was there before. There are
 3 ways to -- there are ways to do that and still
 4 recognize the history of it and develop the
 5 property.
 6 That, for me, is -- that's the big
 7 question for me; is it one entity that we're
 8 considering as a historic landmark or is it a
 9 pick-and-choose situation? And the
 10 pick-and-choose situation -- I don't know how
 11 else to say this because I'm a comic book guy,
 12 but my Spidey sense is tingling on the back of
 13 my neck when we say "pick and choose," right?
 14 It was a place, it has historic significance,
 15 and I think that's what's being questioned
 16 about the landmark.
 17 COMMISSIONER EPSTEIN: Through the Chair,
 18 thinking about it holistically has talked me
 19 out of what I was saying earlier because in --
 20 in looking at it as just a block, (inaudible),
 21 you know, you would want to consider what was
 22 happening on that site, you know, even though
 23 there's absolutely nothing there now. So I
 24 talked myself out of it.

25 THE CHAIRMAN: Yeah, you're making good
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1 COMMISSIONER EPSTEIN: Through the Chair,
 2 that's good to know because it -- even though
 3 it does put some rules on that site, keeping
 4 the -- if the City does sell that, keeping that
 5 as a holistic parcel of the entire Norman
 6 Studios I think is helpful.
 7 COMMISSIONER MONTOYA: Yeah. I mean, I --
 8 for me, I think it's a difficult decision to --
 9 when you think about it. And I like the -- I
 10 really respect the comments that are being made
 11 about future development for the property, but
 12 I think that the -- the property and its
 13 development as a whole is what's contributing
 14 to it being designated as a historic landmark.
 15 And I'm not trying to restate staff's
 16 words -- or Arimus, your words -- but it sounds
 17 like, if the entire site, including the pool
 18 area, isn't designated as a historic landmark,
 19 it doesn't preclude something from being
 20 constructed there. It's just going to have to
 21 be reviewed and approved, and it will have to
 22 seek approval through the Planning -- through
 23 Historic Preservation, and we'll review it.
 24 So if something were to be constructed
 25 there, then I'm certain there would have to be

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1 points. It's part of a campus. I can get
 2 behind it.
 3 (Simultaneous speaking.)
 4 COMMISSIONER GREGORY: (Inaudible.)
 5 THE CHAIRMAN: Yeah.
 6 Okay. Well, we have a motion on the
 7 table. So all those in favor?
 8 COMMISSION MEMBERS: Aye.
 9 THE CHAIRMAN: Those opposed?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: Hearing none, you have
 12 approved LM-23-09.
 13 And, with that, we're going to jump to
 14 public comment. Is anybody else here to speak
 15 on anything by chance?
 16 AUDIENCE MEMBER: I'd just like to add to
 17 that --
 18 MS. LOPERA: If you could come up to the
 19 microphone.
 20 (Simultaneous speaking.)
 21 THE CHAIRMAN: (Inaudible.)
 22 AUDIENCE MEMBER: Yeah.
 23 THE CHAIRMAN: Public comment, I don't
 24 need to swear you in, so --
 25 AUDIENCE MEMBER: Hi. My name is Andy

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1 Mueller. I'm a volunteer in the Planning
2 Department and I work with Arimus and Jermaine
3 here.

4 I just want to add to what you said
5 about -- I think landmarking a site that's not
6 inhabited or that there's no structure is still
7 appropriate because you can put up a
8 landmark -- put up a sign -- signage that
9 indicates the history of an area. There are
10 plenty of -- I'm a little bit more familiar
11 with the signage in St. Augustine, but there
12 are plenty of areas where -- that have been
13 demolished, but there's still signs that say,
14 this was once this location.

15 So that -- that's a justification for
16 landmarking the Arlington address in
17 conjunction with the -- where the actual Eagle
18 and Norman Film Studios stood.

19 That's all.

20 THE CHAIRMAN: Thank you.

21 MR. MUELLER: That's it.

22 THE CHAIRMAN: No, that was great.

23 Thank you.

24 MR. MUELLER: Thank you.

25 THE CHAIRMAN: Is anyone else here to

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1 speak on anything?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: All right. We'll close the
4 public comment and jump to New Business.

5 I believe we have some elections to get
6 to?

7 MR. WELLS: Yes, so I'll go ahead and
8 throw it over to Carla here.

9 I just -- (inaudible), but ultimately, as
10 you are aware, there's a vacancy for vice
11 chair. So I think, depending on how you-all
12 vote, that may open another opportunity for
13 secretary, but I'll defer to Carla.

14 MS. LOPERA: So through the Chair to the
15 Commission, normally, our officer elections are
16 held at the meeting in May and the officers
17 start in June. Because Commissioner Lopera has
18 departed the Commission, that leaves, like
19 Arimus said, a vacancy for vice chair. So we
20 can vote on that today. The person will serve
21 the remainder of his term and then we'll have
22 normal officer elections again in May.

23 THE CHAIRMAN: All right. Who wants to be
24 vice chair?

25 COMMISSIONER GLOBER: Don't be shy.

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1 (Simultaneous speaking.)

2 COMMISSIONER MONTTOYA: It's till when,
3 May?

4 MS. LOPERA: In May, we'll have elections,
5 and then in June the new person will take --

6 COMMISSIONER MONTTOYA: I'll put my --

7 THE CHAIRMAN: Hat in the ring?

8 COMMISSIONER MONTTOYA: -- hat in the ring.

9 THE CHAIRMAN: Okay.

10 COMMISSIONER MONTTOYA: I can last till
11 May.

12 THE CHAIRMAN: I will nominate
13 Commissioner Montoya. Can I nominate --

14 MS. LOPERA: Yes.

15 THE CHAIRMAN: Okay. I'll nominate
16 Commissioner Montoya.

17 Anybody else have any interest?

18 COMMISSIONER FRICK: I'll second your
19 nomination.

20 THE CHAIRMAN: Okay. Well -- crickets.

21 So, with that, do we vote on a one-person
22 race?

23 MS. LOPERA: Yes. You can open that up
24 now if you would like, or if there are more

25 nominations, you can --

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1 THE CHAIRMAN: Any more nominations?

2 COMMISSIONER FRICK: Can we hear the
3 campaign speech? It's very compelling.

4 THE CHAIRMAN: All right. Well, all those
5 in favor?

6 COMMISSION MEMBERS: Aye.

7 THE CHAIRMAN: Those opposed?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: All right.

10 Congratulations, Commissioner Montoya. It was
11 a tight race.

12 COMMISSIONER MONTTOYA: In my first act as
13 vice chairman, I propose that we --

14 THE CHAIRMAN: We'll move on to the
15 Historic Preservation window supplement. It
16 should be printed out.

17 MR. WELLS: Yes.

18 Through the Chair to the Commission, so
19 apologize, this was not included in the book,
20 but you have a handout before you. And this is
21 our revised -- or proposed revised window
22 supplement.

23 So a few months ago, we implemented this
24 new supplement to streamline the way that we
25 communicate with customers and -- to create a

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1 helpful, intuitive guide for customers and
 2 contractors to use to understand what window
 3 repairs entail, what window trim, window
 4 installation, just the different, various
 5 windows types.
 6 So, one, we wanted to make some additional
 7 changes to encompass just the new construction
 8 because that has been a longstanding tradition
 9 that we -- or, not tradition, but longstanding
 10 condition that we binded [sic] new construction
 11 to in terms of recessed windows. So we just
 12 wanted to add some language in there to just
 13 clarify that because the way that the current
 14 supplement reads, it only applies to historic
 15 windows. So I just wanted to clarify that
 16 again for this new revision. So other than
 17 that, those are the main changes we
 18 (inaudible).
 19 THE CHAIRMAN: All right. Questions for
 20 staff?
 21 COMMISSIONER HOFF: Mr. Wells, on the
 22 second page, top of the page, the first two
 23 sentences that have been crossed out -- the
 24 first talks about the staff being available to
 25 inspect, upon request; and the second talks
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1 on the record just stating that that should be
 2 submitted prior, because it -- again, just due
 3 to the timing of when they submit versus -- and
 4 also with the timing of when they order, the
 5 actual window product just varies, so we don't
 6 necessarily look at window product information
 7 besides just the grid pattern and whether or
 8 not it can be recessed. So we just thought it
 9 would be more prudent to strike it.
 10 COMMISSIONER HOFF: Okay.
 11 COMMISSIONER MONTOYA: A question for
 12 staff. The time between COA approval, a window
 13 type is approved, and you get the COA, and then
 14 you move to construction, what I'm hearing is
 15 there is sometimes a change in the product that
 16 might be presented at the COA and the product
 17 that's submitted as part of the permitting
 18 process, right?
 19 MR. WELLS: Yes, sir.
 20 COMMISSIONER MONTOYA: Is there -- what is
 21 the -- what's the -- how does that not
 22 sometimes -- how do we not let that fall
 23 through the cracks if something is submitted
 24 for permit that doesn't meet the requirement of
 25 the COA? Whose wheelhouse is that?
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1 about submitting products, a brochure in
 2 advance. Can you share why those were removed?
 3 MR. WELLS: Through the Chair to
 4 Commissioner Hoff, those are two good
 5 questions.
 6 So the first strike-through -- so that's
 7 lines 2 and 3 on the second page. And this --
 8 originally, it was written as, you know, staff
 9 should inspect -- or is available to inspect
 10 windows upon request before a COA is submitted
 11 in a site visit. We wanted to strike that
 12 because, ultimately, just from a capacity
 13 standpoint, we do not -- we're not able to do
 14 that. We are short-staffed as is.
 15 And then, secondly, any time we do have
 16 window applications come in through a COA, we
 17 do a site visit regardless. So that's standard
 18 operating procedure.
 19 And in terms of the second strike-through,
 20 so submitting a specific window product
 21 brochure, that's also required within the
 22 application itself. So we just wanted to
 23 strike that part because we don't -- window
 24 product information changes from COA submittal
 25 to actual permitting, so we didn't want to go
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1 MR. WELLS: So we do have a planner that's
 2 assigned to handle the permitting aspect, so
 3 for the COA to permitting, installation, so --
 4 to handle those -- those slips in the cracks.
 5 Ultimately, we just kept it -- the
 6 condition language in terms of the COAs pretty
 7 general. So it has to, of course, be recessed,
 8 and then it's up to the permitting staff to
 9 verify that from whatever window product
 10 information they've supplied.
 11 COMMISSIONER MONTOYA: Okay.
 12 THE CHAIRMAN: All right. Any other
 13 questions for staff?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Okay.
 16 COMMISSIONER MONTOYA: Can I --
 17 THE CHAIRMAN: Yeah, sure. Please go
 18 ahead. You're vice chairman now.
 19 COMMISSIONER MONTOYA: There was a citizen
 20 who spoke about windows a few times prior and
 21 about the plane of the window in regards to the
 22 envelope and those kinds of things. Is that --
 23 was that also -- has there been any
 24 determination on that or what's the status of
 25 that?
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1 MR. WELLS: Through the Chair to
2 Commission Gregory -- or not Gregory --
3 Montoya, that is a good question. We are
4 waiting on the appointment of our new director
5 to -- because that's going to be our long-term
6 discussion, especially when we're waiting on
7 these cases that stem from new construction
8 from 2016 and whether or not we should have the
9 ability to enforce citations and violations
10 from back then.

11 But in terms of just the active cases
12 right now, the revisions that we made -- so the
13 installing of a new window, that new
14 construction piece that hopefully should --
15 it's our intent that that would cut down on
16 just the disconnect between historic versus new
17 construction in terms of recess placement of
18 windows.

19 So that's one of the ways that we're
20 trying to do this. We're also in the process
21 of updating our window survey form, so we're --
22 we have a section on there that requires
23 applicants to provide how much the window
24 should be recessed -- or will be recessed.

25 COMMISSIONER MONTOYA: Awesome.
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1 Thank you.
2 THE CHAIRMAN: All right. Anything else
3 for staff?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: We are voting on this,
6 correct?
7 MR. WELLS: Yes.
8 THE CHAIRMAN: I'll take a motion.
9 COMMISSIONER GREGORY: Motion to approve
10 the Historic Preservation window supplement as
11 provided.
12 COMMISSIONER HOFF: I second.
13 THE CHAIRMAN: All those in favor?
14 COMMISSION MEMBERS: Aye.
15 THE CHAIRMAN: Those opposed?
16 COMMISSION MEMBERS: (No response.)
17 THE CHAIRMAN: Seeing none, you have
18 approved the Historic Preservation window
19 supplement as provided.
20 We'll now go to Public Works improvement
21 projects.
22 MR. WELLS: All right. Through the Chair
23 to the Commission, this is a -- again, this is
24 a customary thing, that all City agencies are
25 to notify you all prior to planning and

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1 construction of improvement projects within the
2 local historic districts or projects that
3 affect a local landmark.

4 So there's a memo here. It's a
5 three-pager that entails some sidewalk repairs
6 and resurfacing of sidewalks that will be
7 occurring throughout both districts.

8 So, again, this is just a notification,
9 and it also has the start dates and the
10 completion dates.

11 End of report.

12 THE CHAIRMAN: All right. And pending
13 legislation.

14 MR. WELLS: This is also a continuous
15 placeholder for pending legislative matters
16 that pertain to historic preservation.

17 So the first one is just Ordinance
18 2023-0876. So this -- there's been some
19 ongoing discussions pertaining to the Laura
20 Street Trio project. So in terms of just a
21 general synopsis, this is an appropriation of
22 \$22 million from the City's General Fund to
23 fund a participation loan for the project. And
24 so it goes into detail on the next page in
25 terms of a bill summary, but ultimately that is

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1 making its way through the legislative process
2 somewhat.
3 And then the second piece is just an
4 appeal. So this is something that the
5 Commission, you-all denied several months ago.
6 It did receive an ordinance number last night
7 from City Council. So by the -- hopefully by
8 the next Commission, we'll have public hearing
9 dates, but that would be Ordinance 2024-0067.

10 THE CHAIRMAN: All right. Anything else?

11 MR. WELLS: No.

12 THE CHAIRMAN: All right. Well, with
13 that, we are adjourned.

14 (The foregoing proceedings were adjourned
15 at 4:03 p.m.)

16 - - -

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

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4 COUNTY OF DUVAL)

5

6

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

12

13

14

15 DATED this 2nd day of February 2024.

16

17

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Diane M. Tropa
Florida Professional Reporter

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