

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, April 24, 2024,  
commencing at 3:00 p.m., at the Ed Ball Building,  
Room 851, 214 North Hogan 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.  
MICHAEL MONTOYA, Vice Chair.  
ETHAN GREGORY, Secretary.  
OLIVIA FRICK, Commission Member.  
MAXIMILIAN GLOBER, Commission Member.  
WILLIAM HOFF, Commission Member.

ALSO PRESENT:

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

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1 conversations, please be had in the hallway.  
2 With that, I will take a motion to approve  
3 the minutes from the March 27th meeting.  
4 COMMISSIONER MONTOYA: Motion to approve  
5 the minutes from the March 27th meeting.  
6 COMMISSIONER GREGORY: Second.  
7 THE CHAIRMAN: All those in favor?  
8 COMMISSION MEMBERS: Aye.  
9 THE CHAIRMAN: Those opposed?  
10 COMMISSION MEMBERS: (No response.)  
11 THE CHAIRMAN: Hearing none, we'll jump  
12 right in.  
13 We've got four deferred items today.  
14 COA-22-27451, 2768 Riverside Avenue;  
15 COA-23-28339, 3664 Richmond Street;  
16 COA-23-29186, 2799 Selma Street; and LS-23-01,  
17 538 Ellis Road South.  
18 And with that, we'll jump into the consent  
19 agenda. Do any commissioners have any ex parte  
20 on consent?  
21 COMMISSIONER HOFF: Through the Chair, I  
22 do. I spoke with the applicant for Item  
23 Number 7, prior to me having this role, about  
24 his application.  
25 THE CHAIRMAN: All right. Anybody else?  
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1 P R O C E E D I N G S  
2 April 24, 2024 3:00 p.m.

3 THE CHAIRMAN: All right. Welcome to the  
4 April 24th edition of the Jacksonville Historic  
5 Preservation Commission.  
6 If I could start with some introductions,  
7 please.  
8 MR. WELLS: Arimus Wells, Historic  
9 Preservation section.  
10 MS. LOPERA: Carla Lopera, Office of  
11 General Counsel.  
12 COMMISSIONER MONTOYA: Michael Montoya,  
13 commissioner.  
14 THE CHAIRMAN: J.C. Demetree, chairman.  
15 COMMISSIONER GREGORY: Ethan Gregory,  
16 commissioner.  
17 COMMISSIONER FRICK: Olivia Frick,  
18 commissioner.  
19 COMMISSIONER HOFF: Bill Hoff,  
20 commissioner.  
21 COMMISSIONER GLOBER: Max Globber,  
22 commissioner.  
23 THE CHAIRMAN: We'll take a break every  
24 two hours, as needed. If you could silence  
25 your cell phones, please. Any private  
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1 COMMISSION MEMBERS: (No response.)  
2 THE CHAIRMAN: All right. With that,  
3 we'll run through the consent agenda.  
4 COA-24-30487, 2963 Olga Place;  
5 COA-24-30388, 2051 Redwing Street;  
6 COA-24-30407, 2047 Redwing Street;  
7 COA-23-29861, 141 5th Street West --  
8 MS. LOPERA: East.  
9 THE CHAIRMAN: Yes, East.  
10 COA-24-30521, 1445 Avondale Avenue;  
11 COA-24-30389, 112 10th Street East;  
12 COA-23-30010, 1902 Market Street North;  
13 COA-24-30330, 1616 Ionia Street; and  
14 COA-23-29954, 1918 Morningside Street.  
15 Do any commissioners have any comments,  
16 thoughts before we open to the public?  
17 COMMISSIONER HOFF: Through the Chair, I  
18 would like to have a discussion on Items 2 and  
19 3, which are the same applicant and the same  
20 design, and a short -- and a short inquiry  
21 about Item Number 8.  
22 THE CHAIRMAN: Okay. So we will pull  
23 COA-24-30388 and COA-24-30407, as well as  
24 COA-24-30330.  
25 And, with that, we'll open the public  
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1 hearing. Is anyone here to speak on anything  
 2 on consent outside of now 2, 3, and 8?  
 3 AUDIENCE MEMBER: (Indicating.)  
 4 THE CHAIRMAN: You can come on up.  
 5 (Audience member approaches the podium.)  
 6 THE CHAIRMAN: If you'll state your name  
 7 and address for me.  
 8 AUDIENCE MEMBER: Kim -- is that on?  
 9 (Microphone malfunction.)  
 10 (Brief pause in the proceedings.)  
 11 THE CHAIRMAN: If you could just please  
 12 watch the white cord when you come up.  
 13 AUDIENCE MEMBER: Is this on? Is the  
 14 microphone on?  
 15 THE CHAIRMAN: Good question. It does not  
 16 seem to be.  
 17 (Brief pause in the proceedings.)  
 18 THE CHAIRMAN: It's always something.  
 19 AUDIENCE MEMBER: My name is Kim Pryor. I  
 20 live at 245 West 5th Street.  
 21 THE CHAIRMAN: Kim, she's going to swear  
 22 you in real quick.  
 23 MS. PRYOR: Pardon?  
 24 THE CHAIRMAN: She's going to swear you in  
 25 real quick.

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1 THE REPORTER: If you would raise your  
 2 right hand for me, please.  
 3 MS. PRYOR: (Complies.)  
 4 THE REPORTER: Do you affirm that the  
 5 testimony you are about to give will be the  
 6 truth, the whole truth, and nothing but the  
 7 truth?  
 8 MS. PRYOR: I do.  
 9 THE REPORTER: Thank you.  
 10 MS. PRYOR: I'm here to request that we  
 11 pull Items Number 4 and 9 off of consent to  
 12 have further discussion on those, specifically  
 13 regarding the windows.  
 14 THE CHAIRMAN: Okay. Number 4 and 9.  
 15 Okay. We can chat about that.  
 16 MS. PRYOR: Thank you.  
 17 THE CHAIRMAN: Thank you.  
 18 Anybody else here to speak on -- so my  
 19 consent agenda reads now -- we have Number 1,  
 20 COA-24-30487; Number 4, COA-23-29861.  
 21 MS. LOPERA: Mr. Chair, I believe that's  
 22 the one that (inaudible) --  
 23 THE CHAIRMAN: Well, I figured we'd talk  
 24 about -- I mean, I wasn't going to pull it  
 25 straightaway. I figured we'd talk about it

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1 first, especially to make sure nobody else was  
 2 here to speak on the rest.  
 3 COA-24-30521, Number 5; Number 6,  
 4 COA-24-30389; Number 7, COA-23-30010; and  
 5 Number 9, COA-23-29954.  
 6 Is anybody else here to speak on any of  
 7 those?  
 8 AUDIENCE MEMBERS: (No response.)  
 9 THE CHAIRMAN: All right. With that,  
 10 we'll close the public hearing, and I'll  
 11 entertain a motion.  
 12 COMMISSIONER MONTOYA: Motion to approve  
 13 the remaining items on the consent agenda.  
 14 THE CHAIRMAN: All right.  
 15 MS. LOPERA: Could you clarify which of  
 16 the remaining items you're including?  
 17 COMMISSIONER MONTOYA: That would be  
 18 Number 1, COA-24-30487; Item Number 5,  
 19 COA-24-30521, 1445 Avondale Avenue; Item 6,  
 20 COA-24-30389, 112 10th Street East; Item 7,  
 21 COA-23-30010, 1902 Market Street North; Item  
 22 Number 9, COA-23-29954, 1918 Morningside  
 23 Street.  
 24 THE CHAIRMAN: So the ones you listed --  
 25 you pulled 4 but didn't pull 9.

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1 COMMISSIONER MONTOYA: Okay. So I would  
 2 like to amend that and pull Number 9,  
 3 COA-24-29954, 1918 Morningside Street.  
 4 COMMISSIONER GREGORY: Could I get a  
 5 clarification real quick?  
 6 THE CHAIRMAN: So currently --  
 7 COMMISSIONER GREGORY: We pulled 2, 3, 4,  
 8 8, and 9; is that correct?  
 9 THE CHAIRMAN: Correct.  
 10 COMMISSIONER GREGORY: Okay. I second.  
 11 THE CHAIRMAN: All those in favor?  
 12 COMMISSION MEMBERS: Aye.  
 13 THE CHAIRMAN: Those opposed?  
 14 COMMISSION MEMBERS: (No response.)  
 15 THE CHAIRMAN: Hearing none, if you are  
 16 COA 1, COA 5, 6 or 7, you're good to go.  
 17 And, with that, we will jump right into  
 18 Number 2 on what was formerly on consent,  
 19 COA-24-30388, 2051 Redwing Street.  
 20 Is this worth talking in unison with  
 21 Number 3 as well? I know we have to vote on  
 22 them separately, but --  
 23 So we're going to talk about COA-24-30388  
 24 as well as COA-24-30407 together. Both are  
 25 Redwing Street.

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1 I will take a staff report.  
 2 MR. WELLS: Application COA-24-30388,  
 3 located at 2051 Redwing Street, seeks to  
 4 construct a new, two-story, single-family home.  
 5 We found the property located on an arterial  
 6 lot, and along this block there are a mixture  
 7 of one-story and two-story homes.  
 8 As designed, the home will consist of a  
 9 gable roof and a full-width porch, along with a  
 10 front elevation. Primary materials of the  
 11 structure include Fiberglass shingles for the  
 12 roof, 3-over-1 and 1-over-1 windows, fiber  
 13 cement lap siding and shingles, wood railings,  
 14 concrete block with a brick finish for the  
 15 foundation, and brick columns for the front  
 16 porch.  
 17 Overall, in -- in violation [sic] with our  
 18 criteria and our design guidelines, we found  
 19 that the structure meets those specifications.  
 20 As such, we forward to you a recommendation for  
 21 approval.  
 22 THE CHAIRMAN: All right. Questions for  
 23 staff?  
 24 COMMISSION MEMBERS: (No response.)  
 25 THE CHAIRMAN: With that, we'll open the  
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1 Chair to the applicant, so, typically, on homes  
 2 in both -- well, in Springfield, we see  
 3 (inaudible) on the front third of the house, so  
 4 I was wondering what your thoughts were on  
 5 putting a window in the front third of the  
 6 second floor on the -- on the right elevation?  
 7 MR. ASKELSON: The one on the bottom  
 8 right-hand corner?  
 9 COMMISSIONER HOFF: Yeah.  
 10 So it's noted elsewhere in the JHPC staff  
 11 report that usually large blank exterior walls  
 12 are frowned upon, especially towards the front  
 13 of the house where it's more visible.  
 14 So I know that on the interior layout, you  
 15 do have a bathroom there, but I also know that  
 16 there's, you know, ways to put some kind of  
 17 opening there as well.  
 18 MR. ASKELSON: Yeah.  
 19 COMMISSIONER HOFF: So just wanted to get  
 20 your thoughts on it.  
 21 MR. ASKELSON: So you would be the third  
 22 person that brought that up.  
 23 COMMISSIONER HOFF: Oh, really?  
 24 MR. ASKELSON: Yeah. So not that that has  
 25 not been discussed. That is that bathroom  
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1 public hearing.  
 2 And if the applicant is here, you can come  
 3 on up.  
 4 (Audience member approaches the podium.)  
 5 THE CHAIRMAN: If you'll state your name  
 6 and address.  
 7 AUDIENCE MEMBER: Mitchell Askelson, 7563  
 8 Philips Highway, Jacksonville, Florida 32256.  
 9 THE CHAIRMAN: Diane is going to swear you  
 10 in.  
 11 THE REPORTER: If you would raise your  
 12 right hand for me, please.  
 13 MR. ASKELSON: (Complies.)  
 14 THE REPORTER: Do you affirm that the  
 15 testimony you are about to give will be the  
 16 truth, the whole truth, and nothing but the  
 17 truth?  
 18 MR. ASKELSON: I do.  
 19 THE REPORTER: Thank you.  
 20 THE CHAIRMAN: And I presume, being on  
 21 consent, you are good with all of the  
 22 conditions met?  
 23 MR. ASKELSON: Correct.  
 24 THE CHAIRMAN: All right.  
 25 COMMISSIONER HOFF: Yeah, through the  
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1 right there on the front corner of the house.  
 2 We have the window at the front. The vanities  
 3 and the sinks run along that side of the house  
 4 right there where that thing is, where -- on  
 5 the -- where there's no window there.  
 6 The problem with putting the window there,  
 7 obviously, would be, you don't have a spot to  
 8 put your mirrors in front of your vanity, so  
 9 we're just trying to look at it as a living  
 10 thing from the inside, where we'd have the  
 11 mirrors for, obviously, doing your hair,  
 12 makeup, and all that kind of jazz, so ...  
 13 Open to something else, but it's 8-foot  
 14 ceilings, so we didn't really see a way for,  
 15 like, a transom window up there. If there was,  
 16 we would have been open for it, but with the  
 17 8-foot ceiling and the need for mirrors and  
 18 livability inside, that's the reason we have  
 19 pushed back some.  
 20 Fully understand where everybody is coming  
 21 from that's made that comment, but --  
 22 COMMISSIONER HOFF: So it's good to know  
 23 that I'm not alone, then, in making that  
 24 observation.  
 25 I have -- I've been to a lot of bathrooms  
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1 for both new and old construction, and I know  
2 people can get pretty creative with how they  
3 put an opening there, so --

4 MR. ASKELSON: I understand.  
5 I've looked even in between, like, where  
6 the mirror might go and the shower, which will,  
7 obviously, further (inaudible) there, and  
8 there's not really enough room to do maybe,  
9 like, (inaudible)-style trim on the inside, you  
10 know, do your, you know, 1-by-4 (inaudible) for  
11 that, plus the mirror, plus where the tile --  
12 the edge of the tile is going to come out to,  
13 it doesn't -- feel that you could put, like, a  
14 one-foot-width, you know, type window in there.

15 So, again, fully open to, you know, any  
16 recommendations that we could do there, but  
17 working with our drafter and looking over it  
18 several times, we didn't see a way to get  
19 around it, keeping the same floor plan and  
20 stuff like that.

21 COMMISSIONER HOFF: So I have a new  
22 construction house, and on the exterior of my  
23 upstairs bathroom I have a window on the other  
24 side of my shower wall. So it's not accessible  
25 from the inside, but it's a window and it looks

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1 like a window from the exterior.  
2 Also, I was in a historic house recently.  
3 There was a window actually in the shower and  
4 it was, you know, frosted and waterproofed, so  
5 I know there's ways to do it. And I understand  
6 that it's -- it's not ideal, but we are  
7 concerned about the exterior character, and I  
8 know that there's ways to reconfigure things,  
9 so --

10 MR. ASKELSON: I can understand that.

11 THE CHAIRMAN: All right. We'll call you  
12 back up if we need you.

13 MR. ASKELSON: Sure.

14 THE CHAIRMAN: Thank you.

15 Is anybody else here to speak on this COA?

16 AUDIENCE MEMBERS: (No response.)

17 THE CHAIRMAN: With that, we'll close the  
18 public hearing, and I'll entertain a motion.

19 COMMISSIONER GREGORY: Motion to approve  
20 COA-24-30388, 2051 Redwing Street.

21 MS. LOPERA: Through the Chair, do you  
22 want to add staff conditions to that or just  
23 straight up --

24 THE CHAIRMAN: We can add a  
25 recommendation. I don't know if you want to

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1 condition it. That's --  
2 MR. WELLS: The staff report has  
3 conditions.

4 MS. LOPERA: The staff report has --  
5 COMMISSIONER GREGORY: My motion is not --  
6 is with no additional conditions other than  
7 what's currently being approved.

8 MS. LOPERA: There are 12 conditions in  
9 the staff report.

10 COMMISSIONER GREGORY: With staff  
11 conditions.

12 MS. LOPERA: Thank you.

13 COMMISSIONER GLOBER: Second.

14 THE CHAIRMAN: Any more conversation? We  
15 could add a recommendation for another window.

16 COMMISSIONER GREGORY: I, personally,  
17 don't want to see a window in a shower. Those  
18 are leak points. Once you get water inside a  
19 place that's an opening, you're just inviting  
20 moisture problems into that side wall, creating  
21 additional issues for the homeowner in the  
22 future.

23 Now, is there another option there? I  
24 don't know. I don't know what an option would  
25 be with that space there without completely

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1 reconfiguring this bathroom.

2 And I see what you mean about the big,  
3 open space there. If you'd like to see a  
4 window there, I agree, I'm just not sure how we  
5 get there easily, I guess is my point.

6 THE CHAIRMAN: All right.

7 COMMISSIONER MONTOYA: Yeah, I wonder  
8 about that too, just in regards to it being a  
9 bathroom, but also these houses are mirrors of  
10 each other, so you'd have the bathroom windows  
11 looking at each other from across the property  
12 line.

13 COMMISSIONER GREGORY: That's a good  
14 point.

15 COMMISSIONER MONTOYA: So, I mean, I guess  
16 they could be high windows, just letting light  
17 in with no vision to them, but I think that  
18 might be odd in the bathroom as well.

19 COMMISSIONER GREGORY: Yeah. I think if  
20 we added, like, a -- a horizontal one, like,  
21 say, above the vanity mirrors, per se, that  
22 would just look weird in the elevation outside  
23 there too.

24 THE CHAIRMAN: Okay. All those in favor?

25 COMMISSIONER MONTOYA: Aye.

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1 COMMISSIONER GREGORY: Aye.  
 2 COMMISSIONER FRICK: Aye.  
 3 COMMISSIONER GLOBER: Aye.  
 4 THE CHAIRMAN: Aye.  
 5 Those opposed?  
 6 COMMISSIONER HOFF: Nay.  
 7 THE CHAIRMAN: All right. With that,  
 8 COA-24-30388 is approved.  
 9 And that will take us to COA-24-30407,  
 10 2047 Redwing Street. We'll go ahead and open  
 11 the public hearing.  
 12 Is anybody here to speak on this COA?  
 13 (Mr. Askelson approaches the podium.)  
 14 THE CHAIRMAN: I don't think we need you,  
 15 but --  
 16 MR. ASKELSON: I mean, it's the same  
 17 issue, so --  
 18 THE CHAIRMAN: State your name and address  
 19 real quick, and then --  
 20 MR. ASKELSON: Mitchell Askelson, 7563  
 21 Philips Highway, Jacksonville, Florida 32256.  
 22 MS. LOPERA: Through the Chair to  
 23 Mr. Askelson, can you just verify, is your  
 24 suite number 109 or 208?  
 25 MR. ASKELSON: 208.  
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1 MS. LOPERA: Thank you.  
 2 THE CHAIRMAN: All right. We'll call you  
 3 if we need you.  
 4 MR. ASKELSON: Sure.  
 5 THE CHAIRMAN: Is anybody else here to  
 6 speak on this COA?  
 7 AUDIENCE MEMBERS: (No response.)  
 8 THE CHAIRMAN: With that, we'll close the  
 9 public hearing, and I'll entertain a motion.  
 10 COMMISSIONER MONTROYA: Motion to approve  
 11 COA-24-30407, 2047 Redwing Street, with the 12  
 12 conditions.  
 13 COMMISSIONER GLOBER: Second.  
 14 THE CHAIRMAN: All those in favor?  
 15 COMMISSIONER MONTROYA: Aye.  
 16 COMMISSIONER GREGORY: Aye.  
 17 COMMISSIONER FRICK: Aye.  
 18 COMMISSIONER GLOBER: Aye.  
 19 THE CHAIRMAN: Aye.  
 20 Those opposed?  
 21 COMMISSIONER HOFF: Nay.  
 22 THE CHAIRMAN: With that, you have  
 23 approved COA-24-30407, and we will move along  
 24 to Number 4 formerly on consent, COA-23-29861,  
 25 141 5th Street East.  
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1 And I'll take a staff report, please.  
 2 MR. WELLS: All right. So this is  
 3 application COA-23-29861 for the property  
 4 located at 141 5th Street East. They're  
 5 looking to do a slew of work here, but mainly  
 6 what was triggering Commission review is the  
 7 restoration of the (inaudible) on the first  
 8 floor and the second floor. We --  
 9 MS. PRYOR: Can you speak up, please?  
 10 MR. WELLS: I'll do my best.  
 11 So the scope of work includes reopening  
 12 the previously enclosed first floor and second  
 13 floor porches and installing new porch columns  
 14 and railings on the second floor porch.  
 15 Originally constructed in 1909, the  
 16 primary structure has been heavily altered over  
 17 the years. The majority of the lots along this  
 18 portion of the block contain structures with  
 19 porches on both the first floor and the second  
 20 floor.  
 21 We did look at our analysis in terms of  
 22 the Code criteria as well as the design  
 23 guidelines. We looked at the Sanborn maps, and  
 24 it showed that the subject property originally  
 25 contained a two-story dwelling with unenclosed  
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1 porches.  
 2 We find that, overall, the space on the  
 3 proposed design itself, it will be consistent  
 4 and compatible, and we forward to you a  
 5 recommendation for approval with conditions  
 6 noted.  
 7 THE CHAIRMAN: All right. Questions for  
 8 staff?  
 9 COMMISSION MEMBERS: (No response.)  
 10 THE CHAIRMAN: All right. With that,  
 11 we'll open the public comment.  
 12 Is the applicant here?  
 13 (Audience member approaches the podium.)  
 14 THE CHAIRMAN: If you'll state your name  
 15 and address for me.  
 16 AUDIENCE MEMBER: Damian Gardner, 7168  
 17 Cypress Cove, Jacksonville, Florida 32244.  
 18 THE CHAIRMAN: Damian, Diane is going to  
 19 swear you in real quick.  
 20 THE REPORTER: If you would raise your  
 21 right hand for me, please.  
 22 MR. GARDNER: (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. GARDNER: Yes, ma'am.  
 3 THE REPORTER: Thank you.  
 4 THE CHAIRMAN: And I presume you're good  
 5 with all of the staff recommendations?  
 6 MR. GARDNER: Yes, we are.  
 7 THE CHAIRMAN: All right. We will call  
 8 you back if we need to you.  
 9 MR. GARDNER: All right. Thank you.  
 10 THE CHAIRMAN: Thank you.  
 11 Is anybody else here to speak on this COA?  
 12 (Ms. Pryor approaches the podium.)  
 13 THE CHAIRMAN: If you'll state your name  
 14 and address again.  
 15 MS. PRYOR: Is it on? I don't think it's  
 16 on again. I couldn't hear anybody standing up  
 17 here speaking.  
 18 (Microphone failure.)  
 19 (Brief pause in the proceedings.)  
 20 MS. PRYOR: Kim Pryor, 245 West 5th  
 21 Street.  
 22 First off, I want to say that -- thank you  
 23 to the applicant for wanting to bring this old  
 24 gal back. That -- it's a monumental task.  
 25 What I would like to talk about is the  
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1 Things of that nature, because if they are,  
 2 then there's no reason to replace the entire  
 3 window, which --  
 4 When you talk about replacing windows,  
 5 you're not -- you're talking about pulling the  
 6 frame and the sashes. But if the frame is  
 7 still there, then you can simply do a repair,  
 8 which would consist of building new sashes and  
 9 putting the sashes in the existing openings,  
 10 thereby maintaining the historic integrity of  
 11 the windows -- openings themselves.  
 12 Do we have photographs of the windows?  
 13 THE CHAIRMAN: That would be a question  
 14 for staff at the moment.  
 15 MR. WELLS: Through the Chair to the  
 16 app- -- not the applicant, the customer here,  
 17 we do have pictures of the structure on file.  
 18 I don't believe they're included in the book  
 19 package because this was administrative, but,  
 20 essentially, this does stem from a series of  
 21 violations, and so the -- the survey on file is  
 22 from several months ago.  
 23 But in terms of our analysis, yeah, we did  
 24 look at the existing windows, we did make a  
 25 determination overall that, because they're  
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1 windows. Now, I know that there are a lot of  
 2 metal-type windows here, but if you scroll  
 3 through, Arimus, I didn't see any pictures of  
 4 the windows. I saw a window survey, but I  
 5 didn't see any photographs of the close-up  
 6 windows, like you normally see with a window  
 7 survey.  
 8 And so my question here is, what is the  
 9 condition of the entire window, not just the  
 10 sash? Is the frame still there? Is the --  
 11 (Microphone failure.)  
 12 MS. PRYOR: I could tell when this thing  
 13 goes out. See, it went out again.  
 14 (Discussion held off the record.)  
 15 MS. PRYOR: I'll go back and kind of start  
 16 over.  
 17 So the windows themselves -- I did not see  
 18 any photographs of the windows within the  
 19 structure. And I know that that is normally a  
 20 part of the requirement for a window survey.  
 21 And my question here is, although I know a  
 22 metal window is not original, I'd like to know  
 23 what is there. Do we still have the original  
 24 frame? Do we still have the pulley and weight  
 25 system there? Are the weight pockets there?  
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1 metal, that we -- they are warranted for  
 2 replacement.  
 3 THE CHAIRMAN: All right. Thank you.  
 4 MS. PRYOR: So is there not any -- so I  
 5 guess my -- again, this is part of -- although  
 6 you said this was administrative, but this is  
 7 included with this particular COA request, so I  
 8 believe that it is something that we should  
 9 discuss here and -- and especially since  
 10 there's somebody like myself that's brought it  
 11 up.  
 12 I believe that the -- all of the  
 13 information relative to the COA that's being  
 14 presented here today needs to be provided to  
 15 the public. And had that happened, maybe I  
 16 wouldn't have even had this question.  
 17 I would request that we defer this  
 18 particular item until we can take a look at  
 19 what the actual windows look like inside and  
 20 see exactly what's going on. I would hate  
 21 to -- and this is something that you'll hear me  
 22 talk about a little bit later as well, in that  
 23 window replacement, that's what people come in  
 24 and talk about. They want to replace their  
 25 windows, but what they generally give you a  
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1 picture of is the sash that needs work. The  
 2 frames are traditionally in really good shape.  
 3 So that's my -- that's my concern here,  
 4 and I would appreciate it if the Commission  
 5 would take that into consideration.  
 6 Thank you.  
 7 THE CHAIRMAN: Thank you.  
 8 Is there anyone else here to speak on this  
 9 COA?  
 10 AUDIENCE MEMBERS: (No response.)  
 11 THE CHAIRMAN: All right. With that,  
 12 we'll close the public hearing, and I'll  
 13 entertain a motion.  
 14 COMMISSIONER GREGORY: Motion to approve  
 15 COA-23-29861 for 141 5th Street East with the  
 16 current conditions on the COA.  
 17 COMMISSIONER GLOBER: Second.  
 18 THE CHAIRMAN: All right. Thoughts,  
 19 concerns?  
 20 COMMISSIONER GREGORY: Just judging by  
 21 the front elevation of this home, I would  
 22 suggest -- or I would think that these front  
 23 first-story windows are likely not the original  
 24 size of those windows. They're very  
 25 undersized. There's no porch here or there's a  
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1 that, a question of the condition of the jambs  
 2 and the sill and the head of the windows, not  
 3 necessarily just the sashes.  
 4 And so I think that's what -- that's what  
 5 deserves discussion before we vote on it, is at  
 6 least setting up a -- some dialogue about  
 7 how -- and maybe this is something for the  
 8 future, Arimus, but how windows are discussed  
 9 in terms of restoration and the language that's  
 10 used in discussing that restoration.  
 11 Does that make sense?  
 12 COMMISSIONER GREGORY: Yeah.  
 13 COMMISSIONER MONTOYA: I believe what's in  
 14 question here is that the -- the windows that  
 15 are in the historic openings that are being  
 16 proposed to be removed, those may have been  
 17 installed without completely removing the jamb,  
 18 head and sill of the historic window. Only the  
 19 top and bottom sash were removed. And so  
 20 that's the question that's being brought  
 21 forward.  
 22 Is there evidence that the entire window,  
 23 as a unit, was removed? Because, as you know,  
 24 a lot of these windows were handmade in the  
 25 field. That's what I think we need to discuss.  
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1 porch enclosed. I'm not sure what's going on  
 2 here, what's happened over, you know, the past  
 3 hundred years or so.  
 4 But if you're talking about the frames  
 5 around these windows, you know, the ones in the  
 6 front, first floor, I would -- those are likely  
 7 not the original size of those windows is my --  
 8 my estimation.  
 9 Now, I don't have the pictures of all the  
 10 windows, like she said, but it's likely that  
 11 they've done a lot of this remodeling over the  
 12 years and put these smaller aluminum windows in  
 13 there.  
 14 COMMISSIONER MONTOYA: You're speaking to  
 15 the front windows, right?  
 16 COMMISSIONER GREGORY: Yeah. That's all I  
 17 can really see (inaudible).  
 18 COMMISSIONER MONTOYA: And that's where  
 19 the -- originally the porch was there. The  
 20 owner is restoring, bringing back the porches.  
 21 Those aren't really the windows that I  
 22 believe are in question. It's more the windows  
 23 that are in the historic walls that are still  
 24 intact, that's where the -- the citizen who  
 25 spoke earlier was bringing up the point to  
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1 THE CHAIRMAN: Well, let's discuss that.  
 2 COMMISSIONER MONTOYA: So --  
 3 MS. PRYOR: If I may? If I may?  
 4 THE CHAIRMAN: Give us one second.  
 5 MS. PRYOR: Okay.  
 6 COMMISSIONER MONTOYA: So, for me, it's a  
 7 question of how we might ask the windows to be  
 8 documented before we -- as part of the report,  
 9 and then the Commission seeing it as part of  
 10 the -- the evidence of replacement or repair  
 11 and (inaudible) us to vote on it.  
 12 And then in this particular case, is this  
 13 enough -- does the -- does staff, through their  
 14 investigation and report, feel like they have  
 15 enough evidence to stand by the recommendation  
 16 that's been made to the Commission in light of  
 17 the -- this discussion, so --  
 18 Opinions?  
 19 THE CHAIRMAN: Well, yes. For me, these  
 20 being nonhistoric windows, I understand the  
 21 remnants -- again, possibly the remnants of the  
 22 original windows could still be there. That,  
 23 to me, is almost -- I don't want to say a step  
 24 too far, but, I mean, these are nonhistoric  
 25 windows that were clearly replaced.  
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1 MS. PRYOR: I can't hear you.  
 2 THE CHAIRMAN: I said these are  
 3 nonhistoric windows that were clearly replaced.  
 4 I have a hard time -- yeah, I have a hard  
 5 time forcing a new homeowner to take on that  
 6 burden that -- if there are pieces or sections  
 7 of the original windows, that -- I just think  
 8 that's a step too far, personally, but I'm here  
 9 to listen if anybody else has thoughts.  
 10 COMMISSIONER HOFF: Through the Chair, I  
 11 would agree with the Chair.  
 12 COMMISSIONER GREGORY: Through the Chair,  
 13 I would say that, with no further information,  
 14 I'm going to have to take the staff's  
 15 recommendations that -- they went out and  
 16 viewed these windows, they gave us an  
 17 assessment here, and they determined that  
 18 replacement was acceptable. And without  
 19 further evidence, I really don't have anything  
 20 else to go on.  
 21 COMMISSIONER GLOBER: Through the Chair, I  
 22 agree as well. The window survey form was --  
 23 is pretty comprehensive. I understand the  
 24 community stakeholder would like to see more  
 25 pictures, but the survey is very extensive and  
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1 COMMISSION MEMBERS: (No response.)  
 2 THE CHAIRMAN: Hearing none, you have  
 3 approved COA-23-29861.  
 4 And we will move right along.  
 5 COMMISSIONER MONTOYA: Can we pause for a  
 6 second?  
 7 THE CHAIRMAN: Sure.  
 8 COMMISSIONER MONTOYA: In light of the  
 9 discussion that's been brought forward in  
 10 regard to the COA -- and thank you, Counsel,  
 11 for pointing out the sort of specificity of  
 12 this particular case.  
 13 I think that -- I think it is something  
 14 that we should probably speak about a little  
 15 bit more in terms of window assessment. And  
 16 this is a specific kind of situation where  
 17 there's an existing retrofitted window in a  
 18 historic opening, to maybe make -- talk about  
 19 perhaps documenting things a bit more  
 20 extensively so that there is proof that the  
 21 entire window as a unit was removed or  
 22 90 percent of it was removed.  
 23 You know, there might be a threshold there  
 24 that would support the situation for the  
 25 applicant or support the situation for Planning  
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1 the staff report is as well, so we appreciate  
 2 that. And I would tend to agree with the other  
 3 commissioners.  
 4 MS. LOPERA: Mr. Chair, if I could just  
 5 get a little information.  
 6 So the scope of work includes seven items  
 7 in the staff report. Five of the seven were  
 8 administratively approved. Had the applicant  
 9 only asked for those five, you would have never  
 10 seen this, including those windows.  
 11 And so what staff has provided you, yes,  
 12 it's the window survey, but that's already been  
 13 administratively approved, and there's no  
 14 obligation to provide evidence to the public  
 15 for administratively approved COAs.  
 16 So really before you is only Number 1 and  
 17 2, restore the front porch on the first floor  
 18 and restore the front porch on the second  
 19 floor.  
 20 THE CHAIRMAN: That makes things a little  
 21 more straightforward, then.  
 22 I believe we have a motion and a second.  
 23 All those in favor?  
 24 COMMISSION MEMBERS: Aye.  
 25 THE CHAIRMAN: Those opposed?  
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1 to say that, hey, you need to repair this  
 2 window because there's still enough of it left,  
 3 or could be, not to -- not to give you more  
 4 work to do.  
 5 THE CHAIRMAN: All right. With that,  
 6 we'll move on to COA-24-30330, 1616 Ionia  
 7 Street.  
 8 Is the applicant here for COA-24-30330?  
 9 AUDIENCE MEMBER: (Indicating.)  
 10 THE CHAIRMAN: I'll call you up in a  
 11 second. We're going to get a quick staff  
 12 report.  
 13 Thank you.  
 14 MR. WELLS: Thank you.  
 15 This is COA-24-30330 for property located  
 16 at 1616 Ionia Street. So this COA seeks to  
 17 construct a two-story detached accessory  
 18 structure behind a recently constructed  
 19 single-family residence within the Springfield  
 20 Historic District.  
 21 The primary structure on the property is a  
 22 frame-vernacular-styled home that's  
 23 characterized by its hip roof and a full-width  
 24 porch and 1-over-1 windows. As proposed, the  
 25 scope of work includes the construction of a  
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1 576-square-foot accessory structure. This  
2 structure in particular will be located on the  
3 northwestern corner of the lot and will consist  
4 of a shingled hip roof to match the primary  
5 1-over-1 windows and casement windows, fiber  
6 cement lap siding, a stair system, two  
7 pedestrian doors and a single garage door.

8 So in accordance with our design  
9 guidelines, as well as making sure this matches  
10 architecturally with the primary structure, we  
11 found that it is consistent and compatible, and  
12 we forward to you a recommendation for  
13 approval.

14 THE CHAIRMAN: All right. Questions for  
15 staff?

16 COMMISSIONER MONTOYA: Through the Chair,  
17 were there discussions about the graphics of  
18 the drawings? Because I do -- you know, I  
19 noticed this when I was looking at it,  
20 (inaudible) just for graphic errors because --  
21 it's a hip roof, but the way it's -- the way  
22 it's delineated in the drawings, it's a bit --  
23 it's not drawn completely correct. Was that  
24 addressed? It is really a hip roof, not a  
25 gable?

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1 could come in and do a minor mod to change  
2 the -- or explicitly define what the door  
3 detail will be.

4 One thing to note, too, we didn't apply a  
5 harsh level of scrutiny in terms of the doors  
6 because it was not street visible. It will be  
7 facing the alleyway, and --

8 MS. PRYOR: Arimus, is your mic on?

9 MR. WELLS: Yes, it is.

10 But, yeah, we -- we just -- that's in the  
11 report, the comments.

12 COMMISSIONER HOFF: Through the Chair,  
13 would it be possible to have -- add a condition  
14 regarding -- that the doors will be approved by  
15 staff?

16 THE CHAIRMAN: It could be, depending on  
17 what we're looking at. I mean, if we have a --  
18 a game plan in mind for what -- I guess what  
19 you want the doors to be.

20 COMMISSIONER HOFF: Sure. So, typically,  
21 the doors -- typically, exterior doors have  
22 some kind of like transparent (inaudible) to  
23 them. Given that these are not facing the  
24 street -- and I totally understand if they do  
25 not, but even doors with nontransparent

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1 MR. WELLS: Yeah.

2 COMMISSIONER MONTOYA: Okay.

3 MR. WELLS: Through the Chair to  
4 Commissioner Montoya, we did have an extensive  
5 discussion about just the revision -- we made a  
6 lot of revisions in correspondence with the  
7 applicant, but, ultimately, this is the closest  
8 we could get to what would be depicted in --  
9 and match compatibly with the primary.

10 COMMISSIONER HOFF: Through the Chair to  
11 staff, the doors don't have any detail,  
12 although they -- just the appearance of glass  
13 doors on all the different elevations. So I  
14 didn't know if that was just an incomplete  
15 graphic or the intention was to do completely  
16 flat doors with no detail.

17 MR. WELLS: Through the Chair to  
18 Commissioner Hoff, that is something that --  
19 again, we were working with the applicant to  
20 get this -- or make substantial changes to  
21 conform to the design guidelines as well as the  
22 primary structure, so some of the detailing in  
23 terms of the windows -- or not even the windows  
24 I should say, but the doors, they weren't  
25 specified in this instance. The applicant

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1 portions have some level of detail to them.

2 They are not completely flat, so --

3 MS. LOPERA: Through the Chair, we're  
4 still just in the staff report. We haven't  
5 opened the public hearing or anything yet. So  
6 that discussion --

7 THE CHAIRMAN: Yeah. With that, we'll  
8 open the public hearing.

9 The applicant can come on up.  
(Audience member approaches the podium.)

11 THE CHAIRMAN: If you'll state your name  
12 and address.

13 AUDIENCE MEMBER: Reginald Northecide,  
14 1660 Ionia, Jacksonville, Florida 32206.

15 THE CHAIRMAN: She's going to swear you in  
16 real quick.

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

19 MR. NORTHECID: (Complies.)

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

24 MR. NORTHECID: Yes, I do.

25 THE REPORTER: Thank you.

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1 THE CHAIRMAN: All right. I presume you  
 2 agreed to all the conditions laid out by staff?  
 3 MR. NORTHECIDE: I did.  
 4 THE CHAIRMAN: Okay. Let's talk doors  
 5 real quick.  
 6 MR. NORTHECIDE: Mr. Hoff, I know you  
 7 guys -- I -- I do see his point about no detail  
 8 in the window. We talked about the French  
 9 doors in the -- in the back. I am open to --  
 10 or I am looking at putting some glass doors,  
 11 similar to the French doors, on the back of my  
 12 house. And those will be in the back of my  
 13 yard, so they will have the privacy.  
 14 My previous home that I lived in had a  
 15 solid door, and I'm guessing you're talking  
 16 about just the architecture around that?  
 17 COMMISSIONER HOFF: Yes.  
 18 MR. NORTHECIDE: And I do plan to put a  
 19 similar door like that, and I -- but it  
 20 probably will have no window on it.  
 21 THE CHAIRMAN: On the back side?  
 22 MR. NORTHECIDE: The one on the back -- to  
 23 the left of the garage door.  
 24 THE CHAIRMAN: Correct.  
 25 All right. Any other questions for our  
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1 details approved by staff.  
 2 COMMISSIONER GLOBER: Second.  
 3 THE CHAIRMAN: We have a second.  
 4 Okay. So we've got, what, three doors  
 5 going into this? One being up top and two on  
 6 the bottom? And we want architectural on the  
 7 doors to the -- the double door, correct?  
 8 COMMISSIONER GREGORY: I'm talking about  
 9 the one next to the garage. The garage is  
 10 facing the street, if I'm correct, right?  
 11 THE CHAIRMAN: It's facing the alley.  
 12 COMMISSIONER GREGORY: That's the alley?  
 13 COMMISSIONER HOFF: So --  
 14 MS. LOPERA: Did that motion get a second?  
 15 THE CHAIRMAN: It did.  
 16 MS. LOPERA: It did. Okay.  
 17 THE CHAIRMAN: Commissioner Globber.  
 18 COMMISSIONER HOFF: So, through the Chair,  
 19 I had written down the front elevation, which  
 20 that is considered the front (indicating), the  
 21 top, and then the right elevation, because  
 22 those doors are the -- would be the most  
 23 visible.  
 24 THE CHAIRMAN: So strictly the door that's  
 25 facing the alley, correct?  
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1 applicant at the moment?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: All right. We'll call you  
 4 back up if we need you.  
 5 MR. NORTHECIDE: Thank you.  
 6 THE CHAIRMAN: Thank you.  
 7 All right. Is anybody else here to speak  
 8 on this COA?  
 9 AUDIENCE MEMBERS: (No response.)  
 10 THE CHAIRMAN: All right. With that, I'll  
 11 close the public hearing, and I'll entertain a  
 12 motion.  
 13 COMMISSIONER GREGORY: Motion to approve  
 14 COA-24-30330, 1616 Ionia Street, with the  
 15 conditions that were approved.  
 16 And can we make a request for staff  
 17 approval on these doors here or --  
 18 MS. LOPERA: Through the Chair, if you  
 19 want to move to approve with conditions and add  
 20 an additional condition, you can do that, and  
 21 add the staff approval of the doors -- or  
 22 however you want to --  
 23 COMMISSIONER GREGORY: Okay. And a motion  
 24 to approve the -- with conditions, with the  
 25 access door to the garage having architectural  
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1 COMMISSIONER HOFF: The door facing the  
 2 alley, which our alleys are very much used, and  
 3 the door on the right elevation.  
 4 COMMISSIONER GREGORY: Second (inaudible)  
 5 door, right?  
 6 COMMISSIONER HOFF: Yes.  
 7 THE CHAIRMAN: So I'm personally fine  
 8 doing some sort of, you know, depth play on the  
 9 bottom door, but I, personally, wouldn't want  
 10 to put glass on that door.  
 11 COMMISSIONER HOFF: So through the Chair,  
 12 I'm not talking about glass.  
 13 THE CHAIRMAN: Okay.  
 14 COMMISSIONER HOFF: I'm just asking for  
 15 the doors to be approved by staff.  
 16 THE CHAIRMAN: Gotcha.  
 17 COMMISSIONER HOFF: Not --  
 18 COMMISSIONER GREGORY: That's a good  
 19 clarification. I agree.  
 20 THE CHAIRMAN: Well, let's -- I guess  
 21 let's lay out, then, what you're looking for  
 22 staff to approve, then, just -- just to get an  
 23 idea of what you'd like to see.  
 24 COMMISSIONER HOFF: Through the Chair, an  
 25 exterior door that is reflective of the  
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1 character of other exterior doors not facing  
 2 the street.  
 3 THE CHAIRMAN: Okay.  
 4 COMMISSIONER GREGORY: And no requirement  
 5 of a window on that door --  
 6 COMMISSIONER HOFF: Correct.  
 7 (Simultaneous speaking.)  
 8 THE CHAIRMAN: Same (inaudible), so --  
 9 Good there?  
 10 MR. WELLS: Yes.  
 11 THE CHAIRMAN: All right. All those in  
 12 favor?  
 13 COMMISSION MEMBERS: Aye.  
 14 THE CHAIRMAN: Those opposed?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: Hearing none, you've  
 17 approved COA-24-30330.  
 18 MS. LOPERA: Mr. Chair, if I could get a  
 19 clarification before you move on?  
 20 THE CHAIRMAN: Yes.  
 21 MS. LOPERA: So you just approved that the  
 22 exterior door to the left of the garage door is  
 23 the only one that needs additional staff  
 24 approval unless they select their door --  
 25 THE CHAIRMAN: As well as the second story  
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1 door.  
 2 MS. LOPERA: And the second story --  
 3 COMMISSIONER MONTOYA: The apartment entry  
 4 door.  
 5 THE CHAIRMAN: The apartment entry door.  
 6 MS. LOPERA: Thank you.  
 7 THE CHAIRMAN: All right. We're going to  
 8 move on to Number 9 on the consent agenda,  
 9 COA-23-29954, 1918 Morningside Street.  
 10 MR. WELLS: Application COA-23-29954,  
 11 1918 Morningside Street, seeks to do an  
 12 after-the-fact window replacement on a  
 13 contributing structure in the Riverside  
 14 Avondale Historic District. So this property  
 15 is located on an interior lot, but it consists  
 16 of a two-story Tudor-Revival-styled home.  
 17 The after-the-fact work includes  
 18 installing five windows, which was previously  
 19 approved under COA-20-24394, and that's  
 20 included within the book package itself for  
 21 further reference.  
 22 So these windows were essentially being  
 23 approved under a new COA to commence that work.  
 24 And there's still administrative work that  
 25 they're looking to do as well for window  
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1 replacement, three nonoriginal windows.  
 2 Other than that, we forward to you a  
 3 recommendation for approval with the conditions  
 4 noted in the report.  
 5 THE CHAIRMAN: All right. Questions for  
 6 staff?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: All right. We'll open the  
 9 public hearing.  
 10 Is the applicant here?  
 11 AUDIENCE MEMBER: (Indicating.)  
 12 THE CHAIRMAN: You can come on up.  
 13 (Audience member approaches the podium.)  
 14 THE CHAIRMAN: If you'll state your name  
 15 and address.  
 16 AUDIENCE MEMBER: Joel Steele, 505 South  
 17 Steel Bridge Road, St. Johns, Florida 32259.  
 18 THE CHAIRMAN: Joel, Diane is going to  
 19 swear you in.  
 20 THE REPORTER: If you would raise your  
 21 right hand for me, please.  
 22 MR. STEELE: (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. STEELE: Yes, I do.  
 3 THE REPORTER: Thank you.  
 4 THE CHAIRMAN: Joel, I presume you agree  
 5 with all of the conditions --  
 6 MR. STEELE: Yes, sir, we do.  
 7 THE CHAIRMAN: -- staff has given you?  
 8 Okay. Any questions for Joel at the  
 9 moment?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: We'll call you if we need  
 12 you.  
 13 MR. STEELE: Thank you.  
 14 THE CHAIRMAN: Thank you.  
 15 Is there anybody else here to speak on  
 16 this COA?  
 17 (Ms. Pryor approaches the podium.)  
 18 THE CHAIRMAN: If you'll state your name  
 19 and address.  
 20 MS. PRYOR: Say again?  
 21 THE CHAIRMAN: If you'll state your name  
 22 and address.  
 23 MS. PRYOR: Kim Pryor, 245 West 5th  
 24 Street.  
 25 So --  
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1 THE CHAIRMAN: You're good.  
 2 MS. PRYOR: I'm a little confused about  
 3 this one. Is this -- I didn't -- I didn't  
 4 interpret this one to be one that was after the  
 5 fact, or have the windows been replaced  
 6 already? What is --  
 7 THE CHAIRMAN: I believe Arimus can walk  
 8 you through this one.  
 9 MR. WELLS: Through the Chair to  
 10 Ms. Pryor, yes, the windows have been  
 11 previously -- already been replaced, and so  
 12 they were approved under a previous COA, but  
 13 that COA has expired, and so they're looking to  
 14 bring the property into compliance.  
 15 MS. PRYOR: So there was a previously  
 16 approved COA. But have the -- has the work  
 17 been done?  
 18 THE CHAIRMAN: Yes.  
 19 MR. WELLS: Yes.  
 20 MS. PRYOR: It has been done.  
 21 Okay. So is this -- all right. I guess  
 22 I'm just a little confused, so -- why are we  
 23 here if the work's already being done, if the  
 24 previous COA was already approved, and -- but  
 25 it expired? Couldn't you just approve that

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1 after a year or after, and so it expired. And,  
 2 oh, they did it anyway, but -- things change.  
 3 That's -- that's why I'm bringing this item up.  
 4 I don't think this is as black and white  
 5 as you think it is, and that's -- I'm asking  
 6 this commission to delve into it a little bit  
 7 more and find out exactly what was done.  
 8 Thank you.  
 9 THE CHAIRMAN: Thank you.  
 10 Is there anybody else here to speak on  
 11 this COA?  
 12 AUDIENCE MEMBERS: (No response.)  
 13 THE CHAIRMAN: All right. With that,  
 14 we'll close the public hearing, and I'll  
 15 entertain a motion.  
 16 COMMISSIONER HOFF: Motion to approve  
 17 COA-23-29954 with the current conditions.  
 18 COMMISSIONER GLOBER: Second.  
 19 THE CHAIRMAN: All right. Comments,  
 20 concerns?  
 21 COMMISSIONER MONTROYA: Through the Chair,  
 22 question for staff. So the way I understand  
 23 the scenario here is there was a COA, it has  
 24 expired, but work had been done during --  
 25 sometime either before or after the COA

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1 administratively again, like you did before,  
 2 rather than bring it in front of the  
 3 Commission?  
 4 I was confused by this one, which is why I  
 5 wanted to discuss it.  
 6 MR. WELLS: No. So -- because the  
 7 previous COA from 2020 went before the  
 8 Commission, we felt it was prudent to bring it  
 9 back before the Commission.  
 10 MS. PRYOR: Okay. Well, it doesn't  
 11 really -- I mean, the work's already done, so  
 12 there's nothing even -- to even talk about,  
 13 so -- I mean, what type of windows were put in?  
 14 What were approved? The windows that were  
 15 approved, are they proper? Do they meet with  
 16 our current window guidelines that we now have  
 17 in place?  
 18 You know, just because it was approved at  
 19 one point, before we had our window guidelines  
 20 in place, doesn't mean that those same windows  
 21 would meet the guidelines for today.  
 22 Those are the kinds of things I'm asking  
 23 for this commission to think about. It's not  
 24 just a straight, oh, well, we already approved  
 25 it once, and they -- they didn't start until

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1 expired, and so you're including it in this  
 2 current COA just to -- because, as you said,  
 3 you thought it was prudent because the time had  
 4 been passed.  
 5 But in terms of the citizen's question  
 6 just a moment ago, the -- the staff's review of  
 7 the project deemed it according to the previous  
 8 COA, and that's why it's on the consent agenda  
 9 now?  
 10 MR. WELLS: Through the Chair to  
 11 Commissioner Montoya, that is correct.  
 12 The original genesis of this application,  
 13 it stemmed from the applicant wanting to do  
 14 some administrative work. And so when we did  
 15 our cursory review, we found that there was an  
 16 expired COA in place for previously approved  
 17 windows, so we felt, again, it was prudent to  
 18 not only bring it before you again but also to  
 19 include that after-the-fact work with the  
 20 application itself.  
 21 In terms of our window design guidelines  
 22 changing, they never changed -- it was a matter  
 23 of just making sure we are putting out the  
 24 information in a more transparent manner to the  
 25 public. The design guidelines have not

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1 changed, so our approach to windows,  
2 interpreting them, has not changed since they  
3 were enacted back in the '90s.

4 COMMISSIONER GREGORY: Through the Chair,  
5 so the previous COA that was never finished  
6 out, is -- are the windows they're replacing in  
7 compliance with that COA that they were  
8 recalling after the fact in this instance?

9 MR. WELLS: Through the Chair to  
10 Commissioner Gregory, we found that they were  
11 in compliance. They are exterior raised  
12 profiled muntins and they do have the wood  
13 pattern that we -- the wood clad pattern that  
14 we conditioned in the previous COA, so, again,  
15 we found they are consistent.

16 COMMISSIONER GREGORY: Thank you.

17 THE CHAIRMAN: Any other questions for  
18 staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: All right. With that, I'll  
21 take a vote.

22 All those in favor?

23 COMMISSION MEMBERS: Aye.

24 THE CHAIRMAN: Those opposed?

25 COMMISSION MEMBERS: (No response.)

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1 and ethnic minorities. These buildings and  
2 sites usually embody the unique history and  
3 culture of marginalized groups, including their  
4 struggles for dignity and full citizenship. So  
5 the determination of significance for such  
6 buildings and sites usually does not follow the  
7 traditional historic preservation model which  
8 is based more on high style architecture and  
9 the degree and nature of alterations and  
10 additions. Rather, it includes historical and  
11 cultural significance.

12 Some examples of this would be the West  
13 26th Street Grocery, which reflects the  
14 historical trend of small commercial buildings  
15 that served black communities due to limited  
16 access to larger stores because of segregation  
17 and distance.

18 Built in 1930, the masonry vernacular  
19 style building was moved in 1959 from the  
20 original site at 3126 Old Kings Road to 2259  
21 West 26th Street. The move may have been an  
22 opportunity to be located in the vibrant  
23 African-American neighborhood of Grand Park.

24 The second criteria relates to its  
25 suitability for preservation and restoration.

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1 THE CHAIRMAN: Hearing none, you have  
2 approved COA-23-29954.

3 And, with that, we will jump to Section F,  
4 Historic Designations. We have LM-24-04, 2259  
5 26th Street West.

6 All right. Let's go.

7 MR. WELLS: So this is LM-24-04, located  
8 at 2259 West 26th Street. Historically, this  
9 has been known as the West 26th Street Grocery.

10 In terms of our landmark criteria, as you  
11 are aware of, the applicant is in support.  
12 Only two of the seven criteria have to be met.

13 However, if the applicant is in opposition to  
14 the landmark, four of the seven criteria have  
15 to be met. In this instance, the applicant is  
16 in support, so only two.

17 We found that it did meet two of the seven  
18 criteria. The first one relates to its value  
19 as a significant reminder of the cultural,  
20 historical, architectural or archaeological  
21 heritage of the city, state or nation.

22 So, traditionally speaking, the historic  
23 preservation movement is becoming more  
24 diversified by focusing on building and sites  
25 related to the history and culture of racial

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1 During our analysis, we found that the most  
2 significant alteration of the building appears  
3 to be the enclosure of the storefront with  
4 brick, which is readily reversible. The  
5 building also has no evidence of major  
6 deterioration and appears to be well-maintained  
7 over the years.

8 It is the stated intent of the owner to  
9 rehabilitate and reopen the store while having  
10 other sections of the large parcel used for  
11 community events.

12 So, again, based on those criteria, we  
13 found it is consistent and it does meet the  
14 eligibility requirements for landmarking, so we  
15 forward to you a recommendation.

16 THE CHAIRMAN: All right. Questions for  
17 staff?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: All right. We'll open the  
20 public hearing.

21 Is the applicant here?

22 AUDIENCE MEMBER: (Indicating.)

23 THE CHAIRMAN: You can come on up.  
24 (Audience members approach the podium.)

25 THE CHAIRMAN: Just one at a time, if you

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1 would.  
 2 If you'll state your name and address for  
 3 me.  
 4 AUDIENCE MEMBER: Andre Harrell, 2259 West  
 5 26th Street.  
 6 THE CHAIRMAN: All right. Andre, Diane is  
 7 going to swear you in real quick.  
 8 THE REPORTER: If you would raise your  
 9 right hand for me, please.  
 10 MR. HARRELL: (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. HARRELL: Yes, ma'am.  
 16 THE REPORTER: Thank you.  
 17 THE CHAIRMAN: All right. Welcome.  
 18 If you can tell us a little bit about it.  
 19 MR. HARRELL: We -- this is my father's  
 20 store, and he bought it, I think, in 1974, and  
 21 I took over it in '95. And I've been trying to  
 22 fill his dream, what he started. You know, and  
 23 I got a little one that's coming up behind me  
 24 too, and I want him to follow my footsteps.  
 25 You know, I have got -- kept the building  
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1 West 26th Street, of course, Jacksonville,  
 2 Florida 32209.  
 3 THE CHAIRMAN: Angelia, she's going to  
 4 swear you in real quick.  
 5 THE REPORTER: If you would raise your  
 6 right hand for me, please.  
 7 MS. WIGGINS: (Complies.)  
 8 THE REPORTER: Do you affirm that the  
 9 testimony you are about to give will be the  
 10 truth, the whole truth, and nothing but the  
 11 truth?  
 12 MS. WIGGINS: I do.  
 13 THE REPORTER: Thank you.  
 14 MS. WIGGINS: So I support the designation  
 15 of West 26th Street Grocery store building as a  
 16 historical landmark, not only as a significant  
 17 piece of Grand Park's history but also to serve  
 18 as a reminder of the importance of  
 19 minority-owned businesses, small businesses at  
 20 that, which the community is still in desperate  
 21 need of.  
 22 The building was strategically placed to  
 23 set an angle on the property, to be the  
 24 forefront of the neighborhood, and to see it's  
 25 well-maintained. Although unoccupied at the  
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1 up to par since I had it, you know, a new roof,  
 2 a new whatever I had to do to it to keep it,  
 3 you know, looking good for the neighborhood.  
 4 And it's in a neighbor- -- into where the  
 5 neighborhood needs the store, you know,  
 6 because -- for -- to get where I'm -- you got  
 7 to go -- you got to go way here and way there,  
 8 you know, just to get something. And I wanted  
 9 to keep it going in the neighborhood because it  
 10 just -- the neighborhood needs it.  
 11 THE CHAIRMAN: Very good.  
 12 Any questions for our applicant?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: All right. Thank you.  
 15 We'll call you if we need you.  
 16 MR. HARRELL: Thank you.  
 17 THE CHAIRMAN: Is anybody else here to  
 18 speak on this landmarking?  
 19 AUDIENCE MEMBER: (Indicating.)  
 20 THE CHAIRMAN: Come on up.  
 21 (Audience member approaches the podium.)  
 22 THE CHAIRMAN: If you'll just state your  
 23 name and address for me.  
 24 AUDIENCE MEMBER: Good afternoon.  
 25 I'm Angelia Wiggins. My address is 2230  
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1 time, it still reflects the hopes and goals for  
 2 unified prosperity, equal opportunities for  
 3 all, and community involvement.  
 4 So I'm asking this commission to approve  
 5 the designation on -- because of its positive  
 6 impact on the Grand Park community in the  
 7 present, future, and also because of the past.  
 8 And as I stated earlier, I fully support the  
 9 designation.  
 10 Thank you.  
 11 THE CHAIRMAN: Thank you so much.  
 12 Is anyone else here to speak on this  
 13 landmarking?  
 14 AUDIENCE MEMBERS: (No response.)  
 15 THE CHAIRMAN: With that, we'll close the  
 16 public hearing, and I'll entertain a motion.  
 17 COMMISSIONER GREGORY: Motion to approve  
 18 LM-24-04, 2259 West 26th Street.  
 19 COMMISSIONER MONTOYA: Second.  
 20 THE CHAIRMAN: Comments, concerns?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: All those in favor?  
 23 COMMISSION MEMBERS: Aye.  
 24 THE CHAIRMAN: Those opposed?  
 25 COMMISSION MEMBERS: (No response.)  
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1 THE CHAIRMAN: Hearing none, you have  
 2 approved LM-24-04, and we will move on to --  
 3 COMMISSIONER MONTOYA: Through the  
 4 Chair --  
 5 THE CHAIRMAN: Yes.  
 6 COMMISSIONER MONTOYA: -- before we move  
 7 on to the -- to the applicant and the person  
 8 who spoke on behalf of the designation, thank  
 9 you.  
 10 MS. WIGGINS: Thank you.  
 11 COMMISSIONER MONTOYA: This is not  
 12 property that's being preserved by the City.  
 13 And to make -- take action like this to  
 14 preserve a building is greatly appreciated.  
 15 MS. WIGGINS: Thank you.  
 16 MR. HARRELL: Thank you.  
 17 THE CHAIRMAN: All right. With that,  
 18 we're on to Section G, Certificates of  
 19 Appropriateness. We've got COA-24-30398, 1318  
 20 Dancy Street.  
 21 MR. WELLS: So application COA-24-30398,  
 22 for the property located at 1318 Dancy Street,  
 23 seeks to replace an original metal shingle roof  
 24 on a one-story contributing structure.  
 25 So unlike Springfield, metal roofs in the  
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1 Riverside Avondale Historic District are rare  
 2 and treated with more sensitivity when viewing  
 3 appropriate replacement options due to the  
 4 contribution they have to the district's  
 5 architectural diversity.  
 6 The structure is surrounded by other  
 7 one-story structures with a mixture of stucco,  
 8 cinder block, brick, and wood features. The  
 9 applicant currently is seeking to replace with  
 10 a gray asphalt shingled roof.  
 11 We did run some administrative options by  
 12 the applicant that we could approve, such as  
 13 metal shingle, a shingled (inaudible) panel,  
 14 5V crimp, or a standing seam design. But  
 15 because the gray asphalt shingle is not  
 16 original to the roof, nor does it imitate the  
 17 appearance of the metal shingle, we are  
 18 forwarding to you a recommendation for denial.  
 19 And end of report.  
 20 THE CHAIRMAN: All right. Questions for  
 21 staff?  
 22 COMMISSION MEMBERS: (No response.)  
 23 THE CHAIRMAN: Okay. We'll open the  
 24 public hearing.  
 25 Is the applicant here?  
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1 AUDIENCE MEMBER: Yes.  
 2 THE CHAIRMAN: You can come on up.  
 3 (Audience member approaches the podium.)  
 4 THE CHAIRMAN: If you'll state your name  
 5 and address for me.  
 6 AUDIENCE MEMBER: Debbie Field, 2259  
 7 Forest Boulevard.  
 8 THE CHAIRMAN: Debbie, Diane is going to  
 9 swear you in.  
 10 THE REPORTER: If you would raise your  
 11 right hand for me, please.  
 12 MS. FIELD: (Complies.)  
 13 THE REPORTER: Do you affirm that the  
 14 testimony you are about to give will be the  
 15 truth, the whole truth, and nothing but the  
 16 truth?  
 17 MS. FIELD: Yes.  
 18 THE REPORTER: Thank you.  
 19 THE CHAIRMAN: Welcome in.  
 20 MS. FIELD: Thank you.  
 21 So I have been going back and forth with  
 22 Arimus over some administrative options, and  
 23 the homeowner has agreed to go with the metal  
 24 roof. We are, however, asking not to have to  
 25 install the silver metal roof because it's a  
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1 red brick home. It, aesthetically, just will  
 2 not look nice. She is asking for a dark bronze  
 3 roof, which is similar to the rusty color of  
 4 the roof now.  
 5 The roof is 86 years old, and we did our  
 6 best to try to make repairs or clean it up.  
 7 We've cleaned much of the debris off, but it --  
 8 it's not salvageable. And for insurance  
 9 purposes, for the new owner, they really do  
 10 need to replace the entire roof system.  
 11 So she has agreed to go with the metal but  
 12 is asking if she could have a deviation in the  
 13 color, silver to a bronze, something that would  
 14 be more aesthetically pleasing to the eye and  
 15 match the home.  
 16 THE CHAIRMAN: Okay. We will chat about  
 17 that.  
 18 MS. FIELD: Okay.  
 19 THE CHAIRMAN: Did you pass that out, by  
 20 chance, the --  
 21 MS. FIELD: This (indicating)?  
 22 THE CHAIRMAN: Yes.  
 23 MS. FIELD: Absolutely.  
 24 (Complies.)  
 25 THE CHAIRMAN: Any questions for our  
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1 applicant currently?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: All right. We'll call you  
 4 back if we need you.  
 5 MS. FIELD: Okay. Thank you.  
 6 THE CHAIRMAN: Is anybody else here to  
 7 speak on this COA?  
 8 (Ms. Pryor approaches the podium.)  
 9 MS. PRYOR: Kim Pryor, 245 West 5th.  
 10 THE CHAIRMAN: Thank you.  
 11 MS. PRYOR: I wanted to say that the -- I  
 12 heard what Arimus said about the metal roofs  
 13 and so forth, and -- and my thought here was,  
 14 well, gosh, why don't they require Springfield  
 15 properties to go back to metal when they were  
 16 originally metal? It seems a bit inconsistent  
 17 to me.  
 18 I like the fact that they -- that they  
 19 wanted them to go back with metal if that was  
 20 the original roof on it. I didn't look at the  
 21 Sanborn map to see if it said what the original  
 22 roofing material was, but --  
 23 Again, it seems to be a little  
 24 inconsistent between the different historic  
 25 districts in that oftentimes properties in  
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1 Springfield are allowed to reroof from metal to  
 2 asphalt shingle administratively, but yet in  
 3 his -- in Riverside, in this case, this  
 4 particular home was -- was denied --  
 5 recommended to be denied. And I'm just -- I'm  
 6 just bringing this to your attention, using  
 7 this as an example.  
 8 And, again, I like the fact that they  
 9 said, yes, this needs to stay metal, but we're  
 10 inconsistent with the way that we treat  
 11 properties across the different historic  
 12 districts, and I think that is a problem and  
 13 something that needs to be taken into  
 14 consideration.  
 15 And that's all I wanted to bring up.  
 16 Thank you.  
 17 THE CHAIRMAN: Thank you.  
 18 Is there anybody else here to speak on  
 19 this COA?  
 20 AUDIENCE MEMBERS: (No response.)  
 21 THE CHAIRMAN: All right. With that,  
 22 we'll close the public hearing, and I'll  
 23 entertain a motion.  
 24 COMMISSIONER GREGORY: Before we get a  
 25 motion here, I have a procedural question.  
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1 So if the homeowner has agreed to do a  
 2 metal roof, then we need to amend this, or do  
 3 we need to send this -- defer this? I mean,  
 4 I'm not sure how to handle a motion here.  
 5 MS. LOPERA: Through the Chair to  
 6 Commissioner Gregory, your motion would be to  
 7 approve, but then you'll have to come up with  
 8 your own conditions. Perhaps staff can offer  
 9 some conditions if you want to condition color  
 10 or whatever you want to condition.  
 11 COMMISSIONER GREGORY: Got it.  
 12 Thank you.  
 13 COMMISSIONER HOFF: Through the Chair, if  
 14 I may, a question for staff.  
 15 I know that in Springfield the color is  
 16 something that the staff has had an opinion on.  
 17 Since metal roofs are much more rare in  
 18 Riverside/Avondale, has the staff -- do you  
 19 have an opinion on the color of the metal?  
 20 MR. WELLS: Through the Chair to  
 21 Commissioner Hoff, in both districts, in terms  
 22 of metal roof replacements, we would rather  
 23 the -- in terms of our approach, we recommend  
 24 that they imitate the color. So we do consider  
 25 the -- it a character-defining piece.  
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1 Springfield is a little bit different,  
 2 obviously, because of the preponderance of it,  
 3 but, yes, color -- just to answer your  
 4 question, yes.  
 5 COMMISSIONER HOFF: Okay. So through the  
 6 Chair to staff, just to clarify, you would --  
 7 your recommendation would be for the color to  
 8 reflect the color of the roof that's there now?  
 9 MR. WELLS: Through the Chair to  
 10 Commissioner Hoff, that is correct.  
 11 THE CHAIRMAN: Okay. Any other questions  
 12 for staff at the moment?  
 13 COMMISSIONER MONTOYA: Just to clarify,  
 14 through the Chair, question for staff. This is  
 15 calling out a metal shingle, correct? Not a  
 16 standing seam metal roof, this is calling out  
 17 for it to be a metal shingle? There's a  
 18 difference, yes?  
 19 MR. WELLS: Through the Chair to  
 20 Commissioner Montoya, just to clarify, are you  
 21 asking what the current material is or what  
 22 they're proposing?  
 23 COMMISSIONER MONTOYA: What would be  
 24 approved is (inaudible) to replace it with  
 25 metal shingle, not standing seam; is that  
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1 correct?

2 MR. WELLS: No. So at the administrative

3 level, they have four options they can be

4 applied -- or approved for. So metal single or

5 a shingle step panel, 5V crimp, or a standing

6 seam design, so those -- yeah.

7 COMMISSIONER MONTOYA: All right.

8 COMMISSIONER GREGORY: So I think what

9 Commissioner Montoya may be saying is that we

10 can't determine at what specific type of

11 roof -- the metal roof. We have -- they can

12 have any of the four options.

13 THE CHAIRMAN: Well, we could.

14 (Simultaneous speaking.)

15 COMMISSIONER GREGORY: (Inaudible.)

16 COMMISSIONER MONTOYA: So I guess as far

17 as our discussion, the thing at issue here --

18 well, there's two things. Do we want to simply

19 deny the -- or do we want to make a motion to

20 approve with this particular color? Because it

21 sounds like the -- this -- it sounds like from

22 a (inaudible) --

23 MS. PRYOR: We can't hear you.

24 COMMISSIONER MONTOYA: Excuse me.

25 It sounds like what needs to be discussed

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1 between us, before we amend the motion, is the

2 color. I don't think we have an issue with the

3 metal roof, but it's the color.

4 THE CHAIRMAN: Well --

5 MS. FIELD: Can I show you some current

6 existing pictures of the roof?

7 (Inaudible.)

8 THE CHAIRMAN: You have to come up.

9 That's fine. I'll take some current pictures

10 if you've got them.

11 (Ms. Field approaches the podium.)

12 THE CHAIRMAN: We can approve -- we can

13 approve a standing seam with a silver roof if

14 we wanted to, and that's what they could do.

15 COMMISSIONER MONTOYA: Sure.

16 THE CHAIRMAN: I'd prefer to get to an

17 amenable approval, correct --

18 COMMISSIONER MONTOYA: Agreed.

19 THE CHAIRMAN: -- rather than having to go

20 back and -- if we denied this, could they go

21 admin next month with a standing seam roof

22 with --

23 MR. WELLS: They could.

24 THE CHAIRMAN: But either way -- if we can

25 get it done today, great.

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1 COMMISSIONER MONTOYA: Yeah, that's an

2 option.

3 MR. WELLS: One thing to note, too, just

4 while the pictures are being distributed, the

5 applicant did submit some photos too. I have

6 them on the screen right now.

7 One note that they did make was that,

8 because of the condition of the roof being very

9 old and historic, the appearance of it does

10 already have that brown color. So that's

11 another reason why they wanted to with the

12 brown metal.

13 THE CHAIRMAN: So that sample wasn't

14 really brown to me. It was more like a dark --

15 it looked like a dark gray to me.

16 COMMISSIONER GREGORY: Yeah, it was a dark

17 bronze. It's not --

18 (Simultaneous speaking.)

19 COMMISSIONER MONTOYA: So let's back up

20 just a little bit because there was something

21 that -- something exchanged between you two.

22 It sounded -- if I heard this correctly,

23 if we -- if we approve the (inaudible) of the

24 application, this does not prevent the

25 applicant from coming back immediately with a

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1 metal roof and you being able to approve it

2 administratively?

3 MR. WELLS: That is correct.

4 COMMISSIONER MONTOYA: And so I would

5 suggest that that's probably the path of -- the

6 straightest course for us to get the applicant

7 to a solution for their project.

8 THE CHAIRMAN: Yeah, but we could --

9 couldn't we just -- we could just approve a

10 standing seam metal roof today.

11 COMMISSIONER MONTOYA: The only reason I

12 bring that up is because of the citizen's

13 comments earlier, that it -- I think that it

14 does bring to light the necessity to discuss

15 some other things regarding metal roofs in the

16 future. But it's six to one-half a dozen to

17 the other, so --

18 THE CHAIRMAN: Let's --

19 COMMISSIONER GREGORY: And through the

20 Chair, if we were to deny this application, is

21 there an additional cost for a new

22 administrative fee for the owners?

23 MR. WELLS: Through the Chair to

24 Commissioner Gregory, administrative

25 applications are free.

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1 THE CHAIRMAN: But if we're good today  
2 with the standing seam roof, I don't see why we  
3 can't just move forward rather than to have to  
4 apply again --

5 COMMISSIONER FRICK: I think we would need  
6 to see what type of standing seam in  
7 conjunction with -- so we would need to see the  
8 profile, I would assume --

9 MS. FIELD: I do have the profile. We  
10 were planning to use the 5V crimp.

11 MS. LOPERA: Come up to the microphone,  
12 please, ma'am.

13 (Ms. Field approaches the podium.)

14 MS. FIELD: So this shows the profile  
15 (indicating). It is not an individual shingle,  
16 it's a panel, but it is one of the approved  
17 options that we were given. So that -- that's  
18 what we would need to be -- you know, we would  
19 plan to use.

20 And like we were talking before, she's  
21 going to double her cost of replacing her roof  
22 to go with the metal, so I'm just hopeful that  
23 we can at least make it look nice.

24 THE CHAIRMAN: Sure.

25 MS. FIELD: Does anyone want this?

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1 MS. FIELD: Well, I mean, that would be  
2 preferable, but I want to do whatever is going  
3 to give us the best chance of getting what the  
4 homeowner is asking for and, hopefully, not  
5 have to go, you know, through another hearing,  
6 if possible.

7 COMMISSIONER GREGORY: I understand.

8 THE CHAIRMAN: Okay. We'll call you back  
9 up if we need you.

10 MS. FIELD: Okay. Thank you.

11 THE CHAIRMAN: So we don't have a motion  
12 on the table, but I think we should get to, at  
13 a minimum, in my opinion, a motion to approve  
14 with staff conditions as far as the standing  
15 seam roof goes.

16 COMMISSIONER GREGORY: Motion to approve  
17 COA-24-30398, 1318 Dancy Street, for the  
18 replacement of the roof with a metal roof with  
19 staff conditions and staff approval.

20 MS. LOPERA: Color as approved by the  
21 staff as well?

22 THE CHAIRMAN: No. We're going to talk  
23 about that.

24 (Simultaneous speaking.)

25 COMMISSIONER GREGORY: (Inaudible.)

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1 THE CHAIRMAN: Yeah, sure.

2 COMMISSIONER GREGORY: Through the --

3 THE CHAIRMAN: So another option we can do  
4 here is say, hey, we approve -- we're going to  
5 approve the standing seam roof, you know,  
6 deeming staff's approval. They've done the  
7 groundwork for us. And we can give them -- we  
8 can give staff final approval on what they've  
9 already done.

10 MS. FIELD: I just don't want to have to  
11 come back in a month, but I'm --

12 THE CHAIRMAN: Yeah, I understand. I'm  
13 trying to --

14 (Simultaneous speaking.)

15 COMMISSIONER GREGORY: (Inaudible.)

16 THE CHAIRMAN: I'm trying my best to get  
17 you --

18 COMMISSIONER GREGORY: (Inaudible)  
19 question also. We haven't had a -- do we have  
20 a motion on this yet?

21 Would you prefer us to make a decision  
22 today or do you want us to deny this and go  
23 back with an administrative later? Do you want  
24 us to go ahead and make a decision today on  
25 this?

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1 MS. LOPERA: With one condition, that it's  
2 a metal roof as approved by the Historic  
3 Planning Section?

4 COMMISSIONER GREGORY: Yes.

5 COMMISSIONER MONTOYA: Second.

6 THE CHAIRMAN: Now let's talk color.

7 MS. FIELD: So what does that mean?

8 THE CHAIRMAN: Well, we're getting there.  
9 We're going to --

10 MS. FIELD: Oh, okay.

11 THE CHAIRMAN: We're going to talk color  
12 and then -- yeah.

13 How do we feel about the color?

14 COMMISSIONER HOFF: Through the Chair, I  
15 would support the staff's position that the  
16 color of the new -- that since the roof is  
17 deemed of significance, contributing to the  
18 character of this house, that the color be  
19 reflective of what has been the color of the  
20 roof traditionally, which appears, from the  
21 photographs, to be mostly some type of  
22 silverish with some wear and tear over the  
23 decades that's brownish.

24 THE CHAIRMAN: I will say, in my opinion,  
25 I think the one that they're proposing is

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1 almost closer, personally. I mean, I --  
2 COMMISSIONER GREGORY: Through the Chair,  
3 I would say that -- question for staff. Is it  
4 possible this roof was painted? I mean, a lot  
5 of (inaudible) peeling off of here. Was that  
6 all just rust? I mean, I've seen metal roofs  
7 painted before.

8 MS. FIELD: Yeah, there's no indication  
9 that it was painted.

10 COMMISSIONER GREGORY: From the applicant,  
11 no indication of painting. So we're assuming  
12 the silver is original, then?

13 MR. WELLS: Through the Chair to  
14 Commissioner Gregory, that is correct.

15 Just based on the photos that the  
16 applicant provided, it doesn't appear to be  
17 painted.

18 THE CHAIRMAN: So the dark bronze to me  
19 comes off more of a dark gray, which I think,  
20 to me, is relatively close to this. I think  
21 the silver is going to be a little -- a good  
22 deal lighter than what's currently on the roof.

23 But with that said, I don't have a strong  
24 feeling on this, so if anybody else has  
25 thoughts, I'd love to hear it.

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1 COMMISSIONER GREGORY: I would agree with  
2 you, that if you go with silver, it's going to  
3 come off extremely shiny. It's going to  
4 reflect a lot of light. It will be very -- it  
5 will stand out, which is maybe what you're  
6 going for, but I would be okay with the darker  
7 color that was proposed by the applicant.

8 COMMISSIONER MONTOYA: Through the Chair,  
9 you know, there are many more colors than the  
10 two that were shown to us, and that's why  
11 they're available. That's why I'm suggesting  
12 that this be approved by staff rather than us  
13 making a decision on two small samples that  
14 we're seeing.

15 And in regards to silver roofs, they all  
16 start out shiny, but they dull over time. So  
17 that -- that's another aspect to consider.

18 I feel like, typically, this would be  
19 something handled administratively, unless  
20 there was a specific color that the applicant  
21 just really wanted and wanted to bring it  
22 before the Commission. So that's why I think  
23 that -- I think that the -- it should be  
24 entirely administratively approved rather than  
25 us picking colors. I'm not sure that's our --

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1 what we should be doing.

2 THE CHAIRMAN: Yeah, but it does seem like  
3 the applicant has a specific color that they  
4 brought in, and that's the --

5 I guess I'd be fine with a dark gray. As  
6 you said, there are a lot of colors, so it --  
7 to me, it isn't (inaudible) to be a stark  
8 silver.

9 COMMISSIONER MONTOYA: And that -- that's  
10 my -- through the Chair, that's my issue with  
11 the -- with the bronze. That also is going to  
12 fade over time and turn into the light brown.  
13 The sun is going to have an effect on the dark  
14 bronze and it fades over time. We've all seen  
15 a dark bronze storefront and dark bronze  
16 roofing materials, so -- but that's my --  
17 that's my --

18 MR. WELLS: If I may, to the Commission,  
19 we're -- staff is not opposed to working with  
20 the applicant, of course, to come up with an  
21 administrative option. The only thing we would  
22 need guidance from you-all on is just the color  
23 because we would consider the color character  
24 defining. So if we can limit it to some  
25 options, we can tailor the applicant in the

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1 right direction.

2 THE CHAIRMAN: So I think -- maybe instead  
3 of bronze, we push for a -- it doesn't  
4 necessarily have to be light silver, but we  
5 could go to a darker gray --

6 COMMISSIONER MONTOYA: Charcoal.

7 THE CHAIRMAN: -- somewhere in that realm  
8 as opposed to bronze. I think it would make us  
9 all happy if (inaudible).

10 MR. WELLS: Okay.

11 COMMISSIONER GREGORY: So through the  
12 Chair, maybe approving a silver, dark gray, or  
13 light -- somewhat lighter gray, maybe like a  
14 charcoal color?

15 THE CHAIRMAN: Somewhere in that realm.

16 COMMISSIONER GREGORY: Somewhere in that  
17 range, I guess.

18 THE CHAIRMAN: And we'll give staff the  
19 final say.

20 MR. WELLS: Okay.

21 THE CHAIRMAN: Let's see. You're going to  
22 have to probably amend your motion to add that.

23 COMMISSIONER GREGORY: All right. I'd  
24 like to amend my motion for COA-24-30398, 1318  
25 Dancy Street, to replacement of the roof with a

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1 metal roof with staff approval of the roofing  
 2 proposal, as well as colors in the silver,  
 3 gray, dark gray, charcoal-type color, that type  
 4 of range. That could be done administratively.  
 5 COMMISSIONER MONTROYA: Second.  
 6 THE CHAIRMAN: All those in favor?  
 7 COMMISSION MEMBERS: Aye.  
 8 THE CHAIRMAN: Those opposed?  
 9 COMMISSION MEMBERS: (No response.)  
 10 THE CHAIRMAN: All right. We'll vote on  
 11 the motion as amended.  
 12 All those in favor?  
 13 COMMISSION MEMBERS: Aye.  
 14 THE CHAIRMAN: Those opposed?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: Hearing none, you have  
 17 approved COA-24-30398, and we will move along  
 18 to COA-24-30120, 125 3rd Street East.  
 19 And can we have all of the things she  
 20 brought up?  
 21 Just a quick announcement. If you're COA  
 22 is approved or you were on consent, you're free  
 23 to leave. Just FYI, if anyone is sticking  
 24 around unnecessarily.  
 25 MR. WELLS: So this is application  
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1 COA-24-30120 for the property located at 125  
 2 3rd Street East.  
 3 So before I begin my report, I do just  
 4 want to go through the package itself.  
 5 Included within the book is -- well, in the  
 6 staff report there is a list of enforcement --  
 7 Code Enforcement history. So this will detail  
 8 the entire list of cases against that  
 9 particular property since 20- -- actually,  
 10 1998.  
 11 On the next page there's a COA and permit  
 12 history, so all permits that the property has  
 13 been applied for, or at least filed.  
 14 Also included within the book is a list of  
 15 staff photos, applicant photos. We did supply  
 16 you with three engineer letters provided by the  
 17 applicant. On the next section there's a  
 18 portion that details the licensing -- the  
 19 license status of those engineers.  
 20 And then on the last section is just  
 21 letters of support and opposition. So we do  
 22 have one letter of opposition in the packet  
 23 here, but mainly in the book itself there's  
 24 letters of support. So there should be two  
 25 notated. And then I did pass out a hard copy  
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1 here of some additional letters. So the first  
 2 letter is a letter of opposition from SPAR,  
 3 just detailing their recommendation for denial.  
 4 The second page goes into another letter  
 5 of support. This is from Mr. Dolan Poole  
 6 (phonetic). The third page just goes into  
 7 the -- actually, another letter of support from  
 8 Mr. John Dyal (phonetic). And then the last  
 9 page goes into the licensing status of  
 10 Mr. Dyal, who spoke on behalf -- as a project  
 11 manager.  
 12 So, once again, this application, this is  
 13 seeking to demolish a two-story contributing  
 14 structure within the Springfield Historic  
 15 District. The property is located on an  
 16 interior lot and it's bounded by new  
 17 construction homes to the east and west.  
 18 The structure is characterized as a frame  
 19 vernacular-style building with significant  
 20 alterations over the years. Once again, three  
 21 structural engineer reports were found -- were  
 22 supplied, and they found the structure to be  
 23 unsafe, exhibits signs of damage from wood  
 24 destroying organisms and water rot and be cost  
 25 prohibitive.  
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1 So the City's Municipal Code Compliance  
 2 Division has condemned the structure and  
 3 declared it unsafe. According to the attached  
 4 enforcement history, the property has been  
 5 subject to enforcement activity by MCCD for  
 6 over 18 years with no habitable result.  
 7 Since its first condemnation in 2007,  
 8 property ownership has changed five times.  
 9 According to archival and permitting research,  
 10 staff could not find any evidence of the last  
 11 four owners making any attempt to rehabilitate  
 12 the structure, and we did this through looking  
 13 through permits and COAs.  
 14 However, when the current owner purchased  
 15 the property in November of 2019, attempts to  
 16 rehabilitate the structure were made through  
 17 two different COAs. So the first one was  
 18 COA-2019-2022- -- or -22785, which was approved  
 19 in May of 2021. And then the second one was  
 20 COA-22-27134, which was approved by the  
 21 Commission in June of 2022.  
 22 So despite being approved for a permit in  
 23 2020 by staff and May of '21, the  
 24 rehabilitation plans never materialized.  
 25 So we did look at the application in  
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1 accordance with our design guidelines, our Code  
2 criteria, and the Secretary of Interior  
3 standards. We found that the proposed  
4 demolition of the structure will not have a  
5 significant impact on the surrounding  
6 properties due to the structure lacking many of  
7 the significant architectural details common in  
8 historic structures and most of the historic  
9 details and fabric being removed or  
10 deteriorated.

11 We did find that the demolition can be  
12 completed within a reasonable period of time.  
13 And, once again, we did state the subject  
14 structure has been -- has been heavily altered,  
15 and so -- some of these alterations include the  
16 enclosure of the first floor front porch as  
17 well as a second floor front porch, which have  
18 been -- they've experienced collapsing in the  
19 past few years.

20 Enclosure of the first floor front porch,  
21 removal of historic wood siding, partial  
22 removal of the historic metal roof,  
23 inappropriate removal of the historic wood  
24 windows with metal windows. There's  
25 alterations and removal of the window openings

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1 and alterations and removal of the porch  
2 columns and railings.

3 We do find that the subject structure does  
4 not have design elements that are -- that would  
5 make reproduction difficult and impossible.  
6 And, again, we found that the frame vernacular  
7 style of this building can be found frequently  
8 within the district itself.

9 And according to the applicant, if the  
10 building is demolished, a new residential  
11 structure will be constructed on the subject  
12 property. And the applicant has provided plans  
13 to demonstrate that.

14 The applicant has provided three opinions  
15 from licensed structural engineers. So the  
16 first one, which is dated January 31st of 2017,  
17 the second one is September 18th of 2017, and  
18 the third one is from November 7th of 2023,  
19 which all, again, found the structure to be in  
20 extreme disrepair, structurally unsafe, damage  
21 from wood destroying organisms, water rot, and  
22 cost prohibitive.

23 Furthermore, staff did conduct a site  
24 visit of the property on February 2nd. And by  
25 supporting documentation as well as the photos

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1 we took, we found that the amount of  
2 rehabilitation in order to restore it back to  
3 habitable use would be extensive.

4 We also did document termite damage and  
5 wood rot on the framing pieces inside of the  
6 structure. And some of the structural framing  
7 appears to have shifted such that the framing  
8 and beams are no longer in proper alignment.

9 The applicant did not provide any details  
10 regarding economic return, but, again, given  
11 the absence of exterior siding, the absence of  
12 windows, exposures in the roof, enclosure of  
13 the front and rear porches, and evidence of a  
14 compromised foundation and framing system,  
15 there's a possibility that the costs to  
16 rehabilitate the property are significant.

17 Of course, with demolitions, we do try to  
18 work with the applicant to explore feasible  
19 alternatives to demolition, such as relocation,  
20 rehabilitation, mothballing, and reuse by the  
21 current owner of a prospective buyer.

22 According to the applicant, they do not  
23 have an interest in selling the property. And  
24 based on staff's finding, no other feasible  
25 alternatives to demolition are readily

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1 apparent. Moreover, the structure does not  
2 have enough structural integrity for relocation  
3 to be considered.

4 Staff was also not provided any evidence  
5 to support a potential claim of undue economic  
6 hardship.

7 And based on these reasonings and the Code  
8 criteria, we do forward to you a recommendation  
9 for approval.

10 THE CHAIRMAN: Okay. Questions for staff?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: Thank you for that report.

13 All right. With that, we'll open the  
14 public hearing.

15 Is the applicant here?

16 AUDIENCE MEMBER: Yes.

17 THE CHAIRMAN: You can come on up.  
18 (Audience member approaches the podium.)

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

21 AUDIENCE MEMBER: Frank Butler, 126 East  
22 3rd Street, Jacksonville, Florida.

23 THE CHAIRMAN: All right. Frank, Diane is  
24 going to swear you in.

25 THE REPORTER: If you would raise your

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1 right hand for me, please.  
 2 MR. BUTLER: (Complies.)  
 3 THE REPORTER: Do you affirm that the  
 4 testimony you are about to give will be the  
 5 truth, the whole truth, and nothing but the  
 6 truth?  
 7 MR. BUTLER: I do.  
 8 THE REPORTER: Thank you.  
 9 THE CHAIRMAN: All right. Frank, anything  
 10 to add to the staff report?  
 11 MR. BUTLER: A couple of things.  
 12 The letter from SPAR, okay, so I know they  
 13 were saying that there was two COAs. The  
 14 COA-19-22785, I'm not familiar with that one  
 15 because I know when I really got into doing  
 16 this project, it was COA-22-27134, and that's  
 17 when I met Susan and Mr. Wells and -- and  
 18 Jeremy [sic] out at the property.  
 19 The actual permit -- they saying it was  
 20 approved permit B20. We did not raise a  
 21 permit. I looked this permit up, and it was  
 22 for a demo team.  
 23 During when I first got the property,  
 24 Mike, who was a -- an inspector, called me over  
 25 and we had a conversation. He said,

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1 Mr. Butler, what are you going to do with the  
 2 property? I said I was going to renovate the  
 3 property. And he said that you need make sure  
 4 you mow the grass, keep everything closed and  
 5 everything. I told him, okay, I will; take my  
 6 number just in case anything happens.  
 7 Years after that there, I notice that -- I  
 8 got a call from him saying that the front part  
 9 of the house had caved in. And I -- if  
 10 anybody -- they -- remember, it was falling  
 11 down, they said it was an unsafe situation. So  
 12 we need to address that situation. So it  
 13 was --  
 14 When I went there, it was falling in, so I  
 15 had guys come in there and remove the stuff  
 16 that was falling down for a safe situation, and  
 17 I -- when I looked this up and had my  
 18 contractor to look up the B20, he said it must  
 19 have been a City -- had them to put the demo  
 20 in, but that -- when I researched it, that demo  
 21 was never approved, so, no, I never had a  
 22 permit to start construction.  
 23 At that time, when I met Arimus and  
 24 everybody over at the property, you know, even  
 25 though I had the two engineering reports saying

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1 that this place was deteriorated, you know,  
 2 termite infested and all this here, I still  
 3 took it upon myself to say, you know, I'm going  
 4 to go through and try to renovate this  
 5 property. And I got a contractor, and he got a  
 6 project manager, who also does engineering  
 7 work, to come over there and look at it in  
 8 2022, after we got the COA approved.  
 9 So I'm waiting for this structural  
 10 engineer part because, as each one of you know,  
 11 for a property of this -- of this statue [sic],  
 12 the only way you can get the permit is if you  
 13 have structural plans because it's a structural  
 14 detail.  
 15 So waiting for the structural plans, I was  
 16 in coordination with Jeremy [sic], who's HPC,  
 17 letting him know, hey, we're trying to get the  
 18 structural plans to go ahead and do it.  
 19 So while I was doing that, I built the  
 20 house next to it, 121 East 3rd Street. And  
 21 everybody in the neighborhood said, Mr. Butler,  
 22 what are you going to do with this structure?  
 23 I said, I'm going to renovate it. I'm just  
 24 waiting on the structural plans to move  
 25 forward.

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1 So what happened is, I waited six to  
 2 seven months and I reached out to Jeremy and  
 3 said, I don't have structural plans right now.  
 4 He said, Well, you know, that's what we're  
 5 waiting -- for structural plans.  
 6 So when I pushed the structural engineer  
 7 or the -- or the project manager, the only  
 8 thing he gave me was this, a structural plan  
 9 showing that we need to replace 18 piers in  
 10 another part of the property.  
 11 Well, I told him, this is not enough. He  
 12 said, I'm working on the rest of the -- so I --  
 13 I submitted this to him, Jeremy and them,  
 14 showed them this, and tried to get a -- a  
 15 framer come in and give me a (inaudible) on  
 16 this. Well, the time he came in, he said,  
 17 Mr. Butler, you know, based on what you -- you  
 18 know, and I'm telling you, it's more than need  
 19 to be done in here, because I asked for a demo  
 20 on the inside to get a better picture of what  
 21 needed to be done because you can't get a  
 22 repair guy to go in and give you an estimate  
 23 when (inaudible) is not (inaudible).  
 24 And it was said on the 2017 that their  
 25 assumption was based on what they seen. They

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1 don't know what's behind the walls. So when we  
2 start stripping the walls down, it came -- it  
3 came to a point where it was more intensive, it  
4 was more detailed. And the guy said, Well, I  
5 can do on what he said on here for 74,000.

6 (Timer notification.)

7 MR. BUTLER: And I'm like -- he said, But  
8 I'm telling you, that's not going to pass  
9 inspection because you got different -- a lot  
10 of walls -- shear walls, exterior studs,  
11 interior studs, shear walls need to be  
12 replaced. So I went back to the -- to my  
13 structural engineer or the -- the project  
14 manager. I say, I need something. I'm pushed  
15 for this.

16 I just spent so much money hiring this  
17 guy, hiring the guys that go in there and do  
18 this, and I got nothing. So he got to the  
19 point after he seen when I stripped it  
20 down (inaudible). Well, Frank, to be honest  
21 with you, this is a level 3. You're wasting  
22 your money. I don't want to waste your money  
23 trying to give you something that you have to  
24 go and -- you have to do the whole foundation  
25 on this property.

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1 So I fired the contractor, and I was so  
2 upset to the point where I said, well, you know  
3 what, let me go back to Jeremy and them and get  
4 them (inaudible).

5 Again, I could have demoed this property  
6 in 2019, 2020, 2021, 2022, 2023. I could have  
7 come to you guys then and demoed, but I -- I  
8 took it upon myself to say, let's go ahead and  
9 do it.

10 So that was the third person saying you  
11 have to demo this property. So I got a  
12 Ram Jack to come by, John, to look at it, to  
13 say, hey, can we lift this property? Because  
14 if we got to do a whole foundation -- he's  
15 saying, Frank, to be honest with you, if I even  
16 give you an estimate, it'll be like 48,000 or  
17 more. But that ain't my point. My point is  
18 the liability. You're close to another  
19 property. I said, Well, I need to get  
20 something. He said, Well, I'm going to have to  
21 get back with you and -- and determine if I can  
22 do it.

23 THE CHAIRMAN: Frank, I'll tell you  
24 what --

25 MR. BUTLER: I'm talking too fast?

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1 THE CHAIRMAN: No, you're good. I think  
2 we've got a pretty good picture of what --

3 MR. BUTLER: Well, what I wanted to say at  
4 the end of it is, I end up getting Jeff, who's  
5 my structural engineer, to come by and look at  
6 it, because I said I wanted to try one more  
7 time. And so Jeff came by, and he looked at  
8 it, and he said, Frank, to be honest with you,  
9 you might -- well, just a -- 90 percentage of  
10 this property got to be redone.

11 And I said, if 90 percent of the property  
12 got to be done, you're going to change the  
13 whole structural integrity of this property.

14 THE CHAIRMAN: Right.

15 MR. BUTLER: And makes -- only thing  
16 that's historical is the land it stands on.  
17 And that's why I'm here today, because when I  
18 thought about it and I came to Arimus, I said,  
19 Hey, what are my decisions [sic]? What my  
20 options are?

21 And my thing -- if I board it up, back up  
22 and leave it like it is, I'm going to be back  
23 here in two to three years asking for the same  
24 thing, to get a (inaudible) sixth structural  
25 engineer to say the same thing. So that's what

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1 brought me to this (inaudible).

2 THE CHAIRMAN: Okay. Any questions for  
3 our applicant at the moment?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: Frank, we'll call you back  
6 up if we need you.

7 Thank you.

8 Is anybody else here to speak on this COA?  
9 (Ms. Pryor approaches the podium.)

10 MS. PRYOR: Y'all knew I'd come talk about  
11 this one.

12 Kim Pryor, 245 West 5th Street.

13 I'd like to ask that you scroll through to  
14 the Google photos that are included in this  
15 report because I think staff has proved that we  
16 should not reward this owner for causing this  
17 particular property to become worse.

18 Since he purchased it, the photos that you  
19 see in the Google Street View photos, it was --  
20 she was -- she was intact. And if you go  
21 through and look, since this person has bought  
22 the property, she has deteriorated  
23 significantly.

24 We do not reward owners who go in and  
25 destroy properties.

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1 One of the other things I also want to  
2 point out here is that, yes, I saw the  
3 engineering reports, the two reports dated in  
4 2017, that said that this property was  
5 structurally unsound and in danger of imminent  
6 collapse. That was seven years ago. How many  
7 storms have we had since then? Irma came  
8 through. So this particular structure has  
9 stood the test of time even though structural  
10 engineers have said she wouldn't. I think  
11 that, right there, needs to be considered.

12 Just because a house is ugly on the  
13 outside does not mean that her bones are not  
14 good on the inside.

15 One of the other things mentioned was that  
16 it's a level 3 restoration. Well, there's a  
17 lot of work to be done, yes, but I believe what  
18 the applicant was inferring was that you are  
19 required to make sure that the building  
20 complies with the current building code. And  
21 I'm here to say, as someone with a Florida  
22 license -- contractors's license, that in a --  
23 in a historic district, that doesn't apply.  
24 You can go back with the structures and restore  
25 them with like materials and like

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1 craftsmanship. They do not have to be brought  
2 up to our current building codes for hurricanes  
3 and things of that nature.

4 Obviously, this structure has stood for  
5 over a hundred years and has withstood  
6 hurricanes that we have had and tropical storms  
7 and so forth.

8 This particular structure is important.  
9 Every single remaining structure in Springfield  
10 is important. There is no way that we should  
11 allow any more of our structures to be  
12 destroyed.

13 One of the other things -- requirements of  
14 Chapter 307 is that all --

15 (Timer notification.)

16 MS. PRYOR: -- other options are explored.  
17 Has this owner tried to sell it? That is an  
18 option. I don't think he's put it up for sale.

19 I encourage this body to deny this  
20 demolition request and save our historic  
21 structures.

22 Thank you.

23 THE CHAIRMAN: Thank you.

24 (Audience member approaches the podium.)

25 THE CHAIRMAN: If you'll state your name

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1 and address.

2 AUDIENCE MEMBER: Lane Manis, 1448 North  
3 Liberty Street, Jacksonville, Florida.

4 THE CHAIRMAN: Lane, she's going to swear  
5 you in real quick.

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

8 MS. MANIS: (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. MANIS: I do.

14 THE REPORTER: Thank you.

15 MS. MANIS: I'm a Realtor and I have lived  
16 in Springfield for the past 13 years. Well, we  
17 bought a property 13 years ago. We, and every  
18 other person who has bought a damaged house --  
19 and we understand that they are not pretty --  
20 have had to spend a lot of money to bring these  
21 houses back to life.

22 I was the listing and selling agent of  
23 1422 North Liberty Street that was here last  
24 month asking for demolition because the current  
25 owners were -- did not secure the roof, and

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1 that, you know, allowed the property to  
2 disintegrate. And it's called "demolition by  
3 neglect." This is another example of  
4 demolition by neglect. And it's not one that  
5 should be torn down; it's one that needs to be  
6 restored. And there's ways to do it.

7 And when you buy a property that looks  
8 like this and you're a contractor, you should  
9 know that it's going to cost you an arm and a  
10 leg. If you can't afford to do it, then you  
11 don't buy it.

12 But again, everyone who's restored a house  
13 in the historic district, any of the historic  
14 districts, understands there is a cost. And  
15 you don't buy something and let it deteriorate  
16 to that degree and then say, "Oh, it's going to  
17 cost me too much money to fix." You sell it.

18 Thank you.

19 THE CHAIRMAN: Thank you.

20 (Audience member approaches the podium.)

21 THE CHAIRMAN: If you'll state your name  
22 and address for me.

23 AUDIENCE MEMBER: Mike Haskins, 417 West  
24 7th Street.

25 THE CHAIRMAN: She's going to swear you in

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1 real quick.  
 2 THE REPORTER: If you would raise your  
 3 right hand for me, please.  
 4 MR. HASKINS: (Complies.)  
 5 THE REPORTER: Do you affirm that the  
 6 testimony you are about to give will be the  
 7 truth, the whole truth, and nothing but the  
 8 truth?  
 9 MR. HASKINS: Yes, I do.  
 10 THE REPORTER: Thank you.  
 11 MR. HASKINS: My name is Michael Haskins.  
 12 I'm the executive director of Springfield  
 13 Preservation and Revitalization.  
 14 I believe you have a letter that our board  
 15 of directors has issued. We would note that  
 16 the applicant has two approved COAs, and that  
 17 was not completed. It does appear that work  
 18 started; however, the only kind of visible  
 19 evidence is that materials -- material --  
 20 materials were removed from the structure,  
 21 specifically siding and windows, which would  
 22 likely have led to further deterioration on the  
 23 structure, which leads us to think that this  
 24 may be a case of demolition by neglect. And we  
 25 would also note that that should not be

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1 rewarded.  
 2 The Code Compliance concerns with this  
 3 house -- we would also note, Code Compliance  
 4 does not recommend demolition. They are not in  
 5 a position to be able to recommend demolition  
 6 as a remedy for the issues facing the home, so  
 7 that should not be a rationale for demolition.  
 8 The remedy for the unsafe nature of the  
 9 structure is rehabilitation, which the  
 10 applicant would appear to be in a position to  
 11 perform since they previously received two COAs  
 12 and do not have a claim (inaudible) economic  
 13 hardship.  
 14 We would encourage that the Commission  
 15 deny this COA and allow the structure to be  
 16 rehabilitated and saved.  
 17 Thank you.  
 18 THE CHAIRMAN: Thank you.  
 19 (Audience member approaches the podium.)  
 20 THE CHAIRMAN: If you'll state your name  
 21 and address for us.  
 22 AUDIENCE MEMBER: Geoff Gartner, 2866  
 23 St. Martin Court.  
 24 THE CHAIRMAN: Geoff, she's going to swear  
 25 you in real quick.

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1 THE REPORTER: If you would raise your  
 2 right hand for me, please.  
 3 MR. GARTNER: (Complies.)  
 4 THE REPORTER: Do you affirm that the  
 5 testimony you are about to give will be the  
 6 truth, the whole truth, and nothing but the  
 7 truth?  
 8 MR. GARTNER: Yes.  
 9 THE REPORTER: Thank you.  
 10 MR. GARTNER: All right. So I'm the third  
 11 structural engineer being named here.  
 12 To the -- to the Hurricane Irma, the point  
 13 being made, that was a 74-mile-an-hour  
 14 sustained wind, Category 3, goes up to  
 15 129 mile-an-hour sustained wind. This building  
 16 absolutely will not withstand a Category 3  
 17 storm.  
 18 To the point of moving it, trying to  
 19 support this and get it out of there is not  
 20 going to work. It -- the kind of effort that  
 21 it would take -- actually, I would sit back and  
 22 say, anything is possible if you throw enough  
 23 money at it, as it has been stated, but this  
 24 financial prospect would be quite a burden.  
 25 To the point of -- I keep hearing this

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1 deterioration by -- I forgot the term already.  
 2 I guess it wasn't that important, but -- by  
 3 letting it sit. The 2017 reports that I  
 4 already reviewed indicated that it needed to be  
 5 torn down. That was prior to Frank buying it.  
 6 So I don't know why that would even be an  
 7 issue. It was already being said that it  
 8 should have been torn down prior to his  
 9 ownership.  
 10 The building needs to go. It's -- the  
 11 foundations are worthless. The -- 50 percent,  
 12 at least, of the wood framing of the building  
 13 is -- must be replaced. It's not -- it's not  
 14 possible to get this building back together.  
 15 That's all I have.  
 16 THE CHAIRMAN: Thank you.  
 17 Is anybody else here to speak on this  
 18 building?  
 19 MR. BUTLER: Can I say one more thing?  
 20 THE CHAIRMAN: Yes. Let me close the  
 21 public hearing and I will call you back after  
 22 that.  
 23 MR. BUTLER: Okay.  
 24 THE CHAIRMAN: With that, we'll close the  
 25 public hearing, and I'll entertain a motion.

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1 COMMISSIONER GLOBER: Motion to approve  
2 COA-24-30120.

3 COMMISSIONER HOFF: I will second.

4 THE CHAIRMAN: Okay. I guess my first  
5 question would be to Arimus.

6 Curiositywise, I mean, you -- obviously,  
7 you have voted to approve -- not voted, but  
8 recommended to approve this. How do you feel  
9 about the demo by neglect claim?

10 MS. PRYOR: Can you talk into the mic,  
11 please?

12 MR. WELLS: To the Chair, in terms of that  
13 portion of the Code and then the overall term  
14 itself, "demolition by neglect," that's  
15 something that staff has historically abstained  
16 from opining on. Typically, what we'll do is  
17 just provide you with the history of just what  
18 efforts have been made to rehab the structure  
19 and just throw that essentially back on y'all.

20 THE CHAIRMAN: Sure.

21 MS. PRYOR: I can't hear a word, so I'm  
22 going to sit right here.

23 MR. WELLS: Okay. There's plenty of  
24 seats.

25 THE CHAIRMAN: Yes, sit up front.

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1 In this instance, they were not, so that's all  
2 we could do in terms of what the Code allows us  
3 to.

4 COMMISSIONER HOFF: Thank you.

5 THE CHAIRMAN: Thoughts across the board?  
6 I go back to the 2017 engineering  
7 statements. To me, that's pretty clear from  
8 2017. I understand it's been standing since,  
9 but I'm not an engineer. And just because it  
10 stood another six years, I mean, I'm not going  
11 to bet against the two engineering letters,  
12 personally.

13 COMMISSIONER GREGORY: Through the Chair,  
14 in regard to the 2017 letter, I'm looking at  
15 engineer letter number 2, it specifically  
16 references photos. I would ask the applicant,  
17 do you have those photos? Do you have that  
18 full report from the engineer, number 2?

19 MR. BUTLER: I have current photos. I  
20 don't have those (inaudible).

21 COMMISSIONER GREGORY: Thank you.

22 COMMISSIONER MONTOYA: This is not a --  
23 this is not a new event for us. You know, this  
24 is a property that -- the situation of it,  
25 although maybe not exactly the same, we have

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1 COMMISSIONER HOFF: Through the Chair to  
2 staff, question about Chapter 307, could you  
3 speak to if there's a requirement for the  
4 property owner to offer -- for sale as a viable  
5 alternative to the motion or not?

6 MR. WELLS: Through the Chair to  
7 Commissioner Hoff, can you clarify which  
8 portion of the Code? Are you referring to  
9 307.106(n)(7) or -- I'm sorry, (n)(8)?

10 COMMISSIONER HOFF: A member of the public  
11 referenced Chapter 307 and there being a -- and  
12 it recommending various alternatives to  
13 demolition, including the property owner  
14 offering for sale [sic] for another party to  
15 renovate. Can you speak on that, please?

16 MR. WELLS: Of course.

17 Yeah, so that section, 307.106(n)(8) -- so  
18 the way it reads, it -- the clause states  
19 whether -- other feasible alternatives to  
20 demolition. So we're not required by Code to  
21 have the applicant provide evidence of selling  
22 the property. We just explore potential  
23 options.

24 As noted in the report, we did ask them if  
25 they were interested in selling the property.

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1 seen it before, where properties have laid  
2 dormant and unprotected for decades, even in  
3 the Trio downtown. Just -- things have  
4 happened.

5 I'm not -- you know, I'm uncertain whether  
6 it's really about arguing engineers' reports or  
7 the validity of engineers' reports. And it's  
8 more about -- this seems to be an unbearable  
9 situation more and more, and I'm not sure what  
10 the solution is because, clearly, you can look  
11 at the photographs of the home, and anyone who  
12 has done work on a home or any kind of  
13 structure can see it is going to take a lot of  
14 money to restore this home, if it's restorable  
15 ultimately at all.

16 But we also see as evidence -- and thank  
17 you for the film strip of the Google maps -- of  
18 the slow demise or pending demise of this home  
19 over time. And I'm just -- I'm just not  
20 sure -- you know, I'm left -- it's a -- I'm  
21 perplexed, I guess, is my situation because on  
22 the one hand, this house is in a terrible state  
23 of disrepair.

24 And although the current homeowner hasn't  
25 owned it forever, it has -- it's been in

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1 possession since 2019 and not a lot has been  
2 done to restore it, right? Or at least there's  
3 not evidence of that, physical evidence of  
4 that, more the owners prior to this current  
5 owner.

6 And so I -- you know, ultimately, if we  
7 vote to deny this -- if we vote and we deny  
8 this demolition -- and correct me if I'm wrong;  
9 this is a question for staff and Counsel -- the  
10 owner does have the right to take it before  
11 City Council on appeal and have it voted on.

12 And that, for me, is where I stand right  
13 now because it's not -- like I said earlier,  
14 it's not about disputing the engineers' reports  
15 or past engineers' reports, and it's not even  
16 about disputing the owner's situation, but it's  
17 about what this -- what this commission  
18 represents in terms of historic preservation  
19 and what the City staff tries to do with their  
20 assessment of structures in these historic  
21 districts.

22 And so I -- I think that I'm at a point  
23 where I want to push these kinds of things to  
24 City Council because I think these -- and I  
25 understand -- Diane, I promise I'll stop soon.

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1 I understand staff's position about not  
2 wanting to -- not liking to opine -- not  
3 wanting to talk about terms like that because,  
4 frankly, they're judgmental, and that's -- it's  
5 a -- I understand the slope of that.

6 But I think that we need to get before  
7 City Council somehow and the powers that be  
8 about -- to talk about the importance of these  
9 structures as part of the identity of our  
10 community, and not just the historic district,  
11 but Jacksonville, because we're forced to make  
12 a decision about this particular case with a  
13 person would who owns a property that has --

14 I can only take the applicant at his word  
15 and believe that he had dreams about this  
16 property. That's all I can do. But I look at  
17 what we have here and I understand the gravity  
18 of it. And I -- I'm just suggesting that it's  
19 deeper than a commission voting on a  
20 demolition, and I think --

21 I vote for the denial of this demolition.  
22 I'm going to -- my position is to vote for the  
23 denial of this demolition so the owner may  
24 appeal it and take it before City Council  
25 because that would be the next step.

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1 THE CHAIRMAN: While I agree with the  
2 sentiment, because I do think it's a deeper  
3 problem, and I understand wanting to kind of  
4 throw it to City Council to kind of get more --  
5 shed some more light on the bigger problem, I  
6 do think we are tasked, as our commission, to  
7 make decisions like this. And --

8 COMMISSIONER MONTROYA: I agree. I agree,  
9 and that's why I hold the position that I --  
10 I'm suggesting, because if we continue to  
11 approve the demolitions -- well, at one -- at  
12 some point we're going to run out. But if we  
13 continue to approve the demolitions of -- the  
14 demolition of structures such as these, what  
15 does that -- ultimately, what's that going to  
16 mean, you know? Because --

17 Here's the thing: A property can be  
18 purchased and be held onto and there is no  
19 recourse for not doing anything to protect the  
20 structure, currently. So it can just continue  
21 to deteriorate, that I know of.

22 THE CHAIRMAN: Well, we've had -- I feel  
23 like we've had other situations where that has  
24 not been the case. I mean, we -- what was the  
25 one we had not long ago that was -- I'm trying

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1 to -- we were in City Hall.

2 COMMISSIONER MONTROYA: The Ford plant?

3 THE CHAIRMAN: No, it wasn't that long  
4 ago.

5 Anyway, they had it for a long time. But  
6 long story short, we denied it.

7 MS. MANIS: 1422 North Liberty Street.

8 THE CHAIRMAN: That might be right.

9 I guess my point here is, I have to look  
10 at -- to me, I have to look at each case on its  
11 own specific merits and individual merits as  
12 opposed to -- I don't want to make an example  
13 out of something I believe in to combat an  
14 overall problem. It's got to be  
15 individualistic because -- I can't punish one  
16 person for what we think is a general problem.

17 And again, I -- there's evidence to me  
18 here from the 2017 engineering reports that  
19 says this house needed to be demoed, and that's  
20 kind of where the buck stops for me because  
21 these are two experts that are licensed  
22 engineers. Before he purchased the property,  
23 it said this needed to be demoed. So that's  
24 kind of where I can rest my -- my personal  
25 case, if you will.

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1 But that's, you know, again, just my  
 2 thoughts.  
 3 COMMISSIONER GLOBER: Through the Chair,  
 4 this building was condemned in 2007 and the  
 5 applicant's the fifth owner. This discussion  
 6 is kind of centered around what he has or  
 7 hasn't done since he purchased it, but I would  
 8 hate for -- he's in the situation where he's  
 9 holding the bag on something that's kind of  
 10 impossible to prove what these other folks did  
 11 or didn't do during that time.  
 12 I appreciate staff's report. I don't see  
 13 any other options here.  
 14 COMMISSIONER GREGORY: Through the Chair,  
 15 I would say that I would agree with approving  
 16 the demolition only because what I have from  
 17 staff here is an approval based on the facts we  
 18 see here in these previous structural reports.  
 19 I don't want to send this property owner up to  
 20 City Council based on a policy decision that  
 21 we're trying to, you know, influence here.  
 22 And I do -- I agree with J.C. about these  
 23 being on a case-by-case basis, that we have to  
 24 make a determination on that. It's not our job  
 25 to decide policy based on this one guy's  
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1 COMMISSIONER HOFF: Aye.  
 2 COMMISSIONER GLOBER: Aye.  
 3 THE CHAIRMAN: Aye.  
 4 Those opposed?  
 5 COMMISSIONER MONTROYA: Nay.  
 6 THE CHAIRMAN: With that, you've approved  
 7 COA-24-30120.  
 8 And with, that we will take a quick --  
 9 call it a nine-minute break, and we'll meet  
 10 back at 5:15.  
 11 (Whereupon, a brief recess was taken.)  
 12 THE CHAIRMAN: All right. We're back.  
 13 Section H, Certificates of  
 14 Appropriateness, Work Initiated or Completed  
 15 Without a COA, COA-24-30193, 2315 Park Street.  
 16 Staff report when you are ready.  
 17 MR. WELLS: So this COA-24-30193 for the  
 18 property located at 2315 Park Street.  
 19 So this is for, once again, after-the-fact  
 20 alterations, but this for a -- but this is to a  
 21 noncontributing structure. It's located on an  
 22 interior lot and it currently consists of a  
 23 two-story professional building.  
 24 So the applicant plans to convert the  
 25 structure into a multifamily dwelling. The  
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1 situation.  
 2 THE CHAIRMAN: All right. Does anybody  
 3 else have thoughts?  
 4 COMMISSIONER HOFF: Through the Chair,  
 5 I -- obviously, this is very subjective, and I  
 6 think that everyone has very good points. And  
 7 I know that some local historic preservation  
 8 advocates are avidly exploring how to prevent  
 9 demolition by neglect and have spoken with  
 10 certain City representatives to get that ball  
 11 rolling.  
 12 So that said, because of the -- because of  
 13 the lack of -- well, because of the relative  
 14 lack of historic fabric of the house and what's  
 15 left of it will need to be -- what's left of  
 16 the exterior will need to be almost certainly  
 17 replaced, I am leaning towards approval.  
 18 THE CHAIRMAN: All right. Anybody else  
 19 have any thoughts?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: All right. With that,  
 22 we'll take a vote.  
 23 All those in favor?  
 24 COMMISSIONER GREGORY: Aye.  
 25 COMMISSIONER FRICK: Aye.  
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1 after-the-fact work includes removing a second  
 2 floor window, a window sash, replacing and  
 3 enclosing windows on three elevations,  
 4 replacing siding and corner post trim on three  
 5 elevations, and removing two rear doors and  
 6 stairs.  
 7 In addition to this work, the applicant is  
 8 proposing to replace two sets of three window  
 9 groupings on the front second floor elevation  
 10 with new vinyl windows in the same grid  
 11 pattern.  
 12 They also want to reopen two windows on  
 13 the front first floor elevation and replace  
 14 with new vinyl 1-over-1 windows, and to remove  
 15 the existing front second floor split-level  
 16 wood shake shingle siding and replace it with  
 17 Hardiboard lap siding.  
 18 There were some additional scopes of work  
 19 that could be placed administratively just  
 20 based on -- based on it being not readily  
 21 street visible and it being replaced with a  
 22 compatible design and arrangement.  
 23 But in terms of the scope of work that  
 24 qualifies for Commission review -- we did do a  
 25 site visit on March 7th, and we deemed the  
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1 installed windows on the left and right  
2 elevations as improperly installed based on the  
3 nailing fins, which means that the windows are  
4 not recessed into the wall cavity, and nor did  
5 it replicate the original trim or have a  
6 compatible lite pattern design.

7 So upon viewing the front elevation from  
8 the inside and outside of the building, staff  
9 deemed the front first floor, second floor, and  
10 dormer wood windows and repairable historic  
11 wood windows.

12 The siding and corner post trims were  
13 also -- well, they were never inspected by  
14 staff; however, we did -- because they were  
15 replaced, we were unable to assess or inspect  
16 the condition of the siding and trim prior to  
17 removal. As such, we are unable to determine  
18 if wholesale siding and trim replacement are --  
19 were warranted.

20 So the most minimal way to rectify the  
21 violation is to ensure the current horizontal  
22 lap siding and corner posts are removed and  
23 replaced with a wood product that matches the  
24 original design.

25 By installing vinyl 1-over-1 windows with  
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1 nailing fins and altering the trim, a  
2 significant portion of the character of the  
3 structure has been removed and replaced with a  
4 historically inappropriate product. However,  
5 if the applicant was to install a window  
6 product that does not have nailing fins that  
7 matches the original 9-over-1 lite pattern and  
8 replicates the original trim, this would be an  
9 opportunity to bring the property into  
10 compliance further with our design guidelines  
11 as well as our Code criteria.

12 We found that block frame windows with  
13 exterior raised profile muntins and window trim  
14 are a significant part of the architectural  
15 character of a structure and its contribution  
16 to the district.

17 The design guidelines also discuss windows  
18 and how they contribute to the character of the  
19 building, and it also encourages buildings to  
20 be brought into compliance, and especially when  
21 they're incompatible in size and configuration.  
22 Making changes to the size and arrangement of  
23 window panes, muntins, and rails are  
24 inconsistent.

25 In terms of the lap siding, again, the  
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1 property owner has replaced the historic wood  
2 split-level shake shingles and original  
3 horizontal lap siding exterior on the entire  
4 left and right elevations and they replaced it  
5 with Hardiboard horizontal lap siding, and has  
6 also replaced all the trim with a non-matching  
7 profile.

8 The property owner has completed wholesale  
9 siding replacement, has installed, as we found,  
10 in accordance with our design guidelines, an  
11 incompatible and historically inaccurate design  
12 and material.

13 While the owner proposes to reopen two  
14 window openings on the front first floor  
15 elevation, they plan to replace the existing  
16 and repairable 9-over-1 windows. The effect of  
17 the proposed work would detract from the  
18 structure's architectural design.

19 Based on this evidence and our Code  
20 criteria and design guidelines, we forward to  
21 you a recommendation for denial.

22 We did include some corrective actions  
23 that the applicant can take should you adopt  
24 our recommendation.

25 THE CHAIRMAN: Okay. A lot to unpack  
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1 here.  
2 Questions for staff at the moment?  
3 COMMISSIONER MONTOYA: Yes. Through the  
4 Chair, question for staff.

5 The property is listed as noncontributing,  
6 but it was built in 1916?

7 MR. WELLS: Through the Chair to  
8 Commissioner Montoya, that is correct. This  
9 was an odd one. From the Florida Master Site  
10 File, it appeared that, because of the  
11 significant alterations that were done to the  
12 site, mainly the front elevation and that brick  
13 veneer, we were -- most likely surmised that  
14 was the reason why it was deemed as  
15 noncontributing.

16 COMMISSIONER MONTOYA: So then as a  
17 follow-up question, through the Chair,  
18 evaluation by staff of this project -- I'm just  
19 disregarding the after-the-fact part for right  
20 now. But just in terms of evaluating a project  
21 like this, it was clearly built in the time  
22 period where technically it's (inaudible) but  
23 would be a contributing structure, but it's  
24 noncontributing.

25 Does that influence the decision that you  
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1 make in terms of planning? Because if it were  
2 truly a noncontributing structure, if it was  
3 built after the historic time period, then you  
4 would be looking at it in a slightly different  
5 light in a historic structure that's being  
6 restored that is a contributing structure in  
7 the district.

8 MR. WELLS: That is correct, especially  
9 because the structure is within the period of  
10 significance.

11 (Discussion held off the record.)

12 MR. WELLS: So once again, it's in the --  
13 within the period of significance, so the level  
14 of scrutiny is a little bit higher as opposed  
15 to outside of it.

16 We also found that it -- there's an  
17 opportunity to bring it into compliance should  
18 a contributing list be done in the future.

19 COMMISSIONER MONTOYA: Okay.

20 THE CHAIRMAN: All right. Any other  
21 questions for staff at the moment?

22 COMMISSION MEMBERS: (No response.)

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

25 Is the applicant here?

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1 stuff. This case is a little bit unusual  
2 because -- bear with me, I promise I'll finish  
3 in three minutes.

4 I'm an emergency physician; I have no  
5 business to do anything with buildings. And  
6 the reason I purchased this -- this is  
7 not -- I'm not saying this for sympathy, I'm  
8 saying the fact because I swore that I would  
9 tell you the facts.

10 I have no business to buy this home. I  
11 have a 23-year-old son that is autistic and --

12 THE CHAIRMAN: Can y'all have the  
13 conversation in the hallway? I can hear you.

14 MR. AKHLAGI: He was unable to study. He  
15 was unable to work. And somebody approached me  
16 and says, I can help you to get some job for  
17 your son. And he said, if I buy this property,  
18 he can let him work with him.

19 And about -- I've never done this. I will  
20 never do that and you will never see me here, I  
21 promise you that, but I bought that so he can  
22 work there. And after I purchased that, I  
23 found that the general contractor is a con man.  
24 He's not even a general contractor. He does  
25 not have a license. He told me that he applied

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1 AUDIENCE MEMBER: (Indicating.)  
2 THE CHAIRMAN: You can come on up.  
3 (Audience member approaches the podium.)

4 THE CHAIRMAN: If you'll state your name  
5 and address.

6 AUDIENCE MEMBER: Yes. My name is Mohsen  
7 Akhlaghi. Address is 2315 Park Street,  
8 Jacksonville, Florida 32204.

9 (Reporter clarification.)

10 MR. AKHLAGI: Yes, ma'am.

11 My first name is Mohsen, M-o-h-s-e-n. My  
12 last name is A-k-h-l-a-g-h-i. Address is 2315  
13 Park Street, Jacksonville, Florida 32204.

14 THE REPORTER: Thank you so much.

15 MR. AKHLAGI: Yes, ma'am.

16 THE REPORTER: If you would raise your  
17 right hand for me, please.

18 MR. AKHLAGI: (Complies.)

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

23 MR. AKHLAGI: Yes, I do.

24 THE REPORTER: Thank you.

25 MR. AKHLAGI: I know you hear a lot of

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1 for -- I have no idea.

2 I deal with human body, I don't know  
3 anything about buildings. He said he applied  
4 for the permit and he started the work. As a  
5 matter of fact -- I'm originally from the  
6 country of Iran. My mom had a stroke. I fly  
7 there. The next thing I know, somebody -- a  
8 friend of mine that lives close by, actually,  
9 is a dentist. She calls me and says, "Oh, they  
10 shut down your work." I said, "What for?" And  
11 I found out he never even applied for a permit.

12 Basically, he kind of applied, but there  
13 was no approved permit. So the guy has no idea  
14 what's doing with the building. I had three  
15 months' problem to find an architect and a  
16 general contractor to actually accept this job.  
17 So -- the money that I paid, so I can just  
18 finish it.

19 Of course, as you guys know, vultures,  
20 they start calling me, oh, we buy this, they  
21 found out, so I have no idea. They wanted to  
22 buy half of the price. And the job was  
23 literally stopped a few days after that, and  
24 this was September of last year.

25 I've been paying mortgage, I've been

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1 dealing with this. And as a matter of fact, to  
 2 be honest with you, I didn't even know that I  
 3 have to even speak about that. They said, "Oh,  
 4 you have a chance to speak." I don't know  
 5 anything about that. I just know that I would  
 6 follow every City rules that I need to follow  
 7 to get this property finished the way that it's  
 8 convenient for the historical, you know,  
 9 section, that -- so I can sell and --  
 10 (Timer notification.)  
 11 MR. AKHLAGI: Needless to say that my son  
 12 never got a chance to work.  
 13 THE CHAIRMAN: All right. Well, thank  
 14 you.  
 15 Any questions for our applicant at the  
 16 moment?  
 17 COMMISSION MEMBERS: (No response.)  
 18 THE CHAIRMAN: All right. We'll call you  
 19 back up.  
 20 COMMISSIONER MONTOYA: Just one question.  
 21 THE CHAIRMAN: Please.  
 22 COMMISSIONER MONTOYA: Through the Chair,  
 23 so if I heard you correctly, you want to do  
 24 what needs to be done to comply with the design  
 25 guidelines and the permit process?  
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1 MR. AKHLAGI: Yes, sir.  
 2 COMMISSIONER MONTOYA: Thank you.  
 3 THE CHAIRMAN: All right. Would anybody  
 4 else like to speak on this COA?  
 5 AUDIENCE MEMBERS: (No response.)  
 6 THE CHAIRMAN: With that, we'll close the  
 7 public hearing, and I'll entertain a motion.  
 8 COMMISSIONER MONTOYA: Motion to deny  
 9 COA-24-30193, 2315 Park Street.  
 10 COMMISSIONER HOFF: I will second.  
 11 THE CHAIRMAN: So given the situation,  
 12 Arimus, denial, he comes back to you and says,  
 13 hey -- we can work through this?  
 14 MR. WELLS: To the Chair and actually to  
 15 the Commission as well, because this is -- the  
 16 recommendation is a denial, we also include the  
 17 corrective actions in there, so that would be  
 18 the opportunity for the applicant to meet those  
 19 conditions.  
 20 THE CHAIRMAN: All right. Questions,  
 21 comments?  
 22 COMMISSION MEMBERS: (No response.)  
 23 THE CHAIRMAN: All right. All those in  
 24 favor?  
 25 COMMISSION MEMBERS: Aye.  
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1 THE CHAIRMAN: Those opposed?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: Hearing none, you've denied  
 4 COA-24-30193, and we will move on to Section K,  
 5 public comment.  
 6 Anybody?  
 7 AUDIENCE MEMBER: I didn't have time to  
 8 fill this out.  
 9 Before you go --  
 10 MS. PRYOR: I'll start.  
 11 I feel like we're all related now. It's  
 12 been a busy day.  
 13 Kim Pryor, 245 West 5th Street.  
 14 I wanted to come up here and talk a little  
 15 bit more about windows. And I know I touched  
 16 on this earlier with the window replacement  
 17 COA, but I really wanted to -- want to  
 18 encourage the Commission, the Planning  
 19 Department to really differentiate between a  
 20 repair and replacement.  
 21 Oftentimes, if you go back historically  
 22 and look at the applications submitted by  
 23 homeowners who want to replace their windows,  
 24 you don't see photographs of the jamb and the  
 25 header and the frame. You see photographs of  
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1 the sashes.  
 2 Paint, the glazing has been -- you know,  
 3 has started to fail. The glass is broken,  
 4 things of that nature. That's all sash  
 5 problems. But when they come in and ask for  
 6 window replacement and that request is  
 7 approved, you're stripping that historic  
 8 structure of one of the most important features  
 9 that it has, and that is the traditional  
 10 wooden, double-hung windows with the weight and  
 11 pulley system.  
 12 When, really, if you take a step back, a  
 13 majority of the time people don't understand  
 14 how easy it is to repair sashes. Glazing can  
 15 be redone. Paint can be stripped. You can do  
 16 Dutchman repairs to fix a rotted piece in the  
 17 sash.  
 18 If the sash is completely gone and not  
 19 repairable, then let's make a new sash. Yes,  
 20 it's new, but it would be made of wood. It  
 21 would be made in the same way that the old  
 22 window sashes were done with the same angles  
 23 and the -- the rope knots -- the pulls for the  
 24 ropes, and it would --  
 25 I challenge you to look at a window sash  
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1 that is made new in the -- in the way that they  
2 made them originally compared to a sash that  
3 was restored. And I challenge you to pick out  
4 which one is new and which one has been  
5 restored.

6 And so when people come in here and ask to  
7 replace their windows, I think that we need to  
8 ask them, are you -- do you really want to  
9 replace your sashes? Because that's -- I  
10 believe that's really what they're asking for.

11 And we really, really need to think more  
12 about allowing that because once -- once those  
13 are gone, that's it. And you've removed that  
14 very important character feature.

15 Thank you.

16 THE CHAIRMAN: Kim, have you looked into  
17 going into the restoration business yourself,  
18 like the windows?

19 MS. PRYOR: Yes, sir. I am.

20 I just bought a mortising machine.

21 THE CHAIRMAN: Good. It'll be a great  
22 business.

23 MS. PRYOR: I'm ready. Screens, window  
24 sashes, all that stuff. I'm tired of seeing  
25 the windows destroyed.

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1 THE CHAIRMAN: That's good.

2 MS. PRYOR: I'm done.

3 THE CHAIRMAN: I think it's a good  
4 business to get into.

5 Thank you.

6 MS. PRYOR: Thank you.

7 Lane.

8 (Ms. Manis approaches the podium.)

9 MS. MANIS: Lane Manis, 1448 North Liberty  
10 Street, Jacksonville, Florida 32206.

11 THE CHAIRMAN: You don't need to be sworn  
12 in for this.

13 MS. MANIS: Oh, okay.

14 Like I said before, I'm a Realtor. I  
15 understand -- in real estate, we have what's  
16 called an Historic District Addendum. And I am  
17 wondering why this form isn't being required by  
18 people like the gentleman right back here. I  
19 mean, if you buy a house and you use a Realtor,  
20 you have to sign this Historic District  
21 Addendum. There are a lot of Realtors who come  
22 into the historic districts, they have no clue.  
23 They need to be in Nocatee. But you've got  
24 people that don't have a clue what they're --  
25 what they're selling.

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1 I mean -- so I don't know how this is  
2 something that can be taken up by this  
3 commission, that -- if a buyer doesn't sign  
4 this Historic District Addendum, they need to  
5 be able to go back to the -- after the Realtor  
6 and the real estate company for  
7 misrepresentation. So I don't know how that  
8 can be -- I mean, because you all are the  
9 august body. I don't know how -- but there  
10 is -- it's just like there's one for coastal  
11 construction, you have to understand you're  
12 buying a house in a historic district and  
13 there's rules you have to follow.

14 And, again, if it's not signed, then the  
15 owner of the property should be -- or  
16 encouraged to go after the Realtor who  
17 signed -- who sold them the property and their  
18 real estate company to make it good because  
19 it's an ethics violation.

20 THE CHAIRMAN: Yeah.

21 MS. MANIS: So I can help you.

22 COMMISSIONER GREGORY: I can answer a  
23 couple of those questions for you (inaudible).

24 So the historic disclosure is a --  
25 provided by the local association and MLS.

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1 It's not a State-mandated form, whereas the  
2 coastal construction (inaudible) is a  
3 State-mandated form, much like the lead-based  
4 paint one's a federal (inaudible) --  
5 (Reporter clarification.)

6 COMMISSIONER GREGORY: So the form that  
7 she was referencing, historic disclosure, is  
8 provided by our association and MLS, not a  
9 State-required form, like a coastal  
10 construction (inaudible) form or the lead-based  
11 paint form that's required federally.

12 So I think your request about it is  
13 admirable, actually, but I'm -- what's the  
14 mechanism for enforcement? We would need a  
15 State-level form for any historic disclosures,  
16 not -- because we are getting rid of our forms  
17 on the local level. We (inaudible) local and  
18 MLS level. So that would be more of a  
19 State-level request, which I think is  
20 reasonable and worth having.

21 MS. MANIS: Well, it needs to be done  
22 because there are clueless people buying  
23 houses. They've seen one episode of HGTV, so  
24 therefore they know all about restoring a  
25 house, and then they leave it alone and let it

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1 deteriorate, and then you all say, go ahead,  
 2 just tear it down, we don't care.  
 3 THE CHAIRMAN: All right. Thank you.  
 4 All right. We're on New Business.  
 5 MR. WELLS: Okay. So I have a request for  
 6 a letter of recommendation, slash, support.  
 7 And this is from Janis Fleet. She's with Fleet  
 8 & Associates. She's representing the Mayport  
 9 Waterfront Partnership. And so in the coming  
 10 months, they will be applying for the State's  
 11 small matching grant program.  
 12 And so in terms of this, they're asking  
 13 for a letter of support from the Commission.  
 14 So the intent behind the project -- for  
 15 funding, they want to create an oral history  
 16 project. So it will be created through the  
 17 recording of audio history and memories of  
 18 Mayport's oldest citizens.  
 19 The small 60-acre community is witnessing  
 20 the pressures of change and new development,  
 21 and so this is serving as an impetus behind  
 22 doing this oral history project.  
 23 The grant, which they titled *Marrying the*  
 24 *Past to the Future*, will allow the Partnership  
 25 to document and record the history of Mayport,  
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1 match the audio history with identified sites  
 2 within Mayport Village, and develop a walking  
 3 tour for residents and visitors throughout the  
 4 community.  
 5 The Mayport Waterfront Partnership plans  
 6 to collaborate with the Jacksonville Historical  
 7 Society and the University of Florida to  
 8 accomplish this project with the potentially  
 9 awarded grant funds.  
 10 THE CHAIRMAN: All right. Questions for  
 11 staff?  
 12 COMMISSION MEMBERS: (No response.)  
 13 THE CHAIRMAN: And this is a vote?  
 14 MS. LOPERA: Yes. Through the Chair to  
 15 the Commission, so if you all want to  
 16 recommend, authorize staff to issue a letter of  
 17 support on your behalf, the motion would be to  
 18 move to issue a letter of support for the  
 19 Mayport Waterfront Partnership application or  
 20 something of that nature.  
 21 COMMISSIONER GREGORY: I'll make a motion  
 22 to approve staff to submit a letter of support  
 23 for the Mayport Waterfront Partnership small  
 24 matching grant.  
 25 COMMISSIONER MONTROYA: Second.  
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1 THE CHAIRMAN: All those in favor?  
 2 COMMISSION MEMBERS: Aye.  
 3 THE CHAIRMAN: Those opposed?  
 4 COMMISSION MEMBERS: (No response.)  
 5 THE CHAIRMAN: Hearing none, you've  
 6 approved the approval.  
 7 MR. WELLS: All right. The next thing is  
 8 Historic Preservation Month. So based on some  
 9 conversations I had with you-all in the past  
 10 few months, there was interest in doing some  
 11 type of small-scale initiative for next month's  
 12 Historic Preservation Month.  
 13 So we, as a staff, discussed this, and we  
 14 have -- came up with some potential options  
 15 that we would like you all to explore and take  
 16 the initiative on.  
 17 So one of the options -- well, option one  
 18 was to possibly assemble a presentation that  
 19 discusses the importance of historic  
 20 preservation and its impact on the city.  
 21 Option two was possibly doing a virtual  
 22 workshop where you allow residents and visitors  
 23 to -- to basically just talk about various  
 24 historical areas throughout the city.  
 25 And the last one, which is inspired off of  
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1 the This Place Matters national campaign, you  
 2 could potentially organize a photo campaign  
 3 that encourages people to celebrate the places  
 4 in their communities that are most meaningful  
 5 to them.  
 6 So we're open to more options, but, again,  
 7 just wanted to get the ball rolling on that,  
 8 and for someone from the Commission to take the  
 9 initiative and spearhead that.  
 10 THE CHAIRMAN: They are all good options.  
 11 COMMISSIONER GREGORY: A question for  
 12 staff here.  
 13 So option Number 3, is that like a social  
 14 media campaign or something? Like, is there a  
 15 hashtag for This Place Matters, people share  
 16 their photos of, like, historic homes? And  
 17 does the Historic department even have, like,  
 18 an Instagram or a Facebook or --  
 19 MR. WELLS: (Shakes head.)  
 20 COMMISSIONER GREGORY: I didn't think so,  
 21 but I thought I would ask.  
 22 MR. WELLS: Through the Chair to  
 23 Commissioner Gregory, we, unfortunately, do  
 24 not. So that could be potentially something.  
 25 You could take the route of that. It really  
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1 didn't go beyond just --  
 2 COMMISSIONER GREGORY: What about some  
 3 Ticky Tockies?  
 4 MR. WELLS: Some what?  
 5 So we could work with the mayor's office  
 6 to -- because they have a (inaudible) and all  
 7 that that we could use.  
 8 COMMISSIONER GREGORY: Okay.  
 9 MR. WELLS: Up to small scale and  
 10 manageable.  
 11 THE CHAIRMAN: Okay. Put some thought  
 12 into that one.  
 13 COMMISSIONER MONTOYA: If you're looking  
 14 for a volunteer, I'm certainly available to  
 15 help you any way I can.  
 16 COMMISSIONER HOFF: So this would mean  
 17 that -- I assume we would be communicating  
 18 about this outside of this room? Which we can,  
 19 as long as it's not a quasi-judicial issue?  
 20 MR. WELLS: I need to defer to Carla on  
 21 that.  
 22 MS. LOPERA: Through the Chair to  
 23 Commissioner Hoff, you-all can talk outside of  
 24 this meeting, of course. (Inaudible) matters  
 25 that would -- are either going to come before  
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1 the Commission or potentially could come before  
 2 the Commission, so -- it depends on what you're  
 3 going to do, but if you're going to gather, we  
 4 could notice it as a meeting. That's a  
 5 possibility so that proper notice is given to  
 6 the public and we have the ability to talk.  
 7 It just depends on what you're thinking  
 8 you want to do.  
 9 COMMISSIONER HOFF: So this is just a  
 10 thought because someone mentioned it. I think  
 11 it would be fantastic if the City had its own  
 12 historic -- social media historic preservation  
 13 account. I think it would raise awareness and  
 14 raise the profile of the issue, and it would be  
 15 a platform to put out information about the  
 16 issue beyond the regular City of Jacksonville  
 17 social media, which has a lot more stuff to go  
 18 on.  
 19 So I know that's not something -- I'm not  
 20 sure if that's a "we thing," we talk with  
 21 whoever in this city, or that's a "you thing,"  
 22 which is more work for you.  
 23 I'm more than happy to contribute to  
 24 content for that, but --  
 25 (Simultaneous speaking.)  
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1 MS. LOPERA: I know the mayor's  
 2 administration has communication (inaudible),  
 3 and it would need to go through them because I  
 4 know Planning doesn't have the capacity to --  
 5 or would need authority from the administration  
 6 even to do that from a social media outreach,  
 7 but I think that's a great idea.  
 8 COMMISSIONER HOFF: I wonder if that's  
 9 something that could be done, you know, that  
 10 could get the approval in May. I'm not sure  
 11 they could get the approval for that.  
 12 COMMISSIONER MONTOYA: It might be prudent  
 13 for this year to maybe look at doing something  
 14 small and start planning for something for next  
 15 year.  
 16 There's also -- recently, we had Jax  
 17 Lab (phonetic), you know, (inaudible).  
 18 Jax Lab had an event with the Historic Trust at  
 19 our space, we let them use our space. So that  
 20 might be someone who -- that might be a group  
 21 that we want to reach out to and see if there's  
 22 collaboration opportunities there and -- to  
 23 piggyback on some of the things that they might  
 24 be doing.  
 25 Cleary Larkin was involved in that, the  
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1 director of historic preservation for the UF  
 2 School of Architecture. And then I think Lisa  
 3 Sheppard attended that event and (inaudible),  
 4 so she might have some -- she might be able to  
 5 (inaudible) an in-house resource.  
 6 THE CHAIRMAN: All right. We'll keep  
 7 noodling, it sounds like, unless we have a --  
 8 COMMISSIONER HOFF: I can reach out to you  
 9 outside of this to see if you want me to prompt  
 10 whomever in the mayor's office to --  
 11 MR. WELLS: Okay. Thank you.  
 12 All right. Last item, pending  
 13 legislation. So the first section, just items  
 14 that have taken place since the last Commission  
 15 meeting, final action. So Ordinance 2024-0115  
 16 and -0116, these are both landmarks. They were  
 17 approved by City Council.  
 18 And the next section, pending legislation.  
 19 So 2023-0876, that's just languishing here.  
 20 That's the Laura Street Trio.  
 21 -0157 and -0158, these are both the Norman  
 22 Studios landmarks. Those are planning to be  
 23 heard by the Land Use and Zoning Committee on  
 24 May 7th.  
 25 Ordinance -0247, that's 1349 North Market  
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1 Street, landmark, that's also going to be heard  
 2 on May 7th.  
 3 And then we have the recently approved by  
 4 you all landmark, the Slappey building, so this  
 5 is 315 and 317 West Forsyth Street. So that's  
 6 going to LUZ on May 21st.  
 7 And then the last piece, just as a  
 8 resolution -- this was introduced by Council  
 9 Member Peluso. So he wants to do a resolution  
 10 that formally recognizes May as Historic  
 11 Preservation Month. That went to the Rules  
 12 Committee on April 15th, and it's also -- it's  
 13 going to City Council -- it was going to --  
 14 well, it went to City Council last night, so --  
 15 I'm assuming it was approved.  
 16 MS. LOPERA: It was approved.  
 17 MR. WELLS: It was approved. Okay.  
 18 But just one thing to note about that too,  
 19 so Council Member Peluso is organizing some  
 20 type of event. So he wants to invite you all  
 21 to it to formally recognize the resolution and  
 22 the month itself.  
 23 THE CHAIRMAN: All right. Anybody have  
 24 anything else?  
 25 (No response.)  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 )  
 4 COUNTY OF DUVAL )  
 5  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 10th day of May 2024.  
 16  
 17 \_\_\_\_\_  
 18 Diane M. Tropa  
 Florida Professional Reporter  
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 23  
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 25  
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1 THE CHAIRMAN: With that, we are  
 2 adjourned.  
 3 (The foregoing proceedings were adjourned  
 4 at 5:47 p.m.)  
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