

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, December 11, 2024,
commencing at 3:00 p.m., at the Ed Ball Building,
Hearing Room 1002, 214 North Hogan Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

ARIMUS WELLS, Planning & Development Dept.
BRITTANY FIGUEROA, Planning & Development Dept.
CALEB ARSENAULT, Planning & Development Dept.
CARLA LOPERA, Office of General Counsel.

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1 THE CHAIRMAN: Thank you, everybody.
2 So we'll start with some general
3 announcements. For those of you in the
4 audience today, again, welcome.

5 As a courtesy, we ask you to please
6 silence your phones. And, additionally, the --
7 we ask that there be no public displays of
8 support or opposition. Please keep any private
9 conversations at a low tone so the meeting is
10 not disrupted.

11 We'll be taking a ten-minute break every
12 two hours if the meeting progresses that long.

13 For those of you here today that wish to
14 speak before the Commission, including
15 applicants, you need to have filled out a
16 speaker's card and given it to staff. Please
17 mark on the card whether you are for or against
18 the item.

19 These proceedings are being recorded by a
20 court reporter, so it's important that you
21 speak clearly into the microphone. When you
22 come forward to speak, please state your name
23 and address into the microphone for the record
24 and wait to be sworn in.

25 Only one person may speak at a time, and
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1 P R O C E E D I N G S
December 11, 2024 3:00 p.m.

2 - - -

3 THE CHAIRMAN: I'll welcome everybody here
4 today for the Jacksonville Historic
5 Preservation Commission meeting, on Wednesday,
6 December 11th, 2024, at 3:00 p.m.

7 I'm going to call this meeting to order,
8 and we'll start with introductions to my left.

9 MR. WELLS: Arimus Wells, Planning and
10 Development Department.

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

13 COMMISSIONER EPSTEIN: Julia Epstein,
14 commissioner.

15 THE CHAIRMAN: Michael Montoya, Chair.

16 COMMISSIONER GREGORY: Ethan Gregory,
17 commissioner.

18 COMMISSIONER HOFF: William Hoff,
19 commissioner.

20 COMMISSIONER MORGAN: Becky Morgan,
21 commissioner.

22 MS. FIGUEROA: Brittany Figueroa, Planning
23 and Development Department.

24 MR. ARSENAULT: Caleb Arsenault, Planning
25 and Development Department.

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1 we ask that the presentations be focused and
2 concise, limited to the criteria upon which
3 the -- our decision must be based. And know
4 that you only have three minutes, including the
5 applicants, to speak, unless there's been a
6 request and an approval by me for a longer
7 time. And there are timers in view at the desk
8 and for us as well. Staff will announce when
9 your time is up. And if you're in the middle
10 of a sentence, you can finish the sentence.

11 If you're providing materials today,
12 please make sure that you have a minimum of ten
13 copies to give to the Commission staff.

14 Any tangible materials submitted with a
15 speaker's presentation, such as documents,
16 photographs, plans, drawings, et cetera, will
17 become part of the public record and will be
18 kept by the Commission staff, so please retain
19 a copy of anything submitted if it's needed.

20 End of the general announcements.

21 Would any commissioner like to make a
22 motion regarding last month's meeting minutes?

23 COMMISSIONER GREGORY: Motion to approve
24 the minutes from November 13th, 2024.

25 COMMISSIONER MORGAN: Second.

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1 THE CHAIRMAN: All those in favor?
 2 COMMISSION MEMBERS: Aye.
 3 THE CHAIRMAN: Let it be known that the
 4 meeting minutes from the November 13th, 2024,
 5 meeting have been approved.
 6 All right. We'll start with the next item
 7 on the agenda, the deferred items. We have
 8 Item Number 1, COA-23-28339 at 3664 Richmond
 9 Street; COA-23-29186 at 2799 Selma Street;
 10 COA-24-31124 at 3629 Richmond Street.
 11 And then we have COA-24-31433 at 2131
 12 St. Johns Avenue. The applicant has requested
 13 to withdraw this application, and so,
 14 therefore, I'll entertain a motion from one of
 15 the commissioners to vote as such.
 16 COMMISSIONER EPSTEIN: Motion to approve
 17 the withdrawal of the application for
 18 COA-24-31433, 2131 St. Johns Avenue.
 19 COMMISSIONER HOFF: I will second that.
 20 THE CHAIRMAN: Any discussion about this?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: And just to -- I'll state,
 23 as part of the discussion, the applicant has
 24 requested to work on restoring the windows. He
 25 will start another application with staff,
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1 Planning staff.
 2 Any other discussion?
 3 COMMISSION MEMBERS: (No response.)
 4 THE CHAIRMAN: All those in favor?
 5 COMMISSION MEMBERS: Aye.
 6 THE CHAIRMAN: All those opposed?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: Let it be known that
 9 COA-24-31433 at 2131 St. Johns Avenue has been
 10 withdrawn and approved as such.
 11 And then the last one we have on the
 12 deferred items is REHAB 24-03 at 157 8th Street
 13 East.
 14 So that's it for the deferred items.
 15 We'll move on to the consent agenda. And
 16 just some process about the consent agenda:
 17 These are items that the applicant has
 18 worked with staff to come to an approval with
 19 conditions, and they have not objected to them.
 20 If anyone is here today to speak on these,
 21 after I list them, please come forward.
 22 If you're not in objection to it, it's not
 23 necessary for you to come up. But if you have
 24 something that you want to say, please do.
 25 So the first one is COA-24-31609 at 3550
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1 Pine Street; then we have COA-24-31616 at 2147
 2 St. Johns Avenue; COA-24-31544 at 1608 Glendale
 3 Street; COA-24-30298 at 1678 Pine Grove Avenue.
 4 All right. Is there anyone here who
 5 wishes to speak in regards to any of these
 6 items on the consent agenda?
 7 AUDIENCE MEMBERS: (No response.)
 8 THE CHAIRMAN: No? Then I'll entertain a
 9 motion.
 10 COMMISSIONER EPSTEIN: Motion to approve
 11 the consent agenda.
 12 COMMISSIONER GREGORY: Second.
 13 THE CHAIRMAN: Any discussion about that?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: All those in favor?
 16 COMMISSION MEMBERS: Aye.
 17 THE CHAIRMAN: All those opposed?
 18 COMMISSION MEMBERS: (No response.)
 19 THE CHAIRMAN: So let it be known that the
 20 consent agenda items have been approved.
 21 So if you're here today in regards to one
 22 of the consent agenda items, you're certainly
 23 willing [sic] to stay for the remainder of the
 24 meeting. But if you have other things to
 25 attend to, we also understand.
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1 All right. So we'll go on to Section D,
 2 Previously Deferred Items to Be Heard. We have
 3 one item on the agenda, COA-24-31169, at 2351
 4 Riverside Avenue.
 5 All right. We'll hear a --
 6 MS. LOPERA: (Off microphone.)
 7 THE CHAIRMAN: I'll open the public
 8 hearing and hear a report from staff.
 9 MR. WELLS: To the Chair, can you just
 10 confirm that the applicant or owner is here,
 11 please?
 12 THE CHAIRMAN: Is the owner for this
 13 application here today?
 14 AUDIENCE MEMBERS: (No response.)
 15 THE CHAIRMAN: Or the applicant?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: So since the applicant or
 18 the owner is not here today in attendance,
 19 we'll have to defer this. We'll just defer
 20 this COA to the next meeting.
 21 All right. I'll close the public hearing
 22 on that one.
 23 Next, we have Section F, Historic
 24 Designations. We have LM-24-08 at 29 East
 25 Adams Street.
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1 So we'll open the public hearing and hear
2 a report from staff.

3 MR. ARSENAULT: Thank you.

4 To the Chair, LM-24-08 seeks to designate
5 the subject property at 29 East Adams Street as
6 a local landmark.

7 The property consists of a two-story,
8 commercial, masonry building with Mid-Century
9 architectural influences. The structure was
10 originally designed by Henry John Klutho and
11 built in 1915 using primarily brick and
12 concrete.

13 The original building had a roof deck with
14 wired glass skylights, front pilasters with
15 cast-stone and terra-cotta capitals, ornaments,
16 and window sill decorations.

17 The building was significantly redesigned
18 by Taylor Hardwick in 1965, covering many of
19 the original architectural features with
20 Mid-Century designs. The building's front
21 facade now features large plate-glass windows,
22 decorative glass tiles, aluminum fins, and a
23 domed entryway on the first floor left
24 elevation, below the blank tower that once
25 featured signage.

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1 In preparing this application, the
2 Planning and Development Department has found
3 the application to meet four of the seven
4 criteria. The four criteria include its value
5 as a significant reminder of the cultural,
6 historical, architectural or archaeological
7 heritage of the city, state or nation in
8 relation to its construction, after the 1901
9 fire, during Jacksonville's downtown new era of
10 growth and its association with Jacksonville's
11 downtown Mid-Century growth and redevelopment.

12 Criteria D, it is identified as the work
13 of a master builder, designer or architect
14 whose individual work has influenced
15 development of the city, state, or nation, in
16 terms of its relationship to Henry John Klutho
17 and its redesign by Taylor Hardwick in the
18 middle of the 1960s.

19 Criterion E, its value is recognized for
20 the quality of its architecture in that it
21 retains sufficient elements showing its
22 architectural significance.

23 29 East Adams Street shares and retains
24 many of [sic] notable architectural features
25 that distinguish it. These include the

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1 buildings large plate-glass windows, decorative
2 glass tiles, and thin aluminum fins.

3 And, finally, Criterion G, for its
4 suitability for preservation and restoration.
5 29 East Adams Street has not been significantly
6 altered since its redesign in the mid 20th
7 century and retains many of its
8 character-defining features from this period.

9 There is evidence that there had been
10 moderate deterioration to the structure over
11 time; however, steps to prevent further
12 deterioration are also present.

13 Since the property owner is the sponsor of
14 the designation, at least two of the seven
15 criteria must be met.

16 In reviewing the application, the Planning
17 and Development Department has found the
18 application to meet four of the seven criteria.

19 Based on the findings of this report, the
20 Jacksonville Planning and Development
21 Department recommends that the Jacksonville
22 Historic Preservation Commission approve the
23 designation of 29 East Adams Street, LM-24-08,
24 as a city of Jacksonville landmark.

25 THE CHAIRMAN: Thank you, Caleb.

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1 Do we have any -- does the Commission have
2 any questions for staff?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: No? Then we'll hear from
5 the applicant.

6 Would you please step forward.
7 (Mr. Shad approaches the podium.)

8 MR. SHAD: Thank you.

9 THE CHAIRMAN: Please state your name and
10 address and be sworn in.

11 MR. SHAD: Jack Shad, 1239 Woodward
12 Avenue, Jacksonville.

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

15 MR. SHAD: (Complies.)

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

20 MR. SHAD: I do.

21 THE REPORTER: Thank you.

22 MR. SHAD: You know, obviously, we support
23 the staff's recommendation.

24 I -- this is the only building that I'm
25 aware of that has that connection to two of

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1 Jacksonville's most prominent architects.
 2 It is one of those quirky, little
 3 buildings that, you know, help give downtown
 4 or -- or any neighborhood, that sense of
 5 character and uniqueness. And this is the --
 6 kind of the first step on getting the building
 7 reactivated and cleaned up. Obviously, plywood
 8 is not a permanent building exterior material.
 9 And I -- if y'all have any questions, I'm
 10 happy to answer them.
 11 Thank you.
 12 THE CHAIRMAN: Thank you.
 13 Do we have any questions for the
 14 applicant?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Curiosity question about
 17 the plans for the building?
 18 COMMISSION MEMBERS: (No response.)
 19 THE CHAIRMAN: No? Okay.
 20 Thank you. If we need you to come back
 21 up, we'll --
 22 MR. SHAD: All right. Thanks.
 23 THE CHAIRMAN: Is there anyone else here
 24 today that wishes to speak towards this
 25 application?

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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: No? Then we'll close the
 3 public hearing, and I'll entertain a motion.
 4 COMMISSIONER EPSTEIN: Motion to approve
 5 historic designation LM-24-08.
 6 COMMISSIONER GREGORY: Second.
 7 THE CHAIRMAN: Any discussion?
 8 COMMISSION MEMBERS: (No response.)
 9 THE CHAIRMAN: Everyone is very
 10 tight-lipped today.
 11 Hearing no discussion --
 12 COMMISSIONER MORGAN: I'll make a comment.
 13 I'm very excited about this. I'm excited
 14 to this see this type of property getting
 15 designated. I love that building. I love some
 16 of the small businesses that have been in
 17 there, so -- so thank you for bringing this
 18 forward.
 19 THE CHAIRMAN: I agree, Commissioner
 20 Morgan. This building has been there in our
 21 view for a long time, and the places that we
 22 visit downtown is right in the middle of, so I
 23 think it's an excellent -- it's an excellent
 24 landmark application.
 25 COMMISSIONER EPSTEIN: Yeah. Through the

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1 Chair, I'll just say I'm excited to see more of
 2 this kind of Mid-Century architecture starting
 3 to be landmarked in the city because I think
 4 Jacksonville has a really wonderful catalog of
 5 Mid-Century buildings.
 6 And some of our most prominent architects,
 7 even, you know -- some who are still alive --
 8 Ted Pappas -- have such wonderful buildings out
 9 there that we should start looking at
 10 landmarking.
 11 THE CHAIRMAN: Well said.
 12 Any other discussion?
 13 COMMISSION MEMBERS: (No response.)
 14 THE CHAIRMAN: All right. All those in
 15 favor?
 16 COMMISSION MEMBERS: Aye.
 17 THE CHAIRMAN: All those opposed?
 18 COMMISSION MEMBERS: (No response.)
 19 THE CHAIRMAN: Let it be know, then, that
 20 LM-24-08 at 29 East Adams Street has been
 21 approved.
 22 MR. SHAD: Thank you all.
 23 THE CHAIRMAN: Thank you.
 24 All right. So we'll move on to the COAs,
 25 Section G on the agenda. Let's start with --

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1 let's start with COA-24-31360 at 236 5th Street
 2 East.
 3 (Discussion held off the record.)
 4 THE CHAIRMAN: Sorry. So let's -- we'll
 5 just start with COA-24-31360 at 5th Street
 6 East.
 7 I'll open the public hearing and hear a
 8 staff report.
 9 I was so excited about the historic
 10 designation.
 11 MR. ARSENAULT: Thank you.
 12 COA-24-31360 is for the property located
 13 at 236 East 5th Street, which seeks to
 14 construct a two-story primary structure on --
 15 within the Springfield Historic District.
 16 Located on an interior lot, the subject
 17 property is currently devoid of any structures.
 18 The surrounding residential structures along
 19 this block are mostly two-story frame
 20 vernacular homes.
 21 As designed, the estimated
 22 2,907-square-foot primary structure will
 23 consist of cementitious lap siding, a
 24 fiberglass shingle roof, and 1-over-1 and
 25 picture windows.

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1 The front elevation will have a
2 single-story porch with columns and vertical
3 railing. Additionally, the gable ends of the
4 main roof will be oriented to face the front
5 and back of the property.

6 The following is staff's analysis:
7 As designed, the height of the
8 properties -- of the proposed primary structure
9 is compatible with the height of the
10 surrounding structures in the district.

11 The orientation of the roof will be a
12 front, street-facing, open gabled roof form
13 that will be compatible with the roof form
14 design of surrounding homes in the district.

15 As designed, the proposed 1-over-1 lite
16 pattern and height align with the historic
17 window forms in the district.

18 Although every elevation is designed to
19 have at least one fixed picture window, staff
20 has conditioned the front and side elevations
21 to use only 1-over-1 sash windows.

22 Window openings have been designed to
23 proportionally place windows on all elevations
24 without any significant empty wall space.

25 The proposed primary structure is
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1 to reflect that the rear first floor roof be a
2 gable with an extended eave.

3 Additionally, staff was concerned with the
4 placement of the bead board in the new plans,
5 which is not consistent with the historic homes
6 in the district, which typically have bead
7 boards at the top of the second floor and
8 occasionally separating the first and second
9 floors. Staff recommends that it be
10 conditioned that the bead board be located
11 along the top or bottom of the second floor,
12 not in the middle.

13 Staff finds the proposed COA consistent
14 with the design -- and compatible with the
15 design guidelines and the Ordinance Code
16 criteria. As such, we forward to you a
17 recommendation for approval with conditions
18 noted in the report.

19 THE CHAIRMAN: Thank you.

20 Do we have any questions for staff?

21 COMMISSIONER HOFF: Through the Chair,
22 could you review one more time what the changes
23 to the windows would be from the elevations
24 that we received in the packet versus what we
25 have in front of us here?

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1 differentiated but compatible with nearby
2 historic structures in regard to massing, size,
3 scale, and architectural features.

4 Since the publishing of our report, the
5 applicant has submitted revised plans. If you
6 refer to the hard copy in front of you, you
7 will see these new plans depict that the rear,
8 first floor roof is now a gable with an
9 extended eave, compared to the intersecting
10 gable and hipped porch roof that it was prior;
11 and that the bead board has been readjusted to
12 the middle of the second floor, after staff had
13 requested that it be moved to the top or bottom
14 of the second floor.

15 Although staff is supportive of the
16 applicant's scope of work, we do have concerns
17 about the picture windows on the side
18 elevations and have conditioned the application
19 so that the picture windows on the first floor
20 and side elevations will be replaced with
21 full-size, 1-over-1 windows in Condition 6.

22 Staff was initially concerned about the
23 rear roof form, but given the new design
24 submitted, staff is agreeable to the new rear
25 roof design and recommends updating Condition 3

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1 MR. ARSENAULT: Between the new design and
2 the elevations in the packet, there was no
3 window change. The conditions are written to
4 reflect that the side elevations will have
5 full-size, 1-over-1 windows, especially on the
6 left upper elevation and the right side upper
7 elevation there is a single picture window,
8 these would be conditioned to be full-size,
9 1-over-1 windows.

10 COMMISSIONER HOFF: Okay. Thank you.

11 THE CHAIRMAN: Any other questions for
12 staff?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: All right. Hearing no more
15 questions -- is the applicant here?

16 AUDIENCE MEMBER: (Indicating.)

17 THE CHAIRMAN: Please come forward.
18 (Audience member approaches the podium.)

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

21 AUDIENCE MEMBER: Good afternoon.
22 David Shacter, TerraWise Homes. Address
23 is 1334 Walnut Street, Jacksonville, 32206.

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

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1 MR. SHACTER: (Complies.)
 2 THE REPORTER: Do you affirm that the
 3 testimony you are about to give will be the
 4 truth, the whole truth, and nothing but the
 5 truth?
 6 MR. SHACTER: I do.
 7 THE REPORTER: Thank you.
 8 MR. SHACTER: Thank you.
 9 I provided a thumb drive to Arimus. I
 10 don't know if we can pull those up.
 11 The -- so, you know, all the conditions on
 12 here are fine. The -- you talked about
 13 Number 3, which was the rear roof, which we
 14 redesigned.
 15 Number 6, we did want to talk about the
 16 picture windows and the transition between the
 17 siding from one siding to the other. Just like
 18 to talk shortly about the -- you're referring
 19 to it as "bead board." It's -- it was designed
 20 as a 6-inch lap on the lower part of the house
 21 and 4-inch lap on the upper part, not -- not
 22 bead board, and so the -- it's -- can I
 23 manipulate from here?

24 MR. WELLS: No.
 25 MR. SHACTER: Okay. So if you'll just
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1 choose the -- you can go in the -- from the top
 2 down if you'd like.
 3 What I'm showing you here, this is
 4 historic -- first, I've -- a couple of pictures
 5 of some historic homes. This one is on West
 6 6th Street. And just show some --
 7 If you look at the front and the right
 8 side, you'll see some small fixed-glass
 9 windows. Just driving around -- I only drove
 10 around one quadrant. I didn't do the whole
 11 Springfield.
 12 This is right across the street with a --
 13 a lot of the small 2-by-2 windows on the front.
 14 This one I wanted to show -- both of these
 15 houses are on the corner of Perry and West 7th,
 16 and you'll see the transition line, which is
 17 higher than the -- than the floor level between
 18 the first and second floor. This is quite
 19 common in Springfield.
 20 You'll see the -- and this is just almost
 21 exactly -- I don't know if this is shingles
 22 or -- I think these are shingles in that -- in
 23 that upper part, but we wanted to have --
 24 the --

25 We originally -- have the design for that
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1 transition higher than that, and the drawings
 2 that we gave you didn't have that. I think we
 3 had already moved it down, but the customer --
 4 or this -- this project is for a customer, and
 5 the -- both the customers buying the house
 6 would like to have that -- those small
 7 window -- well, they really are more concerned
 8 about the transition. They really want that
 9 transition higher up, not in the middle.

10 If you go to the next photograph, please.
 11 This is -- everybody knows this building.
 12 There's that -- that skirt or that high
 13 transition very high up. That's the Klutho
 14 Apartments.

15 Next one, please.
 16 This is just the other side. Also, some
 17 small windows up there, not too many, but --
 18 Next one.

19 This is the actual Klutho house.
 20 Go to the next picture.
 21 And there's, again -- it's quite common to
 22 have that transition of materials higher than
 23 the middle of the floor.

24 If we can go to the next file, Arimus.
 25 This one -- I wanted to show you some of
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1 these. This is -- this group of slides are
 2 going to show you houses that are not historic,
 3 not contributing houses. This is an old SRG
 4 house that was built probably 15 years ago.
 5 This is the left side, and you'll see the
 6 small windows that are fixed glass on the left
 7 side. And the next picture will be the right
 8 side.

9 And if you look down the side, you'll see
 10 a group of five or six windows on that right
 11 side that are the small windows.
 12 Most of the time -- by the way, you don't
 13 really see these windows going by because the
 14 houses are so close, but they are there.

15 This is -- so the next pictures I'm going
 16 to show you, these -- we've built this same
 17 floor plan -- I should say similar floor plan.
 18 Everybody wants it a little bit different. We
 19 built it three other times over the last five
 20 years.

21 This is one -- if you ignore the fact that
 22 there's a garage attached to it, this is the
 23 same floor plan. You'll see the transition
 24 right where we're asking to have it with the
 25 6-inch lap below and the 4-inch lap above.

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1 And this is one that we built on West 5th
 2 Street that was, you know, previously approved
 3 this way by HPC.
 4 The next picture, please.
 5 And this is that same house --
 6 (Timer notification.) --
 7 MR. SHACTER: -- showing those windows
 8 down the left side there.
 9 Am I okay to keep going?
 10 THE CHAIRMAN: (Nods head.)
 11 MR. SHACTER: This is -- okay.
 12 This is another of the same. This one is
 13 on Ionia Street in the 1300 block. And this is
 14 the left side, and there's the front, and then
 15 that's the right side showing those windows.
 16 This one didn't have the transition and
 17 siding for some reason when we had the same
 18 siding all the way up.
 19 This one also shows that vent in the top
 20 of the gable on the front, which, on my latest
 21 drawing, will show that vent in the very top at
 22 the peek of the front gable.
 23 Next photograph. And this is the last
 24 one.
 25 This one is -- shows, again, the
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1 transition strip, painted an accent color on
 2 this one, but that's 4-inch lap siding over
 3 6-inch lap siding. And on the right side
 4 you'll see those windows.
 5 Again, all of these were previously
 6 approved through HPC.
 7 Next.
 8 This -- I don't know that you need to show
 9 these necessarily, but this is just some of the
 10 changes that -- the 3D rendering, please.
 11 All right. So this -- this was done by my
 12 customers, actually. They took our rendering
 13 and put the colors they want. And so if -- if
 14 you ignore their little side porch on the right
 15 side, which is not going to be there, this is
 16 what the house would look like in three
 17 dimensions, with the 4-inch siding over the
 18 6-inch siding with the windows on the side and
 19 the band board.
 20 Thank you, Arimus.
 21 Next one.
 22 This, again -- you don't necessarily need
 23 to see these unless you want to.
 24 Go ahead and -- this one. I want to make
 25 sure we have the right photographs.
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1 So this -- this is the latest elevation,
 2 which matches what we just talked about.
 3 And the next one is the side elevations.
 4 THE CHAIRMAN: Okay.
 5 MR. SHACTER: And I'm available for any
 6 questions if you like.
 7 COMMISSIONER GREGORY: Through the Chair,
 8 just a clarification. You are requesting that
 9 we remove the transition from the 4-inch lap
 10 siding to 6-inch lap siding up from the
 11 drawings that are in our packet here and -- and
 12 to reflect what's here?
 13 MR. SHACTER: Yes.
 14 COMMISSIONER GREGORY: You're requesting
 15 that?
 16 MR. SHACTER: Yes.
 17 Arimus, can you go to the side elevations
 18 again?
 19 COMMISSIONER GREGORY: No, I just want to
 20 make sure that's what you're requesting.
 21 MR. SHACTER: Yes, sir. Yes, sir, that,
 22 and to keep the little windows.
 23 COMMISSIONER GREGORY: And keep the --
 24 which windows specifically?
 25 MR. SHACTER: Yeah, so if you look at this
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1 right side --
 2 COMMISSIONER GREGORY: Those ones right
 3 there?
 4 MR. SHACTER: Yes.
 5 If you look at the left side -- if you
 6 look at that side -- go -- go to that back
 7 porch, Arimus, on the first floor to the left
 8 on that same elevation.
 9 You see those three small windows under
 10 the -- right there, those three small windows.
 11 Those are some of the ones I think that had
 12 been asked to (inaudible), but those are
 13 completely hidden on a back porch, and --
 14 Then on the next elevation down, on the --
 15 on the back, on the very right side, those two
 16 windows were small windows, but the customer
 17 actually asked us to make those full-size.
 18 Those were originally another three small
 19 windows.
 20 But this is what we're asking for. This
 21 is the revised drawings that we were asking
 22 for.
 23 COMMISSIONER GREGORY: Thanks for
 24 clarifying. Thank you.
 25 MR. SHACTER: Uh-huh. Thank you.
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1 THE CHAIRMAN: Thank you.
 2 Any more questions for the applicant?
 3 COMMISSION MEMBERS: (No response.)
 4 THE CHAIRMAN: Thank you. If we need you
 5 to come back up, we'll --
 6 MR. SHACTER: Thank you.
 7 THE CHAIRMAN: Is there anyone else here
 8 today to speak to this application?
 9 AUDIENCE MEMBERS: (No response.)
 10 THE CHAIRMAN: No? I'll close the public
 11 hearing, and I'll entertain a motion.
 12 COMMISSIONER GREGORY: Motion to approve
 13 COA-24-31360 at 236 5th Street East with the
 14 conditions from staff, and we're adding the
 15 condition that the transition of the -- from
 16 the 4-inch to the 6-inch siding be raised per
 17 the sketches that he's provided, as well as the
 18 picture windows on the left-side elevation
 19 being left as per the drawings he provided.
 20 COMMISSIONER EPSTEIN: Second.
 21 THE CHAIRMAN: Discussion?
 22 COMMISSIONER HOFF: Through the Chair to
 23 the Commission, so I actually flagged this one
 24 as well.
 25 So there are 13 square windows on this
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1 is separating the two different sizes of
 2 siding?
 3 I'm sorry, I'm -- I'm here mentally,
 4 and --
 5 THE CHAIRMAN: Just to clarify,
 6 Commissioner Hoff. When looking at the left
 7 side elevation --
 8 COMMISSIONER HOFF: Yes, sir.
 9 THE CHAIRMAN: -- you're saying that
 10 the -- the two windows on the far right, you're
 11 recommending that those become 1-over-1 windows
 12 and then the remaining three square picture
 13 windows stay as is?
 14 COMMISSIONER HOFF: That would be my
 15 suggestion to address the -- to the address
 16 what I think staff perceived and which I agree
 17 with that now.
 18 But there's just a lot of visible square
 19 windows on this house which are typically the
 20 exception, so I think they're fine as a
 21 complement, but I would like to see the two far
 22 right second-story windows on the left
 23 elevation converted to full.
 24 COMMISSIONER GREGORY: Looking at the
 25 floor plan here, from the first floor to the
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1 house, including kind of the most visible ones
 2 on the left elevation.
 3 While I don't mind square windows as a
 4 portion, they are -- the only windows on the
 5 rear -- and they are the most visible on the
 6 left, so --
 7 And I totally understand the applicant's
 8 point of view that this is being built for
 9 someone. However, I do think that it would fit
 10 in more with the -- with the character of the
 11 neighborhood if some portion of the most
 12 visible square windows on the left second story
 13 were converted to a more traditional vertically
 14 orientated window such as a 1-over-1.
 15 So with that in mind, I would just like to
 16 suggest that the two -- that on the left
 17 elevation, the two windows on the second story
 18 closest to the front be converted to the
 19 full-size 1-over-1 as they're going to be the
 20 most visible from the left elevation, and it
 21 would still give a significant portion of
 22 square windows on the lesser visible parts of
 23 the house, so ...
 24 COMMISSIONER EPSTEIN: Through the Chair,
 25 what happens, then, to our moulding piece that
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1 second floor, it looks like those windows are
 2 going to be directly where the stairway is,
 3 allowing light into the stairway.
 4 And looking at the floor plan here -- I
 5 guess it's on Page 247 -- it looks like that
 6 light that comes in from those windows is going
 7 to hit just the stairwell. It doesn't open up
 8 to the living room down below because bedroom 3
 9 is above there.
 10 So it provides light as a nice
 11 architectural feature on the outside, I think.
 12 I'm okay with the ones there. I think -- I
 13 could be left with the regular pictures windows
 14 myself.
 15 THE CHAIRMAN: I'm sorry, could you repeat
 16 that?
 17 COMMISSIONER GREGORY: The 1-over-1s are
 18 fine if that's the way staff recommends. I'm
 19 okay with the architectural look of just the
 20 picture windows there across that side. I
 21 think it gives it an interesting design and
 22 look to it, and it's -- it's not out of
 23 character for the neighborhood either.
 24 COMMISSIONER MORGAN: Through the Chair, I
 25 think that what's been done here with the
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1 picture windows is a -- it's functional, as
 2 you're seeing with the light to the stairwell,
 3 while still providing some privacy.
 4 I think that if the Commission votes to
 5 keep those, that they should be consistent. I
 6 think they need to be all one or the other,
 7 considering they would be higher than any
 8 fencing and visible regardless.
 9 I have a question for the applicant or
 10 maybe just a clarification.
 11 I'd like to just understand what the
 12 motivation is for wanting these because I see
 13 they're also in, like, this enclosed porch
 14 area. I mean, is there a function thing, a
 15 preference thing?
 16 MR. SHACTER: Okay. Yes. So the three
 17 windows on the covered porch, that is the --
 18 the master bedroom, so that's for a privacy
 19 issue to the porch --
 20 COMMISSIONER MORGAN: Okay.
 21 MR. SHACTER: -- and the -- and having a
 22 furniture wall.
 23 The windows at the top -- Commissioner
 24 Gregory, you had noted that's the stairwell.
 25 It's very dramatic. It's very dramatic when
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1 I agree -- I like that horizontal band look.
 2 It gives you a -- it gives you a horizontal
 3 definition.
 4 But if you change those two on the -- on
 5 the right side there, I think you'd want to
 6 change the one in the front too because you
 7 really need to look at them together.
 8 COMMISSIONER EPSTEIN: Through the Chair,
 9 I agree with Commissioner Morgan, that all the
 10 windows within the stair area should remain the
 11 same for consistency of the design. And I
 12 think you can see here, looking at it
 13 three-dimension-wise, that -- that that makes
 14 sense as well.
 15 I don't have an issue with the picture
 16 windows. I understand there's a lot on here,
 17 but this is a new construction in a historic
 18 district, and we don't always want those to
 19 look like they might have been a historic
 20 building, so I think this gives it some unique,
 21 modern character but still is in keeping and
 22 fitting in with the neighborhood.
 23 MR. SHACTER: Thank you.
 24 THE CHAIRMAN: I'll throw in my two cents
 25 as well. I think, if anything -- when I look
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1 you come in because you come in the door and
 2 you look down the entire -- you look straight
 3 up and just see all this string of horizontal
 4 windows -- or a horizontal band of small
 5 windows, and it is really quite dramatic. It
 6 starts at the front and goes all the way
 7 back -- the very last window is actually in a
 8 bathroom, but the other four windows are all
 9 within that view when you come in.
 10 The house actually -- this is a house --
 11 we didn't design this house. This was designed
 12 by Content Modern and came to us like this. So
 13 the -- as far as their -- their concept when
 14 they designed it -- I mean, I like the look.
 15 I think if you change the two front
 16 windows, you would also want to change the one
 17 window on the front because you're only seeing
 18 it from the side. You really ought to take a
 19 look at it from a three-dimensional drawing.
 20 If -- if Arimus could bring that rendering
 21 back up that showed the -- the color -- the
 22 color scheme, you would see it from a
 23 three-quarter -- yeah, right there.
 24 So you see that front window is over the
 25 top staircase, too, on the right, so -- I mean,
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1 at the -- when I look at the elevation and I
 2 look at the plan, and then you also look at the
 3 roof form of it -- like, I can understand -- I
 4 can understand the placement of the -- of the
 5 square -- the punch windows, the square
 6 windows, as Commissioner Epstein has stated,
 7 Commissioner Morgan, in regards to the stair.
 8 But I also -- I also think the applicant
 9 has done a really good job of showing us how
 10 this model home in the neighborhood has been
 11 approved and built a number of times with
 12 the -- with the square windows, and so that --
 13 I know that each case is individual, but there
 14 seems to be a sort of consistent approval of
 15 this in some form or another.
 16 I think that -- if anything, I might
 17 suggest to the applicant that the three -- I
 18 mean, these are the least visible, so it's just
 19 a suggestion, but the three square windows at
 20 the master suite -- the owner's suite, maybe
 21 that becomes -- that those join together to
 22 become just a sort of high window rather than
 23 three individual punches since it's about
 24 privacy and furniture in the -- at the rear,
 25 because I do --
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1 I do understand Commissioner Hoff's
2 concern about that -- the sheer number of
3 windows, but as the applicant has explained to
4 us about the dramatic effect of (microphone
5 failure) that we're trying to achieve with the
6 stairwell, entering the home and (microphone
7 failure) as you -- as you look up the stair
8 from -- I agree with that.

9 And the -- when I look at the ones on the
10 rear upstairs, I think those two small windows
11 are in direct relationship to the roof form,
12 which is something that's been (microphone
13 failure).

14 (Reporter clarification.)

15 THE CHAIRMAN: It's been worked on and
16 been edited.

17 So I agree with the approval of the two
18 windows as it is, with the suggestion that --
19 maybe the ones at the master suite look at
20 being rearranged, but that's just a suggestion.

21 Any other -- any other discussion about
22 this?

23 COMMISSIONER MORGAN: To the Chair, like a
24 ribbon window on each side of the master suite?

25 THE CHAIRMAN: It's -- again, it's a
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1 approve the elevation and the site plan. I
2 believe it's dated December 7th, 2024, as the
3 one provided by the applicant.

4 And I think that will address -- take a
5 look at it and -- and the applicant can
6 confirm, but I think that will address both the
7 windows and that definition piece.

8 COMMISSIONER GREGORY: Good idea. Let me
9 double-check real quick.

10 THE CHAIRMAN: To clarify with Legal,
11 Carla, are you -- was your recommendation to
12 rephrase relative to this latest email from the
13 applicant? Because this is December 10th, this
14 email.

15 MS. LOPERA: To the Chair, I was
16 referencing the front elevation. It's
17 currently shown on the screen and it is in the
18 packet. The date on that actual draft -- that
19 document is very small, but it says
20 December 7th. So I was referencing those
21 elevation drawings, not the contents of the
22 email.

23 THE CHAIRMAN: And are those the drawings
24 up on the screen right now?

25 MS. LOPERA: And they are in your packet
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1 suggestion.

2 COMMISSIONER MORGAN: It does get a little
3 congested down there in that piece, yeah.

4 THE CHAIRMAN: I'm not sure the value of
5 having those as three individual windows as
6 opposed to the ones in the stairwell.

7 Any other comments or discussion?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: I think we need to clarify
10 what we want to vote on to approve.

11 MS. LOPERA: Yes. To the Chair, could you
12 restate what the motion on the floor is?

13 COMMISSIONER GREGORY: Sure thing.

14 Through the Chair, the motion was to
15 approve with the conditions listed on the COA,
16 adding a condition that the picture windows on
17 the left side of the elevation be approved as
18 the single windows. And the -- I think the
19 transition between the 4-inch siding and the
20 6-inch siding be approved to be higher per the
21 applicant's request and the sketches that were
22 provided.

23 MS. LOPERA: Okay. So through the Chair
24 to the Commission, just to make it a little
25 cleaner, my suggestion would be to amend to

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1 as well.

2 THE CHAIRMAN: I think they are consistent
3 with what's here.

4 I think that's a -- I think that's a fair
5 suggestion from Counsel. Those are basically
6 the -- those are the elevations and drawings
7 that were on the thumb drive that the applicant
8 brought; is that correct?

9 MS. LOPERA: (Off microphone.)

10 COMMISSIONER GREGORY: And to submit --
11 December 7th is the date we're going with for
12 the drawings?

13 MS. LOPERA: Yes.

14 COMMISSIONER GREGORY: Okay.

15 MS. LOPERA: Yes. So if you want to move
16 to amend the motion to amend Condition 1,
17 referencing December 7th, 2024, elevation
18 drawings; strike Condition 3 and Condition 6, I
19 believe that addresses everything.

20 COMMISSIONER EPSTEIN: Through the Chair,
21 there's a site plan in this packet as well. I
22 cannot see the date on that, and I know our
23 conditions list a site plan and a date. It's a
24 different -- I think it's a different -- yeah,
25 that's -- so --

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1 THE CHAIRMAN: (Off microphone.)
 2 COMMISSIONER EPSTEIN: And then the
 3 (inaudible) says November 14th.
 4 So which site plan do we want to use?
 5 THE CHAIRMAN: It's also -- it's also been
 6 revised --
 7 COMMISSIONER EPSTEIN: Yeah, that one had
 8 a November date on it.
 9 COMMISSIONER GREGORY: I have
 10 December 10th on some of these documents as
 11 well, so --
 12 COMMISSIONER EPSTEIN: I just want to make
 13 sure we're -- there's not something different
 14 on there.
 15 THE CHAIRMAN: Do you want to give it
 16 another go, Commissioner Gregory?
 17 COMMISSIONER GREGORY: I will amend my
 18 motion to change the date on Condition 1 to
 19 reflect the drawings submitted on -- between
 20 December 7th and December 10th, and strike
 21 item -- or Condition Number 3 and strike
 22 Condition Number 6 as well.
 23 MS. LOPERA: And -- through the Chair to
 24 Commissioner Gregory, Condition Number 2
 25 references a site plan. Did you want to amend
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1 that to reflect the site plan dated
 2 December 8th, 2024?
 3 COMMISSIONER GREGORY: And amend Condition
 4 Number 2 to reflect the site plan dated
 5 December 8th, 2024.
 6 I think we got it.
 7 COMMISSIONER EPSTEIN: Second.
 8 THE CHAIRMAN: Do we need to vote on the
 9 amendment?
 10 MS. LOPERA: (Off microphone.)
 11 THE CHAIRMAN: So all those in favor of
 12 the amendment?
 13 COMMISSION MEMBERS: Aye.
 14 THE CHAIRMAN: The amendment passes.
 15 Now we will entertain a motion to move
 16 forward with that as amended.
 17 COMMISSIONER EPSTEIN: Motion to approve
 18 the motion as amended.
 19 COMMISSIONER GREGORY: Second.
 20 THE CHAIRMAN: All those in favor?
 21 COMMISSION MEMBERS: Aye.
 22 THE CHAIRMAN: Those opposed?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: All right. So let it be
 25 known that COA-24-31360 at 236 5th Street East
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1 has been approved as amended.
 2 Thank you.
 3 All right. We're going to move on to
 4 Number 2 on Section G, COA-24-31276, at 1879
 5 Ribault Court.
 6 We will open the public hearing and hear a
 7 staff report.
 8 MS. FIGUEROA: COA-24-31276 is located at
 9 1879 Ribault Court and seeks to replace an
 10 existing red brick paver driveway with poured
 11 concrete on a contributing property within the
 12 Riverside Avondale Historic District.
 13 Located on an interior lot, the subject
 14 property contains a two-story, single-family
 15 home and a detached, one-story garage in the
 16 side yard. The existing brick paver driveway
 17 is in the front yard and abuts the detached
 18 garage.
 19 It is a minimum two-car driveway-style,
 20 measuring approximately 20 feet wide at the
 21 garage facade, tapers down the right side to
 22 12 feet wide and is 41 feet long. Separated by
 23 a sidewalk, the driveway apron is also made of
 24 red brick pavers and measures approximately
 25 12 feet wide at the sidewalk, 18 feet wide at
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1 the flair, and is 9 feet long. The apron flair
 2 at the street has a small strip of poured
 3 concrete. The applicant proposes to remove the
 4 red brick pavers and install poured concrete in
 5 the same dimensions.
 6 Based on the design guidelines for the
 7 historic district and the Ordinance Code, staff
 8 is recommending denial.
 9 THE CHAIRMAN: Thank you, Brittany.
 10 Do we have any questions for staff?
 11 COMMISSIONER EPSTEIN: Through the Chair,
 12 I see you conducted a site visit and I can see
 13 from the pictures, it looks like the driveway
 14 that is there is in pretty good shape; is that
 15 an accurate statement?
 16 MS. FIGUEROA: Through the Chair to
 17 Commissioner Epstein, yes, that's correct.
 18 From visual inspection, it appeared that
 19 the driveway is in great condition.
 20 THE CHAIRMAN: Any other questions for
 21 staff?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: I just have one question
 24 for staff, just to clarify for -- for reference
 25 for everyone to consider.
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1 In a situation where a driveway is being
2 considered under the historic guidelines,
3 design guidelines, the options for a situation
4 like this for, say, administrative approval
5 perhaps would be ribbons or -- or ribbons with
6 pavers (microphone failure); is that correct?
7 MS. FIGUEROA: To the Chair, so at the
8 staff level, based on the 2025 COA matrix, if
9 the applicant had proposed to replace the
10 existing driveway in the same material and
11 dimensions, we could approve of that, but
12 because they would like to do poured concrete
13 and it exceeds the allowable widths that we can
14 approve, that's why it needed to be forwarded
15 to you.

16 THE CHAIRMAN: Thank you.

17 MR. WELLS: Through the -- to the Chair,
18 one additional option they could do is concrete
19 ribbons, so I just wanted to clarify that as
20 well.

21 THE CHAIRMAN: The concrete ribbons, yes.
22 Okay. Any other questions for staff?

23 COMMISSION MEMBERS: (No response.)

24 THE CHAIRMAN: Is the applicant here?

25 AUDIENCE MEMBER: Yeah.

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1 The issue is, is that we've already
2 replaced the bricks one time and they sink.
3 What we are looking at doing -- would like to
4 do would be a concrete driveway with brick
5 ribbons around the areas and then, like,
6 banding to make it go with the house and be
7 historic looking.

8 I took lots of pictures of the
9 neighborhood. There's not one other driveway
10 with -- anywhere near us that has all brick.
11 We're the only ones.

12 It's a hazard. We can't even get out of
13 our garage -- I know y'all can't see this --
14 without him -- my husband having to destroy the
15 grass.

16 You can also see in this picture -- that I
17 know you can't really see. The driveway had to
18 have been bigger at one point. The curb starts
19 right here (indicating), and this is the same
20 level as the original apron. I have no way to
21 find that. I tried.

22 But the actual outside -- this is, like,
23 with the curb, and then this is the flat part
24 that's the same as the apron (indicating). I'm
25 happy for y'all to look at my phone and I can

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1 (Audience member approaches the podium.)
2 THE CHAIRMAN: Please state your name and
3 address and she'll swear you in.

4 AUDIENCE MEMBER: Darden Grant, 1879
5 Ribault Court.

6 THE REPORTER: If you would raise your
7 right hand for me, please.

8 MS. GRANT: (Complies.)

9 THE REPORTER: Do you affirm that the
10 testimony you are about to give will be the
11 truth, the whole truth, and nothing but the
12 truth?

13 MS. GRANT: Yes.

14 THE REPORTER: Thank you.

15 MS. GRANT: Good afternoon. Thank you all
16 for having us.

17 We did not receive a staff report before
18 this meeting. I didn't know we were supposed
19 to have one, so I don't have a presentation,
20 but I have pictures and I have a lot of
21 information.

22 So it is not in great shape. You cannot
23 walk on it without twisting ankles. The
24 sidewalk has divots that people have already
25 tripped on.

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1 show you the pictures. Do you see this? Do
2 you see where it's flat? It's the same as the
3 apron.

4 Like I said, I didn't get a staff report.
5 I didn't know that there was anything to be
6 seen.

7 Oh, there. See the little piece to the --
8 you have to go back out. See where that was
9 the original apron? You can tell. And that
10 little thing goes up about that far
11 (indicating), just like the other curb does on
12 the other side.

13 I want to also note that we take
14 impeccable care of our house. Our house is by
15 far the nicest maintained house anywhere around
16 us. We're doing nothing but trying to add to
17 the house and make it safe.

18 The brick -- I mean, it is -- as you can
19 see the grass -- we -- he will continue to have
20 to drive over the grass if we cannot make the
21 curve a little bit more inside to get in and
22 out of our own house.

23 It -- I don't -- see the area where that
24 little part comes out? That -- I mean, right
25 there, correct. We just need to bring it out a

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1 little bit and, I mean, just -- just to make it
 2 so that we can -- he can get out of our own
 3 garage.
 4 The brick does nothing but sink. I know
 5 it might look great here. I would love for
 6 y'all to all come out and look at it. It's
 7 awful. I mean, there's spaces this big --
 8 (Timer notification.)
 9 MS. GRANT: -- places -- spaces smaller.
 10 And we don't want to make just a solid
 11 brick -- I mean, solid concrete. We would love
 12 a brick band around it and the brick in the
 13 middle.
 14 THE CHAIRMAN: Thank you.
 15 MS. GRANT: Thank you.
 16 THE CHAIRMAN: Is there anyone else here
 17 that wishes to speak in regards to this COA?
 18 (Audience member approaches the podium.)
 19 THE CHAIRMAN: State your name and address
 20 and she'll swear you in.
 21 AUDIENCE MEMBER: Richard Grant.
 22 THE REPORTER: If you would raise your
 23 right hand for me, please.
 24 MR. GRANT: (Complies.)
 25 THE REPORTER: Do you affirm that the
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1 will make a motion to deny COA-24-31276 as
 2 recommended by staff to begin our discussion
 3 because I would like to talk about this.
 4 COMMISSIONER EPSTEIN: Second.
 5 THE CHAIRMAN: Discussion?
 6 COMMISSIONER EPSTEIN: Through the Chair,
 7 my main concern I've heard is that the
 8 application here is, basically, to take the
 9 brick away and put concrete down, but I'm
 10 hearing that the driveway wants to be made
 11 bigger, and that's not here, and there's no
 12 drawings that show that.
 13 And, personally, I think that this might
 14 need to be deferred and show us exactly what
 15 you guys want to do because what you're asking
 16 for is not what I'm hearing based off of what
 17 you've said.
 18 THE CHAIRMAN: That's a good point.
 19 COMMISSIONER MORGAN: Through the Chair, I
 20 also noticed that the walkway is made of the
 21 same brick, and so I think that any work to
 22 that or how that would be incorporated should
 23 be addressed in that as well.
 24 COMMISSIONER HOFF: Through the Chair,
 25 yeah, so that's why I wanted to make a motion
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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 MR. GRANT: I do.
 5 THE REPORTER: Thank you.
 6 MR. GRANT: Thank you, guys.
 7 You know, we're not trying to change or
 8 alter history; we're trying to enhance it.
 9 If you look at our homes in that
 10 neighborhood, it's an easy -- it's an easy see.
 11 And we're happy to work within whatever
 12 regulations that you guys deem appropriate. We
 13 just would like to upgrade that driveway so
 14 that we can access the garage, and the
 15 appearance will -- will be even better than it
 16 is today.
 17 That's the reason that we're here, so
 18 thank you for your consideration.
 19 THE CHAIRMAN: Thank you.
 20 Anyone else here wish to speak on this
 21 COA?
 22 AUDIENCE MEMBERS: (No response.)
 23 THE CHAIRMAN: All right. We'll close the
 24 public hearing and I'll entertain a motion.
 25 COMMISSIONER HOFF: Through the Chair, I
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1 just to get the conversation going.
 2 I think that there's -- I think that if
 3 you do bring back a design of what you have
 4 spoken about here, that that would be very
 5 helpful for us to make a more informed decision
 6 on what you actually want.
 7 Quick question, if I may, for the
 8 applicant.
 9 THE CHAIRMAN: I'm so sorry --
 10 COMMISSIONER HOFF: To the applicant, did
 11 you say that this brick driveway had been
 12 replaced before or --
 13 MS. GRANT: So --
 14 COMMISSIONER HOFF: -- no?
 15 MS. GRANT: So the -- not the actual
 16 driveway. The sidewalk, the bricks had to be
 17 taken up and then put back down in the same
 18 situation because they were literally sinking.
 19 So it wasn't replaced -- I mean, they're
 20 set in sand, so -- I guess the drawing that
 21 they submitted maybe showed this but did not
 22 show this little section right here
 23 (indicating).
 24 The main -- I mean, the main thing is the
 25 bricks are hazardous, at least in our opinion,
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1 and there's -- this, obviously -- picture does
2 not quite do it justice, like I said.
3 And then, I guess if -- so what you're
4 asking is -- if we bring -- get a drawing
5 submitted, just to show this little bit -- I
6 mean, we just need a little bit here to get in
7 and out of the driveway.

8 COMMISSIONER HOFF: Through the Chair to
9 the applicant, yeah, so if you could bring a
10 design, a -- I guess a site plan of the change
11 in proportion that you want to make to the
12 driveway, and include any type of ornamental
13 brick design accents that you want to do, that
14 would be helpful, at least for me, to kind of
15 get a full idea of what exactly you want to do.

16 MS. GRANT: Do y'all want the pictures of
17 all my neighborhood's driveways -- my
18 neighbor's driveways to show there's no brick?

19 THE CHAIRMAN: No.

20 MS. GRANT: Okay.

21 And, actually, this is a really old Google
22 thing because that's not our -- that's the old
23 homeowner, so that's not even what the driveway
24 looks like. I saw the pots; those are not
25 ours.

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1 to submit a site plan drawing?

2 THE CHAIRMAN: Well, we're not quite
3 done --

4 MS. GRANT: Oh, sorry. I thought that's
5 what you were saying.

6 THE CHAIRMAN: I like your --

7 MS. GRANT: Anything else for me?

8 COMMISSIONER EPSTEIN: Yes. Through the
9 Chair, just because we deal with sort of a
10 quasi-judicial aspect to this, I would like to
11 see a site plan with dimensions, what is
12 existing, what's new, if there's other -- I
13 don't think you'd fall into this, but when
14 you're talking about the amount of paving,
15 there's other things within the district for
16 percentage of paving, and --

17 And so I think that -- when you're talking
18 about changing the shape, changing the size,
19 there's other considerations here that I
20 wouldn't feel comfortable approving until we
21 have all of that information.

22 MS. GRANT: Okay. Thank you.

23 THE CHAIRMAN: Thank you.

24 Yeah, so for discussion, this is why I
25 asked the question of staff, because there's an

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1 COMMISSIONER GREGORY: And through the
2 Chair, I'd echo kind of what Commissioner
3 Morgan was saying regarding the brick and
4 matching the walkway there. And this is just a
5 suggestion. It's up to you how you want to do
6 your site plan. But if you were able to reuse
7 that brick and that banding that you use, maybe
8 that would help match what's there --

9 MS. GRANT: That's what we want to do.

10 COMMISSIONER GREGORY: -- so it's not
11 creating another color of brick that you have
12 going on between the house and the -- and the
13 walkway there.

14 MS. GRANT: That's exactly --

15 COMMISSIONER GREGORY: That's just a
16 suggestion.

17 MS. GRANT: -- what we want to do.

18 Even though it's actually not the same
19 color, which was odd to me when we bought the
20 house, but, yes, we will reuse -- that was the
21 plan --

22 COMMISSIONER GREGORY: Okay.

23 MS. GRANT: -- because -- to keep it for
24 costs, so, yes.

25 So -- all right. So they [sic] just need

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1 existing condition, there's a -- there's a
2 brick driveway here.

3 Before I ramble, another question for
4 staff. Is the brick garage -- is the garage an
5 historic element on the property? There's a
6 contributing element on the property. Was it
7 built after the house -- how does it coincide
8 with the age of the home?

9 MS. FIGUEROA: To the Chair, so the
10 existing detached garage is fairly new
11 construction. It was done within the 2000s.

12 If you would like, we can provide more
13 details on that if you would -- at the next
14 meeting.

15 THE CHAIRMAN: No, I just wanted to
16 establish its relationship to the home, which
17 is a contributing structure.

18 So I think that's something to consider.

19 And then, again, on the -- the design
20 guidelines and what is actually approved in
21 situations like this, because we have a
22 situation where there's an existing brick drive
23 that runs to the street. It's wide at the --
24 at the garage, which is not a contributing
25 structure, so it's a more modern structure, and

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1 then it narrows and goes to the curb.
2 And I -- respectfully -- you know, I
3 respect the speculation about the curbs and
4 what's existing and what's not, but we can see
5 even in this photograph that there's a lot of
6 break lines in the curb that's here, so we
7 can't really be sure where the original curb
8 stopped and started without maybe looking at --
9 in depth, at Sanborn maps.

10 But to -- back to the design guidelines,
11 in a situation where this is completely removed
12 and then a new drive is proposed, I'm not sure
13 that a concrete driveway, the full width of the
14 garage, would be approved, or recommended for
15 approval by staff, based on what we understand
16 to be (microphone failure) recommendations in a
17 situation like this.

18 And I think that's one of the big things
19 for the owner/applicant to consider when coming
20 back to us, to -- to be presenting things that
21 aren't going to be -- I guess not denied but
22 questioned in that regard because they don't
23 meet the design guidelines.

24 You're in a particular -- you're in a
25 peculiar situation right now because you have a
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1 brick paver driveway that's significantly wide,
2 at least at certain points, so I'm not sure
3 what will actually, ultimately, be approved in
4 that regard.

5 I don't -- I don't think it's going to be
6 suggested that a full concrete driveway be
7 approved -- be recommended for approval, but
8 that's speculation on my part.

9 So I think that's something to consider.

10 The other thing -- understanding the --
11 hearing the applicant speak to the sinking of
12 the brick -- when I'm looking at the brick, I'm
13 not -- I'm not sure if that's actually a brick
14 paver or if it's brick. And so it might be the
15 wrong material.

16 And so it might be a situation where you
17 could propose replacing -- and I know there's
18 an expense attached to everything, but
19 replacing the drive again with an actual brick
20 paver that's set in gravel, compacted gravel
21 and sand, in the proper way, and not like a
22 full brick because it looks like -- and again,
23 these are photographs. It would have to be
24 investigated. I'm not sure that's actually a
25 brick paver.

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1 And that's just a suggestion, as something
2 to think about if you decide to come back with
3 some more information or with a presentation of
4 the additional information for the drive.

5 That's my -- that's my input, but I'd like
6 to hear from the commissioners some more.

7 COMMISSIONER EPSTEIN: Through the Chair,
8 I would also be very interested in
9 understanding how this has been installed
10 because many times there are bricks or pavers
11 installed and they are not installed correctly
12 for vehicular traffic, which can lead to
13 sinking and issues.

14 You can't just remove the soil and put
15 sand down and put pavers on top of it and think
16 that -- that cars and trucks are going to drive
17 on it. If that's how this has been
18 installed -- it might be a fine material or it
19 might not. It might need a paver. And it just
20 might be installed incorrectly. That is my
21 suspicion because I see that happen all the
22 time. I see that happen even with pavers.

23 My next-door neighbors, I watched them
24 install a paver driveway just on sand, and they
25 drive these huge trucks on it, and it already
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1 has given them a problem, and I'm like
2 (inaudible).

3 So I -- I would sort of see -- if you have
4 someone that's going to do this work, if they
5 want to take a few bricks out and see what is
6 underneath it, and the installation of it might
7 just be wrong. So that might be an opportunity
8 for you to salvage what's here and use it --
9 when you come to the next meeting, you bring
10 your design too.

11 MS. GRANT: I do have a question. Do you
12 mind? I'm sorry.

13 THE CHAIRMAN: Please come forward.
14 (Ms. Grant approaches the podium.)

15 MS. GRANT: So the sidewalk was redone,
16 and you have -- it was done with sand because
17 they said it couldn't be done with concrete the
18 way it was. And every time it rains -- we
19 live, you know, in Avondale where it's low, and
20 where the streets flood. It washes out.

21 And so, yes, I do agree, but this actual
22 brick cannot be done in concrete because of the
23 way it is. So we would just be adding a whole
24 other component of color and everything. And
25 so what -- like we were saying, is to have the

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1 concrete with pretty brick bands with this
2 brick to keep the historic look, then adding
3 the paver look was where we were going with
4 that.

5 But you are correct, it was set -- and we
6 didn't do the driveway. The driveway was done,
7 I'm assuming, when they did the house, but
8 we've already had to pull up the sidewalk and
9 it literally is sinking.

10 THE CHAIRMAN: So what I'm hearing from --
11 and I'm --

12 MS. GRANT: There you go. That's our
13 neighbor (indicating).

14 THE CHAIRMAN: I'm hearing that perhaps we
15 can -- the suggestion here is that we defer
16 rather than vote. This is a -- this is a
17 suggestion because we're also -- we're asking
18 for more information in terms of a site plan.
19 Are you agreeable to that or do you want a vote
20 today?

21 MS. GRANT: Oh, no. I'm agreeable to
22 bring the site plan, but can we still ask for
23 the concrete with the brick border? It's --
24 having the pavers is just --

25 THE CHAIRMAN: So my suggestion is that
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1 line of my discussion here, is that you have a
2 brick driveway, and so completely proposing to
3 remove it and put something else is something
4 to really think about, right, as opposed to
5 repairing a brick driveway, right?

6 But I -- again, I think it's something
7 to -- if we can defer, and if you're agreeable
8 to deferring, work it out with staff so that we
9 can come back (microphone failure) --

10 MS. GRANT: Okay.

11 THE CHAIRMAN: -- and --

12 MS. GRANT: And like my husband said,
13 we're just trying to keep it beautiful. Y'all
14 showed a picture of my neighbor with his ten
15 cars parked in his driveway. We take
16 impeccable care of our home and we'll make it
17 beautiful and keep it looking historic, so --

18 Thank you all for your time. I appreciate
19 it.

20 THE CHAIRMAN: Okay. So we will declare
21 this COA deferred until the next meeting while
22 the applicant is working with staff.

23 Okay. So let's move on to G(3),
24 COA-24-31539, at 321 5th Street East.

25 We'll open the public hearing and hear a
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1 that's something to -- in the workings of
2 the -- getting the site plan and getting more
3 information available, that's a discussion with
4 staff, with Planning, so that we can come --
5 they can come forward with a recommendation so
6 that we can vote on it because, as Commissioner
7 Epstein stated earlier, we need to vote based
8 on information, and so we -- it can't be about
9 speculating and (microphone failure) is what
10 the information is right now.

11 MS. GRANT: Okay. One of you said
12 something earlier that struck with me. When
13 you were talking about the previous one, you
14 said these windows are keeping in accordance
15 with what's in that neighborhood in
16 Springfield, and I want -- would like that
17 consideration with this because not one other
18 neighbor has an all-brick driveway, so that's
19 just one of the things. And a lot of new
20 builds, and they're all solid concrete, so I
21 would like --

22 THE CHAIRMAN: That's the -- you know,
23 sorry for interrupting, but (inaudible) --

24 MS. GRANT: No --

25 THE CHAIRMAN: That's the -- that's the
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1 report from staff.

2 MR. ARSENAULT: Thank you.

3 COA-24-31539 is for 321 East 5th Street.
4 It seeks to construct a one-story front porch
5 addition and rear door steps to a historic
6 structure.

7 The existing primary structure is a
8 two-story frame vernacular building. The
9 structure has a metal roof with a brick chimney
10 on the east elevation. There are no historic
11 windows or doors currently within the openings,
12 and a majority of the structure is missing
13 siding.

14 A COA has been approved for new Fiberglass
15 windows, a new rear door, siding installation,
16 and the repair of a front door and window which
17 are not currently installed on the structure
18 but are reported to be historic.

19 The nonhistoric enclosed addition on the
20 front of the building will be demolished, and
21 the front face of the building will be rebuilt,
22 relocating the front door to its historic
23 location.

24 The front porch will have wooden steps
25 that lead to a wooden porch with a brick wall.

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1 This wall will have multiple brick supports for
 2 smooth tapered columns which will support the
 3 porch roof. The porch will wrap around the
 4 front of the building, toward the west
 5 elevation. The roof of the porch will be
 6 5V-Crimp to match the existing material on the
 7 historic primary structure and the nonhistoric
 8 accessory structure.

9 On the rear of the structure, a wooden
 10 deck will be constructed from the rear door to
 11 the backyard. The deck will have a simple
 12 vertical railing.

13 Additions that are readily street visible
 14 require review by the Jacksonville Historic
 15 Preservation Commission. The proposed addition
 16 would be along the front facade of the building
 17 and visible from the street.

18 The following is staff's analysis: The
 19 one-story front addition will create additional
 20 living space while retaining all historic
 21 street-visible materials on the structure. The
 22 height, massing, setback, scale, and
 23 directional expression of the addition are
 24 compatible with the existing structure and
 25 others in the district.

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1 As designed, the porch will extend to the
 2 west elevation; however, staff has conditioned
 3 it so that the porch will be oriented either
 4 along the south and east elevations or only on
 5 the south elevation between the edges of the
 6 building. This is consistent with the historic
 7 layout of the building, which, according to
 8 1913 Sanborn Fire Insurance Maps, wrapped
 9 around the front of the building towards the
 10 east.

11 This is consistent with the historic
 12 district guidelines -- design guidelines, the
 13 section on additions.

14 And staff should note that we received a
 15 letter from Daniel A. Ashworth, Jr. In the
 16 letter he states, quote, all masonry around the
 17 porch seems to be too much or out of
 18 proportion, and the porch would look better
 19 with wood picket porch rails instead of brick
 20 walls, end quote.

21 Although staff is supportive of the
 22 applicant's scope of work, we have concerns
 23 about the orientation of the porch; therefore,
 24 we recommend in Bullet Point 2 that the porch
 25 be oriented either along the south and east

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1 elevations or just the south elevation.
 2 Staff finds the proposed COA consistent
 3 and compatible with the Design Guidelines and
 4 the Ordinance Code criteria. As such, we
 5 forward to you a recommendation for approval
 6 with the conditions noted in the report.

7 THE CHAIRMAN: Thank you.
 8 Do we have any questions for staff?
 9 COMMISSION MEMBERS: (No response.)
 10 THE CHAIRMAN: No?
 11 Is the applicant present?
 12 AUDIENCE MEMBER: (Indicating.)
 13 THE CHAIRMAN: Please come forward.
 14 (Audience member approaches the podium.)
 15 THE CHAIRMAN: State your name and address
 16 and she will swear you in.
 17 AUDIENCE MEMBER: Doug Cuthbert,
 18 1616 Waters Edge Drive, Fleming Island,
 19 Florida.
 20 THE REPORTER: If you would, raise your
 21 right hand for me, please.
 22 MR. CUTHBERT: (Complies.)
 23 THE REPORTER: Do you affirm that the
 24 testimony you are about to give will be the
 25 truth, the whole truth, and nothing but the

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1 truth?
 2 MR. CUTHBERT: I do.
 3 THE REPORTER: Thank you.
 4 THE CHAIRMAN: Do you care to make a
 5 statement?
 6 MR. CUTHBERT: Actually, he pretty much --
 7 Caleb said it all there. I would just -- the
 8 front porch was -- the entire house was
 9 drastically altered in 1961, and they -- and
 10 then in '85 they built a garage, cinder block
 11 garage next to it. That garage has been --
 12 been -- there's been an apartment put above
 13 that already.

14 So since the garage was put there --
 15 according to the 1913 -- the Sanborn map, the
 16 porch wrapped around to the east side. It
 17 can't -- it can't go to the east side anymore,
 18 because there's a garage 5 feet from the --
 19 from the house on the east side. The two
 20 options we had were just have the porch just in
 21 the front or in the front, wrapping around to
 22 the west side. I'd prefer it to wrap around to
 23 the west side.

24 The proposed -- the proposed Emerald Trail
 25 is right along the west side of -- of the house

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1 there, so the porch would -- it would be quite
 2 more inviting because the porch would be on
 3 the -- East 5th. It would face East 5th and
 4 the Emerald Trail, so just, you know, a little
 5 more visible.
 6 So bottom line, we can't wrap it around to
 7 the east, so we'd like to wrap it around to the
 8 west. Or if you don't think that's a good
 9 idea, I'll do whatever you guys tell me to do.
 10 THE CHAIRMAN: And so just to -- just to
 11 clarify for everyone here, this property is
 12 located on the -- in a particular spot in the
 13 H alley, so that the Emerald Trail is part of
 14 that alley that's running on the --
 15 MR. CUTHBERT: Yeah. The Emerald Trail
 16 will run on the alley between Liberty and
 17 Walnut, which is right to the -- right to the
 18 side of that house, so that the porch that
 19 wraps around will face the Emerald Trail and
 20 the street.
 21 THE CHAIRMAN: Okay. Do we have any
 22 questions for the applicant?
 23 COMMISSIONER GREGORY: Yes. Through the
 24 Chair, it looks to me like the biggest change
 25 to the conditions they added there was the
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1 system, are you thinking that maintaining the
 2 column base would still be the brick or --
 3 MR. CUTHBERT: Yeah. That -- what I'm
 4 thinking is that the columns -- the -- I have
 5 the columns, and I -- I'd like to have the
 6 brick -- I'm not an architect -- the pilasters
 7 or whatever, they come up just like in the
 8 drawing that you see, but with -- it would be
 9 fine with wooden -- you know, wooden fencing in
 10 between them.
 11 COMMISSIONER EPSTEIN: Through the Chair,
 12 so you would want to keep the height of the
 13 base of the column where it's shown in your
 14 drawings?
 15 MR. CUTHBERT: Yeah. I would like to keep
 16 the base -- because the columns that I have are
 17 6 feet, so ...
 18 MR. ARSENAULT: Through the Chair to the
 19 Commission, staff currently does not have a
 20 condition for changing the brick to wood picket
 21 porch rails. That was a comment by the public.
 22 COMMISSIONER MORGAN: Is that not --
 23 COMMISSIONER GREGORY: It's on one of the
 24 conditions on there, I believe.
 25 MR. ARSENAULT: Yes. That's for the rear,
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1 change from brick to wood balustrades or wood
 2 composite material. Is that acceptable to you?
 3 MR. CUTHBERT: Could you say that again?
 4 I'm sorry. The --
 5 COMMISSIONER GREGORY: The main change, it
 6 looks like, from what your drawings are here to
 7 what the staff has placed as a condition --
 8 MR. CUTHBERT: Okay.
 9 COMMISSIONER GREGORY: -- are the brick
 10 front that you have on here. Do you see on the
 11 elevations?
 12 MR. CUTHBERT: Yeah.
 13 COMMISSIONER GREGORY: And they are
 14 converting that to wood or a wood composite
 15 material, it looks like, with the conditions.
 16 MR. CUTHBERT: Oh. Actually, I guess I
 17 misunderstood that. I -- yeah, that's fine.
 18 That would be fine.
 19 COMMISSIONER GREGORY: Okay. Thank you.
 20 MR. CUTHBERT: It would be cheaper, too.
 21 THE CHAIRMAN: And then any other
 22 questions for the applicant?
 23 I have one more.
 24 COMMISSIONER EPSTEIN: Through the Chair
 25 to the staff, when you talk about the railing
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1 for the rear porch, because the rear will be a
 2 deck.
 3 MR. CUTHBERT: Oh.
 4 MR. ARSENAULT: But those conditions do
 5 not cover the front.
 6 THE CHAIRMAN: That was a recommendation
 7 from SPAR, I guess.
 8 COMMISSIONER GREGORY: On the condition,
 9 there isn't a number to it, but it says the
 10 railing system should be made of wood or wood
 11 composite materials. That's not referring to
 12 that front porch?
 13 MR. ARSENAULT: Correct. No, that refers
 14 to the rear porch.
 15 MR. CUTHBERT: Oh. That makes more sense.
 16 Okay.
 17 MR. ARSENAULT: Staff would be agreeable
 18 to the change if it were to be wood on the
 19 front.
 20 COMMISSIONER GREGORY: Gotcha. Thank you.
 21 THE CHAIRMAN: Any other questions for the
 22 applicant?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: If we need to hear from you
 25 again, we'll call you back up.
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1 MR. CUTHBERT: What's that?
 2 THE CHAIRMAN: If we need you to come back
 3 up, we'll call you.
 4 MR. CUTHBERT: Okay. Thanks.
 5 THE CHAIRMAN: All right. Is there anyone
 6 else here today to speak to this COA?
 7 AUDIENCE MEMBERS: (No response.)
 8 THE CHAIRMAN: We'll close the public
 9 hearing and entertain a motion.
 10 COMMISSIONER EPSTEIN: Through the Chair
 11 to Counsel, I have a question. The conditions
 12 don't have numbers on this COA, so if we were
 13 to amend condition -- bullet point -- the
 14 fourth bullet for the railing system to mention
 15 the railing system at the front porch and the
 16 rear porch, how would we do such without the
 17 numbering?
 18 MS. LOPERA: Through the Chair to
 19 Commissioner Epstein, staff has a revised staff
 20 report with numbers, so Mr. Wells is going to
 21 pull that up on the screen so you can reference
 22 numbers when amending those conditions.
 23 COMMISSIONER MORGAN: Through the Chair to
 24 Commissioner Epstein, are you recommending that
 25 it be the wood spindles on both?

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1 COMMISSIONER EPSTEIN: Through the Chair
 2 to Commissioner Morgan, I -- I think, if I was
 3 to put a motion together, that that would be my
 4 motion, but there is no motion now.
 5 THE CHAIRMAN: Yes. If I could interrupt,
 6 I think we need a motion before we really start
 7 discussing.
 8 COMMISSIONER EPSTEIN: So motion to
 9 approve COA-24-31539 at 321 5th Street East,
 10 amending Condition Number 4 to read, "The
 11 railing system at the front porch and the rear
 12 porch shall be made of wood or composite
 13 materials."
 14 COMMISSIONER GREGORY: Second.
 15 THE CHAIRMAN: Discussion?
 16 COMMISSIONER GREGORY: I agree with
 17 changing the front porch to be in wood or
 18 wood -- some kind of wood composite material
 19 with spindles. I don't see any other brick on
 20 this house that would complement having a large
 21 face of brick at the front of the home at the
 22 porch there to really justify that kind of look
 23 to go with it. I think -- I think that
 24 recommendation is good.

COMMISSIONER HOFF: Through the Chair to
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1 the Commission, how do we feel about having the
 2 porch orientated to the west, as the applicant
 3 would like?
 4 THE CHAIRMAN: Yes. That's one of the
 5 bigger discussions.
 6 COMMISSIONER EPSTEIN: Through the Chair,
 7 I actually don't have a big issue with it
 8 because I think now that there is the garage to
 9 the east, that it actually balances out the
 10 architecture on the site.
 11 COMMISSIONER MORGAN: Through the Chair to
 12 the Commission, I love the wraparound porches,
 13 and so many of those have been lost in
 14 Springfield. And considering it's not possible
 15 to completely replicate the original, I think
 16 it's a great idea.
 17 THE CHAIRMAN: Commissioner Hoff, do you
 18 have an opinion?
 19 COMMISSIONER HOFF: I would tend to agree.
 20 THE CHAIRMAN: I'm sorry, could you bring
 21 that rendered elevation back up you just
 22 showed?
 23 MR. WELLS: Through the Chair to the
 24 Commission, yeah, this is some additional
 25 context here.

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1 So this particular property was approved
 2 for a COA for new construction of a two-story
 3 accessory garage here, as well as restoration
 4 of the first-floor porch, wraparound, back in
 5 2017. So on your screens right now is a
 6 depiction of that. Obviously, the porch
 7 restoration never materialized, but the new
 8 construction garage was constructed.
 9 So what I'll do is just scroll through the
 10 images so -- ideally, this is what the
 11 condition would read as if you were to approve
 12 it as is, and it does connect to the garage
 13 based on the site plan. But again, this is a
 14 schematic of what it would potentially look
 15 like.
 16 THE CHAIRMAN: So I think this is worthy
 17 of discussion, and the applicant makes a good
 18 argument in a couple of places. Although this
 19 shows it, you can see in the plan, connecting
 20 to the garage, I wouldn't say that's
 21 necessarily ideal, pulling in and out of the
 22 garage. So I can understand why you would move
 23 to that direction.
 24 I wonder about the -- would the bay window
 25 on that west side of the home -- would the

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1 porch wrapping around, would that create
 2 some -- I mean, it's kind of a turret, right?
 3 It's kind of a round front porch that's
 4 wrapping (inaudible) that the applicant is
 5 proposing. I just bring that to your attention
 6 as something to consider.
 7 And then it sounded like the owner stated
 8 that there were 6-foot columns already
 9 purchased, so that may have something to do
 10 with the (microphone failure) --
 11 THE REPORTER: I can't hear you.
 12 THE CHAIRMAN: The owner -- it sounded
 13 like the owner has already purchased 6-foot
 14 columns, so that may have something to do with
 15 the height (microphone failure).
 16 That doesn't mean that if it goes to wood
 17 picketing, wood spindles, or some composite
 18 spindle, as Commissioner Epstein is suggesting,
 19 that there couldn't be also a kind of base
 20 built out of material that wasn't brick as
 21 well. So that may be a nonissue.
 22 I think the owner does make -- it's
 23 interesting to me, the argument about the
 24 Emerald Trail and the alley that this side of
 25 the home is facing (microphone failure) access

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1 to that as our -- as the neighborhood becomes
 2 much more pedestrian oriented.
 3 COMMISSIONER EPSTEIN: Through the Chair,
 4 I do think that the railings should be made out
 5 of wooden composite, as I have made a motion to
 6 such.
 7 I have concerns about the columns sitting
 8 on these very tall brick piers. I have
 9 concerns about, additionally -- I think that if
 10 they want to maintain the brick underneath of
 11 the railing, I think that that should have a
 12 stopping point and the wood should be above it.
 13 And I'm -- I'm wondering if this is something
 14 that the applicant needs to rework the
 15 elevation with staff, because I think there's a
 16 lot of changes that come from turning this into
 17 wood railings.
 18 I agree with the Chair that just because
 19 the -- you know, the -- I agree that these
 20 brick piers do not have to go up the whole way.
 21 The brick can stop at the height of the porch
 22 floor. And the base of these columns, if we
 23 need 6-foot columns, could be made out of wood
 24 or some other material that's in keeping with
 25 the wood railing.

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1 I have a little bit of an issue that -- by
 2 changing the brick to the wood railing, it's
 3 not just that easy of a solution here with the
 4 elevation.
 5 THE CHAIRMAN: So perhaps that could be a
 6 caveat to the amended recommendation,
 7 Commission Epstein, that the final elevation is
 8 worked through with staff.
 9 COMMISSIONER EPSTEIN: Through the Chair,
 10 and I would like to go on record that I would
 11 like to see the brick stop at the porch finish
 12 floor, and the railing and the pedestals that
 13 these columns sit on be made out of wood or
 14 some composite wood material so that they're
 15 not this heavy brick.
 16 THE CHAIRMAN: Sounds like an amendment to
 17 the (microphone failure) --
 18 COMMISSIONER EPSTEIN: Sorry.
 19 THE CHAIRMAN: (Microphone failure.)
 20 MS. LOPERA: To the Chair, yes.
 21 And through the Chair to Commissioner
 22 Epstein, we could amend the motion on the floor
 23 or you could -- my suggestion would be to wait
 24 and see if there are any other amendments,
 25 because -- as far as where you land on the

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1 porch orientation --
 2 THE CHAIRMAN: Uh-huh.
 3 MS. LOPERA: -- and wrap it all up into
 4 one amendment to the amended conditions.
 5 COMMISSIONER MORGAN: Through the Chair to
 6 the Commission, I just want to back up on the
 7 brick. I'm wracking my mind here to think of a
 8 house of this style that has that treatment.
 9 With the brick in this, I think, like, of
 10 an arts and crafts bungalow, and the scale is
 11 just a little different. And so I think I
 12 heard the applicant say that he's okay doing
 13 away with brick, so I don't know how much we
 14 want to dig into that.
 15 But if we do go primarily to wood with
 16 some sort of base that these columns sit on, I
 17 would recommend to the applicant looking at the
 18 proportions and how this works. I feel that
 19 there's even a little too much space between
 20 the cap on the railing and the column cap, and
 21 use that as a guide to create that look, even
 22 if it is just in wood.
 23 I also wanted to back up to a point about
 24 the wraparound porch and revisiting this
 25 elevation. And it's really not. There's a

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1 break, and sort of, like, a curve between
2 that's actually roof. So it's two separate
3 balconies that sort of create this form in the
4 site plan, but it's not actually a wraparound
5 porch, and I wanted to see how the Commission
6 felt about that. If I'm reading this right,
7 it's like a --

8 THE CHAIRMAN: You know, I think that this
9 is also one of those situations where we --
10 this is moving into design -- design of the
11 project rather than making recommendations
12 about how it's handled materially, and so we
13 have to be a bit careful about that.

14 But I -- saying that, I don't disagree
15 with the comments being made. I think there
16 are some proportion issues and there are some
17 things that need to be revisited. But I think
18 that aligns with the suggestion from
19 Commissioner Epstein about amending -- amending
20 the motion on the floor to reflect the
21 materiality suggestions in regards to the
22 Design Guidelines and our suggestions there,
23 and then working it out with staff, (microphone
24 failure) on the owner to come to staff with a
25 design that's using the materials in a way that

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1 they can make a recommendation.

2 COMMISSIONER EPSTEIN: Through the Chair
3 to staff, is that something that you could work
4 out with them and approve internally?

5 MR. WELLS: Through the Chair to
6 Commissioner Epstein, yes, that probably would
7 come through some sort of minor mod
8 application.

9 THE CHAIRMAN: So there's been -- we have
10 a motion that has an amendment in it, and then
11 there's a suggestion of another sort of edit to
12 the motion on the floor.

13 There's also the question about the porch
14 itself and wrapping around, whether (microphone
15 failure). We just need to -- we need to
16 include that, I think, in the way that we amend
17 the motion on the floor. So is there any other
18 discussion about that? (Microphone failure)
19 move this along.

20 COMMISSIONER MORGAN: Through the Chair, I
21 just want to clarify with the porch comment.

22 If the porch -- if the balconies are being
23 put back in to match the original and we're
24 just mirroring it, then I think that it should
25 match the original, and I don't know what that

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1 is.

2 THE CHAIRMAN: Is that where it
3 (microphone failure)?

4 (Off microphone.)

5 I'm sorry. I'm reading the Sanborn map on
6 the screen. It's showing -- I see it as
7 showing the main structure, the primary
8 structure of the home and a two-story porch and
9 a one, and that looks like a one to me. And
10 then there's a one-story portion of the home on
11 the rear, and then a one-story detached
12 structure (microphone failure) frame, or even
13 (microphone failure).

14 Just a question for staff, do you agree
15 with that or --

16 MR. WELLS: Through the Chair, can you
17 repeat the question, please?

18 THE CHAIRMAN: I'm just -- I'm looking at
19 the house on the Sanborn map, and it looks like
20 the porch is a one -- like it's a one-story,
21 porch.

22 MR. WELLS: Through the Chair, that's
23 correct. So it's a one -- that's a one.

24 THE CHAIRMAN: The only thing that's
25 two-story is the primary structure of the home?

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1 MR. WELLS: That's also correct.

2 THE CHAIRMAN: So any other discussion
3 about potential amendments to the motion? No?
4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: So perhaps Commissioner
6 Epstein will reconsider the motion, amending
7 the motion, (microphone failure) it.

8 COMMISSIONER EPSTEIN: So I will --
9 through the Chair, I will revise my motion.

10 Motion to amend the previous motion
11 changing Condition 4 to read, "The railing
12 system at the front and the rear porch shall be
13 made of wood or composite materials," the brick
14 should have a stopping point at the finish
15 floor of the porch, and the piers of the
16 columns shall be made out of wood. The final
17 design shall be worked on with the owner and
18 staff for their approval. And if it needs to
19 come back to the Commission as a minor mod,
20 that will be decided at the time.

21 COMMISSIONER GREGORY: Second.

22 THE CHAIRMAN: Discussion?
23 Sir, Mr. Cuthbert, are you good with this?

24 MR. CUTHBERT: I'm sorry?

25 THE CHAIRMAN: Please come forward.

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1 (Mr. Cuthbert approaches the podium.)
 2 THE CHAIRMAN: Did you hear the --
 3 MR. CUTHBERT: I was a helicopter pilot; I
 4 can't hear.
 5 THE CHAIRMAN: Understood. Did you hear
 6 the motion on the floor?
 7 MR. CUTHBERT: Yeah, that the -- the brick
 8 stops at the deck --
 9 THE CHAIRMAN: Right.
 10 MR. CUTHBERT: -- and then it's wood from
 11 there up.
 12 THE CHAIRMAN: Everything else is wood or
 13 composite material.
 14 MR. CUTHBERT: Or composite.
 15 THE CHAIRMAN: And the elevation is to be
 16 worked through with staff for --
 17 MR. CUTHBERT: Okay.
 18 THE CHAIRMAN: And if it has to come back
 19 to us, it will be as a minor mod.
 20 Are you good with that?
 21 MR. CUTHBERT: That's fine.
 22 Did you come to some agreement on the
 23 orientation of the porch or --
 24 MS. LOPERA: So through the Chair to the
 25 Commission, that condition, as outlined in the
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1 staff report, was that the porch shall be
 2 either along the south elevation, the front
 3 end; or the along the south and east
 4 elevations, the front and right sides, and that
 5 has not been altered by the Commission.
 6 THE CHAIRMAN: So that -- yes, we do need
 7 to -- because there was discussion among you
 8 all that -- some of you were okay and fine with
 9 the porch wrapping around the west side, and I
 10 didn't hear any objection to that. So I think
 11 we need to come to a recommendation on that in
 12 terms of the motion as well.
 13 MR. CUTHBERT: Yeah, that's kind of --
 14 that's the big question. The rest of the
 15 stuff, I can get details.
 16 COMMISSIONER EPSTEIN: Through the Chair,
 17 so continuing to modify my motion --
 18 MS. LOPERA: It was moved and seconded, so
 19 you can withdraw it with the approval of the
 20 body and redo it or you can vote on that and
 21 then amend again if you prefer.
 22 COMMISSIONER EPSTEIN: I will withdraw
 23 with the approval of the body.
 24 COMMISSIONER HOFF: Second.
 25 THE CHAIRMAN: All those in favor of the

1 withdrawal?
 2 COMMISSION MEMBERS: Aye.
 3 THE CHAIRMAN: All those opposed?
 4 COMMISSION MEMBERS: (No response.)
 5 COMMISSIONER EPSTEIN: All right. Motion
 6 to amend the previous motion and editing
 7 Condition 2 to allow for the porch orientation
 8 to be shown as in the current elevations. And
 9 I believe that's Condition 2.
 10 And then Condition 4, the railing system
 11 at the front and the rear shall be made of wood
 12 or composite materials. The brick shall stop
 13 at the finish floor of the porch, and the
 14 column bases shall have a wood or composite
 15 design.
 16 The final design of this will be
 17 coordinated with staff for their approval or,
 18 if required, a minor modification can be
 19 brought to the Commission.
 20 MS. LOPERA: Through the Chair to
 21 Commissioner Epstein, would you be okay with a
 22 porch on the -- or do you want it as shown on
 23 applicant's elevations?
 24 COMMISSIONER EPSTEIN: Through the Chair
 25 to Counsel, I think the way that it's shown in
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1 the elevations I'm okay with. If we would like
 2 to leave it up to the owner that they do just a
 3 front south elevation or a front right side
 4 elevation, per their discretion, I'm okay with
 5 that. But if they make a change to the porch,
 6 it needs to be given to staff for their
 7 approval as well.
 8 THE CHAIRMAN: That's good.
 9 MS. LOPERA: Okay. So Condition 2 would
 10 read the porch shall be oriented as shown on
 11 the elevations dated whatever date -- I'll zoom
 12 in and figure it out -- or as approved by the
 13 Historic Preservation section.
 14 COMMISSIONER EPSTEIN: Yes.
 15 MS. LOPERA: Thank you.
 16 THE CHAIRMAN: So that's the motion.
 17 COMMISSIONER EPSTEIN: That's it.
 18 MS. LOPERA: Was there a second on that?
 19 COMMISSIONER HOFF: I will second.
 20 THE CHAIRMAN: Discussion? Any more
 21 discussion?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: All those in favor?
 24 COMMISSION MEMBERS: Aye.
 25 THE CHAIRMAN: Those opposed?

1 MR. CUTHBERT: Just for clarification, you
 2 guys showed two elevations; one was from
 3 2017 --
 4 MS. LOPERA: So through the Chair to the
 5 applicant, they are voting on the elevation you
 6 submitted and requested with your application.
 7 MR. CUTHBERT: Okay. That -- that's
 8 what --
 9 MS. LOPERA: Yeah.
 10 MR. CUTHBERT: Okay. Great.
 11 Thank you.
 12 THE CHAIRMAN: So let it be known that
 13 COA-24- --
 14 COMMISSIONER EPSTEIN: No, we approved my
 15 amendment to the motion. We have to vote on
 16 the -- yes.
 17 MS. LOPERA: (Off microphone.)
 18 THE CHAIRMAN: So by your actions, you
 19 have approved the amendment to the motion.
 20 Now --
 21 MS. LOPERA: (Off microphone.)
 22 THE CHAIRMAN: Move the COA as amended.
 23 All those in favor?
 24 COMMISSION MEMBERS: Aye.
 25 MS. LOPERA: (Off microphone.)

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1 MR. CUTHBERT: You're talking about in
 2 front of the window?
 3 THE CHAIRMAN: On the right, next to the
 4 garage.
 5 MR. CUTHBERT: Yes.
 6 THE CHAIRMAN: The one that's in front of
 7 the window.
 8 MR. CUTHBERT: Okay. It should
 9 (inaudible).
 10 THE CHAIRMAN: I think -- yeah.
 11 MR. CUTHBERT: I agree. But like I say,
 12 I'll do whatever you guys tell me to do. I'll
 13 get it done.
 14 THE CHAIRMAN: Okay. So that was the last
 15 COA.
 16 Do any staff or anyone need to take a
 17 break right now? Do you want to keep moving?
 18 COMMISSIONER GREGORY: Keep going.
 19 THE CHAIRMAN: Is that okay?
 20 So we have New Business, a demolition
 21 delay, the Henry C. Arpen House at 3747 Linjohn
 22 Road.
 23 We'll open the public hearing.
 24 We'll entertain the staff report.
 25 MR. WELLS: Thank you.

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1 THE CHAIRMAN: Oh.
 2 COMMISSIONER EPSTEIN: Move to approve the
 3 COA as amended.
 4 Wait, I can't move it, because I --
 5 MS. LOPERA: You can.
 6 COMMISSIONER EPSTEIN: Okay. I move to
 7 approve it.
 8 COMMISSIONER GREGORY: Second.
 9 THE CHAIRMAN: All those in favor?
 10 COMMISSION MEMBERS: Aye.
 11 THE CHAIRMAN: Those opposed?
 12 COMMISSION MEMBERS: (No response.)
 13 THE CHAIRMAN: COA-24-31539,
 14 321 5th Street East, has been approved as
 15 amended.
 16 Sir, just a comment. I think the -- I
 17 think you -- to help your proportions in
 18 working with staff, the column on the right
 19 side, in the middle, I don't think you need. I
 20 think that would help your proportions
 21 immensely. You only need --
 22 MR. CUTHBERT: Yeah. And the architect
 23 put that one in.
 24 MS. LOPERA: Architects.
 25 THE CHAIRMAN: Those guys.

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1 So this is a demolition request. So,
 2 essentially, the property owner is seeking a
 3 building permit to demolish a residential
 4 structure located at 3747 Linjohn Road. This
 5 structure, which is known as the Henry C. Arpen
 6 House, was individually listed on the National
 7 Register of Historic Places in 2019. Because
 8 the structure is listed on the National
 9 Register, any demolition activities require a
 10 review by the Historic Preservation Commission,
 11 and this is in accordance with Section 320.407
 12 of the Ordinance Code.
 13 Because the property owner is seeking
 14 demolition and is not in support of a landmark
 15 designation for the property, the Commission
 16 must find that the property meets at least four
 17 of the seven criteria outlined in the
 18 designation procedures for landmarking.
 19 Based on our analysis, we found that the
 20 Henry C. Arpen House is a two-story, wood
 21 frame, traditional Florida vernacular
 22 residence. It can be characterized by its
 23 T-shaped ground plan, front-facing gable roof,
 24 rear cross-gable roof, wrap-around porch, a
 25 V-crimp metal roof, exposed rafter ends, and a

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1 now-removed decorative brick chimney. The
2 fenestration pattern consists of six-over-six,
3 double-hung sash windows.

4 This property is located within the
5 Mandarin neighborhood and is situated on the
6 Joseph Hagin Spanish Land Grant. According to
7 archival records, the structure was constructed
8 around 1880.

9 In 2022, the Arpen House was relocated
10 from its original location at 3318 O'Connor
11 Road to 3747 Linjohn Road in December of 2022.
12 This relocation was performed without obtaining
13 an approved permit with the Building Inspection
14 Division of the Planning and Development
15 Department.

16 Based on our evaluation, it is the opinion
17 of staff that the residence meets four of the
18 landmarking criteria. The first one is
19 Criteria A, which is its value as a significant
20 reminder of the cultural, historical,
21 architectural or archaeological heritage of the
22 city, state or nation.

23 Again, this Henry C. Arpen residence is
24 one of a small number of historic homes that
25 remain in the Loretto community. It's located

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1 to the east of the Mandarin peninsular. This
2 community, which radiated out from the
3 St. Augustine and Loretto crossroads, owes its
4 origin to the missionary efforts of the Roman
5 Catholic Church in Florida.

6 The second criteria relates to it being
7 recognized for the quality of its architecture
8 and it retaining sufficient elements showing
9 its architectural significance.

10 Architecturally, the original design of
11 the Arpen House reflects no high style and is
12 commonly referred to as "frame vernacular"
13 because of its construction. Notwithstanding
14 its simple design, frame vernacular buildings
15 are important since they represent vanishing
16 examples of how rural and lay builders utilized
17 simple and time-tested construction principles,
18 as well as building materials such as southern
19 yellow pine and cypress. Sometimes referred to
20 as "Florida Cracker," a more regional variation
21 of the Florida [sic] vernacular style was
22 developed with the harsh environment of the
23 South, such as heat, rain, humidity and moist
24 [sic] levels -- or soils.

25 Common with materials found on Florida

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1 Cracker, the Arpen House has a wood frame
2 structural system covered on the exterior by
3 horizontal wood siding, a brick pier
4 foundation, centrally placed chimney, and a
5 gabled main roof.

6 The third criteria relates to it having
7 distinguishing characteristics of an
8 architectural style.

9 Architecturally, the design of the Arpen
10 residence, again, reflects the frame vernacular
11 style, which, again, represents vanishing
12 examples of how rural and lay builders utilized
13 construction principles. Again, in North
14 Florida, these builders took advantage of these
15 different variations in terms of materials.

16 With its eastern orientation, double
17 verandas on two elevations, open hallways,
18 numerous windows and a detached kitchen, the
19 Arpen residence was designed to work well in a
20 pre-air-conditioned Southern environment.

21 Another unique feature of the Arpen
22 residence is the presence of a detached
23 building which has since been connected and
24 also contains the kitchen now. How this
25 detached one-story building was tied originally

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1 to the residence is not known but was
2 traditionally connected by a boardwalk to a
3 back or side porch.

4 Concentrating such domestic activities in
5 a separate building, which was a common
6 treatment for rural structures in the South,
7 allowed for the main home to be free of
8 cooking, generating smoke, heat, and smells.

9 The last criterion relates to its
10 suitability for preservation or restoration.
11 So, again, in our approach to this criterion,
12 staff typically evaluates proposed landmarks
13 based on evidence of significant exterior
14 alterations that have negatively impacted
15 character-defining features as well as
16 alterations that are deemed difficult, costly
17 or impossible to reverse.

18 Furthermore, the degree and nature of any
19 exterior deterioration as well as the evidence
20 of long-term and potentially ongoing neglect
21 are also factors in evaluating potential
22 landmarks.

23 I want to read something from the approved
24 National Register nomination. It states, "The
25 integrity of the Arpen House is excellent. It

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1 retains the integrity of its exterior and
 2 interior features. The main alteration to the
 3 original building has been the rear addition.
 4 However, the addition was constructed in" --
 5 "around [sic] 1920, during the historic period,
 6 and has such [sic] achieved historic
 7 significance. On the interior, a great
 8 majority of features and finishes are intact."
 9 Again, since its formal listing in 2019,
 10 the Arpen House was relocated from its original
 11 location at 3318 O'Connor Road to 3747 Linjohn
 12 Road in December 2022. Again, this relocation
 13 was performed without obtaining an approved
 14 building permit with the Building Inspection
 15 Division, and as such, has resulted in
 16 24 months of weatherization and unregulated
 17 activity.
 18 As you will see in the application package
 19 itself, you -- you will find a structural
 20 evaluation letter. This letter states that the
 21 integrity of the house was compromised during
 22 the relocation process, and I want to read a
 23 portion of it from the letter. And it states,
 24 "It is our opinion that the house is in a state
 25 of disrepair. The cost to repair this home far

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1 exceeds the value of the house and should be
 2 demolished in place if not relocated."
 3 Disrepair, often described as being in a
 4 state of poor condition, does not mean a
 5 structure of -- or a building is incapable of
 6 being preserved or restored. While staff
 7 agrees the structure is in poor condition from
 8 24 months of deferred maintenance, the
 9 applicant did not provide any evidence to
 10 demonstrate how the structure could not be
 11 repaired or restored.
 12 Furthermore, the estimated cost to repair
 13 the structure was not provided, nor was the
 14 appraised value of the structure. So given the
 15 limited information regarding the structural
 16 integrity of the structure, staff is unable to
 17 support a claim of disrepair or irreparability
 18 for the structure.
 19 Furthermore, the structure and evaluation
 20 letter states that relocation of the structure
 21 is possible if the proper repairs and shoring
 22 are made beforehand; therefore, it's the
 23 opinion of staff that the building in itself is
 24 suitable for restoration and preservation, and
 25 as such, we forward to you a recommendation

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1 that the application meets four of the seven
 2 landmarking criteria.
 3 THE CHAIRMAN: Thank you.
 4 Do we have any questions for staff?
 5 COMMISSIONER HOFF: Through the Chair to
 6 staff, so there's a lot in this packet that you
 7 presented. I read through it all.
 8 So correct me if I'm wrong, but reading
 9 through some of the email documentation is
 10 that -- when this structure was to be moved,
 11 there was an agreement with the Mandarin
 12 community and the City Councilperson that the
 13 structure would be preserved where it's moved
 14 to; is that correct?
 15 MR. WELLS: Through the Chair to
 16 Commissioner Hoff, that is correct.
 17 So, essentially, in 2019 the property,
 18 where it was originally located on, it was
 19 subject to a rezoning request through a Planned
 20 Unit Development. That Planned Unit
 21 Development has stipulated a condition that
 22 stated that the structure shall be relocated
 23 elsewhere.
 24 COMMISSIONER HOFF: And it's mentioned
 25 that the chimney was removed during the move,

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1 but the chimney opening was not secured
 2 sufficiently to not allow the elements in; is
 3 that your understanding?
 4 MR. WELLS: Through the Chair to
 5 Commissioner Hoff, my understanding is that
 6 is -- that is correct. It was removed. And
 7 from my understanding, it was not encapsulated
 8 or covered.
 9 COMMISSIONER HOFF: Okay. And two more
 10 questions.
 11 So you mentioned that this was originally
 12 moved without a permit. What -- whose -- can
 13 you describe the type of property that it's on
 14 at this time?
 15 MR. WELLS: Through the Chair to
 16 Commissioner Hoff, I mean, generally speaking,
 17 the property itself is around -- it's rural in
 18 nature. It's a few hundred feet from the
 19 original location. It already houses a
 20 single-family home on it, so this structure is
 21 just located towards the rear of the property.
 22 COMMISSIONER HOFF: Okay. Thank you.
 23 COMMISSIONER EPSTEIN: Through the Chair
 24 to staff, a couple of questions here. I'm not
 25 sure if you know the answer.

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1 This was moved to make way for this
2 development. There was a planning decision
3 that was made. A permit was requested to move
4 the structure. That permit was never
5 finalized.

6 Do we know if the person who moved the
7 structure was the original owner of the
8 property that was taken over by this
9 development? Do they still maintain ownership
10 of this house if they are the original owner?
11 Is it someone else who is interested in saving
12 the house?

13 MR. WELLS: Through the Chair to
14 Commissioner Epstein, from my understanding,
15 it -- the owners have changed. It's not the
16 original person that requested it, but I would
17 like to defer to the applicant, who is in the
18 audience, to provide clarity.

19 COMMISSIONER EPSTEIN: And through the
20 Chair, the -- some of these other questions
21 maybe the applicant can speak to.

22 I'm not quite sure how you got
23 someone -- how someone was able to move this
24 house without a permit, so I would be
25 interested in finding information on the mover

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1 THE CHAIRMAN: Please state your name.
2 AUDIENCE MEMBER: Michael Danhour, 5985
3 Richard Street.

4 THE CHAIRMAN: She'll swear --
5 MR. DANHOUR: I'd like to request more
6 than three minutes, if possible.

7 THE REPORTER: If you would raise your
8 right hand for me, please.

9 MR. DANHOUR: Sure.
10 (Complies.)

11 THE REPORTER: Do you affirm that the
12 testimony you are about to give will be the
13 truth, the whole truth, and nothing but the
14 truth?

15 MR. DANHOUR: I do.

16 THE REPORTER: Thank you.

17 MR. DANHOUR: First, I want to say this is
18 absolutely the last place I want to be. I've
19 spent over \$50,000 trying to save this house.
20 I've been stuck in permitting for two-plus
21 years. And I've saved a bunch of historic
22 homes before, so this is, like, the worst-case
23 scenario for me. And I understand this is kind
24 of heretical.

25 Having said that, I just want to give you
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1 that was hired to do so.

2 And if all this damage is because of how
3 they moved it and didn't shore it correctly,
4 I'd be interested in finding out if they
5 would -- had some sort of insurance coverage
6 that would provide repairing the house as it
7 was damaged because of incorrect shoring and
8 issues with the move.

9 THE CHAIRMAN: That was a question for
10 staff?

11 COMMISSIONER EPSTEIN: It's a -- if the
12 staff had information on it. If they don't,
13 then I can ask the question again.

14 MR. WELLS: Sorry. So through the Chair
15 to Commissioner Epstein, from my understanding,
16 I -- I don't have any knowledge of that.

17 Looking through the permitting system
18 itself, it didn't get anywhere for us to even
19 get those results or whatnot.

20 THE CHAIRMAN: Okay. Any other questions
21 for staff?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: Could the applicant please
24 come forward?

25 (Audience member approaches the podium.)

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1 a little bit of a brief history and the -- and
2 kind of explain how we got here.

3 So Arimus mentioned -- and hi, Arimus --
4 of a -- 2020-30- -- 307-E ordinance. There was
5 a commitment to preserve the Henry C. Arpen
6 House by first inviting those who were also
7 interested in preserving the home to secure a
8 mutually agreeable new location for it, outside
9 of the development, hopefully within Mandarin.
10 And if I couldn't find one of those, that I
11 would relocate it to the -- within the
12 property, to Lot 1. So that was kind of the
13 ordinance and conditions of the ordinance that
14 were made.

15 And, specifically, I was supposed to find
16 a place to donate it to before the engineering
17 10-set was approved, right? So I went through
18 significant energy to try to find people. I
19 reached out -- obviously, Mandarin Museum and
20 Historical Society was the one proposing
21 relocation and saving.

22 (Reporter clarification.)

23 MR. DANHOUR: I've reached out to Seamark
24 Ranch, Rodeheaver Boys Ranch, many sheriff
25 ranches, Heritage Village (phonetic), probably

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1 over 50 groups -- Cracker House Pioneering
 2 [sic] Village, a lot of others. Nobody had any
 3 interest, even at my expense, of bringing it to
 4 them and stubbing out utilities. So I had
 5 nobody that wanted this house.
 6 I eventually found somebody -- a group
 7 called Aterro that recently bought the Sunbeam
 8 old golf course and landfill, and they said
 9 they would take it and they'd put it where that
 10 clubhouse was.
 11 So around that time -- I think it was May
 12 or so -- we got City Councilman Michael
 13 Boylan's approval for that relocation. He said
 14 he supported it, and that group and their
 15 contractor, which was Equity Builders,
 16 submitted a move-off permit to try to get it
 17 moved off our site and onto theirs.
 18 I was not involved in that permitting
 19 side, but I felt like now I've got a location
 20 where it's going to go. I no longer have to
 21 preserve it on site. And so we got our permits
 22 at the -- around June 2022, and we started to
 23 proceed with development.
 24 By about, I want to say, the end of 2022,
 25 we had, from my understanding, everything

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1 approved, technically, for the move-off permit,
 2 but we did not have a move-on permit, so they
 3 would not issue the move-off permit. But
 4 everything, technically, was there.
 5 At that point, we used TNT Movers, who
 6 have done a lot of historic home moving, to
 7 move it a few hundred feet off such that the
 8 residential development could proceed.
 9 And I had to lease that land. I'm paying
 10 \$2,500 a month, and have since 2022, to store
 11 the house there.
 12 In terms of trying to get the move-on
 13 permit, this has just been a comedy of errors
 14 with the City. Michael Boylan has helped many
 15 times --
 16 (Timer notification.)
 17 MR. DANHOUR: -- to try to get through
 18 this logjam, but it's basically been
 19 impossible. There were things such as the
 20 Sunbeam development had multiple CDNs and
 21 multiple addresses, and the City couldn't
 22 compare those two and get them all together, so
 23 we couldn't even get out of Zoning or any of
 24 those other things, and that's just -- the
 25 house just sat there.

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1 Now, it had sat there for a year, uncared
 2 for, prior to me owning the property, because
 3 the previous owners went into assisted living.
 4 One of them was deceased at the time, so it sat
 5 there for a year. And then when I finally
 6 bought the property and had to move it, I moved
 7 it somewhere else where it sat for a year.
 8 I don't know enough about the technical,
 9 like, element of moving it, but I know they did
 10 remove the -- the fireplace. It looked okay
 11 for -- you know, I mean, structurally, for what
 12 it was. Since -- I mean, it's got termite
 13 damage. The floor joists are failing. Like,
 14 it is not in great shape.
 15 There's a structural engineer saying, even
 16 with all those things, he can't guarantee that
 17 it's going to survive the move. But I've got a
 18 point now where the person who wanted it
 19 doesn't want it anymore. It's -- he's waited
 20 two years to try to get a permit with the City
 21 and he can't get one. And he's like, "Now it's
 22 going to cost too much for me to relocate it
 23 once I get it here."

24 So now I have nowhere to put it, nowhere
 25 to take it. Nobody wants it. I've asked, I've
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1 asked, I've got -- I've got nowhere to put it.
 2 So that's kind of like a -- a tough spot.
 3 And now the City's condemned the house. I'm
 4 about to start getting fines because I've got
 5 nowhere to take it. I can't get a permit.
 6 There's no location to put it. It's in
 7 horrible shape.
 8 I mean, if you -- you're more than welcome
 9 to come out and look at it. Its structural
 10 integrity is not there. So I'm kind of at a
 11 point where I don't know what to do.
 12 Again, I've spent a ton of money trying to
 13 save this house, and this is the last place
 14 that I want to be, but I'm at the point now
 15 where it's, like, it's got black mold, it's got
 16 termites, I don't have a location to bring it.
 17 I can't get a permit to move it, so -- and then
 18 once I do, I've got to go back through the
 19 permitting process where it's going to sit
 20 outside for another year, then I've got to pay
 21 \$65,000 or more to move it there.
 22 In the meantime, like, what happens if it
 23 falls apart on the road? I mean, like, who's
 24 going to insure that? So I -- so I don't know.
 25 I --

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1 In terms of the -- the sustainability for
2 preservation or restoration, I've done a lot of
3 these. Like, it is not sustainable. I'm more
4 than happy to provide an appraisal or a cost
5 estimate. I'm -- I'm coming here under less
6 than 40 hours' notice of getting the staff
7 report, so I don't have those to present to you
8 now.

9 I'm more than happy to have that
10 contractor that submitted the permits to do a
11 signed affidavit about all the issues that he's
12 had with the City and all the delays.

13 (Reporter clarification.)

14 MR. DANHOUR: Sorry, yes. Sorry. I'm a
15 little fired up and passionate about this.

16 So I'm not sure what to do. You know,
17 worst-case scenario -- I mean, I've talked to
18 Commissioner [sic] Boylan, and he supports what
19 I'm trying to do. The Arpen family, I think,
20 is aware of this as well, and it's -- I -- I
21 gave it a really good effort and I got hung up
22 with the City, and now the house is in
23 disrepair.

24 I don't think it's going to survive any
25 kind of move. So, you know, worst case, I'd

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1 not been considered, to leave it on Lot 1 and
2 renovate the home from there?

3 MR. DANHOUR: Lot 1 has a house on it now,
4 a new construction, million-dollar home.

5 COMMISSIONER GREGORY: Okay. And the
6 reason I bring it up is, when the City Council
7 and Development Department [sic] as well as the
8 community decides on these PUDs, they put
9 together these stipulations for a reason,
10 because they want to maintain these homes and
11 the --

12 MR. DANHOUR: Sure.

13 COMMISSIONER GREGORY: -- the cultural
14 significance of this area. And it gets a
15 little difficult when one path was pursued but
16 you didn't leave the other option open, I
17 guess. If there's already a home there, I
18 understand you can't -- you can't make that
19 person move at this point, but you didn't
20 really leave an option open what to do with
21 this house, and this puts it in a bad position
22 for us to -- looking to preserve these historic
23 properties, so --

24 So there is no other option of a lot on
25 that development anymore is what you're telling

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1 prefer a deferral to go get you guys more
2 information to prove that it does not meet
3 these four criteria.

4 (Timer notification.)

5 MR. DANHOUR: Otherwise, I intend to
6 appeal with the -- with the City Councilman's
7 support, but I don't know what else to do. I'm
8 open for ideas.

9 Nobody wants it. I've got nowhere to put
10 it. I don't know what to do.

11 Thank you.

12 THE CHAIRMAN: Okay. Thank you.

13 MR. DANHOUR: I'm happy to stay here to
14 answer any questions.

15 THE CHAIRMAN: There's no one else here to
16 speak on it, so we'll close the public hearing.

17 Sorry. I'm just trying to (microphone
18 failure).

19 COMMISSIONER GREGORY: I have a question
20 for the applicant as well.

21 MR. DANHOUR: You have a question?

22 COMMISSIONER GREGORY: Yeah.

23 So you mentioned that when you got this
24 development approved as a PUD, there was an
25 option to move this house to Lot 1. Has that

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1 me?

2 MR. DANHOUR: That's correct.

3 COMMISSIONER GREGORY: Okay.

4 MR. DANHOUR: And for the record, I
5 totally understand your point. Having a donor
6 site, having a permit in process -- like, I
7 didn't think that it would take two years, and
8 I'm still waiting on a permit.

9 COMMISSIONER GREGORY: Okay. Thank you.

10 MR. DANHOUR: Yeah.

11 COMMISSIONER EPSTEIN: Through the Chair
12 to the owner, a couple of questions. You
13 probably already heard some of them.

14 Obviously, this -- you had mentioned,
15 technically, you thought this was moved -- had
16 a move-off permit?

17 MR. DANHOUR: Yeah.

18 COMMISSIONER EPSTEIN: So was there never
19 a move-off permit obtained?

20 MR. DANHOUR: It has not been issued
21 because it was returned for corrections, must
22 have a move-on permit in order to issue.

23 So my understanding is -- I -- all the --
24 it's cleared the issue, but you need a move-on
25 permit as well.

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1 COMMISSIONER EPSTEIN: So --
 2 THE CHAIRMAN: You can't move it if you
 3 don't have somewhere to move it to.
 4 COMMISSIONER EPSTEIN: But you did move it
 5 to somewhere --
 6 MR. DANHOUR: Correct.
 7 COMMISSIONER EPSTEIN: -- temporarily.
 8 Would they not issue you a permit based
 9 off of the fact that you moved it to somewhere,
 10 even if it was temporarily?
 11 MR. DANHOUR: Are you -- I'm not sure I
 12 understand the question.
 13 COMMISSIONER EPSTEIN: It was moved
 14 somewhere.
 15 MR. DANHOUR: Correct.
 16 COMMISSIONER EPSTEIN: So it had an
 17 address to be moved to?
 18 MR. DANHOUR: Correct.
 19 COMMISSIONER EPSTEIN: I'm just wondering
 20 why they wouldn't issue you a move-off permit
 21 even if it was for a temporary location.
 22 MR. DANHOUR: I don't think the
 23 applicant -- the recipient ever asked to do
 24 that. The recipient was the -- and his
 25 contractor were the ones that applied for the
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1 move-off and the move-on permit. And then
 2 their contractor/mover moved it there
 3 temporarily. So I'm not a hundred percent sure
 4 how all that happened, but I don't think any
 5 permits were issued even if it was temporary in
 6 nature.
 7 COMMISSIONER EPSTEIN: My next question --
 8 you referred to this being moved multiple times
 9 now. Obviously, it's being moved with the
 10 service -- TNT; is that correct?
 11 MR. DANHOUR: I think that's their name,
 12 yeah, TNT Moving [sic].
 13 COMMISSIONER EPSTEIN: It would appear
 14 that they have damaged this home a few -- on a
 15 few occasions with their moving. Has any
 16 research been done into any of their insurance
 17 or coverage for the home being damaged in their
 18 property, while they're moving, or --
 19 I would think that they would have some
 20 sort of guarantee for damages caused by them
 21 moving it, and not just minor damages --
 22 MR. DANHOUR: Yeah.
 23 COMMISSIONER EPSTEIN: You know,
 24 obviously, have them, when you move a home --
 25 MR. DANHOUR: Yeah.
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1 COMMISSIONER EPSTEIN: When you're seeing,
 2 you know, larger damages, it -- I would think
 3 they would have some sort of coverage to
 4 repair --
 5 MR. DANHOUR: So I have not investigated
 6 that. I'm happy to ask the contractor and the
 7 applicant to get copies of those documents and
 8 look at them, but I have not looked at that.
 9 And I'm not -- I'm not an engineer or an
 10 architect, but I know that -- the damage that I
 11 see on that was probably less from the move and
 12 more from the -- the termites and things like
 13 that.
 14 COMMISSIONER EPSTEIN: That's
 15 understandable.
 16 I don't know how building movers work, but
 17 if I was a building mover and there was a
 18 building that looked to me like it had such
 19 substantial termite damage and other issues,
 20 that it might be impossible for me to move it
 21 without creating more issues, I -- I might have
 22 come forward and said, "I'm not going to move
 23 this."
 24 MR. DANHOUR: Fair point.
 25 COMMISSIONER EPSTEIN: So that -- to me,
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1 the fact that they moved it, I would hope for
 2 their business model and their engineering and
 3 such that they would have reviewed those
 4 things, so I'd be interested to see their
 5 thoughts on that.
 6 And, additionally, you had mentioned that
 7 the -- Lot 1 has a house on it. Are there not
 8 any other lots left in that neighborhood that
 9 the PUD could come --
 10 MR. DANHOUR: (Shakes head.)
 11 COMMISSIONER EPSTEIN: They're all gone?
 12 MR. DANHOUR: Yep. All active permits,
 13 all under construction. I think -- I think
 14 there's only 10 or so out of the 30 that don't
 15 have COs yet, but they're all under
 16 construction.
 17 COMMISSIONER EPSTEIN: I don't have any
 18 more questions for --
 19 COMMISSIONER MORGAN: Through the Chair to
 20 the applicant. I think just a point of
 21 clarification. I hear you saying that it was
 22 termite damaged, and I think we discussed
 23 previously that it was a -- the chimney being
 24 unattached and structurally compromising that
 25 during the move. Was the chimney put back on
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1 or --

2 MR. DANHOUR: It was not.

3 I have photos -- I took a bunch of photos

4 this morning, I just wasn't able to get them in

5 a way that you could look at them, but happy to

6 show you guys what the dama- -- what the house

7 looks like as of today.

8 COMMISSIONER MORGAN: I'm looking at some

9 photos. It looks like a caved-in ceiling,

10 which would look like water intrusion and

11 probably closer to a chimney than a termite

12 chewing through a roof or something?

13 MR. DANHOUR: There's water intrusion, not

14 just in the chimney. It's in the -- in the

15 kitchen area, in the bathrooms. It's -- it's

16 not just where the chimney was.

17 COMMISSIONER MORGAN: Sure, but it's kind

18 of an integral part of sealing that envelope.

19 Thank you.

20 MR. DANHOUR: Yep.

21 COMMISSIONER HOFF: Question to the

22 applicant, through the Chair, so could you --

23 so were you involved with the original PUD

24 or --

25 MR. DANHOUR: Yes. I was the developer
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1 it anymore.

2 COMMISSIONER EPSTEIN: Through the Chair,

3 I would like to make a motion -- I know we have

4 other questions. I need to leave soon, and I

5 would like to get my thoughts on the record for

6 this. So if we could proceed with a motion,

7 and if there's any other questions, we can ask

8 the applicant -- can we do it at that time? Is

9 everybody okay with that?

10 COMMISSIONER GREGORY: (Off microphone.)

11 COMMISSIONER EPSTEIN: I would like to

12 deny -- or approve the -- I would like to make

13 a motion to deny the demolition delay for the

14 Henry C. Arpen House at 3747 Linjohn Road.

15 COMMISSIONER MORGAN: Second.

16 COMMISSIONER EPSTEIN: I --

17 THE CHAIRMAN: Discussion?

18 COMMISSIONER EPSTEIN: Yeah, sorry.

19 I -- through the Chair, I would like to

20 just go first just so I can get my thoughts on

21 the record because I do need to leave in the

22 next few minutes.

23 The reason I say "deny" -- I understand

24 your passion here. I'm very sympathetic to

25 what you have said. Your application does not
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1 that -- yeah.

2 COMMISSIONER HOFF: Okay. So you are

3 reporting that Councilman Boylan is in support

4 of this?

5 MR. DANHOUR: (Nods head.)

6 COMMISSIONER HOFF: I think that's what I

7 heard --

8 MR. DANHOUR: Yep.

9 COMMISSIONER HOFF: -- you say.

10 And that through his efforts and your

11 experience working with the Planning Department

12 and the City, that they have not issued the

13 correct type of permit yet and it's their

14 internal confusion as to why that has not been

15 done and --

16 MR. DANHOUR: So there's two elements to

17 that. The first, what I'd call, 18 or

18 20 months of delays were these City technical

19 issues with the CDN, addresses, et cetera.

20 At the point -- I want to say it was

21 probably January or February of 2024, prior to

22 this condemnation, the recipient said, "This is

23 too risky; I don't want it anymore." So the

24 permits are stopped because I can't go get a

25 permit to move it to his site; he doesn't want
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1 show me enough reason to approve this. You're

2 speaking about termite damage and all these

3 structural issues. You have a signed letter

4 from a structural engineer. They have not

5 singularly stated a structural issue, and their

6 pictures do not prove to me a structural issue

7 enough to be able to approve this.

8 This is a considerable historic home

9 that -- like the staff report says, there's not

10 a lot of, like, these left in the Mandarin

11 area. They've been already taken down for

12 other developments that -- that this was moved

13 to create.

14 I think the fact it was moved without an

15 actual permit is questionable. I think that

16 there's still some more research that can be

17 done into the moving company and see if there's

18 any sort of insurance that they have to help

19 with possibly restoring this.

20 If there is considerable enough termite

21 damage that the structure is not able to be

22 restored, I need to see evidence of that. I

23 don't see evidence -- I don't see any evidence

24 of this here.

25 Looking at the photos where the structural
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1 engineer calls out, even in a minor wording
2 that there's issues -- in photo numbers 5 and
3 6, they talk about, you know, shoring and
4 repair work causing issues with the house. The
5 only thing these pictures are showing me is
6 that there's damage to the siding. I'm not
7 seeing any actual structural damage in either
8 one of these pictures. It's just pictures of
9 the siding being -- needing repair.

10 In photo number 7, they talk about the
11 ceiling damage and roof damage. I can't see
12 any roof damage there. I do see that the
13 ceiling has caved in. That's a moderately easy
14 repair to do based on what I'm seeing in this
15 picture.

16 And photo number 8 is showing damage to
17 the floor system. And, again, this photo is
18 not giving me enough information to understand
19 the scope of damage enough for me to be able to
20 approve this for you.

21 Those are my thoughts.

22 MR. DANHOUR: Thank you.

23 THE CHAIRMAN: So continuing on that line
24 of discussion, which I tend to agree with,
25 there's just -- like, I understand the

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1 the location of the structural beams that are
2 failing in specific photos.
3 If there is termite damage here, we need a
4 report from someone showing there's termite
5 damage. I mean, sometimes it will -- could
6 just be deteriorated and look like termite
7 damage, not actually be active termites,
8 that -- there is a difference there because
9 a -- a home of this age is going to have some
10 termite damage. It's almost impossible in the
11 state of Florida to have a wood frame home
12 without termite damage of this age, not that
13 there's active termites there.

14 So while Mr. Stanford provided a -- a
15 one-page report here, it needs to be more
16 encompassing of what structural items are
17 deficient in this home that's causing it to be
18 unrepairable.

19 And just the situation here -- I mean,
20 there is an option to save this historic home
21 and there's an agreement with the community,
22 and I -- I think everyone at the City takes
23 these agreements with the community very
24 seriously, that we need to preserve these
25 properties. And when you read something in the

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1 situation -- well, as much as I can understand
2 the situation, but I wonder -- I agree that
3 I -- I need more information. I'm --
4 Staff is telling us that there are four
5 criteria that this structure meets to landmark
6 it.

7 COMMISSIONER MORGAN: Right.

8 THE CHAIRMAN: But then we're hearing
9 argument from the applicant that it's -- this
10 thing -- this place has been through the
11 ringer, it's -- it can't be restored, right?
12 That it's -- it's falling apart.

13 But I agree with Commissioner Epstein that
14 we don't have enough -- I don't have enough
15 information to conclude simply (microphone
16 failure) allow -- or vote for the demolition of
17 this right now. That is (microphone failure),
18 but I'm interested in the other -- in your
19 opinions about that before we take a vote.

20 COMMISSIONER GREGORY: Through the Chair,
21 I would agree with Commissioner Epstein's
22 assessment of the structural integrity report
23 here. I mean, typically, some sort of
24 structural engineer report will specifically
25 call out the sills, the location of the sills,

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1 PUD, it needs to be held to -- and I think
2 that's another issue here as well, is that this
3 thing was moved without the permits. There is
4 an option to be able to save this home on that
5 property, and all those things were bypassed
6 here. I think that's a -- it's a major issue
7 here in terms of allowing this home to be
8 demolished.

9 (Commissioner Epstein exits the
10 proceedings.)

11 COMMISSIONER GREGORY: And while I'm at
12 it, maybe a question for counsel here. Was
13 that motion worded correctly? Are we denying
14 the demolition delay? Is that correct?

15 MS. LOPERA: Not exactly. You would be
16 denying the demolition, is, I believe, the
17 intent of the motion.

18 COMMISSIONER GREGORY: Yeah. Okay. Deny
19 the demolition.

20 MS. LOPERA: And through the Chair, could
21 I just state something on the record
22 regarding -- you're talking a little bit about
23 deferral. And if that is the will of this
24 Commission, you should know that Section 324.07
25 of the Ordinance Code requires that you make a

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1 decision on these demolitions within 60 days.
2 And if you fail to do so, the demolition permit
3 automatically issues. And that 60-day deadline
4 falls before your next regularly scheduled
5 meeting. So if you're talking deferral, we
6 would need to talk about scheduling an
7 additional meeting to make that 60-day
8 deadline.

9 COMMISSIONER GREGORY: Before we go on to
10 any other discussion, do we need to --

11 COMMISSIONER MORGAN: Through the Chair to
12 the Commission, I think that that's a very
13 important thing to note, and I -- I'm just
14 going to ask, if we denied it, would he be able
15 to reapply or -- I mean, what does that process
16 look like? This is pretty unlikely that --

17 MS. LOPERA: Through the Chair to
18 Commissioner Morgan and the Commission, so
19 these are a little bit unique because not only
20 do you need to make a decision on the
21 demolition, but if you choose to deny this
22 demolition, the Ordinance Code requires you to
23 make a decision on landmarking status. And
24 that is required within 21 days of your denial
25 decision.

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1 Commissioner Morgan and the Commission, if I
2 may, just a couple of things on that.
3 So the owner does have appellate rights.
4 They can appeal to the City Council this
5 decision here today.

6 COMMISSIONER MORGAN: Okay.

7 MS. LOPERA: So that is a possibility.

8 I would also like to point out, the -- in
9 the PUD language that was agreed to that the
10 applicant was speaking of -- Arimus has pulled
11 that up on the screen. You can see it now.

12 What they agreed to regarding this Henry
13 C. Arpen House, and this was before -- when
14 they were getting approval to rezone that
15 parcel of land to a Planned Unit Development,
16 and they have agreed to preserve the Henry C.
17 Arpen farmhouse by first inviting those who are
18 interested in preserving the home to secure a
19 mutually agreeable new location outside the
20 development but still within Jacksonville,
21 preferably in Mandarin. And upon said finding,
22 the developer further commits to donating and
23 moving the historic structure to the chosen
24 site, and then the -- the PUD contemplates
25 having an issue with that. In the event that

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1 So what staff traditionally has done and
2 did here today was provide you with all the
3 information you need. Should you decide to
4 deny it, you have everything in there to then
5 make a recommendation regarding landmarking
6 status. And that goes before City Council in
7 the form of an ordinance, and you can -- you
8 can do that all here today so that we don't
9 have to call a special meeting to make that
10 21-day deadline.

11 COMMISSIONER MORGAN: Through the Chair to
12 Legal, I guess I just want some clarification,
13 similar to what Commissioner Gregory is saying.

14 If there has been an agreement in place
15 with the councilperson and the community, and
16 we're -- I don't know exactly what that is.
17 I'm assuming it's, we'll give you this land if
18 you preserve this building, what does that --
19 what are the repercussions of that with a
20 demolition?

21 And, I mean, at that point -- like, I
22 think we need to hear from someone else to even
23 be able to make that decision or more
24 information on that agreement.

25 MS. LOPERA: Through the Chair to

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1 no sound plan surfaces for relocation, the
2 project developer pledges to relocate the Henry
3 C. Arpen farmhouse to proposed Lot 1.

4 That's what's in your PUD language.

5 MR. DANHOUR: Yeah, if you -- if I may,
6 where it gets tricky is that, by the date of
7 the City's final approval for the PUD's project
8 civil engineering plans. So having a location,
9 having an agreement with the -- with the
10 councilman, having permits in place, where,
11 like, that's a sound plan, then we get the
12 engineer plans approved. And, in my mind,
13 that -- that no longer requires holding Lot 1
14 back because I've got a sound plan.

15 Obviously, I could not foresee how long it
16 would take to try to get permits and all the
17 things that would happen therein, but that's at
18 least the mindset of how we got to that
19 position.

20 THE CHAIRMAN: So I understand your
21 position, when you -- when you said in the
22 beginning this is the last place you want to
23 be. I totally understand that.

24 I think we -- at least for me as a
25 commissioner on this -- on this (microphone

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1 failure) with HPC, there's certain -- we're
2 looking at a situation where we have a historic
3 structure, it's landmark-worthy, that has
4 been -- we could call it bad luck, we could
5 call it a series of unforeseen circumstances,
6 but it's in a -- it's in a terrible position.

7 And as Legal has said earlier, our denial
8 of the demolition -- approving the demolition
9 of this structure doesn't keep the owner from
10 appealing it to the City, to a higher level
11 than us, and so I think that we have to -- we
12 have to make our decisions based on -- based on
13 the design guidelines and our respect of the
14 historic structures.

15 And this is no -- this is no aggression
16 towards the developer or the things that are
17 going on, but I don't think we can deny the
18 value of this structure. I mean, we're engaged
19 in some things right now as a body that are
20 aimed at preventing, frankly, situations like
21 this from happening. And so I think that -- I
22 think we have to really consider that.

23 I, for one, am not -- I'm not
24 interested -- I'm not really in favor of
25 deferring it. I think we need to -- I think we

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1 need to vote, and I think a motion is on the
2 floor that I'm ready to vote for, but I
3 certainly want to hear from you if you -- if
4 you think differently.

5 I don't think deferring it is going to
6 help. I think we need to move it along so that
7 it gets in front of people that can make
8 decisions that they need to make as well
9 because I assume if we deny the demolition of
10 the structure, you understand the process as
11 well and you will elevate it to the next level.

12 MR. DANHOUR: I do.

13 The one thing I don't understand is if --
14 a denial here is also an approval for landmark
15 status. And I'd be really curious what -- how
16 that works with an involuntary applicant or --
17 or what that looks like. I don't -- because I
18 don't quite understand that element.

19 MS. LOPERA: Mr. Chair, do you want me to
20 address that?

21 THE CHAIRMAN: Yes, please.

22 MS. LOPERA: Through the Chair to the
23 applicant, so it's -- it's a separate motion.
24 So if they were to move to deny this
25 demolition, then -- the code reads they have

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1 21 days to make a recommendation on landmarking
2 status. But as you can see, staff already
3 presented their report and recommendation.

4 And the code requires that the property
5 meet four of the criteria if the owner is in
6 opposition. And that is the case; it meets
7 four. And it would require -- well, that would
8 go to Council. It would be a recommendation of
9 this body to landmark it. So you'd have your
10 demolition decision, appealable; and then your
11 recommendation to landmark, and that goes
12 before Council as an ordinance, and they would
13 have the decision-making authority over that
14 landmark. And then should you appeal, they
15 would have the decision-making authority on
16 that appeal.

17 MR. DANHOUR: How does it work that it's
18 on a temporary foundation on a leased parcel of
19 land?

20 MS. LOPERA: Your appellate rights?

21 MR. DANHOUR: The landmark status. Like,
22 it's not on a permanent address.

23 MS. LOPERA: Then -- that's a great
24 question.

25 So it doesn't have -- I mean, the parcel

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1 has to have an address of some sort.

2 MR. DANHOUR: It is on a temporary
3 foundation on a portion of a lot that is leased
4 under a month-to-month lease agreement.

5 MS. LOPERA: That's an interesting -- I
6 would have to look into that.

7 THE CHAIRMAN: And that's why I think that
8 this is something -- this is something that
9 needs to be elevated to another level, frankly.
10 It's -- we can talk -- we can speak to the
11 historic value of the structure and make a --
12 and we can vote on things and -- in that
13 regard, but I think this is a very -- this is a
14 very peculiar situation, right?

15 It's not -- it's not (microphone failure).
16 (Microphone failure) cut-and-dry kind of thing.

17 I mean, I know -- I know -- I understand the
18 value of the structure based on the staff
19 report and that it meets -- in staff's opinion,
20 in their recommendation, it meets four of the
21 criteria. That I can consider and make a
22 recommendation on, but the legalities of those
23 kind of things, I -- I don't (microphone
24 failure).

25 MS. LOPERA: To the Chair, if I may, let

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1 me just say this: If you-all vote to
 2 landmark -- recommend landmark status for the
 3 structure, be assured that I will work out the
 4 legal -- the legality and how to word that in
 5 the ordinance and make that happen. I just
 6 need direction from this body.
 7 THE CHAIRMAN: Exactly. But then again,
 8 just to sort of reiterate and clarify what we
 9 said earlier, even though this may go before
 10 City Council as a denial of demolition but also
 11 a recommendation for landmark status approval,
 12 they still have to vote on that, yes?
 13 MS. LOPERA: To the Chair, they will have
 14 to vote on the landmarking status. They would
 15 only hear the demolition if the applicant
 16 chooses to appeal.
 17 THE CHAIRMAN: Right. Which I have no
 18 doubt the applicant (microphone failure), and
 19 so both of those --
 20 THE REPORTER: I cannot hear you.
 21 THE CHAIRMAN: I'm sorry.
 22 I have no doubt that the applicant won't,
 23 and so both of those issues will be elevated to
 24 a -- to the City Council.
 25 COMMISSIONER GREGORY: Through the Chair,
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1 I'm ready to take a vote on it.
 2 MR. DANHOUR: Thank you.
 3 THE CHAIRMAN: So the motion on the -- the
 4 motion on the floor is to deny the demolition,
 5 and then, by extension, (microphone failure)
 6 landmark (microphone failure).
 7 THE REPORTER: I cannot hear you.
 8 MS. LOPERA: To the Chair and through the
 9 Chair to the Commission, the motion on the
 10 floor is to deny the demolition. If you choose
 11 to -- if you vote in favor of that, then we'll
 12 talk about landmarking as a next step.
 13 THE CHAIRMAN: I'm sorry. That's what I
 14 mean by -- by (microphone failure).
 15 COMMISSIONER HOFF: Second.
 16 THE CHAIRMAN: All those in favor?
 17 COMMISSION MEMBERS: Aye.
 18 THE CHAIRMAN: All those opposed?
 19 COMMISSION MEMBERS: (No response.)
 20 THE CHAIRMAN: So the demolition of the
 21 Henry C. Arpen House at 3747 Linjohn Road has
 22 been denied.
 23 MS. LOPERA: Through the Chair to the
 24 Commission, my recommendation is that someone
 25 move to approve landmarking status and discuss
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1 that.
 2 THE CHAIRMAN: Do I hear a motion in that
 3 regard?
 4 COMMISSIONER HOFF: Through the Chair, I'd
 5 like to make a motion to approve the staff
 6 recommendation of a landmark for the Henry C.
 7 Arpen House at 3747 Linjohn Road.
 8 COMMISSIONER GREGORY: Second.
 9 THE CHAIRMAN: I would say -- I'll say
 10 discussion, but I think -- I think that it's
 11 not necessary, right?
 12 COMMISSIONER HOFF: So -- just --
 13 THE CHAIRMAN: Discussion --
 14 (Mr. Danhour exits the proceedings.)
 15 COMMISSIONER HOFF: Just through the Chair
 16 real quickly, so we've seen a lot of different
 17 landmark applications through the years. A lot
 18 of them can have three of the criteria met.
 19 This has four, which is more than usual, so I'm
 20 going to be supporting it.
 21 THE CHAIRMAN: And, again, this isn't just
 22 a -- this is a different situation because it's
 23 a historic property without a home, without
 24 a -- without land right now, so that -- I think
 25 it's -- it's going to have to (microphone
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1 failure).
 2 COMMISSIONER GREGORY: Through the Chair,
 3 I agree with your assessment of the situation,
 4 that this is an issue that's grown larger than
 5 maybe just what we decide here. We have -- we
 6 can decide on the historic nature of the
 7 property and landmarking it, but there was a
 8 lot going on with this property and this house
 9 before all this came about, and so I have no
 10 doubt that the applicant will be -- or, excuse
 11 me, the property owner will be handling this,
 12 so I think we're heading in the right direction
 13 here.
 14 THE CHAIRMAN: Any other discussion?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Thank you for your
 17 patience, everyone.
 18 All those in favor?
 19 COMMISSION MEMBERS: Aye.
 20 THE CHAIRMAN: All those opposed?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: So the pursuit of the
 23 landmark status has been approved.
 24 That brings us to the Information section
 25 of our agenda, the 2025 (microphone failure).
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1 THE REPORTER: I cannot hear you.
 2 THE CHAIRMAN: Sorry.
 3 MR. WELLS: Thank you.
 4 So the 2025 HP resource packet, that's
 5 been deferred one cycle. Hopefully, I'll have
 6 more to share next month.
 7 Next item is Pending Legislation. So no
 8 new items have -- or no new items have had
 9 final action taken place by City Council.
 10 We do have three pending ordinances moving
 11 through the legislative body right now.
 12 MS. LOPERA: (Off microphone.)
 13 MR. WELLS: Actually, I take that back.
 14 So the -- because --
 15 MS. LOPERA: (Off microphone.)
 16 MR. WELLS: There were a couple of
 17 ordinances that were approved last night by
 18 City Council, so that would be the latter two
 19 here, 2024-0884 and -0880, were approved.
 20 So nonetheless, we have two items moving
 21 through Council, so those will have (microphone
 22 failure) action taking place by next month.
 23 THE REPORTER: I can't hear you.
 24 THE CHAIRMAN: She can't hear you.
 25 MR. WELLS: Public Works improvement
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1 follow up about what -- if those are going to
 2 be addressed and if -- how that does or does
 3 not come through your office, I guess.
 4 MR. WELLS: Through the Chair to
 5 Commissioner Hoff, so the first point of your
 6 question was related to the JTA shelters. I've
 7 been working with JTA. It's been somewhat of a
 8 slow-moving target. I emailed them last on
 9 December 5th, just asking for three designs
 10 that's in accordance with our Ordinance Code.
 11 I have not heard from them since, but I --
 12 my plan is to get them on the next agenda so we
 13 can -- you-all can take retroactive action,
 14 essentially.
 15 The second point in regards to the
 16 approved bus shelters, or the designs within
 17 the Springfield Historic District, from my
 18 understanding, they -- we don't have anything
 19 on the books. It may have come from a
 20 Commission at some point in time, but it's not
 21 necessarily codified in our Ordinance Code or
 22 our design guidelines, so that is something
 23 we'll just need to do a little bit more
 24 investigation into, just to understand fully
 25 what that could entail.
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1 projects. This was submitted on behalf of the
 2 Department. There's a slew of different
 3 projects moving forward throughout the
 4 districts, mainly this is just for hardscape,
 5 paver and sidewalk repairs. Final action --
 6 plan to take place by June of next year.
 7 THE CHAIRMAN: Is that everything?
 8 MR. WELLS: (Off microphone.)
 9 THE CHAIRMAN: Is there anything anyone
 10 else wants to speak about?
 11 Commissioner Hoff.
 12 COMMISSIONER HOFF: Thank you.
 13 So as usual, I have a few things just real
 14 fast, two of which I've already had a brief
 15 communication with Mr. Wells about.
 16 Number one, I wanted to follow up to
 17 see -- I think last month I mentioned that
 18 there was a new bus stop that was installed
 19 that didn't go through this body and it was
 20 supposed to.
 21 Since that time, JTA -- well, since that
 22 time, another piece of public infrastructure --
 23 I think a bus bench was installed as well in a
 24 historic district, which I do not believe is
 25 one of the approved styles, so I just wanted to
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1 COMMISSIONER HOFF: Okay. So I have --
 2 I've been in conversations with this body where
 3 the specific style of benches and bus shelters
 4 and those type of things had to be approved,
 5 right? And I think that's why we have kind of
 6 the, more or less, uniform look in the historic
 7 district.
 8 So there was a new bus bench installed at
 9 8th and Pearl, and it doesn't look like any of
 10 the others anywhere. So I just wanted some
 11 clarification. You're saying that that should
 12 have gone through your office or not or what?
 13 MR. WELLS: Through the Chair to
 14 Commissioner Hoff, I'm not saying that it
 15 shouldn't go through our office. The Ordinance
 16 Code explicitly states that three designs shall
 17 be presented to the Commission for their review
 18 and approval. I'm just unaware of any design
 19 guidelines that stipulates the design of it.
 20 MS. LOPERA: Sorry. Through the Chair to
 21 the Commission, so let me just, real quick,
 22 briefly tell you that -- "the Historic
 23 Preservation Commission shall review and
 24 approve the transit shelter design type for any
 25 locally or nationally designated historic
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1 district."
 2 That's in 307.
 3 COMMISSIONER HOFF: Right.
 4 MS. LOPERA: So the distinction is for
 5 older districts, like Riverside and
 6 Springfield, they have already gone through
 7 that process when that requirement went
 8 through, and there are approved transit shelter
 9 designs.
 10 Commissioner Hoff, your -- I think it's
 11 worth looking into, whether that new shelter is
 12 one of the previously approved because they
 13 don't have to come before you every time they
 14 put one up. It just has to be one of the
 15 designs -- a design that was previously
 16 approved by this body.
 17 COMMISSIONER HOFF: Sure.
 18 And I'm -- the specific -- so I'm not
 19 talking about a bus shelter; I'm talking about
 20 a bench that was installed at a bus stop that
 21 is not aligned with any of the other designs in
 22 the historic districts.
 23 THE CHAIRMAN: I mean, perhaps this is a
 24 follow-up. You know, I'm certainly willing to
 25 take a photograph of this and send it to
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1 with anything else that's --
 2 So anyway, that was just kind of my
 3 concern, that it seems like things are being
 4 installed into public infrastructure without
 5 kind of going through the proper channels
 6 first.
 7 MS. LOPERA: Through the Chair to the
 8 Commission, I don't know that you all have the
 9 authority to regulate benches and trash cans in
 10 the historic districts, but we will certainly
 11 look into it.
 12 You do have the authority to review
 13 transit shelter designs for the newly created
 14 Eastside Historic District, and we're working
 15 in -- with that.
 16 COMMISSIONER HOFF: Sure.
 17 So just, traditionally, I know that both
 18 RAP and SPAR, the HPC did work with them to
 19 present -- okay, this, this, this. And they
 20 worked with, I guess, (microphone failure)
 21 Public Works --
 22 THE REPORTER: I cannot hear you.
 23 COMMISSIONER HOFF: -- or whomever to find
 24 something that works for everyone. So that was
 25 my concern about that.
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1 Arimus, or you can --
 2 COMMISSIONER HOFF: I have already, yeah.
 3 COMMISSIONER MORGAN: Can I ask a
 4 question?
 5 And I'm not sure if any of us know this.
 6 When JTA hires someone to install those
 7 benches, is there a permit requirement? And on
 8 that permit application, does it have the same
 9 requirement to go through Historic, like a
 10 building or a renovation permit?
 11 It could be a -- just be a matter that the
 12 person installing it is not doing their due
 13 diligence, just like all the things with the
 14 sidewalks and all the stuff we've been through
 15 (microphone failure).
 16 COMMISSIONER HOFF: So just to be more
 17 specific, I believe the -- I don't even know
 18 where this falls under, but I believe the
 19 blight office, coordinated by Mr. Ferraro,
 20 arranged for the bench and new trash can to be
 21 put at the bus stop to help reduce blight
 22 complaints.
 23 So I don't know if that's through JTA,
 24 through Public Works, through some other thing,
 25 but that was installed, and it doesn't align
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1 The second thing that Mr. Wells and I just
 2 kind of briefly spoke about and he thought that
 3 it would be a good idea if I brought up here is
 4 the awards, you know, thing that may happen in
 5 the future.
 6 Mr. Wells is working on that, and he
 7 wanted to kind of a get a brief conversation
 8 going on what type of assistance, if any, the
 9 Commission would lend. So I think things like,
 10 you know, reviewing the nominations, making
 11 nominations were the types of things that I
 12 think you were interested in kind of seeing if
 13 there was an appetite for on this commission.
 14 THE CHAIRMAN: I absolutely would not not
 15 participate.
 16 COMMISSIONER MORGAN: I'd be happy to
 17 assist.
 18 I think that, as far as finding the actual
 19 nominations and bringing things to our
 20 attention, that we would rely on you a lot, on
 21 staff, to bring that.
 22 I know that a lot of projects that have
 23 been pretty good in the past and even won these
 24 awards didn't necessarily come to us because
 25 it's something that we may not know about. You
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1 know what I mean? Like, if there's
 2 recommendations that you could put forth.
 3 I won one of these awards years ago, and I
 4 worked through the federal government, so it
 5 was just a quick sign-off, but they knew about
 6 the project and were involved, and -- do you
 7 see what I'm saying, though? But I never came
 8 to the Commission for the project.
 9 COMMISSIONER HOFF: Gotcha.
 10 THE CHAIRMAN: You know, it might be
 11 helpful to develop -- just to develop some
 12 basic criteria (microphone failure) just one
 13 award (microphone failure) for a --
 14 THE REPORTER: I cannot hear you.
 15 THE CHAIRMAN: An award for a project or
 16 an award to a person or -- there just might be
 17 some criteria that's developed, and then we can
 18 search for potential nominees -- or search for
 19 nominees and then maybe vote on those, right?
 20 COMMISSIONER HOFF: Yeah. I'm, obviously,
 21 you know, willing to review or nominate or, you
 22 know, research too.
 23 And then the last thing was, I attended
 24 the public community meeting with Groundwork
 25 Jacksonville and Riverside last week about the
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1 Emerald Trail, and they had a very robust and
 2 passionate conversation there about the Trail
 3 and how it would engage with the Riverside
 4 community, and they revealed some of their
 5 preliminary designs.
 6 So I wanted to know if the Historic
 7 Preservation staff was involved in, I guess,
 8 reviewing any of those designs or if that would
 9 come at a later date once they're further along
 10 or -- or what.
 11 MR. WELLS: Through the Chair to
 12 Commissioner Hoff, we have reviewed some
 13 conceptual designs. It's (microphone
 14 failure) --
 15 THE REPORTER: I cannot hear you.
 16 MR. WELLS: We have reviewed some
 17 conceptual designs.
 18 In terms of whether or not it would come
 19 through us, yes, through some form of a COA or
 20 some -- just type -- because it spans multiple
 21 parcels, so that's the challenge in getting us,
 22 you know, an application before you all.
 23 But in terms of having the Commission
 24 review an approval, I -- that's something that
 25 we'll need to hash out a little bit more once
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1 it becomes closer to the third or fourth phase.
 2 I believe they're only in the first phase right
 3 now.
 4 COMMISSIONER HOFF: Yeah. It was -- there
 5 was a question, if this had to, you know, be
 6 approved by the Historic Preservation staff
 7 because some people didn't -- you know, had
 8 thoughts about the design that was being
 9 proposed.
 10 So those are my three items.
 11 THE CHAIRMAN: Thanks, Bill.
 12 Anybody else have anything they want to
 13 talk about?
 14 COMMISSIONER MORGAN: I'd just like to
 15 piggyback a little bit on what Bill said, maybe
 16 as a general question. But it's an interesting
 17 thought, if we're not reviewing benches, would
 18 we be reviewing public infrastructure?
 19 I don't know, because I know that
 20 there's -- I'm actually working on the urban
 21 leg in downtown, and there's already, like,
 22 branding -- everything is already guided, so
 23 I don't know what we'd be looking at or
 24 reviewing.
 25 THE CHAIRMAN: Yeah. I think, you know,
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1 for me, those are -- those are nonhistoric
 2 things. And part of what I like about our
 3 historic community is there are very old things
 4 in them and there are very new things in them,
 5 and I like being able to tell the difference.
 6 So I'm not sure how I, you know, really
 7 feel about stuff like that. Like, I love the
 8 things that are happening with the Emerald
 9 Trail and the -- all the stuff being proposed,
 10 so -- I don't know.
 11 COMMISSIONER MORGAN: It would be
 12 interesting.
 13 THE CHAIRMAN: Anyone else?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Well, hey, this is our --
 16 this is our last meeting of the year, so I
 17 would just like to say thank you to everyone.
 18 It's been a great year on the Commission.
 19 I've seen the -- you know, I continually
 20 give props to (microphone failure) -- but the
 21 staff -- Arimus, the staff, Brittany, Caleb
 22 now, every month, they're -- I love seeing that
 23 things have been worked out with the
 24 applicants, with the consent agenda.
 25 Everything on the consent agenda doesn't
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1 necessarily stay there, but I really respect
2 the effort of staff to try to work things out
3 with the members of the community as applicants
4 and to move projects along and be facilitators
5 for our community.

6 And, Diane, thanks for putting up with our
7 quiet talking.

8 Thanks, everybody.

9 Is that it?

10 MR. WELLS: To the -- through the Chair,
11 sorry, to the Commission, just a reminder here.
12 Just gently -- just a reminder that we'll be
13 starting to meet at 1:00 p.m. next year, so --

14 THE CHAIRMAN: Great.

15 But that doesn't mean that they still have
16 to go until 10 minutes to 6:00.

17 I hope everyone has a happy holiday and a
18 good New Year.

19 Meeting adjourned.

20 (The foregoing proceedings were adjourned
21 at 5:50 p.m.)

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)

6

7 I, Diane M. 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 January 2025.

16
17

18 _____
19 Diane M. Tropa
20 Florida Professional Reporter

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