

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, December 13, 2023,
commencing at 3:02 p.m., at Jacksonville City Hall,
Don Davis Room, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

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

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1 every two hours as needed.
2 With that, I'll entertain a motion to pass
3 the minutes from the November 15th meeting.
4 COMMISSIONER LOPERA: Motion to approve
5 the meeting minutes from November 15, 2023.
6 COMMISSIONER MONTOYA: Second.
7 THE CHAIRMAN: All those in favor?
8 COMMISSION MEMBERS: Aye.
9 THE CHAIRMAN: Those opposed?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Hearing none, you have
12 approved those minutes.
13 We're going to jump right into
14 Section C -- actually, excuse me. We've got
15 four deferred items. I'll run through those
16 real quick: Section B, we have COA-22-27451,
17 2768 Riverside Avenue; COA-23-28339, 3664
18 Richmond Street; COA-23-29186, 2799 Selma
19 Street; and LS-23-01, 538 Ellis Road South.
20 With that, we will jump to our consent
21 agenda, which is Section C on your agenda
22 today. On consent we have COA-23-29757, 2257
23 Riverside Avenue; COA-23-29813, 3873 Jean
24 Street; and COA-23-29935, 1818 Montgomery
25 Place.
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1 P R O C E E D I N G S
December 13, 2023 3:02 p.m.
2 - - -
3 THE CHAIRMAN: Welcome to the
4 December 13th meeting of the Jacksonville
5 Historic Preservation Commission.
6 If we could start with some introductions,
7 please.
8 MR. ANDERSON: Jermaine Anderson, Historic
9 Preservation.
10 MR. WELLS: Arimus Wells, Historic
11 Preservation.
12 MS. LOPERA: Carla Lopera, Office of
13 General Counsel.
14 COMMISSIONER LOPERA: Andres Lopera,
15 commissioner.
16 THE CHAIRMAN: J.C. Demetree, Chair.
17 COMMISSIONER GREGORY: Ethan Gregory,
18 commissioner.
19 COMMISSIONER MONTOYA: Michael Montoya,
20 commissioner.
21 COMMISSIONER EPSTEIN: Julia Epstein,
22 commissioner.
23 THE CHAIRMAN: If you could silence your
24 cell phones. Any private conversations, please
25 be had in the hallway. We'll take a break
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1 Do we have any commissioners that have any
2 ex parte? Any comments or concerns about
3 those?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: With that, we'll open the
6 public hearing.
7 Is anyone in the public here to speak on
8 any of these COAs?
9 (Audience member approaches the podium.)
10 AUDIENCE MEMBER: I'm just here on -- my
11 name is Forrest Andrews. I'm the agent for
12 Allen Poucher. He's not able to be here today.
13 THE CHAIRMAN: All right.
14 MR. ANDREWS: I'm just (inaudible).
15 THE CHAIRMAN: All right. If we need you,
16 we'll call you.
17 MR. ANDREWS: Thank you.
18 THE CHAIRMAN: Perfect. Thank you.
19 Is there anyone else here to speak on any
20 of these?
21 AUDIENCE MEMBER: (Indicating.)
22 THE CHAIRMAN: If you're on consent,
23 you're probably fine, unless -- because -- if
24 it's -- we're going to vote on it here in a
25 second, unless you want to speak on it --
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1 AUDIENCE MEMBER: Oh, yes.
 2 Okay. Never mind.
 3 THE CHAIRMAN: Okay. I think with that,
 4 we'll close the public hearing, and I'll
 5 entertain a motion.
 6 COMMISSIONER LOPERA: Motion to approve
 7 the consent agenda.
 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: Hearing none, the consent
 14 agenda has been approved.
 15 And if you're on consent, you're good.
 16 AUDIENCE MEMBER: We're good?
 17 THE CHAIRMAN: Yeah.
 18 AUDIENCE MEMBER: Can I ask a question?
 19 THE CHAIRMAN: Sure. Come on up.
 20 AUDIENCE MEMBER: So --
 21 THE CHAIRMAN: I'm going to need your name
 22 and address real quick.
 23 AUDIENCE MEMBER: Okay. That's right.
 24 It's Kim James, and it's 3873 Jean Street.
 25 THE CHAIRMAN: Okay.

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1 MS. JAMES: I just want to make sure.
 2 Now, are we able to get our permits and move
 3 forward with the --
 4 THE CHAIRMAN: That's an Arimus question.
 5 MR. WELLS: Through the Chair to the
 6 applicant, so not yet. So you'll be receiving
 7 in the mail and via as email the final order.
 8 So it's just verifying the final order
 9 conditions of your COA. And so once you
 10 receive that, then that's when you can apply
 11 for permitting.
 12 MS. JAMES: Do you have any idea how long
 13 that will be before we --
 14 MR. WELLS: It's up to 21 days, but
 15 it's -- it's pretty quick. This will be a
 16 quick turnaround, so --
 17 MS. JAMES: Christmas miracle, please?
 18 MR. WELLS: I don't want to put that on
 19 the General Counsel's Office, but I would say
 20 maybe a week, up to a week.
 21 MS. JAMES: All right.
 22 All right, y'all. Merry Christmas. Thank
 23 you.
 24 THE CHAIRMAN: Merry Christmas.
 25 COMMISSIONER LOPERA: You too.

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1 THE CHAIRMAN: All right. With that,
 2 we're going to breeze on down to New Business.
 3 We've got a building renaming, 6360 Commerce
 4 Street.
 5 MR. WELLS: Okay. So this is the proposed
 6 naming of 6360 Commerce Street, and this
 7 pertains to Ordinance 2023-0793. So
 8 November 14th of this year, that same ordinance
 9 was introduced to propose naming the City-owned
 10 building located at that address as the Rita F.
 11 Reagan building.
 12 So in accordance with Chapter 122.105 of
 13 the Ordinance Code, the naming and renaming of
 14 public buildings, public facilities, and public
 15 parks requires a report from the Historic
 16 Preservation section and an advisory
 17 recommendation from the Commission.
 18 We evaluate on the seven -- eight
 19 mentioned criteria. And then, essentially,
 20 again, this -- they're looking to rename the
 21 building to Rita F. Reagan. This property is
 22 associated with the -- Eagle Film City, which
 23 is also known as the Norman Film Studios
 24 complex. This complex was originally composed
 25 of five wood frame buildings and an outdoor

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1 pool that occupied all of Block 47 of the
 2 Arlington Heights plat. All the buildings are
 3 simple frame vernacular style.
 4 There is a site plan attached within the
 5 book itself, and this is -- essentially,
 6 identifies Building Number 5 on the site plan.
 7 So this particular building was originally used
 8 as a set building; however, since the Norman
 9 Film Studios -- in use in the 1930s -- it
 10 became used -- or it started to be used as a
 11 dance studio between the 1950s and the 1970s.
 12 And the structure was mostly -- recently used
 13 as the Circle of Faith Ministries church.
 14 So according to archival records, the
 15 existing building was constructed around 1916.
 16 This two-story wood frame building is
 17 characterized by a simple frame vernacular
 18 style with clapboard siding, composition hip
 19 roof, and wooden sash windows.
 20 And one thing I do want to clarify in the
 21 report pertaining to Item Number 3, which is
 22 whether any historical structures or landmarks
 23 on the subject property -- we had some issues
 24 with our GIS maps, and so, essentially, this
 25 property was incorrectly designated as a

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1 landmark on the -- on our GIS map. So the
 2 property was nominated via LM-93-11 -- so this
 3 is in 1993 -- by the Commission. However, the
 4 ordinance to actually approve the landmarking
 5 was withdrawn by City Council. So we still
 6 have the report itself; and that, at that time,
 7 was withdrawn because of owner opposition,
 8 so --
 9 I will say, outside of this, if you-all
 10 want to sponsor the initiation of this
 11 project -- or property for landmarking, you are
 12 free to do so in the -- I'm sorry -- in the
 13 New Business section of the agenda.
 14 But other than that, the existing building
 15 is not part of a common name of streets
 16 throughout the community. It does not have a
 17 formally designated name. Again, this building
 18 was converted to a motion picture studio during
 19 Florida's film-making heyday in the 1910s. And
 20 during that time itself, Mr. Norman, who is
 21 associated with the Norman Film Studios,
 22 produced a groundbreaking series of films that
 23 starred African-American characters in positive
 24 roles, such as aviators, cowboys, and it was
 25 mainly aimed at the black audience.

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1 The City purchased the property in the
 2 1990s, and leased the building as a church.
 3 This building will be renamed in honor of
 4 historic preservationist, community activist
 5 and urban pioneer, Rita F. Reagan. She, for
 6 nearly -- well, basically for nearly two
 7 decades, Ms. Reagan deeply -- was involved in
 8 the preservation of Norman Studios. She was
 9 actually successful in convincing the City to
 10 purchase the silent film complex. And she is
 11 also known in the Springfield community for her
 12 efforts in saving the Klutho Apartments
 13 building in Springfield, which reopened in
 14 2004.
 15 So based on our analysis and the criteria
 16 previously mentioned, it is the opinion of the
 17 Department that this proposed naming of the
 18 City-owned building be named after a person
 19 that has made significant contributions to the
 20 preservation of the Norman Studios complex as
 21 set forth in Ordinance 2023-0793.
 22 And that is the end of the report.
 23 THE CHAIRMAN: All right. Thank you.
 24 Any questions for staff?
 25 COMMISSIONER MONTOYA: No, just -- through

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1 the Chair, you know, she passed away earlier
 2 this year. It's a great tribute to her, so
 3 (inaudible).
 4 THE CHAIRMAN: All right. I'll open the
 5 public hearing.
 6 Would anyone --
 7 COMMISSIONER GREGORY: Yeah, I was going
 8 to say -- so this building is owned by the
 9 City, but it is not designated as an historic
 10 landmark?
 11 MR. WELLS: Through the Chair to
 12 Commissioner Gregory, that is correct.
 13 COMMISSIONER GREGORY: Okay. Maybe we
 14 should consider designating it in the future.
 15 THE CHAIRMAN: Yeah, sounds --
 16 MR. WELLS: Again, you can do it -- I
 17 might have gotten the section wrong, but I
 18 think it would be under New Business if you
 19 wanted to --
 20 COMMISSIONER GREGORY: Okay. If --
 21 MR. WELLS: To initiate that, you just
 22 have to go back to it, and 6360 Commerce.
 23 COMMISSIONER GREGORY: Okay.
 24 THE CHAIRMAN: Is there anyone here to
 25 speak on this building renaming?

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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: Okay. We'll close the
 3 public hearing.
 4 COMMISSIONER LOPERA: Motion to recommend
 5 for approval building renaming 6360 Commerce
 6 Street.
 7 COMMISSIONER EPSTEIN: Second.
 8 THE CHAIRMAN: All those in favor?
 9 COMMISSION MEMBERS: Aye.
 10 THE CHAIRMAN: Those opposed?
 11 COMMISSION MEMBERS: (No response.)
 12 THE CHAIRMAN: Hearing none -- all right.
 13 You have approved it.
 14 I think we're jumping the demo delay,
 15 correct?
 16 MR. WELLS: Correct. That's been deferred
 17 one cycle.
 18 THE CHAIRMAN: All right. So we are at
 19 fencing guidelines.
 20 MR. WELLS: All right. Through the Chair
 21 to the Commission, so over the past few months,
 22 we have been working as a section, in
 23 accordance with various organizations, SPAR and
 24 RAP as well, to redo or reimagine what the
 25 fencing guidelines could potentially be.

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1 And so on the screen right now, or in the
2 book itself too, there's the existing fencing
3 guidelines. The last time it was adopted --
4 and the only time it was updated was in 2003,
5 so we took a hard look at the guidelines
6 itself. And although not major changes were
7 made necessarily, we did cut down some of the
8 content to make it more streamlined and more
9 visually appealing and more intuitive for
10 customers and contractors and just for the
11 average person to understand.

12 So what we have in terms of a proposal is
13 a five- -- or a four-page document. So this
14 will be the new cover page (indicating), and we
15 added some more visuals in here. And we broke
16 it down into height and placement, as well as
17 materials, appropriate and inappropriate
18 street-visible materials. And we also added an
19 FAQ section here, so -- just to answer some of
20 those commonly asked questions.

21 And so that's, again, what we presented,
22 and we would love some ideas or suggestions you
23 may have from a preliminary standpoint.
24 Otherwise, we would stand by for a
25 recommendation of approval.

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

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: Okay. I'll open the public
5 hearing if anybody is here to speak on this.

6 AUDIENCE MEMBERS: (No response.)

7 THE CHAIRMAN: Seeing none, we'll close
8 the public hearing, and I'll entertain a motion
9 on --

10 COMMISSIONER LOPERA: Motion to approve --
11 recommend for approval the fencing and wall
12 guidelines.

13 COMMISSIONER GREGORY: Second.

14 THE CHAIRMAN: All those in favor?

15 COMMISSION MEMBERS: Aye.

16 THE CHAIRMAN: Those opposed?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Hearing none, you have
19 recommended approval of the new fencing
20 guidelines.

21 And, with that, we are on to Information.
22 We've got a 2024 Historic Preservation resource
23 packet, possibly.

24 MR. WELLS: Through the Chair to the
25 Commission, not necessarily just yet, but --

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1 originally, we were going to pitch the entire
2 thing to you-all for this meeting, but we
3 decided it would be more prudent just to
4 present the first page, and then just explain
5 the purpose and intent, and then also look at
6 potentially what will be going within this --
7 or going inside the resource packet.

8 So, again, coupled with the fencing
9 guidelines, our section wanted to make a series
10 of just updates to the way we interact with the
11 customer and just -- customers and public
12 and -- in general. So we came up with the idea
13 just to develop a resource packet that compiles
14 all of our different -- literally resources
15 pertaining to Historic Preservation, and then
16 just something that we can hand out to
17 customers and just streamline the process and
18 the forms that we have.

19 And so, ideally, we want to roll this out
20 in -- next year, or next month, actually, but I
21 wanted to get, just from a preliminary
22 standpoint, just any tips, ideas, or things
23 that you think would be helpful to include
24 within the resource packet.

25 So on Page 2 is a table of contents. So
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1 we just wanted to have a General
2 Information/Welcome section.

3 Helpful Links and Resources. So this
4 could be anything pertaining to just how to
5 apply for a COA, to the actual design
6 guidelines for both historic districts. It
7 would include a copy of the COA matrix. And a
8 subset of that is just including what we refer
9 to as the Scope of Work Quick Reference Guide.
10 So that details different types of scopes of
11 work and where it may fall under the scope --
12 or the COA matrix.

13 A list of definitions. How to apply for a
14 COA. Sufficiency deadlines, and the actual COA
15 process chart, Commission fees, the differences
16 between the local and National Register
17 Historic District, the new adopted fencing and
18 wall guidelines, and then the window
19 supplement.

20 COMMISSIONER EPSTEIN: Are the dates for
21 the meetings for this year in there and when
22 submissions are due by?

23 MR. WELLS: Through the Chair to
24 Commissioner Epstein, they are not, but that's
25 a good idea. I'll add that to the Table of

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1 Contents as well.
2 COMMISSIONER MONTOYA: Through the Chair,
3 question for staff. I don't think we've done
4 it in a while, but there have been times that
5 we've gone around to the districts, someone
6 from -- I think it was Lisa Sheppard in the
7 past, has gone around, just to -- like, at a
8 SPAR meeting or, like, community meetings and a
9 RAP meeting. And just, again, talking about
10 the guidelines.

11 Is there any -- is there any thought about
12 doing that with this, or -- because we still
13 have people that are claiming ignorance about
14 things, you know, and any kind of community
15 action -- I know you're -- it's not like you
16 don't have a lot of things to do, I realize
17 that, but, I mean, I -- I, for one -- that's
18 something that I would participate in; like, I
19 would help you to do that, if you wanted to,
20 just to get more word out to the general
21 community about the -- the historic guidelines
22 and things like this that they can access.

23 MR. WELLS: Through the Chair to
24 Commissioner Montoya, that -- that's a good
25 question because we initially just thought of
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1 just doing an email blast to all the community
2 organizations or just stakeholders within
3 the -- in both districts, but we do have
4 meetings with SPAR three times a year, and
5 usually we just go over the COA process, but I
6 think it would be helpful to -- just to touch
7 base on the new packet itself, and then do the
8 same thing for RAP, so that is a good idea.

9 THE CHAIRMAN: All right. Anybody have
10 anything else?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: Okay. Let's move forward.
13 Pending legislation.

14 MR. WELLS: All right. So for this one,
15 this is the -- not much moving through the
16 Council right now, but we have Ordinance
17 2023-0796, so this is the bill that is -- the
18 landmark for 411 North Liberty Street, so it's
19 going to the Land Use and Zoning Committee
20 January 3rd.

21 And they also have a pending ordinance for
22 the denial of the after-the-fact wholesale
23 window replacement, so that will be happening
24 sometime next year.

25 And that is all the ordinances right now.
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1 COMMISSIONER EPSTEIN: Through the Chair,
2 I believe there are a couple of meetings that
3 are coming up about the Trio with that new
4 legislation that was coming up for that too.
5 That would be something to add to there, just
6 because it's such an important piece of
7 Jacksonville architecture.

8 THE CHAIRMAN: All right. I don't think
9 we have any Public Works improvements, do we?

10 MR. WELLS: Through the Chair, we do not.

11 THE CHAIRMAN: Okay. Well, with that, I
12 think we would like to present Andres with a
13 little plaque here for your years of dedicated
14 service.

15 COMMISSIONER LOPERA: I thought my reward
16 was just taking my placard with my name on it
17 with me.

18 THE CHAIRMAN: No, actually, that has to
19 stay.

20 COMMISSIONER LOPERA: Well, thank you.
21 It's been an honor to serve on this
22 commission for several years. I haven't won an
23 award since high school.

24 Thank you.
25 (Applause.)

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1 THE CHAIRMAN: Well, we appreciate
2 everything you've done. It's been -- how long
3 have you have been on this, six years?

4 COMMISSIONER LOPERA: As long as you have.

5 THE CHAIRMAN: I'll be seven years in
6 January.

7 All right. Well, you know, good luck out
8 there.

9 COMMISSIONER LOPERA: Thank you.

10 THE CHAIRMAN: Come back and see us.

11 COMMISSIONER LOPERA: Absolutely.

12 THE CHAIRMAN: All right. Does anybody
13 have anything else?

14 COMMISSIONER MONTOYA: I just want to echo
15 what everyone has said. I really enjoyed
16 working with you on this commission, and your
17 service has been invaluable. Your knowledge of
18 structural systems and your contribution day in
19 and day out on this panel has been really
20 great, so thank you. It's been a pleasure.

21 COMMISSIONER LOPERA: I appreciate that.
22 Thank you.

23 COMMISSIONER EPSTEIN: I was saying the
24 same thing before you came in. I was like,
25 man, I've got to, like, take notes and give

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1 better things, instead of, like, "This is bad."
2 You have always such important information
3 to give that's precise and succinct to actual
4 real things, so --

5 COMMISSIONER LOPERA: I appreciate that.
6 Thank you, Commissioner.

7 COMMISSIONER GREGORY: I agree. A real
8 professional. Thank you.

9 COMMISSIONER LOPERA: Thank you.

10 THE CHAIRMAN: All right. Well, do you
11 want to adjourn us?

12 MS. LOPERA: I'm sorry.

13 THE CHAIRMAN: What else have we got?

14 MS. LOPERA: Well, we did not do public
15 comment and --

16 THE CHAIRMAN: I'm sorry.

17 MS. LOPERA: I don't know if you all want
18 to talk about nominating the Rita Reagan
19 building as a local landmark, so just --

20 THE CHAIRMAN: I'm going to open the
21 public comment, if anybody is here for public
22 comment.

23 AUDIENCE MEMBER: My turn?

24 THE CHAIRMAN: Sure.

25 AUDIENCE MEMBER: Okay.

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1 (Audience member approaches the podium.)

2 THE CHAIRMAN: If you'll state your name
3 and address for me.

4 AUDIENCE MEMBER: Sure.

5 My name is Renee Ramos, and my
6 Jacksonville address 3845 Eloise Street, in
7 Jacksonville.

8 So I sent a letter in to include it in the
9 public book for this meeting, but I can restate
10 it.

11 I currently live in Arlington, Virginia,
12 in the historic district in Virginia, in -- in
13 Maine. I purchased a home in Jacksonville
14 because I intend to retire here in 2025. When
15 I first bought it, they said I didn't -- the
16 rules didn't apply, but the historic office was
17 kind enough to send me a letter right after I
18 purchased to let them -- me know that it did,
19 which was great because I plan to renovate the
20 house.

21 The first thing I wanted to do was replace
22 all the windows because they're faded, some of
23 them don't secure; like, the -- so I picked my
24 vendor, I picked Pella. The representative
25 said she would do the COA paperwork. I'm like,

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1 "Great."

2 So I read through some of your literature,
3 your reference literature. And wanting to keep
4 with the sort of historic look, I picked
5 lines -- I don't know what you guys call
6 them -- and I submitted my COA, and I got, No,
7 you can't do those lines because they weren't
8 there before.

9 Currently, my house, the upstairs has no
10 lines and the downstairs has lines, which I
11 think is ridiculous because, like, who would
12 buy a house with, you know, lines somewhere and
13 not the other? And so I said, All right. So
14 I'm working with the representative from the
15 COA office. She said, Well, you can either
16 pick lines or you can pick no lines. And when
17 I look outside my door, like, most of the
18 houses don't have lines, so I said, All right,
19 I'll pick no lines. And she said, No. I said,
20 Well I'll pick no lines even though it wasn't
21 my preference, but it was what the majority of
22 my neighbors had. So she's like, No, no, you
23 can't pick no lines. So I said, Fine, I'll
24 pick lines. And she says, Okay.

25 So I picked lines and I picked this --

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1 external lines. No problem. So I resubmitted
2 my application, and I got my approval, and the
3 Pella representative read it. And there's two
4 lines in the approval that says that I would
5 have to paint them.

6 It says here, "All new 16" -- I'm
7 replacing 16 windows and a door.

8 "All new 16 windows shall be painted to
9 reduce the glossy appearance of nonwood
10 material."

11 And item 12 was, "The new double sliding
12 door" -- "rear door shall be painted to reduce
13 the rear door and jamb." Appearance of
14 nonwood ...

15 I don't really know tons about windows.
16 This is the first time I've had to replace
17 them. I probably wouldn't have caught it, but
18 the Pella representative said, You can't do
19 that because vinyl windows are intended --
20 (Timer notification.)

21 MS. RAMOS: If you were to paint them,
22 then it would void your warranty.

23 So we spoke to Mr. Wells' office. And he
24 asked for a picture, so she submitted a picture
25 in, and sent an email saying that -- Okay,

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1 well, this isn't -- this is void. And so we're
2 like, Well, I need a new COA because, you know,
3 this is going to be public knowledge if
4 somebody comes out from Compliance.

5 So they did -- he did revise it, his
6 office did revise it. And now it says -- it
7 references that we provided a picture, and that
8 based on the picture, it doesn't appear to be
9 glossy. But now Number 2 says, "All new 16
10 windows shall be painted in the" -- "if the
11 vinyl material appears to be glossy," and the
12 same for the door.

13 Well, I did have a little bit of a
14 (inaudible) background, and I'm in the
15 government also. Sometimes we can be fairly
16 rigid, so I know words matter. So I said,
17 Well -- so we tried to define, well, what does
18 "glossy" mean? I don't know what "glossy"
19 means, and so I got warranty literature from
20 the -- several --

21 I flew down and actually met with
22 Mr. Wells and expressed my concern. Like, I
23 certainly want to proceed with getting my
24 windows, but this is almost like a 10 percent
25 investment in my home, and I'm very concerned

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1 that I'm going to put almost \$40,000 of
2 windows, and should somebody come and look at
3 the windows, and if they think they're glossy,
4 I just want to make sure what my course of
5 action is. It's either paint them, which would
6 void my warranty, which I'm not going to do, or
7 replace them, which I'm not going to do, again,
8 because I just put \$40,000 in, or the City
9 could put a lien on my house because now I'm
10 not in compliance.

11 Yes, that would be the course of action.
12 And so I said, Well, I don't understand, if we
13 agree that this isn't glossy, why won't you
14 remove it? And he said, Well, the board says
15 that it's going to be an all-of-the-windows
16 verbiage, so I did some research -- it's in my
17 letter. I found several COAs issued after mine
18 that have windows, and I don't see any
19 appearance -- I don't see any verbiage that
20 talks about being glossy.

21 So I flew down, and I'm here because, one,
22 I would like my COA updated so that it removes
23 the "glossy." And if -- two, I wanted to make
24 sure the board knew. And if you are going to
25 require that, could you define what "glossy" is

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1 so I make sure I have it because they're
2 supposed to be installed on Monday, so --

3 THE CHAIRMAN: All right.

4 MS. RAMOS: That's what I wanted to
5 present to the board.

6 THE CHAIRMAN: Arimus, can you add any
7 context here?

8 MR. WELLS: Yes. So through the Chair to
9 the Commission, so -- and I apologize, my
10 speaker is a little low.

11 But just to provide some context, the
12 applicant came in in regards to window
13 replacement. And we have a set of conditions.
14 These conditions are not necessarily adopted by
15 the Commission, but they are based on
16 historical precedent on -- in terms of how the
17 Commission has opined in the past, as well as
18 the design guidelines.

19 And so one of the conditions pertained
20 to -- that we've used -- regarding how, if
21 they're vinyl windows, they shall be painted to
22 reduce the glossy appearance, so the texture,
23 per se. And so I met with the applicant, and
24 she did not -- was uncomfortable with that
25 language because of the potential for it to

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1 be -- from the warranty standpoint.

2 And so I was uncomfortable from the
3 Department's standpoint to remove that
4 condition because, again, based on the
5 Commission's recommendations and findings in
6 the past, there has been some discussion in
7 terms of the glossy appearance of vinyl windows
8 and how that condition should be included, and
9 so I just thought it would be more fruitful for
10 the Commission to have a conversation on that
11 and just to adopt a uniform kind of standard
12 moving forward.

13 THE CHAIRMAN: Okay.

14 COMMISSIONER GREGORY: Is there a reason
15 that previously or historically we've had these
16 windows not glossy -- we prefer them not to be
17 glossy? Because you could paint a window with
18 a high-gloss paint if you wanted to and it
19 would be glossy. And I don't know if there's
20 any requirements that we not use high-gloss
21 paint, you know, for historic properties. So
22 is the glossiness a major concern in that
23 sense?

24 MR. WELLS: Through the Chair to
25 Commissioner Gregory, if anything -- I believe

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1 a concern came out from a previous window
 2 replacement where the windows from -- without
 3 being painted would appear to be extremely --
 4 THE CHAIRMAN: Vinyl.
 5 MR. WELLS: -- vinyl, yeah.
 6 COMMISSIONER GREGORY: Yeah. They have a
 7 plastic look to them.
 8 MR. WELLS: Yes, a plastic look.
 9 And so there was a recommendation made to
 10 add that condition to COAs. And how that --
 11 has that been fairly applied to all COAs? Most
 12 likely not, but ultimately that is something
 13 that we've been trying to do a better job of in
 14 adopting. So, again, we just wanted to have
 15 that conversation.
 16 COMMISSIONER MONTOYA: Through the Chair,
 17 question for staff. Were there any -- was
 18 there a sample of the mullions in the window or
 19 anything that we can see?
 20 MS. RAMOS: A picture was provided.
 21 COMMISSIONER MONTOYA: That might be
 22 something to consider in the future, you know,
 23 having a -- they have a small --
 24 THE CHAIRMAN: Sample.
 25 COMMISSIONER MONTOYA: -- sample that you
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1 can see and you actually see what the muntins
 2 look like so you can make that determination.
 3 MR. WELLS: Through the Chair to
 4 Commissioner Montoya, if I may, just respond to
 5 that. So, yeah, the applicant did provide a
 6 picture of it and -- because we found that it
 7 did not appear to be glossy, that's why we put
 8 the language and the analysis in the COA that
 9 this does not appear to be glossy; however, we
 10 do include that condition still just in case
 11 the applicant decides to change their window
 12 product information because a lot of times for
 13 COA administrative approvals, we don't
 14 condition it based on the product itself, we
 15 just condition what is proposed in terms of the
 16 grid design because, once they get to
 17 permitting, products change, typically. So we
 18 just wanted to go on the record in the event
 19 that it does -- if she does decide to go with
 20 that, then it does appear to not be glossy.
 21 COMMISSIONER EPSTEIN: Through the Chair,
 22 does it make sense, then, to add to a COA when
 23 they -- you've been given a specific product or
 24 material, to say that that product and material
 25 is approved, but if it changes, you know, you
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1 have to come back to us and make sure -- you
 2 know, if it's glossy, then you have to paint
 3 it, some kind of -- because if she's proven and
 4 that you've already come and said this is fine
 5 to us now, and she's worried about what she's
 6 still doing even though what she has approved
 7 is fine, I think creating some kind of
 8 additional language to let, you know, the
 9 homeowner know what you've submitted is fine,
 10 but if you change it, this condition applies.
 11 MR. WELLS: Through the Chair to
 12 Commissioner Epstein, we -- at one point, we
 13 did consider that, just -- with not just this
 14 application, but just with other applications
 15 in general, and so -- I'm just trying to think
 16 here because I know that that would have been a
 17 potential way to, I guess, allow the applicant
 18 to proceed in a consistent manner. I think the
 19 only concern that we had, too, was that that
 20 would possibly hold up their review process or
 21 review timeline to go to permitting and then at
 22 the last minute this product can't be complied
 23 with the Building Code or Fire Code or whatnot,
 24 so --
 25 We tried to provide some vagueness to
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1 allow for possibly even a change in their
 2 product, but, ultimately, we could -- we could
 3 support a -- that condition if you want to go
 4 that route.
 5 COMMISSIONER GREGORY: I think it --
 6 through the Chair, I think it leads to a
 7 slippery slope if we have to list every
 8 material of everything that's replaced on a
 9 house on the exterior. I mean, if you had to
 10 specify every little thing, a line item thing,
 11 it's getting to be real hairy for -- a lot of
 12 work for you guys to approve that and -- I
 13 think a little bit of vagueness is helpful.
 14 COMMISSIONER EPSTEIN: Through the Chair,
 15 if somebody did come from the neighborhood and
 16 said, "Hey, I think these" -- "I looked at the
 17 COA and the COA said if the windows are glossy,
 18 she has to paint them; she's not painting them.
 19 I think they're glossy," but you've already
 20 said -- I mean, there's a paper trail enough
 21 that you could say, "No," as a, you know,
 22 staff, "We approved these." So that should be
 23 enough.
 24 MR. WELLS: Through the Chair to
 25 Commissioner Epstein, exactly. And that's what
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1 we thought would be a compromise of just
2 putting in the analysis that we did not find
3 these to be glossy. So from a permitting
4 standpoint, we would be more than happy to sign
5 off on the windows. But I think from the
6 applicant's standpoint, she was still concerned
7 about someone coming out and opining against
8 us, which no one would, essentially, because we
9 have the final review in terms of an historic
10 sign-off for window replacement.

11 MS. RAMOS: I don't see anything that says
12 that he looked at window whatever and I
13 installed window whatever, right? I mean,
14 there's a generic -- that the picture we
15 provided doesn't appear glossy, but ...

16 THE CHAIRMAN: Well, I mean --

17 MS. RAMOS: There's no (inaudible).

18 THE CHAIRMAN: Do you want the COA to
19 say -- I mean -- go ahead.

20 MS. LOPERA: Through the Chair to the
21 speaker, my recommendation to you would be, if
22 you feel like the COA doesn't adequately cover
23 your request, you can file a minor modification
24 application and ask to have your COA modified,
25 and say, I would like a -- you know, a line

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1 item added to say that you have approved, and
2 then name your windows, whatever code or
3 however you want to identify them, but ask that
4 it be modified to include that provision.

5 MS. RAMOS: Okay. I will.

6 But just for the board, like, the Pella
7 representative was probably more upset than me
8 that, you know, vinyl windows are what's being
9 allowed now. And to put a provision to say
10 that you have to paint them she thought was
11 borderline unethical, so either allow them or
12 we don't, or if there's something that you're
13 not going to allow with the vinyl, it, like,
14 should be specified because they thought that
15 it put the homeowners at risk.

16 THE CHAIRMAN: I mean, yeah. I mean, I
17 get that; it's an ever-changing -- it's an
18 ever-changing art over here, so -- I think
19 there's some products that -- within the vinyl
20 range, that we definitely allow. And I think
21 they're probably making some cheaper vinyl now
22 that we probably would not because of the
23 glossiness, so it's something we need to look
24 at, so I appreciate it.

25 MS. RAMOS: Okay. Thank you.

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1 THE CHAIRMAN: Thank you.

2 Anyone want to jump back to New Business?

3 COMMISSIONER LOPERA: The landmark.

4 COMMISSIONER GREGORY: Yeah. I'd like to
5 make a motion to consider the property at 6360
6 Commerce Street for -- to be landmarked for
7 historic preservation, for staff to put
8 together a -- I'm not sure --

9 COMMISSIONER LOPERA: A report.

10 THE CHAIRMAN: -- to write a report on
11 that.

12 MS. LOPERA: Is there a second?

13 COMMISSIONER LOPERA: Second.

14 COMMISSIONER EPSTEIN: Through the Chair,
15 I was just wondering if that addresses the
16 whole site or if it's just the one building.

17 MR. WELLS: Through the Chair to
18 Commissioner Epstein, it would just be for that
19 one building, so -- and it's -- and I didn't
20 explain this fully, but there's the -- there's
21 a total of five buildings on the property. Two
22 of the -- three of the buildings are already
23 landmarked, but that particular structure, the
24 6360, is not.

25 COMMISSIONER EPSTEIN: So there's --

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1 through the Chair, there's one other building
2 that is not as well, beyond this one?

3 MR. WELLS: Through the Chair, correct.

4 And so that one is the -- I want to say is
5 the pool building. And I could pull up the map
6 if that might help, actually.

7 COMMISSIONER EPSTEIN: Yeah, since we're
8 doing this, if there's another building on the
9 site and -- I mean, if the whole site is
10 historic to this integral, important film
11 industry in Jacksonville, maybe we just go
12 ahead and check the whole thing.

13 MR. WELLS: I'm having some technical
14 difficulties. I'm going to scroll up to a
15 different picture here, but based on this
16 one -- I know it's a little hard to tell, but
17 we have 6337 Arlington Road, which has three
18 buildings. So it's this parcel right here
19 (indicating). That's already designated.

20 This is the subject property right here
21 (indicating). And then there's the -- and it's
22 not showing on the map here, but there's a pool
23 here that was used for sets -- or for filming.
24 That parcel is also not designated. I believe
25 they're both owned by the City as well, but you

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1 would need to -- in terms of your motion, to
 2 state 0 Arlington Road, nominate this parcel as
 3 well.
 4 COMMISSIONER GREGORY: I'm looking at the
 5 aerial on Google Maps as well, and I don't see
 6 any structure on there.
 7 COMMISSIONER EPSTEIN: Yeah.
 8 COMMISSIONER GREGORY: It's weird.
 9 MR. WELLS: I think, if anything, it might
 10 be the pool. I know the pool is located here
 11 (indicating), and that might be the structure
 12 they were referring to in ...
 13 COMMISSIONER GREGORY: Yeah, and the
 14 City's aerial from Jax GIS mapping, there's
 15 nothing on there as well from 2023.
 16 COMMISSIONER EPSTEIN: Yeah, it's like
 17 a -- like sand.
 18 MR. WELLS: Okay.
 19 COMMISSIONER GREGORY: Can you go back to
 20 that site map that you had? It's like a
 21 hand-drawn site map maybe. So we have a -- the
 22 bearings of where it all is.
 23 COMMISSIONER MONTOYA: That doesn't mean
 24 we can't investigate it, go ahead and --
 25 THE CHAIRMAN: We can --
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1 (Simultaneous speaking.)
 2 COMMISSIONER MONTOYA: -- (inaudible).
 3 We can pass -- we can vote on it and get
 4 it rolling and then (inaudible) --
 5 THE CHAIRMAN: Have them look at it and
 6 (inaudible).
 7 COMMISSIONER EPSTEIN: Yeah.
 8 MR. WELLS: Okay. It looks like it was
 9 cut off because it --
 10 COMMISSIONER GREGORY: There's the sketch.
 11 MR. WELLS: From my understanding, the
 12 pool is -- the pool might be the second
 13 building that -- a structure they were
 14 referring to -- or the fifth structure they
 15 were referring to.
 16 COMMISSIONER EPSTEIN: Do we need to
 17 nominate that as a separate address or can they
 18 be inclusive of each other?
 19 MR. WELLS: They could be inclusive of
 20 each other.
 21 COMMISSIONER MONTOYA: That would be my
 22 recommendation.
 23 COMMISSIONER EPSTEIN: Yeah, so --
 24 COMMISSIONER MONTOYA: We'll go forward
 25 with it and get the ball rolling and --
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1 COMMISSIONER EPSTEIN: And if there's
 2 something there, you guys will find it.
 3 COMMISSIONER GREGORY: I guess -- a
 4 question for Carla. If we put them together,
 5 are we able to pull them apart later?
 6 MS. LOPERA: Through the Chair to
 7 Commissioner Gregory, yeah, that's fine,
 8 because they'll do their analysis in the
 9 report, and then you can recommend to landmark
 10 one parcel and not the other, however you want
 11 to handle it.
 12 COMMISSIONER GREGORY: Okay.
 13 THE CHAIRMAN: That's (inaudible).
 14 All right. Do we need to vote on that, I
 15 presume?
 16 COMMISSIONER GREGORY: Do we need to
 17 amend --
 18 MS. LOPERA: Yeah, why don't you amend to
 19 include the parcel to the south.
 20 COMMISSIONER GREGORY: I'd amend the
 21 motion to include the parcel to the south on
 22 0 Arlington Road, owned by the City of
 23 Jacksonville.
 24 COMMISSIONER EPSTEIN: Second.
 25 THE CHAIRMAN: All those in favor?
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1 COMMISSION MEMBERS: Aye.
 2 THE CHAIRMAN: Those opposed?
 3 COMMISSION MEMBERS: (No response.)
 4 THE CHAIRMAN: Hearing none, now we will
 5 vote on the motion as amended.
 6 All those in favor?
 7 COMMISSION MEMBERS: Aye.
 8 THE CHAIRMAN: Those opposed?
 9 COMMISSION MEMBERS: (No response.)
 10 THE CHAIRMAN: Hearing none, you have
 11 recommended staff to start the landmarking
 12 process.
 13 Unless anybody has anything else --
 14 COMMISSIONER LOPERA: The December 13th,
 15 2023, meeting is now adjourned.
 16 (The foregoing proceedings were adjourned
 17 at 3:43 p.m.)
 18 - - -
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

6

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

12

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15 DATED this 21st day of December 2023.

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Diane M. Tropa
Florida Professional Reporter

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