

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, November 15, 2023,
commencing at 3:00 p.m., at Jacksonville City Hall,
Lynwood Roberts Room, 117 West Duval Street,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
JULIA EPSTEIN, Secretary.
OLIVIA FRICK, Commission Member.
MICHAEL MONTOYA, Commission Member.

ALSO PRESENT:

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

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1 hallway.
2 And, with that, I'll entertain a motion
3 for the October 25th minutes.
4 COMMISSIONER MONTOYA: Motion to approve
5 the minutes.
6 COMMISSIONER EPSTEIN: Second.
7 THE CHAIRMAN: All those in favor?
8 COMMISSION MEMBERS: Aye.
9 THE CHAIRMAN: Those opposed?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Hearing none, we're going
12 to move right in, Section B, our deferred
13 items. We have COA-22-27451, 2768 Riverside
14 Avenue; COA-23-28339, 3664 Richmond Street;
15 COA-23-29186, 2799 Selma Street; COA-23-29765,
16 1971 Phoenix Avenue; COA-23-29813, 3873 Jean
17 Street; and LS-23-01, 0 Ellis Road South.
18 All are deferred.
19 And, with that, we'll pop straight into
20 our consent agenda.
21 Do any commissioners have any ex parte or
22 anything they want to pull off that?
23 COMMISSION MEMBERS: (No response.)
24 THE CHAIRMAN: All right. Hearing none,
25 we're in Section C, our consent agenda. We
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1 P R O C E E D I N G S
2 November 15, 2023 3:00 p.m.

3 THE CHAIRMAN: All right. We're going to
4 go ahead and start the November 15th meeting of
5 the Jacksonville Historic Preservation
6 Commission.
7 If I could start with some introductions,
8 please.
9 MR. WELLS: Arimus Wells, Historic
10 Preservation.
11 MS. LOPERA: Carla Lopera, Office of
12 General Counsel.
13 COMMISSIONER MONTOYA: Michael Montoya,
14 commissioner.
15 THE CHAIRMAN: J.C. Demetree, chairman.
16 COMMISSIONER LOPERA: Andres Lopera,
17 commissioner.
18 COMMISSIONER EPSTEIN: Julia Epstein,
19 commissioner.
20 COMMISSIONER FRICK: Olivia Frick,
21 commissioner.
22 THE CHAIRMAN: We're going to take a break
23 every two hours, if needed. If you would
24 please silence your cell phones. And any
25 private conversations, please be had in the

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1 have COA-23-29848, 0 11th Street West;
2 COA-23-29850, 145 11th Street West;
3 COA-23-29868, 2861 College Street;
4 COA-23-29747, 1290 Edgewood Avenue South.
5 And that is it on consent.
6 I'm going to go ahead and open the public
7 hearing.
8 Is anybody here to speak on anything on
9 the consent agenda?
10 AUDIENCE MEMBERS: (No response.)
11 THE CHAIRMAN: All right. Seeing none,
12 I'll close the public hearing, and I'll
13 entertain a motion.
14 COMMISSIONER LOPERA: Motion to approve
15 the consent agenda.
16 COMMISSIONER MONTOYA: Second.
17 THE CHAIRMAN: Comments, concerns?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: All those in favor?
20 COMMISSION MEMBERS: Aye.
21 THE CHAIRMAN: Those opposed?
22 COMMISSION MEMBERS: (No response.)
23 THE CHAIRMAN: Hearing none, the consent
24 agenda has been approved.
25 I just want to be clear, if anybody was
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1 here for any of those items and they were your
 2 items, they have been approved and you're
 3 welcome to leave. Just FYI.
 4 All right. We're going to just go
 5 straight forward to Section G, Certificates of
 6 Appropriateness. We have COA-23-29525, 1272
 7 Edgewood Avenue South.
 8 (Audience member approaches the podium.)
 9 AUDIENCE MEMBER: Good afternoon.
 10 So --
 11 THE CHAIRMAN: Give me one second. We're
 12 going to have a quick staff report.
 13 AUDIENCE MEMBER: Okay. Sorry.
 14 THE CHAIRMAN: No, you're fine.
 15 MR. WELLS: Okay. So this is application
 16 COA-23-29525 for the property located at 1272
 17 Edgewood Avenue South.
 18 This is a request to demolish a
 19 noncontributing, detached, one-story garage,
 20 and construct a new detached, two-story garage
 21 in a contributing property within the Riverside
 22 Avondale Historic District.
 23 As proposed, the applicant is seeking to
 24 demolish the existing structure and propose a
 25 two-story garage that will have a brick veneer
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1 front elevation, fiber cement lap siding on the
 2 remaining elevations, 6-over-1 windows, a hip
 3 shingled roof, exterior stairs, two pedestrian
 4 doors and two garage doors.
 5 Overall, staff is in support of the new
 6 construction. However, we did -- you'll notice
 7 on Page 173 of the book, staff did have a list
 8 of comments that we wanted the applicant to
 9 incorporate within her -- their overall design.
 10 Overall, the applicant has complied with
 11 those with the exception of Condition Number 9
 12 in the staff report. So this references
 13 additional windows shall be added to the left
 14 elevation. So I believe that's what the
 15 applicant is here to speak on.
 16 But other than that, we recommend approval
 17 with conditions.
 18 THE CHAIRMAN: All right. Questions for
 19 staff?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: Okay. We'll open the
 22 public hearing.
 23 And you can come on up.
 24 (Audience member approaches the podium.)
 25 AUDIENCE MEMBER: So there were two
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1 items --
 2 THE CHAIRMAN: If you'll do me a favor,
 3 state your name and address.
 4 AUDIENCE MEMBER: Kathy Olesen, 1272
 5 Edgewood Avenue South.
 6 THE CHAIRMAN: Kathy, she's going to swear
 7 you in real quick.
 8 THE REPORTER: If you would raise your
 9 right hand for me, please.
 10 MS. OLESEN: (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 MS. OLESEN: I do.
 16 THE REPORTER: Thank you.
 17 MS. OLESEN: Okay. So there were two
 18 conditions that I wanted to discuss. One of
 19 them was Number 7, which is the brick veneer;
 20 and Number 9, which were the additional
 21 windows.
 22 On the brick veneer, the current structure
 23 does not have a brick veneer at all. It is a
 24 simple wood structure with cedar shakes on it,
 25 and I'd like to be able to do that with the new
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1 structure as well.
 2 I do have pictures and so forth of the
 3 neighborhood where the other garages are also
 4 wood-sided garages, so it would be similar to
 5 what's already in existence.
 6 On Number 9, it is really just the two
 7 windows on the bottom floor, which would be to
 8 the left. I had asked to not put windows
 9 there. It faces a fence, so it's not viewable
 10 from the street at all. And there would be two
 11 windows on the top, which is fine, but the
 12 fence is about 3 feet away, and there's nothing
 13 to see, really.
 14 THE CHAIRMAN: Okay. Questions for our
 15 applicant?
 16 COMMISSION MEMBERS: (No response.)
 17 THE CHAIRMAN: All right. We'll call you
 18 back up if we need you.
 19 MS. OLESEN: Thank you.
 20 THE CHAIRMAN: Thank you.
 21 All right. Is anybody else here to speak
 22 on this COA?
 23 AUDIENCE MEMBERS: (No response.)
 24 THE CHAIRMAN: Seeing none, we'll close
 25 the public hearing, and I'll entertain a
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1 motion.

2 COMMISSIONER LOPERA: Motion to approve

3 COA-23-29525 with staff conditions.

4 COMMISSIONER EPSTEIN: Second.

5 THE CHAIRMAN: All right. Let's chat.

6 I mean, off the bat, I don't think I have

7 a problem with the -- with the windows,

8 especially if we're doing two up top. And it's

9 3 feet from the fence and not visible from the

10 street.

11 Unless anybody else has thoughts on

12 that ...

13 COMMISSIONER MONTOYA: No, I concur with

14 that. I agree with that.

15 THE CHAIRMAN: Okay.

16 COMMISSIONER LOPERA: And, through the

17 Chair, regarding Condition 7, I'm okay with it

18 being wood siding all the way around. I don't

19 think that adding brick veneer off the

20 (inaudible) elevation is going to make a lot of

21 difference, so -- and also considering the

22 original structure was also wood siding or some

23 kind of siding, I'm okay with it not matching.

24 THE CHAIRMAN: I would agree.

25 COMMISSIONER EPSTEIN: Through the Chair,

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1 I agree with that. And looking at this front

2 elevation, too, this large tree, that it will

3 be blocking a good portion of it.

4 I think -- I know we like our new

5 structures not to exactly always resemble the

6 new -- the existing structures, so -- and it

7 even looks -- like you're saying, there's wood

8 siding on there right now, so I'm good with

9 that.

10 COMMISSIONER MONTOYA: The only other --

11 through the Chair, the only other comment I

12 would add is a question to staff about perhaps

13 visiting this in the design guidelines because

14 I think the applicant makes a good point about

15 the secondary structure historically not always

16 matching the material of the main structure,

17 especially if it was brick.

18 The secondary structure is like garages

19 and even carriage houses. I think there is

20 definitely a historic precedent for those to be

21 of a -- of a wood material rather than a

22 masonry material, so I think that's something

23 we might revisit or -- or look at in the design

24 guidelines.

25 THE CHAIRMAN: All right. We have a

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1 motion on the table that is not addressed.

2 COMMISSIONER LOPERA: Motion to amend

3 striking Condition 7. And on Condition 9,

4 amending Condition 9 that the windows are only

5 to be added to the second level and not the

6 first level -- the left elevation.

7 COMMISSIONER MONTOYA: Second.

8 THE CHAIRMAN: All those in favor?

9 MS. LOPERA: Can we --

10 THE CHAIRMAN: Sorry.

11 I'm assuming you want a limit, correct, on

12 the -- for striking Number 7; is that where

13 we're going?

14 MS. LOPERA: I just wanted to confer --

15 through the Chair, I wanted to confer with

16 staff on one item.

17 (Ms. Lopera confers with Mr. Wells.)

18 THE CHAIRMAN: I was going to say, do you

19 want to list out what the secondary structure

20 can be instead of just amending Number 7, or --

21 (Simultaneous speaking.)

22 COMMISSIONER LOPERA: Condition 3 says

23 (inaudible).

24 THE CHAIRMAN: Yeah, I guess that covers

25 it. Okay.

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1 MS. LOPERA: Through the Chair to the

2 Commission, my only question would be about

3 Condition 9. So on the second level, you're

4 asking to add a second window, and then no

5 additional windows on the first floor, correct?

6 THE CHAIRMAN: Correct.

7 COMMISSIONER LOPERA: That's correct.

8 THE CHAIRMAN: All right. With that, all

9 those in favor?

10 COMMISSION MEMBERS: Aye.

11 THE CHAIRMAN: Those opposed?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: And we'll vote on the

14 motion as amended.

15 All those in favor?

16 COMMISSION MEMBERS: Aye.

17 THE CHAIRMAN: Those opposed?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: Hearing none, you have

20 approved COA-23-29525.

21 And we will move right along.

22 Let's see. Section K, public comment. Do

23 we have any public comment today?

24 AUDIENCE MEMBERS: (No response.)

25 THE CHAIRMAN: All right. With that,

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1 New Business, Number 1, a road renaming,
2 Section L.
3 MR. WELLS: Okay. So we have a road
4 renaming to rename Confederate Street to
5 Ben Frazier Street. So pursuant to Chapter 745
6 of the Jacksonville Ordinance Code, requests to
7 rename streets require a review and
8 recommendation from the Historic Preservation
9 Commission. So making this recommendation, the
10 Commission shall address the six aforementioned
11 criteria within the report itself.

12 So in terms of the nature of the request,
13 the request is to honor the life and legacy of
14 Jacksonville native and civil rights advocate
15 Benjamin, or Ben, Frazier. The change would
16 rename the entire portion of Confederate
17 Street, between Hubbard Street and North
18 Liberty Street.

19 So prior to being named Confederate
20 Street, the subject street was originally named
21 Park Terrace. However, in 1926, it was renamed
22 to Confederate Street. And although it cannot
23 be definitively confirm by staff, it is widely
24 speculated that Park Terrace was renamed to
25 Confederate Street due to its proximity to

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1 Confederate Park, which was renamed to
2 Springfield Park in 2020. So there's a typo in
3 the report, but it should be 2020.

4 So after opening in 1907, Confederate Park
5 was originally named Dignan Park, but it wasn't
6 until after 1914, when the United Confederate
7 Veterans celebrated their 24th annual reunion
8 of the park, in which they had the City rename
9 the park to Confederate Park.

10 While several historic structures have
11 frontage along this portion of the subject
12 street, none of the structures have addresses
13 under Confederate Street, and the street name
14 is also not part of a common theme of street
15 names in the area, nor is it a duplicate street
16 name.

17 So based on the best evidence available,
18 the Department does not have an objection to
19 the proposed street name change, and we forward
20 you our comments herein.

21 THE CHAIRMAN: Any questions for staff?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: All right. We'll open the
24 public hearing.

25 Is the applicant here? We don't have an

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1 applicant?

2 MR. WELLS: No. This is being sponsored
3 by Council Member Peluso.

4 THE CHAIRMAN: Okay. Is anybody here to
5 speak on this by chance?

6 AUDIENCE MEMBERS: (No response.)

7 THE CHAIRMAN: Okay. I'll close the
8 public hearing.

9 I guess I'll entertain a motion.

10 COMMISSIONER LOPERA: Motion to recommend
11 for approval, road renaming of Confederate
12 Street to Ben Frazier Street.

13 COMMISSIONER EPSTEIN: Second.

14 THE CHAIRMAN: All those in favor?

15 COMMISSION MEMBERS: Aye.

16 THE CHAIRMAN: Those opposed?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Hearing none, you have
19 recommended approval, and we'll move on to
20 Number 2, Historic Preservation Section window
21 supplement.

22 MR. WELLS: That is deferred. No report.

23 THE CHAIRMAN: Yes, deferred. Correct.

24 Okay. Number 3, New Business, 2024

25 Certificate of Appropriateness application

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1 matrix.

2 MR. WELLS: All right. So this is just on
3 the agenda again. Last month we introduced
4 some draft changes that we would like to
5 incorporate into the next iteration of the COA
6 matrix. Overall, the changes have not --
7 nothing has changed since last month with the
8 exception of Number 29 on the matrix. So this
9 is for temporary structures. We did strike the
10 time limitation, pursuant to the administrative
11 matrix -- or administrative review versus
12 Commission review to just allow staff some more
13 flexibility.

14 One thing we saw over the past, especially
15 during the summer, is damage that occurred to a
16 school that was connected to a church and they
17 needed time to rebuild their -- their
18 structure, and so they had to replace temporary
19 trailers which would require more than 30 days,
20 so we just want a little bit more time to allow
21 them to make those changes.

22 But other than that, in its current
23 fashion, nothing else has changed, and we would
24 certainly welcome a motion to approve the red
25 line changes and be on our way to forward a new

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1 matrix.

2 COMMISSIONER LOPERA: Through the Chair,
3 since staff didn't give me many COAs to review
4 this time around, I kind of focused my critical
5 efforts on the matrix.

6 One, for the accessibility ramp, that
7 should read "finished floor elevation up to
8 3 feet tall," or I would like that to read
9 "finished floor elevation."

10 And the same for Number 3, Decks and
11 Balconies, that the finished floor of the deck
12 should -- up to 4 feet above grade.

13 MR. WELLS: Okay.

14 COMMISSIONER LOPERA: And one more quick
15 comment on solar panels. Which one is that?

16 MR. WELLS: Under roofs? So Number 9,
17 Page 3.

18 COMMISSIONER LOPERA: That should read --
19 under Skylights.

20 MR. WELLS: Skylights?

21 COMMISSIONER LOPERA: Up to -- less than
22 6 inches above the roof plane.

23 MR. WELLS: Above the roof plane.

24 COMMISSIONER LOPERA: That was all.
25 Thank you.

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1 Commissioner Montoya --

2 COMMISSIONER MONTOYA: In light of
3 Commissioner Lopera's actions, I'd like to say
4 that I, too, will heavily review the matrix for
5 the next meeting.

6 THE CHAIRMAN: Well, I think we're going
7 to vote to approve it today, so --

8 Okay. Is this a public hearing for this?
9 It can be? Does it have to be?

10 COMMISSIONER LOPERA: You can take public
11 comment.

12 THE CHAIRMAN: I'll open the public
13 hearing.

14 Is anyone here to speak on the matrix by
15 chance?

16 AUDIENCE MEMBER: (Indicating.)

17 THE CHAIRMAN: Come on up.
18 (Audience member approaches the podium.)

19 THE CHAIRMAN: If you'll state your name
20 and address.

21 AUDIENCE MEMBER: William Hoff, 1402 North
22 Laura Street, 32206.

23 Okay. Good afternoon. So I'm here
24 speaking on behalf of SPAR.

25 I had a quick question on Page 3, when it

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1 speaks about roofs in the general section.

2 There is a bullet point that's specifically
3 about Springfield, and it talks about
4 installing new metal roofs on frame vernaculars
5 or replacing metal roofs with a gray
6 composition shingle. I had a question as to
7 why that was Springfield specific, I guess.

8 MR. WELLS: Yeah, so this is -- that
9 particular clause was a carryover from the
10 previous administrative matrix. And so from my
11 understanding, that was something that was
12 worked out amongst the Commission staff as well
13 as SPAR as to allow more flexibility for metal
14 roofs because that was the predominant -- or a
15 very common roof form within this district. So
16 to allow for replacement with something that
17 was similar, in color at least, for composition
18 shingles.

19 So that's where it originated from. We
20 just kept it. We carried it over.

21 MR. HOFF: Gotcha.

22 So do you have any knowledge about why
23 that is only for Springfield and not for
24 Riverside/Avondale?

25 MR. WELLS: From my understanding, it's

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1 because Springfield does have more of a
2 predominance of metal roofs as opposed to
3 Riverside.

4 MR. HOFF: Gotcha.

5 Okay. And then I did want to share one
6 comment that Shannon Blankenship, the executive
7 director of RAP, wanted to share. She sent in
8 a question and a comment, I think, late, and
9 she was not able to be here or this afternoon.

10 So this comment is from her and RAP. She
11 says, "Thank you for sharing the proposed
12 changes to the matrix as a part of tonight's
13 agenda. Just two comments on Page 5."

14 And the change that she is referring to is
15 regarding windows, administrative, where "not
16 readily street visible" has been crossed out or
17 red lined out. So her, I guess, concern about
18 this is that -- she mentioned that -- how that
19 reads afterwards is vague and difficult to
20 enforce. That would read, "window alterations
21 that are reasonably compatible with the
22 structure." So her concern, I guess, is that
23 that's vague and that that's hard to enforce.

24 And then her one other comment was about
25 wholesale replacement of historic windows being

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1 removed from the JHPC, and she's not sure where
2 that goes. Her question is, quote, "You're
3 adding replacement of historic windows with a
4 vinyl material in the same section. Is that
5 meant to cover wholesale window replacement?"

6 I'm not sure if you followed that, but --

7 MR. WELLS: Yeah. In terms of your last
8 question, or the last comment that Shannon
9 made, yes, that -- the new red line on the
10 Commission side for contributing structure
11 replacement, yeah, that -- that's supposed to
12 replace the strike-through, also replacement of
13 historic windows. So in lieu of that, it would
14 be replacement of historic windows with a vinyl
15 material.

16 MR. HOFF: Gotcha.

17 All right. I think that's it.

18 THE CHAIRMAN: Thank you.

19 Is anybody else here to speak on the
20 matrix?

21 AUDIENCE MEMBERS: (No response.)

22 THE CHAIRMAN: All right. With that,
23 we'll close the public hearing.

24 And, let's see, I'll take a vote to
25 approve.

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1 MS. LOPERA: So through the Chair to the
2 Commission, I think you've made a few
3 amendments -- Commissioner Lopera has made a
4 few amendments to the matrix. So if you
5 could -- if somebody wants to make a motion to
6 approve and state those changes with the --

7 THE CHAIRMAN: It sounds like a --

8 COMMISSIONER LOPERA: It sounds like a job
9 for me.

10 THE CHAIRMAN: It sounds like a you
11 motion, yes.

12 COMMISSIONER LOPERA: Through the Chair,
13 so do I have to restate those all over again?

14 MS. LOPERA: Yes.

15 COMMISSIONER LOPERA: Can I just have the
16 record read back?

17 MS. LOPERA: No.

18 THE CHAIRMAN: It doesn't work like that.

19 COMMISSIONER LOPERA: Then motion to amend
20 the 2023 COA matrix criteria, Item Number 1,
21 Accessibility Ramps, amend that to read --
22 under the size of that, to read, "Finished
23 floor elevation up to 3 feet tall."

24 Number 3, Decks and Balconies, amend the
25 size to read, "Finished floor elevation of the

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1 decks up to 4 feet above grade."

2 Item Number 9, Roofs, under Skylights,
3 amend the size to read, "Less than 6 inches
4 above the roof plane."

5 That's all.

6 COMMISSIONER EPSTEIN: Second.

7 THE CHAIRMAN: All those in favor?

8 COMMISSION MEMBERS: Aye.

9 THE CHAIRMAN: Those opposed?

10 COMMISSION MEMBERS: (No response.)

11 THE CHAIRMAN: So now I can --

12 MS. LOPERA: So that was the final vote on
13 that because you voted to approve it with some
14 changes --

15 THE CHAIRMAN: Okay. So we're good.

16 MS. LOPERA: -- as stated by Commissioner
17 Lopera.

18 THE CHAIRMAN: Okay. So we will move
19 right along.

20 Section M, Information, Pending
21 Legislation, or litigation, as I said last
22 time.

23 MR. WELLS: All right. So just a little
24 preface here, but -- again, this is something
25 that I want to start getting in the habit of

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1 doing for the Commission, essentially, just
2 updating you all about pending legislative
3 matters that pertain to historic preservation,
4 just making you all aware of what's moving
5 through City Council.

6 So, again, we have two landmarks going.

7 So we have the first one, which is 2023-0700.

8 So this is the 3239 Dellwood Avenue property,
9 a/k/a Elvis. It's going to the Land Use and
10 Zoning Committee of City Council on
11 November 21st.

12 And then the second one is the Arlington
13 Federal Loans and Savings [sic] building, so
14 that's going to the Land Use and Zoning
15 Committee on December 5th.

16 And then the next three ordinances -- so
17 this is -0717, -0718, and -0719 -- they are for
18 ad valorem property tax exemptions. And so
19 this is something that's done internally with
20 staff, so you don't really get any interface
21 here, but ultimately it's going to two
22 different public hearings. So the first one is
23 with the Neighborhoods Committee [sic], and
24 that's on November 20th. And the second one is
25 the Finance Committee, which is on

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1 November 21st.
 2 And on the second page, we have some -- we
 3 have two pending ordinances. So the first one
 4 is an appeal. So we -- you all, as a
 5 Commission, voted to recommend denial of a COA
 6 for an after-the-fact wholesale window
 7 replacement last month, so the applicants have
 8 decided to do an appeal route. So that will be
 9 coming through the pipeline, through City
 10 Council.
 11 And then the second one, which recently
 12 was just introduced to City Council last night,
 13 so this is Ordinance 2023-0396. This is for
 14 another landmark, so this is the 411 North
 15 Liberty Street property, so that will be going
 16 to the Land Use and Zoning Committee on
 17 January 3rd of next year, so --
 18 Again, besides just updating you all, this
 19 is an opportunity for you all to participate if
 20 you deem so, but, again, I just want to get in
 21 the habit of doing that.
 22 That's the report.
 23 THE CHAIRMAN: Thank you.
 24 COMMISSIONER MONTOYA: Through the Chair,
 25 just a question for staff.

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1 On the -- I'm just curious about -- do you
 2 have any other information about -17, -18, -19,
 3 or just letting us know?
 4 MR. WELLS: Through the Chair to
 5 Commissioner Montoya, we do have a bill
 6 summary, so that's on the next couple of pages
 7 of the book. But if you do want more details,
 8 I can give you that.
 9 But, essentially, these are commercial
 10 buildings that are all owned by JWB. They're
 11 doing some improvements, so -- the way the
 12 ad valorem tax exemption works is -- they're
 13 doing -- they're seeking an exemption on the
 14 qualified improvements that they make within
 15 the building itself, so -- it's just a ten-year
 16 deferment on taxes, essentially.
 17 COMMISSIONER MONTOYA: Okay.
 18 MR. WELLS: But there's a bill summary
 19 included within the book that goes into more
 20 details.
 21 COMMISSIONER MONTOYA: Okay. I'm not
 22 familiar with the other two, but the 510 Julia
 23 Street, I know, is a Klutho building, the
 24 Porter Mansion, so that one is a significant
 25 (inaudible) --

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1 (Reporter clarification.)
 2 COMMISSIONER MONTOYA: I'm so sorry.
 3 I said, I'm not familiar with the other
 4 two, but the one on 510 Julia Street is the
 5 Porter Mansion that was designed by Klutho, so
 6 it's of historic value to (inaudible).
 7 THE CHAIRMAN: Okay. Public Works.
 8 MR. WELLS: Deferred. No report.
 9 THE CHAIRMAN: All right. Well, unless
 10 anyone has anything else --
 11 COMMISSIONER MONTOYA: One thing --
 12 THE CHAIRMAN: Please.
 13 COMMISSIONER MONTOYA: Just one thing.
 14 When we're reviewing the matrix -- it
 15 wasn't part of it, but I know that in previous
 16 hearings -- or meetings, rather, we have had
 17 discussion about new windows being installed in
 18 existing historic structures, primarily
 19 residential, where there was a dispute about
 20 the plane of the window and the glass surface
 21 being more flush with the envelope of the
 22 building as opposed to -- in difference to the
 23 historic windows, which tend to have a more
 24 punched opening in the envelope and the plane
 25 of the glass being more recessed.

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1 And we haven't discussed it at length, but
 2 I think this is something I want on record as
 3 being considered for either discussion or in
 4 review of the matrix, future matrix revisions,
 5 because I -- I understand that, the way
 6 buildings are made now and the way new windows
 7 are installed, there's a -- there's a logic to
 8 the way that the glass is situated relative to
 9 the jam and the head and the sill.
 10 And Commissioner Epstein mentioned it
 11 earlier, about new construction not imitating
 12 historic structures. I think there's an
 13 argument for some difference in the -- in that
 14 regard because of the efficiency -- the energy
 15 efficiency that new windows provide. So I
 16 think that just needs to be something that's
 17 discussed.
 18 It's especially in consideration of new
 19 construction on historic sites where they're
 20 all new windows and there's no comparison of
 21 the new windows to the historic windows. Most
 22 people, when they build a new house, they want
 23 to use the most efficient materials and
 24 assemblies that they can use, and so I think
 25 that's a valid argument that should be

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1 discussed.
 2 THE CHAIRMAN: I agree.
 3 All right. Does anybody else have
 4 anything else?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: All right. Well, with
 7 that, we are adjourned.
 8 (The foregoing proceedings were adjourned
 9 at 3:30 p.m.)

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1 CERTIFICATE OF REPORTER

2
 3 STATE OF FLORIDA)
)
 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 26th day of November 2023.

16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter

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