

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, April 26, 2023,
commencing at 3:05 p.m., at Jacksonville City Hall,
Don Davis Room, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
OLIVIA FRICK, Commission Member.
MICHAEL MONTOYA, Commission Member.
ETHAN GREGORY, Commission Member.

ALSO PRESENT:

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

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1 minutes.
2 COMMISSIONER LOPERA: Motion to approve
3 the March 22nd, 2023, minutes.
4 COMMISSIONER MONTOYA: Second.
5 THE CHAIRMAN: All those in favor?
6 COMMISSION MEMBERS: Aye.
7 THE CHAIRMAN: Those opposed?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: Hearing none, those minutes
10 have been approved.

11 We're going to run through this agenda.
12 So we've got, let's see, five deferred items
13 today: COA-22-27451, 2768 Riverside Avenue;
14 COA-22-27867, 0 1st East -- 0 1st Street, East;
15 COA-23-28920, 2619 Rosselle Street;
16 COA-23-28939, 2589 Post Street; and LM-23-02,
17 1217 Walnut Street.

18 And then the consent agenda, we've got a
19 couple of addendums to the consent agenda. I'm
20 going to go ahead and pull COA 7 -- excuse me,
21 Number 7, COA-23-28963, and Number 8,
22 COA-23-29037 off the consent. That will be
23 Number 7 and 8 on everybody's agenda.

24 Do any commissioners have any ex parte on
25 the consent agenda as it reads without 7 and 8?
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1 P R O C E E D I N G S
April 26, 2023 3:05 p.m.

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3 THE CHAIRMAN: All right. We're going to
4 start the April 26th edition of the
5 Jacksonville Historic Preservation Commission.
6 If we could start with intros, please.
7 MR. ANDERSON: Jermaine Anderson, Historic
8 Preservation.
9 MR. WELLS: Arimus Wells, Historic
10 Preservation.
11 MS. LOPERA: Carla Lopera, Office of
12 General Counsel.
13 COMMISSIONER LOPERA: Andres Lopera,
14 commissioner.
15 THE CHAIRMAN: J.C. Demetree, chairman.
16 COMMISSIONER MONTOYA: Michael Montoya,
17 commissioner.
18 COMMISSIONER GREGORY: Ethan Gregory,
19 commissioner.
20 THE CHAIRMAN: We're going to take a break
21 every two hours, if necessary. If you could,
22 please silence your cell phones. And any
23 private conversations, please be had in the
24 hallway.

25 I'll entertain a motion for the March 22nd
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1 COMMISSION MEMBERS: (No response.)
2 THE CHAIRMAN: All right.
3 So with that, our consent agenda reads:
4 COA-22-27900, 451 7th Street, East;
5 COA-22-28399, 1210 Walnut Street; COA-22-28775,
6 2519 Riverside Avenue; COA-23-28858, 1310 Ionia
7 Street; COA-23-28861, 335 3rd Street, East;
8 COA-23-28895, 1240 Ionia Street; and
9 COA-22-28631, 1628 Walnut Street.
10 Any commissioners have any -- go ahead.
11 MS. LOPERA: Do you want to ask if anyone
12 wants (inaudible)?
13 THE CHAIRMAN: For this consent or for --
14 MS. LOPERA: (Inaudible.)
15 THE CHAIRMAN: Any commissioners have any
16 thoughts on any of the consent agenda as it
17 stands?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: All right. With that,
20 we'll open the public hearing.
21 Is anybody on the agenda here to speak on
22 anything on the current consent agenda that is
23 not Item 7 or 8 or the rest of the consent
24 agenda?

25 AUDIENCE MEMBERS: (No response.)
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1 THE CHAIRMAN: All right.
 2 With that, I'll close the public hearing
 3 and I'll entertain a motion.
 4 MR. WELLS: Through the Chair, for Item
 5 Number 2 on the consent agenda, I just want to
 6 note a small staff error.
 7 So overall, our recommendation is still to
 8 approve with conditions, but there is a typo.
 9 On Page 2 of the report that talks about the
 10 stated conditions, it should be "consistent"
 11 instead of "inconsistent." That's it.
 12 THE CHAIRMAN: All right. Thank you.
 13 With that, I'm --
 14 COMMISSIONER LOPERA: Motion to approve
 15 the revised consent agenda.
 16 COMMISSIONER MONTROYA: Second.
 17 THE CHAIRMAN: All those in favor?
 18 COMMISSION MEMBERS: Aye.
 19 THE CHAIRMAN: Those opposed?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: Hearing none, the consent
 22 agenda has been approved.
 23 That takes us right into COAs. I'm going
 24 to jump around a little bit today. I'm going
 25 to jump to New Business real quick because we
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1 have a road renaming, and some people need to
 2 leave pretty quickly. So that's going to be
 3 the first one on the docket today, is
 4 Section L, under New Business, we've got a road
 5 renaming, and I'll take a staff report whenever
 6 you guys are ready.
 7 MR. WELLS: This is a request to rename a
 8 portion of R.G. Skinner Parkway to Stingray
 9 Parkway and Stingray Way. It's a little bit
 10 different from the previous road renaming, as
 11 the commissioners have seen, because this one
 12 is, again, only for renaming of a portion of a
 13 roadway. So the request for the name change is
 14 to pay homage to the school mascot and enhance
 15 student culture at Atlantic Coast High School.
 16 In terms of the name itself, it's named
 17 after medical pioneer and public servant
 18 Dr. Richard G. Skinner, Jr. He was a lifelong
 19 advocate of pediatric health and he was also
 20 known for developing successful strategies to
 21 identify early learning disabilities in
 22 children and adolescents.
 23 R.G. Skinner Parkway was constructed in
 24 two phases. Phase I was completed in 2005, and
 25 Phase II was completed in 2011. Again, this
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1 renaming would only apply to a portion of R.G.
 2 Skinner Parkway, which is essentially the
 3 southern portion, which is depicted in Plat
 4 Book 65, which is Page 118 through -19. And
 5 it's also depicted in a location map in the
 6 report.
 7 No historic structures or landmarks have
 8 been identified along this portion of the
 9 subject street, and the existing road name is
 10 not part of a common theme of street names in
 11 the area, nor is it a duplicate street name.
 12 According to supporting documentation,
 13 private agreements are being facilitated in
 14 order to honor the life and legacy of
 15 Dr. Skinner and his family's impact on the
 16 area.
 17 So, based on the best evidence available,
 18 we are -- we don't have -- we don't have any
 19 objection to the proposed street name change
 20 from R.G. Skinner Parkway to Stingray Way and
 21 Stingray Parkway.
 22 THE CHAIRMAN: All right. Questions for
 23 staff?
 24 COMMISSION MEMBERS: (No response.)
 25 THE CHAIRMAN: All right. With that,
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1 we'll open the public hearing.
 2 Is the applicant here?
 3 AUDIENCE MEMBER: I'm actually
 4 representing Councilman Becton, so I can speak
 5 (inaudible).
 6 THE CHAIRMAN: Sure.
 7 AUDIENCE MEMBER: But I'll go ahead and
 8 fill one out afterwards.
 9 THE CHAIRMAN: Okay.
 10 If you will, state your name and address.
 11 AUDIENCE MEMBER: Joe Johnson, Councilman
 12 Danny Becton's office, 117 West Duval Street,
 13 Suite 425.
 14 THE CHAIRMAN: Joe, real quick, she is
 15 going to swear you in.
 16 MR. JOHNSON: Okay.
 17 THE REPORTER: If you would raise your
 18 right hand for me, please.
 19 MR. JOHNSON: (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. JOHNSON: I do.
 25 THE REPORTER: Thank you.
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1 MR. JOHNSON: All right. To the Chair
 2 through to the committee, this has been
 3 something that we've been working on with the
 4 Skinner family, as well as Atlantic High
 5 School, to have this renaming. I know it's
 6 been a little bit different than what has been
 7 seen.
 8 The main point of the stipulations here is
 9 that no further point of R.G. Skinner Parkway
 10 will be renamed.
 11 (Commissioner Frick enters the
 12 proceedings.)
 13 MR. JOHNSON: The family is very adamant
 14 about that. The family has also stated they
 15 would like to have this go through while
 16 Councilman Becton is still in office.
 17 And as for markers, there is talks and
 18 stuff in the works to have a historical marker
 19 placed near the site of the road to detail some
 20 of the contributions that the Skinner family
 21 and R.G. have done for Jacksonville.
 22 Again, this is mainly for the school, to
 23 instill some school pride. It had been changed
 24 from -- previously, so the 9-1-1 commission
 25 decided -- the Addressing Commission decided to
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1 recommend a change from just Stingray Way to
 2 Stingray Parkway to keep the consistency of the
 3 parkway theme going through. Stingray Way is
 4 going to be the -- the map is a little small up
 5 there, but it is a small portion there going
 6 off the main entrance to allow buses and radio
 7 coordination to go on between the school so
 8 they know where the buses need to go.
 9 Other than that, that's pretty much it.
 10 If there's any questions, I'm able to answer
 11 them.
 12 THE CHAIRMAN: All right. Questions for
 13 our applicant?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: All right. We'll call you
 16 if we need to.
 17 Thank you.
 18 MR. JOHNSON: Thank you.
 19 THE CHAIRMAN: Is anyone else here to
 20 speak on this road renaming?
 21 AUDIENCE MEMBERS: (No response.)
 22 THE CHAIRMAN: All right. Seeing none,
 23 we'll close the public hearing and I'll
 24 entertain a motion.
 25 COMMISSIONER LOPERA: Motion to approve
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1 road renaming of R.G. Skinner Parkway.
 2 COMMISSIONER MONTROYA: Second.
 3 THE CHAIRMAN: All those in favor?
 4 COMMISSION MEMBERS: Aye.
 5 THE CHAIRMAN: Those opposed?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, you have
 8 approved it and we will move forward.
 9 Also, welcome, Commissioner Frick.
 10 COMMISSIONER FRICK: Thank you. Happy to
 11 be here.
 12 THE CHAIRMAN: All right. So we're going
 13 to go back to Section G, Certificates of
 14 Appropriateness. We pulled COA-23-28963 and
 15 COA-23-29037 -- that's 222 and 228 East Duval
 16 Street and 216 East Duval Street -- off of the
 17 consent agenda. I know people are here to
 18 speak on that today. We are going to defer
 19 that until next month.
 20 I'm happy to have everybody speak today,
 21 because I know a lot of people showed up to do
 22 that. Also, I'm going to pass it to our
 23 General Counsel to kind of shed a little more
 24 light on that.
 25 MS. LOPERA: Through the Chair to the
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1 Commission, these two items are mothball COAs.
 2 It is my recommendation, my legal
 3 recommendation to defer these items until next
 4 month. There are several legal issues with
 5 this, including whether this body even has
 6 jurisdiction to hear these applications.
 7 So we've already noticed it for a public
 8 hearing, so the Chair has decided to let people
 9 speak if they are unable to come next month, or
 10 they can speak at both if they so choose, but
 11 just know that this body will not be making
 12 any -- taking any action on this item today.
 13 THE CHAIRMAN: And with that, we'll go
 14 ahead and open the public hearing.
 15 (Audience member approaches the podium.)
 16 AUDIENCE MEMBER: Thank you.
 17 THE CHAIRMAN: If you will, state your
 18 name and address.
 19 AUDIENCE MEMBER: Sure.
 20 I'm Ginny Myrick, and I'm the CEO and
 21 president of the Cathedral District. And I --
 22 we have about eight people here today to speak.
 23 So --
 24 THE CHAIRMAN: Ginny, real quick, she's
 25 going to swear you in.
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1 MS. MYRICK: Yeah. I just wanted to read
 2 this into the record.
 3 THE CHAIRMAN: Yeah, she's going to swear
 4 you in real quick.
 5 MS. MYRICK: Yes. I'm actually just a
 6 messenger.
 7 THE REPORTER: If you would raise your
 8 right hand for me, please.
 9 MS. MYRICK: (Complies.)
 10 THE REPORTER: Do you affirm that the
 11 testimony you are about to give will be the
 12 truth, the whole truth, and nothing but the
 13 truth?
 14 MS. MYRICK: Yes.
 15 THE REPORTER: Thank you.
 16 MS. MYRICK: Councilman Carlucci couldn't
 17 be here today, but he did send your body a memo
 18 that I would like to read into the record.
 19 THE CHAIRMAN: Sure.
 20 MS. MYRICK: This is agenda Items 28963
 21 and 29037.
 22 And he says: I'm sorry I can't be with
 23 you today, but wanted to let you know how
 24 important the future of these three buildings
 25 is to me and particularly to the Cathedral
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1 District. They can be used for residential
 2 redevelopment. Placing them in mothball status
 3 will continue their blight and be a detriment
 4 to the good work of the neighborhood.
 5 I have personally visited the site and can
 6 attest to their condition of neglect over a
 7 long period of time. The length of time these
 8 buildings have been deteriorating and using
 9 available City delays for any action to bring
 10 them into code compliance is the classic
 11 definition of demolition by neglect. Time is
 12 ticking away for a better use. The opportunity
 13 to use City incentives for rehabilitation has
 14 not happened. Instead, only multiple City time
 15 extensions have been applied to the property.
 16 Please allow the General Counsel to
 17 continue their work to foreclose on the
 18 properties, allowing new, responsible owners to
 19 come in and use these buildings for much-needed
 20 residential in downtown.
 21 Sincerely, Matt Carlucci, City Councilman,
 22 at-large Group 4.
 23 THE CHAIRMAN: Thank you.
 24 I guess I should have asked, is the
 25 applicant here for these --
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1 AUDIENCE MEMBER: Yes.
 2 THE CHAIRMAN: You can come on up here. I
 3 should have had you speak first, I apologize.
 4 (Audience member approaches the podium.)
 5 THE CHAIRMAN: If you will state your name
 6 and address.
 7 AUDIENCE MEMBER: My name is Faye Refour,
 8 5170 Collins Road, Jacksonville, Florida,
 9 32244.
 10 THE CHAIRMAN: And she will swear you in.
 11 THE REPORTER: If you would raise your
 12 right hand for me, please.
 13 MS. REFOUR: (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 MS. REFOUR: Absolutely.
 19 THE REPORTER: Thank you.
 20 MS. REFOUR: Again, my name is Faye
 21 Refour. I'm the director of the Titus Harvest
 22 Dome Spectrum Church.
 23 My church has been around over 35 years in
 24 this community, and have done a great work with
 25 helping homeless individuals, children, senior
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1 citizens, families. We serve -- we partner
 2 with schools. And so -- and our events --
 3 actually, we used to have major events at the
 4 Veterans Memorial Arena where we used to feed
 5 over 5,000 families annually.
 6 The founding -- the deceased founder of
 7 our organization was just honored a couple of
 8 months ago in the city to name a street after
 9 him for the great work that he has done and
 10 that this organization has done in the city.
 11 So we have not neglected these properties.
 12 We have -- we have already sent in all the
 13 proof with the legal which showed that we've
 14 hired contractors to do what was needed to be
 15 done. We endured a fire at the beginning of
 16 COVID, and two storms last year hit the homes,
 17 Ian and Nicole.
 18 We have been working with City Councilman
 19 Gaffney. We have been talking to the DIA. I
 20 have been really just putting in a large
 21 effort -- you're talking about over probably
 22 100 emails -- working with Tallahassee, just to
 23 even get us designated historically. I've been
 24 given, you know, various information, some
 25 right, some wrong, but nevertheless, steady
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1 fighting and moving in this direction.
 2 We're so thankful today for you to even
 3 hear us, and hoping that you would allow for
 4 this mothballing protection. These homes are
 5 going to be designated to help homeless
 6 veterans. They are to be affordable housing
 7 for homeless veterans. And we are in the
 8 position to do what we need to do. We haven't
 9 neglected nothing. It's just been a process.
 10 So I thank you for the opportunity to
 11 speak.
 12 THE CHAIRMAN: Thank you.
 13 AUDIENCE MEMBER: (Indicating.)
 14 THE CHAIRMAN: Come on up.
 15 (Audience member approaches the podium.)
 16 THE CHAIRMAN: If you will state your name
 17 and address.
 18 AUDIENCE MEMBER: Kate Moorehead Carroll,
 19 dean of St. John's Cathedral, 256 East Church
 20 Street.
 21 THE CHAIRMAN: Kate, she's going to swear
 22 you in.
 23 THE REPORTER: If you would raise your
 24 right hand for me, please.
 25 MS. CARROLL: (Complies.)
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1 THE REPORTER: Do you affirm that the
 2 testimony you are about to give will be the
 3 truth, the whole truth, and nothing but the
 4 truth?
 5 MS. CARROLL: I do.
 6 THE REPORTER: Thank you.
 7 MS. CARROLL: I have been the dean of
 8 St. John's Cathedral for 13-and-a-half years.
 9 In October of 2011, we offered to buy these
 10 three homes from the Titus Harvest Dome church,
 11 and we were turned down.
 12 These three homes are next to our
 13 preschool, where we house babies through pre-K.
 14 They have been neglected and they are
 15 dangerous. There has been a bad fire. And I
 16 have been here 13 years trying to get something
 17 to happen on these three homes. We are
 18 concerned about the safety of our children who
 19 are next door. We have homeless incidents
 20 weekly. We report them. We have reported the
 21 houses many times over the years. The fire is
 22 a great example of the neglect that has
 23 occurred.
 24 We will do anything we can to rehabilitate
 25 these properties, but we cannot do that if they
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1 are mothballed. Please consider that we have
 2 been making this effort now for my 13 years,
 3 and it's time to take action.
 4 Thank you.
 5 THE CHAIRMAN: Thank you.
 6 Is anybody else here to speak on --
 7 AUDIENCE MEMBER: (Indicating.)
 8 THE CHAIRMAN: Come on up.
 9 (Audience member approaches the podium.)
 10 AUDIENCE MEMBER: Good afternoon.
 11 Angela Corey on behalf of St. John's
 12 Cathedral, chair of the Safety Committee,
 13 256 East Duval Street.
 14 I'm going to reiterate what the dean just
 15 said to all of you --
 16 THE CHAIRMAN: Angela, she's going to
 17 swear you in.
 18 MS. COREY: Oh, my apologies.
 19 THE CHAIRMAN: You're fine.
 20 THE REPORTER: If you would raise your
 21 right hand for me, please.
 22 MS. COREY: (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 MS. COREY: I do.
 3 THE REPORTER: Thank you.
 4 MS. COREY: I want to reiterate everything
 5 the dean just said.
 6 I am a lifelong communicant of St. John's
 7 Cathedral, as is my entire family. We have
 8 always had an interest in the safety of the
 9 parishioners there. And now, with our
 10 Cathedral School, which is thriving, we need to
 11 protect our children.
 12 We want downtown to be vibrant and we know
 13 that everyone connected to City government
 14 wants the same thing, but the action has been
 15 so slow with these three houses, they have
 16 caused great concern. I have personally
 17 witnessed transients getting in through a fence
 18 at that home. As the dean said, we have called
 19 on numerous occasions. We now have police
 20 officers protecting our cathedral because of
 21 the issues that surround it. And these homes
 22 are, quite frankly, just a blight on that
 23 entire neighborhood, which is such a beautiful
 24 neighborhood.
 25 Thank you so much.
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1 THE CHAIRMAN: Thank you.
 2 AUDIENCE MEMBER: (Indicating.)
 3 THE CHAIRMAN: You can come on up.
 4 (Audience member approaches the podium.)
 5 THE CHAIRMAN: If you will, state your
 6 name and address.
 7 AUDIENCE MEMBER: Tamara Baker,
 8 1306 Mayfair Road.
 9 THE CHAIRMAN: Tamara, she's going to
 10 swear you in.
 11 THE REPORTER: If you would raise your
 12 right hand for me, please.
 13 MS. BAKER: (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 MS. BAKER: Yes.
 19 THE REPORTER: Thank you.
 20 MS. BAKER: Good afternoon.
 21 I'm Tamara Baker. I'm a licensed
 22 Professional Engineer, a licensed General
 23 Contractor, and a licensed Special Inspector.
 24 I have been and will be an advocate for
 25 historical properties and neighborhoods.
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1 Historic restoration is my personal passion. I
 2 have restored both residential and commercial
 3 properties here, and in Atlanta within the
 4 Martin Luther King park, in accordance with the
 5 Department of Interior standards and local
 6 preservation guidelines, and here in
 7 Jacksonville.
 8 As a structural engineer, I have
 9 personally observed these three structures from
 10 my office parking lot and the street and other
 11 immediate adjacent properties. I have visually
 12 observed deteriorated-beyond-repair brick
 13 piers, missing or fallen foundations, burned or
 14 missing roof and ceiling joist systems, leaving
 15 the buildings unstable. They have experienced
 16 significant fire and weather damage for more
 17 than eight years. That's just what I know of.
 18 I dropped my 12-week-old daughter off at
 19 the daycare back in 2014. These buildings were
 20 in the same shape back then. She will be in
 21 third grade next year.
 22 The required level of repair that is
 23 needed is monumental. It would require a
 24 level 3 restoration, since more than 50 percent
 25 of any structural systems would require
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1 alteration. Based upon my observations, the
 2 entire structural systems, foundations, floor
 3 systems, ceiling systems, and roof systems
 4 would require replacement. Additionally, it
 5 will require a continuous load path system to
 6 resist the applied wind shear and loads of the
 7 current building code. This level of repair
 8 required to stabilize and meet the code is
 9 beyond any level of reasonable economic
 10 feasibility, especially for single-family
 11 residential.
 12 It is my opinion that the unoccupied
 13 structures are in poor condition and poses
 14 hazard to adjacent properties and human life.
 15 There is already one specifically leaning
 16 towards the school and towards the street.
 17 It is also my opinion that just
 18 mothballing these structures will require
 19 significant and total foundation restoration
 20 and floor reframing to stabilize the systems.
 21 You would have to rebuild the entire structure
 22 to properly stabilize it.
 23 Additionally, the only remaining redeeming
 24 historical elements that are period-worthy may
 25 be a few pieces of moulding left on the front
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1 porches. The interior portions that be can
 2 seen from photos and the street have already
 3 been historically compromised.
 4 These structures exhibit structural
 5 distress, blight to the neighborhood, and
 6 hazard to human adjacent property and life, and
 7 I support removing them.
 8 THE CHAIRMAN: Thank you.
 9 Is anybody else here to speak?
 10 (Audience member approaches the podium.)
 11 THE CHAIRMAN: State your name and
 12 address.
 13 AUDIENCE MEMBER: Mark Anderson, 256 East
 14 Church Street.
 15 THE REPORTER: If you would raise your
 16 right hand for me, please.
 17 MR. ANDERSON: (Complies.)
 18 THE REPORTER: Do you affirm that the
 19 testimony you are about to give will be the
 20 truth, the whole truth, and nothing but the
 21 truth?
 22 MR. ANDERSON: Yes.
 23 THE REPORTER: Thank you.
 24 MR. ANDERSON: I serve as the subdean at
 25 St. John's Episcopal Cathedral and serve as one
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1 of our primary intermediaries with the school.
 2 The school is directly adjacent to these
 3 buildings, and we have nearly a hundred kids
 4 there. Our kids are from families that serve
 5 this city. It's people who work downtown.
 6 It's nurses and police officers. And we try to
 7 serve them. And this creates a real hazard to
 8 the school and the students there.
 9 There are pipes that hang over the
 10 building. There are things that fall off.
 11 There are animals that live in the buildings
 12 and then jump into our playground where we have
 13 kids. This puts young children, children six
 14 weeks to five years old at risk.
 15 It's embarrassing to the city as we try to
 16 revitalize this downtown. At the cathedral,
 17 that's one of our top priorities, it's
 18 investing in the city and caring for the people
 19 around us. And these buildings phenomenally
 20 undermine that effort. It goes against the
 21 best -- the best -- I guess, the best wishes of
 22 the families at this school and the best goals
 23 for the future of downtown in this city. I
 24 think whatever we can do to get rid of these
 25 buildings and create an opportunity for real

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1 growth and investment in the city there would
 2 be a hugely positive step.
 3 THE CHAIRMAN: Thank you.
 4 (Audience member approaches the podium.)
 5 AUDIENCE MEMBER: My name is Syd Girvin.
 6 My address is 4751 Long Bow Road.
 7 THE REPORTER: If you would raise your
 8 right hand for me, please.
 9 MR. GIRVIN: (Complies.)
 10 THE REPORTER: Do you affirm that the
 11 testimony you are about to give will be the
 12 truth, the whole truth, and nothing but the
 13 truth?
 14 MR. GIRVIN: I do.
 15 THE REPORTER: Thank you.
 16 MR. GIRVIN: Again, my name is Syd Girvin.
 17 I'm chairman of the Cathedral District Jax.
 18 And I'm not going to repeat the
 19 frustration we've had with these three
 20 buildings and the numerous efforts that have
 21 been put forth to have these buildings
 22 renovated, made safe, restored, and/or sold,
 23 but for the past ten years, nothing has
 24 happened on these buildings. There's been
 25 absolutely no effort put forth by the -- put

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1 forth by the owners to make these buildings
 2 totally safe or even minimally restored; yet,
 3 numerous people have tried to entice,
 4 encourage, and even force the owners to do what
 5 is right as property owners to be good
 6 neighbors and good stewards of their property.
 7 Fines have been levied, notices have been
 8 served, and foreclosure efforts have been
 9 initiated. And still, no action on the part of
 10 the property owners except a minor effort to
 11 fence the property and board up windows. And,
 12 boy, is that a good look.
 13 They have misrepresented the property as
 14 serving as a nonprofit mission over the past
 15 several years so they could maintain their
 16 property tax-exempt status. But, in fact,
 17 these properties have been totally vacant over
 18 that period of time. They have made no effort
 19 to make these properties presentable, and these
 20 buildings have been a huge blemish on the
 21 Cathedral District and a big deterrent to our
 22 mission to attract quality commercial and
 23 residential development in the area. It's my
 24 opinion that this property owner has no
 25 interest whatsoever in historic preservation,

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1 and just wants to continue historic
 2 procrastination.
 3 And that's why we're here today, and
 4 that's why I would like to ask you -- to
 5 respectfully request that you deny to mothball
 6 these properties.
 7 Thank you.
 8 THE CHAIRMAN: Thank you.
 9 Is anybody else here to speak on either of
 10 these COAs?
 11 (Audience member approaches the podium.)
 12 THE CHAIRMAN: State your name and
 13 address.
 14 AUDIENCE MEMBER: Marlo Corey,
 15 96001 Sweetbriar Lane in Yulee.
 16 THE REPORTER: If you would raise your
 17 right hand for me, please.
 18 MS. COREY: (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 MS. COREY: Yes, ma'am.
 24 THE REPORTER: Thank you.
 25 MS. COREY: My name is Marlo Corey. I,

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1 too, am a lifelong member of St. John's
2 Cathedral, and for the last 19 years and
3 2 months, I've been the director of our
4 Cathedral School. We are a private preschool
5 with infants 12 weeks up to children who have
6 turned five before they are ready to go to
7 kindergarten.

8 I have emails dating back six years
9 begging anyone to help us with those buildings.
10 It is absolutely devastating to see rodents and
11 raccoons -- during the day, raccoons -- run
12 onto our playground, which means they are
13 probably sick.

14 We have watched men walk up the back steps
15 of the house closest to the school, go into
16 some door, get into some kind of undress as
17 they are sitting there watching the children
18 from upstairs. Our teachers yell, they get on
19 the intercom, and we run the children back into
20 the school. Thank God, it is not every day.

21 Our parents are paying for a private
22 preschool, as you would out in the suburbs, and
23 we're holding that together in the middle of
24 downtown. The majority of our parents are bank
25 vice presidents, lawyers. They work downtown.

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1 almost two decades the director of this school.
2 We are begging anyone, anyone, like I have
3 in the emails for the last six years, to please
4 get this away from our children, especially
5 stairs where they can go up and look down on
6 little children playing. I don't think that
7 needs to be explained any more.

8 (Timer notification.)
9 MS. COREY: And it's very hard for me to
10 talk about my kids without getting emotional.
11 So imagine going through that every day, our
12 teachers.

13 Thank you.
14 THE CHAIRMAN: Thank you.
15 (Brief pause in the proceedings.)
16 (Ms. Myrick approaches the podium.)

17 MS. MYRICK: Okay. My name, again, is
18 Ginny Myrick. I'm the head of the Cathedral
19 District. And since you have allowed us
20 this -- generously allowed us this time to
21 speak because we have these people here today,
22 I really want to say thank you.

23 I want to shed some light on some of the
24 things that have been said. The Cathedral
25 District has a master development plan that has
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1 They come from all four counties -- Duval,
2 Clay, Nassau, and St. John's -- because they
3 want to bring their little ones into town with
4 them.

5 We're doing -- and have been for
6 19 years -- exactly what the City has asked us
7 to do. We are providing an immaculate,
8 wonderful, caring environment for the youngest
9 among us in the middle, the heart of downtown
10 Jacksonville.

11 This past March, we received our 32nd
12 perfect DCF inspection, dating back to April of
13 2012. I don't know if you know what it's like
14 to have DCF show up at your door when you're a
15 childcare center, but it can be a little scary,
16 because they can get you on a lot of stuff.
17 Perfect, dating back to April of 2012. It's
18 going to continue to be hard to do that with
19 those homes there.

20 I went to a hearing in March of 2020 and
21 was told they were going to start receiving
22 daily fines. That's been just over three
23 years. It is heartbreaking for me as a
24 born-and-raised-in-Jacksonville citizen, as a
25 lifelong member of St. John's Cathedral, and as

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1 been adopted by the City. It's kind of like an
2 overlay. We also have design standards that
3 have been adopted by the City. So whatever
4 goes there will have to comply with both of
5 those.

6 Right now, we have over 600 apartments,
7 either in construction or in financing, and
8 \$42 million worth of capital investment in the
9 District. I think that speaks well of our
10 five-and-a-half years or six years that we've
11 been in business, of what's happening in the
12 District.

13 These burned-out buildings have become a
14 blight, and they are the only blight in the
15 Cathedral District. They are across the street
16 from two landmarked, significant buildings, the
17 YWCA, which is now under construction for
18 120 affordable housing units, and St. John's
19 Episcopal Cathedral, which is a landmarked
20 building. The buildings themselves are not
21 redeemable, in our opinion. That's why we
22 asked somebody like Tamara Baker to come and
23 speak to it.

24 It's just our opinion. But they are not
25 even salvageable. The past ten years have been

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1 extremely difficult for us to live with them.
 2 There is no dialogue that goes on between the
 3 owners and the neighborhood.
 4 And a few -- just a few important facts I
 5 think that you need to know. This
 6 particular -- the particular owners of these
 7 buildings are not new to ownership in Duval
 8 County. They own \$27 million worth of property
 9 in Duval County. They certainly have the
 10 wherewithal to be able to sell some of that,
 11 leverage some of that in any way to restore
 12 these buildings, and they have repeatedly not
 13 done that for over a decade.
 14 The fines that are that against them from
 15 the Code Enforcement Board are over \$600,000.
 16 They are still accruing on a regular basis. I
 17 believe the number is about \$550 a day.
 18 They -- so the owners have proven to us that
 19 they are either unable/unwilling to restore or
 20 even sell these properties.
 21 So I'd like to suggest to you that -- and
 22 I don't know who else is going to speak today,
 23 but to suggest to you that we've had it. We
 24 really have. We've done everything that we can
 25 to try and work with this situation, and it's

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1 come to the point where, finally, the City has
 2 stepped in and taken accountability for it, and
 3 that's important to start foreclosure on these
 4 properties.
 5 Thanks.
 6 THE CHAIRMAN: Thank you.
 7 Is anybody else here to speak on these
 8 COAs?
 9 (Audience member approaches the podium.)
 10 AUDIENCE MEMBER: Yes. My name is John
 11 McCorvey. My address is 301 West Bay Street,
 12 Suite 1458, Jacksonville, 32202.
 13 THE REPORTER: If you would raise your
 14 right hand for me, please.
 15 MR. McCORVEY: (Complies.)
 16 THE REPORTER: Do you affirm that the
 17 testimony you are about to give will be the
 18 truth, the whole truth, and nothing but the
 19 truth?
 20 MR. McCORVEY: Yes.
 21 THE REPORTER: Thank you.
 22 MR. McCORVEY: It's odd. I really don't
 23 have testimony, because testimony presumes you
 24 have firsthand knowledge. I was recently
 25 retained to represent the church in the

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1 foreclosure lawsuit. And as an accommodation,
 2 I agreed to attend this hearing.
 3 I think the -- thanks to St. John's
 4 Cathedral for all the wonderful work they do
 5 downtown and all they do for the downtown
 6 community and Jacksonville at large. They are
 7 a wonderful organization.
 8 This is simply a situation which there is
 9 a difference of opinion. The staff
 10 recommendations on this were to allow the --
 11 MS. LOPERA: (Indicating.)
 12 MR. McCORVEY: Yes, ma'am.
 13 MS. LOPERA: So, through the Chair to the
 14 speaker, the staff has not presented their
 15 staff report today and won't be discussing
 16 it --
 17 MR. McCORVEY: Sure.
 18 MS. LOPERA: -- and we won't be rebutting
 19 it at all. So if you could refrain from --
 20 that would be helpful.
 21 MR. McCORVEY: Certainly. Thank you.
 22 Thank you for that correction.
 23 As you already have seen, this is not my
 24 bailiwick. I agreed to come as an
 25 accommodation and simply thank the board for

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1 passing this so that the church will have an
 2 opportunity to retain counsel that is more
 3 specialized in this area.
 4 Again, I don't have a lot of firsthand
 5 knowledge, but the church has shown me and even
 6 provided me with a report from a construction
 7 company of all they -- of all the things they
 8 have done to attempt to bring these properties
 9 into compliance. And so I would think it would
 10 be a matter of the proof is in the pudding;
 11 either they can or they can't. But I hope they
 12 are given an opportunity.
 13 Thank you.
 14 THE CHAIRMAN: Thank you.
 15 (Ms. Durden approaches the podium.)
 16 MS. DURDEN: Thank you, Mr. Chairman;
 17 thank you, Commission members, for the time
 18 today.
 19 My name is Brenna Durden. And --
 20 (Brief interruption.)
 21 MS. DURDEN: Thank you.
 22 I am going to -- just very briefly would
 23 like to take the time to direct the Commission
 24 to your Ordinance Code and the things that you,
 25 as a Commission, must consider when undertaking

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1 and reviewing an application for mothballing.
 2 Those are in 307.106, subparagraph V, as
 3 in Victor. There are five items there that
 4 this commission is supposed to consider when
 5 looking at an application for mothballing. I'm
 6 going to just very briefly read those to you.
 7 The first one is that: The proposed work
 8 to address specific stabilization requirements
 9 needed to remedy any structural concerns of the
 10 Municipal Code Compliance Division stemming
 11 from it being classified as an unsafe
 12 structure... under 518.111.
 13 Two: The proposed work necessary to
 14 effectively mothball the structure, as
 15 described in the mothballing administrative
 16 rule adopted pursuant to Chapter 307, including
 17 but not limited to long-term monitoring and
 18 maintenance requirements.
 19 Number 3: The proposed efforts -- by the
 20 applicant -- to ensure that the mothballed
 21 status of the property will not have a
 22 detrimental impact on nearby properties and the
 23 surrounding neighborhood.
 24 Number 4: Whether the proposed
 25 mothballing will further the goals, objectives

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1 public hearing. I defer. I defer the public
 2 hearing, then.
 3 MS. LOPERA: (Confers with the Chair.)
 4 THE CHAIRMAN: I am officially declaring
 5 that I'm deferring COA-23-28963, 228 East Duval
 6 Street, and COA-23-29037, 216 Duval Street.
 7 I do want to thank everybody for coming
 8 out today and I'm happy to hear your voices
 9 heard. And I guess we'll keep you updated on
 10 everything.
 11 Thank you all.
 12 (Discussion held off the record.)
 13 (Brief pause in the proceedings.)
 14 THE CHAIRMAN: All right. We're back
 15 after a quick cleanup.
 16 We're going to go right into Section G,
 17 that would be Certificates of Appropriateness.
 18 First on the docket, we've got COA-21-26693,
 19 782 West Street.
 20 MS. LOPERA: (Confers with the Chair.)
 21 THE CHAIRMAN: We're going to open the
 22 public hearing, and now we'll entertain a staff
 23 report.
 24 MR. WELLS: All right. Application
 25 COA-21-26693, located at 782 West Street, seeks

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1 and policies of the Historic Preservation
 2 Element of the Comprehensive Plan and the
 3 purposes and intent of Chapter 307.
 4 And then Number 5: Information concerning
 5 sales of properties in the vicinity of the
 6 structure and what efforts, if any, the
 7 property owner has taken to market or sell the
 8 property.
 9 These are the things that the Commission
 10 must consider. And I am bringing that to your
 11 attention now because I believe that the
 12 evidence that you will hear in regards to those
 13 matters will indicate that this is an
 14 inappropriate application for mothballing. And
 15 I believe and, respectfully, will request that
 16 the Commission deny the applications for
 17 mothballing in this instance.
 18 Thank you so very much. We will be back
 19 on May 24th.
 20 THE CHAIRMAN: Thank you.
 21 Is anybody else here to speak on any COAs?
 22 AUDIENCE MEMBERS: (No response.)
 23 THE CHAIRMAN: All right. With that, I
 24 will close the public hearing for now --
 25 actually, I guess I don't really close the

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1 to construct a two-story, single-family home
 2 within the Riverside/Avondale Historic
 3 District. The property is currently vacant,
 4 and there are two homes between Dellwood Avenue
 5 right now and Myra Street that face West
 6 Street, with 782 being the only vacant lot
 7 between those boundaries. One-story and
 8 one-and-a-half story single-family structures
 9 predominate West Street.
 10 According to the 1913 Sanborn maps,
 11 historically a one-story structure has existed
 12 on this property; however, that property --
 13 that structure was demolished in 2012 due to
 14 emergency action by Municipal Code Compliance.
 15 And while the development of a two-story,
 16 single-family home amidst other one-story
 17 residential structures provides for the reuse
 18 of an infill lot, the design of the proposed
 19 structure fails to ensure a compatible
 20 relationship with other properties within the
 21 block, given its inconsistency in terms of size
 22 and scale.
 23 This is also supported by staff's height
 24 and scale analysis map, which you can find on
 25 Page 426 of the book. We did, essentially, an

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1 analysis of the structures -- one-story and
2 two-story structures within approximately three
3 blocks out and, again, one-story structures and
4 one-and-a-half-story structures predominate.

5 Overall, the height of the proposed
6 structure, from Page 4, is 31 feet, which is,
7 again, incompatible with the heights of
8 adjacent structures. We also have some
9 concerns about the lack of window openings
10 along the rear elevation, which will have two
11 windows on the second floor and no windows on
12 the first floor.

13 Overall, we do think -- have concerns
14 about the height of the structure and, again,
15 the lack of window openings, and we forward to
16 you a recommendation for denial.

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

19 COMMISSIONER LOPERA: I do appreciate the
20 height and scale analysis, thank you, in the
21 staff report.

22 THE CHAIRMAN: So I have a question.

23 I'm just kind of fiddling on Google Earth
24 right now to kind of see the surrounding
25 streets. When you guys did your analysis on

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1 than the Historic District itself,
2 Riverside/Avondale, as one of the recognized
3 historic districts. So I could -- I just want
4 to ask, have we been this specific before about
5 one story versus two story?

6 And then as a follow-up question, is it
7 particularly that it's about it being two story
8 or is it about the way that it's designed as a
9 two story?

10 MR. WELLS: Through the Chair to
11 Commissioner Montoya, in terms of the first
12 question, essentially, I'll say that we haven't
13 really been consistent in terms of the height
14 (inaudible), but, essentially, from what our
15 analysis kind of entails for this particular
16 property, we did take a closer look at the
17 blocks because -- and we also even expanded a
18 bit beyond the blocks, too, just to provide
19 some reassurance that this property would,
20 essentially, not be compatible.

21 And in terms of your second question, it's
22 not necessarily that we're looking for an
23 overall one-story structure. I mean, the
24 design, of course, plays a key role here, but
25 ultimately in terms of the height, you're only

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1 the two-story, I mean, what -- can you talk me
2 through -- more through that?

3 MR. WELLS: Yeah. So, through the Chair,
4 we actually have the map pulled up on the
5 screen here, too. But you can see in the
6 yellow items, those are depicted as
7 single-family and ones-story structures, and
8 also one-and-a-half-story structures. And so
9 782 is located in the center. And as you can
10 see, just literally along the block, the
11 majority of the structures are one story.

12 Now, the blue squares, they are two story,
13 and the purple are two story as well, but they
14 are just multifamily. And so, as you can see,
15 there's not really anything contiguous that is
16 close in relationship to the height of the
17 proposed structure.

18 THE CHAIRMAN: All right. Thank you.

19 Any more questions for staff?

20 COMMISSIONER MONTOYA: Yes. Through the
21 Chair, the specificity of this -- and I -- this
22 is an open question, I guess, about the -- in
23 the District, there are two-story,
24 single-family homes, so this seems very
25 specific to the -- to a specific block rather

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1 going to find a one-story structure that is
2 incompatible.

3 COMMISSIONER MONTOYA: Okay.

4 THE CHAIRMAN: All right. Any other
5 questions for staff at the moment?

6 COMMISSIONER GREGORY: Yeah. Can I ask,
7 was this analysis done by drive-by or tax
8 records or geomapping?

9 MR. WELLS: Through the Chair to
10 Commissioner Gregory, we did a combination of
11 street view, we also did a drive-by as well,
12 and we also used the property appraiser cards
13 to verify that.

14 THE CHAIRMAN: All right. Anything else
15 for staff?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: All right. Is the
18 applicant here?

19 AUDIENCE MEMBER: Yes.

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

22 THE CHAIRMAN: If you will state your name
23 and address.

24 AUDIENCE MEMBER: Yes. I'm Desiree Ownby.
25 I live at 1776 Oak Grove Drive in Green Cove

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1 Springs, Florida.

2 THE CHAIRMAN: Desiree, she's going to

3 swear you in.

4 THE REPORTER: If you would raise your

5 right hand for me, please.

6 MS. OWNBY: (Complies.)

7 THE REPORTER: Do you affirm that the

8 testimony you are about to give will be the

9 truth, the whole truth, and nothing but the

10 truth?

11 MS. OWNBY: Yes.

12 THE REPORTER: Thank you.

13 MS. OWNBY: The proposed new buyer of

14 the -- of the structure wanted this particular

15 house plan and asked us to come before the

16 board to see if there was any way it could be

17 approved. They just wouldn't budge off of that

18 two-story. If there's some alterations or

19 something we can do to make it more feasible,

20 we'd be happy to try to do that, but they did

21 like the layout.

22 And one question I do have about the

23 windows -- I know that this particular house

24 plan has been built in the historic area on

25 several other lots. Why the question about the

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1 well, I'll tell you what, I'll come back to you

2 because I think we're going to discuss here

3 about the -- first of all, the two-story

4 factor. And then if we cross that bridge and

5 it comes up, I think we can come back to

6 discuss windows.

7 MS. OWNBY: Okay. Thank you.

8 THE CHAIRMAN: I'll tell you what, real

9 quick, does anybody else have any questions for

10 our applicant at the moment?

11 COMMISSION MEMBERS: (No response.)

12 AUDIENCE MEMBER: (Indicating.)

13 THE CHAIRMAN: You can come on up.

14 (Audience member approaches the podium.)

15 THE CHAIRMAN: If you will state your name

16 and address.

17 AUDIENCE MEMBER: Yes. My name is Kathryn

18 Debelius, 2698 Myra Street, Jacksonville,

19 32204.

20 THE REPORTER: If you would raise your

21 right hand for me, please.

22 MS. DEBELIUS: (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 additional windows now? Is there something new

2 with that or is it just --

3 THE CHAIRMAN: I will let staff probably

4 take that question.

5 MR. WELLS: Yeah. Through the Chair to

6 the applicant, there was a property that we did

7 notice that was referenced, and I believe it --

8 I don't know if that structure is even

9 contributing or whatnot. It's on a completely

10 different street and a completely different

11 block. And so we recognize that, but

12 ultimately, this is a new construction and we

13 did recognize also that there's an opportunity

14 to provide additional window openings, so we're

15 going to recommend that.

16 MS. OWNBY: I understand.

17 The applicant that is purchasing this home

18 did like this because of furniture placement

19 and such with the existing windows and it's the

20 reason for that. I do know that this

21 particular plan with those windows that are

22 shown have been in other historical -- on other

23 historical lots built on other historical

24 areas.

25 THE CHAIRMAN: So if that's the case --

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1 truth?

2 MS. DEBELIUS: Yes, ma'am.

3 THE REPORTER: Thank you.

4 MS. DEBELIUS: Hi there.

5 So I am a property owner for one of the

6 properties next to this vacant lot, just to the

7 south of it. My big concern that I just wanted

8 to bring to the board here is -- I have a

9 historically designated home. My beautiful

10 home was built in 1938. I love her and all her

11 character. And I love the neighborhood and

12 being a part of that.

13 With concerns to new construction, I have

14 experienced -- there was a new home built on an

15 empty lot on the other side of me in 2020, and

16 with that construction I experienced a huge

17 increase in flooding to my property. This was

18 immediately brought to the owner's attention.

19 They made plans for water mitigation into their

20 construction plans to help best relieve that,

21 and I have seen some relief, but I still have

22 more flooding than I did the first year I lived

23 there that the home and lot was not there.

24 So my big concern that I wanted to bring

25 up that is with these plans, I would really

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1 love a -- an evaluation to fully mitigate the
2 water runoff, because this lot will be filled
3 to build this home, and it is going to
4 literally pitch me between two lots that I'm
5 going to be a lake, and my home is -- it's
6 going to cause damage to my property.

7 I have a detached garage that sits on
8 ground level that floods when we have the flash
9 floods we do in Riverside. So I have a lot of
10 concerns about the flood -- the water
11 mitigation plans to this property and how it
12 will impact me.

13 THE CHAIRMAN: Okay. So I will tell you,
14 it doesn't really fall to us as far as water
15 mitigation goes.

16 MS. DEBELIUS: Okay.

17 THE CHAIRMAN: That would fall to --

18 COMMISSIONER LOPERA: Through the Chair,
19 to zoning. And it's based on permeable versus
20 impermeable. So they are allowed to build a
21 certain part of their property impermeable, but
22 then a certain section, a certain percentage
23 has to remain permeable to avoid water runoff
24 issues. But this is not anything that this
25 Commission deals with.

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1 normally, we -- we have allowed up to
2 one-and-a-half-story properties in the past for
3 these types of situations, but when there's
4 such a consistency with one story, that two
5 story would --

6 THE CHAIRMAN: I will correct you.

7 COMMISSIONER MONTOYA: There's two
8 one-and-a-half-story.

9 THE CHAIRMAN: There's only two, so it's
10 all the yellows.

11 COMMISSIONER LOPERA: Yeah. There's two
12 one-and-a-half-story on the next block down.

13 THE CHAIRMAN: Oh, okay. Yours looks
14 better.

15 COMMISSIONER LOPERA: Yes. So, I mean, I
16 notice that there is a two-story directly
17 across the street. So, I don't know, maybe
18 staff could speak. There's -- isn't it 72?

19 MR. WELLS: Yeah.

20 COMMISSIONER LOPERA: 72 is the property,
21 but the blue one is two story, across the
22 street.

23 MS. DEBELIUS: That's next to me.

24 MS. LOPERA: Facing Myra Street.

25 COMMISSIONER LOPERA: Oh, facing a

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1 MS. DEBELIUS: Okay.

2 COMMISSIONER LOPERA: As far as like, you
3 know, property that was built in 2020, also not
4 an issue with this -- this committee does not
5 deal with the water runoff issues.

6 MS. DEBELIUS: Okay. Okay. I just -- it
7 will historically -- I have a historic home,
8 and I don't want it to impact that.

9 THE CHAIRMAN: Sure. Yeah, absolutely.

10 MS. DEBELIUS: Thank you.

11 THE CHAIRMAN: Thank you.

12 Is anybody else here to speak on this COA?

13 AUDIENCE MEMBERS: (No response.)

14 THE CHAIRMAN: All right. Seeing none,
15 we'll close the public hearing and I'll
16 entertain a motion.

17 COMMISSIONER LOPERA: Motion to deny
18 COA-21-26693.

19 COMMISSIONER MONTOYA: Second.

20 THE CHAIRMAN: All right. Discussion.

21 COMMISSIONER LOPERA: Through the Chair, I
22 did agree with the staff report. It seems
23 like -- based on their helpful massing and
24 scale analysis, it seems like the area is
25 surrounded by one-story properties. And

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1 different street. I understand.

2 Thank you.

3 Yeah. So I guess the property is
4 surrounded by, you know, one-story buildings to
5 the left and right. But I don't know, maybe
6 staff can speak on -- I know the mass and scale
7 is generally one story, but would staff be
8 maybe amenable to, like, a one-and-a-half
9 story?

10 MR. WELLS: Through the Chair to
11 Commissioner Lopera, yes, we did note that in
12 the report. And one, one-and-a-half story is
13 something that is more compatible to the
14 heights of structures, which range in the 20-
15 to 25-foot heights.

16 COMMISSIONER MONTOYA: I guess --

17 COMMISSIONER LOPERA: And through the
18 Chair, I had one more question also.

19 You had mentioned that this exact plan had
20 been approved in the past, but normally we
21 allow -- you know, normally the -- as far as
22 windows go, we don't allow much more than
23 10 feet between windows.

24 MR. WELLS: Through the Chair, that is
25 correct. That's something I do want to note,

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1 too, because this actually -- this same exact
2 floor plan came up on the consent agenda, and
3 this is Item Number 6 that you all just
4 approved. And if you have the opportunity to
5 go back to it, we conditioned that particular
6 COA to add additional window openings. So,
7 conceivably, if this was a structure that was
8 along -- or with other two-story structures
9 surrounding it, we would have added the same
10 conditions.

11 COMMISSIONER LOPERA: Okay. Thank you.

12 MR. WELLS: But that particular property,
13 I do want to note, on the consent agenda, that
14 was in Springfield. But, again, same
15 elevations and floor plan.

16 COMMISSIONER LOPERA: Thank you.

17 COMMISSIONER MONTOYA: Through the Chair,
18 question for staff.

19 Was that discussed with the applicant,
20 going to a one-and-a-half story? Because that,
21 effectively, is a two-story structure with a --
22 you know, it's more of an attic look with a
23 one-and-a-half story. (Inaudible.)

24 MR. WELLS: Through the Chair to
25 Commissioner Montoya, that -- we did have that
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1 discussion with the applicant, hence why this
2 application is actually a COA-21, because it
3 extends all the way back to 2021. So we went
4 back and forth and, ultimately, they wanted to
5 pursue the two story.

6 COMMISSIONER MONTOYA: And so just as a
7 final two questions for me, if this -- would
8 the denial of this -- the applicant does have
9 the right to come back with another COA for a
10 new project as a one-and-a-half story?

11 MR. WELLS: I'm going to defer to OGC.

12 MS. LOPERA: Through the Chair to
13 Commissioner Montoya, yes, they could come back
14 with another request for new construction, it
15 just would have to be substantially different.
16 So a different height and -- yes, would be
17 different.

18 COMMISSIONER MONTOYA: So for the
19 discussion, that's where I land.

20 THE CHAIRMAN: One, one-and-a-half story?

21 COMMISSIONER MONTOYA: Yeah.

22 THE CHAIRMAN: I could probably meet in
23 the middle for one-and-a-half story, because I
24 am always weary about not allowing people to
25 build two story on their property. But this is

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1 a one-story block for the most part.

2 COMMISSIONER LOPERA: Through the Chair,
3 what do you mean by meet in the middle?
4 That's, like, one-and-three-quarter stories.

5 COMMISSIONER MONTOYA: That is a question
6 for me, though. You know, of course I'm more
7 used to Springfield, but there's almost an
8 encouragement of the movement of up and down
9 from the skyline of two story and one story,
10 and a good mixture of properties.

11 And so I haven't -- I haven't been a
12 commissioner as long as you gentlemen have, and
13 I -- so I haven't seen this happen before,
14 where we've had a discussion about a specific
15 block.

16 THE CHAIRMAN: It's been rare, honestly.
17 I can only recall one other circumstance.

18 COMMISSIONER MONTOYA: I'm not stating
19 that as opposition, it's just new for me.

20 MR. WELLS: Through the Chair, yeah, to
21 Commissioner Montoya, we have had -- the last
22 one we had was last year. It was --

23 THE CHAIRMAN: That was in Springfield.

24 MR. WELLS: Yeah, Springfield, off of
25 Drysdale Street. And the same recommendation
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1 was made.

2 THE CHAIRMAN: We ended up with
3 one-and-a-half story, right?

4 MR. WELLS: Yes.

5 THE CHAIRMAN: Okay. So, yeah, I think
6 I'm about there on this. I think it's a good
7 compromise.

8 Any other thoughts?

9 COMMISSIONER MONTOYA: Through the Chair,
10 I guess it's a question of a straight denial or
11 giving the -- one last opportunity for the
12 applicant to propose a one-and-a-half story --

13 THE CHAIRMAN: I'm guessing it would be
14 quicker for them to defer and come back with a
15 different plan than to resubmit.

16 MR. WELLS: That's -- I mean, that's --

17 THE CHAIRMAN: You can come on up.
(Ms. Ownby approaches the podium.)

19 MS. OWNBY: If that is -- if it does look
20 like you guys are leaning towards the
21 one-and-a-half, we'll move that buyer, probably
22 have to, to another lot where he can get the
23 structure that he wanted. But he was adamant
24 about us trying to go before the board and
25 trying to get it approved.

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1 THE CHAIRMAN: Sure.

2 MS. OWNBY: So we will suggest that. And

3 if we can table it, we will be back with the

4 one-and-a-half story.

5 THE CHAIRMAN: So you would like to defer,

6 then?

7 MS. OWNBY: Yes. If we can defer, I think

8 that would be the wisest.

9 THE CHAIRMAN: Easiest for you, I'm sure.

10 Okay.

11 MS. OWNBY: Thank you.

12 THE CHAIRMAN: So we'll go ahead and defer

13 COA-21-26693, 782 West Street.

14 And we'll move forward to COA-23-28967,

15 1228 Challen Avenue.

16 MR. WELLS: COA-23-28967 seeks to replace

17 35 windows on a single-family contributing

18 structure within the Riverside/Avondale

19 Historic District. The structure is a Colonial

20 Revival style home that can be characterized by

21 its gable roof form, shingled exterior,

22 decorative shutters, and three-over-one

23 windows. The structure currently has 45

24 windows, and the applicant is seeking to

25 replace 35 windows with a wood/resin blend

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1 product.

2 The majority of the windows on the

3 structure are historic wood windows and,

4 according to the applicant, efforts to restore

5 the windows have not been made. We do not have

6 an objection, necessarily, towards the proposed

7 replacement material; however, according to our

8 Ordinance Code, it states that deteriorated

9 architectural features shall be repaired rather

10 than replaced whenever possible.

11 And based on the window survey provided to

12 staff, the majority of the windows on the

13 structure are in good or fair condition. The

14 only windows that we would conceivably

15 recommend replacement for are the windows

16 located along the front-facing bathrooms of the

17 structure, as those windows do not appear to

18 match the remaining windows on the structure.

19 However, we do find that the remaining windows

20 are in repairable condition and are not in need

21 of replacement.

22 Based on the -- the applicant did provide

23 an invoice from an exterminator company. The

24 homeowner provided that to staff during our

25 site visit, which noted that the front window

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1 in the dining room had termite droppings. But,

2 as stated on that same invoice, there is a plan

3 to spot treat with Premise foam for dry wood

4 termites on the front -- one front-facing

5 window.

6 We also did a site visit and, basically,

7 we identified that some of the windows'

8 inoperability is due to the fact the pulleys

9 are either broken or painted over and, again,

10 came to the determination that, after some

11 reasonable repairs such weatherstripping,

12 replacement of the pulleys, replacement of the

13 existing screens, installation of interior

14 storm windows, and/or other routine repair

15 practices -- be initiated prior to the

16 replacement of any historical wood windows.

17 Based on this, we would -- again, we find

18 that the replacement is inconsistent with the

19 design guidelines in that Ordinance Code

20 criteria, and we forward to you a

21 recommendation for denial.

22 THE CHAIRMAN: All right.

23 Questions for staff?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. We'll open the

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1 public hearing.

2 Is the applicant here?

3 AUDIENCE MEMBERS: (No response.)

4 THE CHAIRMAN: They are not. So with

5 that, that's just an automatic deferral, yeah?

6 MS. LOPERA: (Nods head.)

7 THE CHAIRMAN: Okay. So we're going to

8 defer COA-23-28967. We'll just defer the whole

9 agenda.

10 COMMISSIONER LOPERA: Are we actually

11 doing any work today?

12 (Brief pause in the proceedings.)

13 THE CHAIRMAN: All right. So that's it

14 for COAs. We're going to pop along to -- have

15 we got any public comment, by chance?

16 AUDIENCE MEMBER: I was on the agenda for

17 a COA.

18 (Simultaneous speaking.)

19 AUDIENCE MEMBER: I am on the consent

20 agenda.

21 THE CHAIRMAN: Oh, you're good, then.

22 AUDIENCE MEMBER: I'm good?

23 THE CHAIRMAN: Yeah.

24 MR. WELLS: It was approved.

25 THE CHAIRMAN: You're approved.

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1 AUDIENCE MEMBER: I was told last night I
2 had to show up.

3 THE CHAIRMAN: Well, earlier. We knocked
4 off the consent agenda, you know, by like 3:10.

5 AUDIENCE MEMBER: Sorry. Thank you.

6 Me and a couple of other people got lost
7 in the other building trying to figure out --

8 THE CHAIRMAN: It happens. Have a good
9 one.

10 All right. We're going to move along to
11 New Business, would be our 2023 Certificate of
12 Appropriateness application matrix.

13 MR. WELLS: All right. And so I'll try to
14 keep this brief, but, essentially, I just
15 wanted to get a final draft of the 2023
16 Certificate of Appropriateness matrix before
17 you all today.

18 I can, if need be, just go through -- I
19 just want to cover a couple of things, but
20 ultimately -- just because I know all the
21 commissioners were not necessarily involved in
22 the matrix workshop, so just a little
23 background here.

24 We did do over -- roughly over 50 hours of
25 independent research, just looking at best

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1 practices with other municipalities just to see
2 and envision how we would like our
3 administrative matrix to move and operate in
4 the future. And so we also had over 30 hours
5 of staff meetings just deliberating, working
6 with the neighborhood organizations, and
7 there's a lot of internal staff debate.

8 And so based on this, we also did a SWOT
9 analysis. So we analyzed the strengths, the
10 weaknesses, the opportunities, and threats of
11 the current matrix --

12 I am so sorry. I'm just -- yeah. Do you
13 want me to start over?

14 (Discussion held off the record.)

15 MR. WELLS: All right. And we also have a
16 list of changes that we're proposing. And so
17 the current matrix is currently 24 pages. We
18 have -- recommending scaling that down to
19 roughly eight pages.

20 After our last matrix workshop, we did do
21 some additional redline changes and just some
22 things that we noticed were left off from the
23 current matrix, and so I do just want to point
24 your attention to -- because not necessarily
25 much has changed.

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1 We did add some -- we had some language
2 rewrites just to say the same thing in simpler
3 terms, but mainly just wanted to draw your
4 attention to the windows section, because we
5 did have a lengthy discussion about windows at
6 the last workshop, and I know we talked about
7 replacement products and what would be
8 appropriate, especially if you are looking to
9 replace less than 25 percent of the wood
10 product -- or the -- I'm sorry, the historic
11 windows. And so some language that we're
12 pitching here is, instead of saying originally
13 what was proposed, compatible design, we
14 replaced that with wood, wood blend, wood clad,
15 or like-for-like material in a matching design,
16 placement, and arrangement.

17 And so we also threw in some language
18 about relocation of historic windows. So if --
19 essentially, if you have a historic wood window
20 in the rear of a structure, you can relocate
21 that to the street-visible location in order to
22 preserve the streetscape and, you know, the
23 integrity and whatnot.

24 And so that's pretty much the main change,
25 but I'm happy to take any questions. And

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1 there's a clean version, too, in the next tab.

2 THE CHAIRMAN: Questions for staff?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: All right. Well, do we
5 vote on this?

6 MS. LOPERA: Yes.

7 THE CHAIRMAN: I guess I'll entertain a
8 motion, then.

9 COMMISSIONER LOPERA: Motion to approve
10 the 2023 COA matrix.

11 COMMISSIONER GREGORY: Second.

12 THE CHAIRMAN: All those in favor?

13 COMMISSION MEMBERS: Aye.

14 THE CHAIRMAN: Those opposed?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, you have
17 approved the COA matrix.

18 With that, we'll move along to Section M.
19 Lots of information today. At least we've got
20 that going for us.

21 MR. WELLS: I'm going to -- Adrienne is
22 going to be passing out some -- a window visual
23 supplement that we, essentially, worked on.

24 So in our last workshop, we had a
25 discussion about coming up with a helpful guide

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1 to pass out to the public regarding window
 2 repairs, window replacement, just some helpful
 3 pointers so people are more aware of what
 4 they're getting themselves into when they're
 5 doing window replacement, window restoration.
 6 So we just want to get some feedback from you
 7 all because, again, this is a first draft.
 8 We're hoping to pitch this -- present this
 9 again next month.
 10 And we'll go through it more in-depth if
 11 need be, but mainly just from looking at it,
 12 again, it's broken down in different sections.
 13 So we have window repairs, window replacement,
 14 window trim, muntin types, and then the common
 15 window designs.
 16 COMMISSIONER LOPERA: Can we mark this up
 17 at home and bring it back to you?
 18 MR. WELLS: If you want to, yeah.
 19 MS. CHAMBERS: So after the last
 20 Commission meeting that we had, the intention
 21 with the document that we are bringing before
 22 you is to answer 90 percent of the questions
 23 that apply to most applications. So we focused
 24 on hung window replacements and the types of
 25 products that be would historically appropriate
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1 for the district.
 2 In there also recommends that applicants
 3 or homeowners submit specific window products,
 4 like makes, models, and what the details are of
 5 their replacement windows before purchasing or
 6 permitting, as a disclaimer.
 7 It also starts with, like, going from, you
 8 know, repair your window first, replacement
 9 options, what window trim is necessary or not
 10 inappropriate, matching the design that you've
 11 got, and the different types of muntin that can
 12 be ordered from the manufacturer, identifying
 13 the ones that the Commission has identified as
 14 inappropriate for the district.
 15 COMMISSIONER GREGORY: And this is a --
 16 through the Chair, this is something that would
 17 go out to homeowners to understand the process,
 18 correct?
 19 MS. CHAMBERS: Yeah.
 20 COMMISSIONER GREGORY: Is there anything
 21 that could be included on, like, proper
 22 installation or repair techniques? Or is that
 23 covered in here?
 24 MS. CHAMBERS: So there's a supplement
 25 from the National Park Service for repairing
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1 windows. There's also other supplements that
 2 can go on the website, because we do have a
 3 link to the National Park Service for window
 4 repairs and what constitutes a need for
 5 replacement in more detail.
 6 This is more of -- since the Commission
 7 has been stating that we would like to see
 8 homeowners attempt to repair the windows before
 9 requesting replacement, especially if staff has
 10 done a site visit and deemed them repairable,
 11 that these are the steps that we're looking for
 12 to deem something irreparable by a technician
 13 or that it was the homeowner document that
 14 attempted to repair a window and it was
 15 unsuccessful.
 16 COMMISSIONER GREGORY: Okay.
 17 THE CHAIRMAN: I think this is a great
 18 start, just to lay out the information, at
 19 least.
 20 COMMISSIONER MONTOYA: I agree.
 21 THE CHAIRMAN: Because we've had so many
 22 situations where just seeing interior muntin
 23 with an X next to it would help.
 24 COMMISSIONER MONTOYA: You know, I guess I
 25 would only -- just a comment. I would say that
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1 I really like this, the last page with the grid
 2 types, but those are really nonhistoric
 3 windows, you know, with the insulated glass,
 4 and so there just might be reference to that,
 5 because, of course, the historic windows are
 6 usually, you know, single pane. There's only
 7 one piece of -- you know, not two pieces of
 8 glass. Just to make that understood, that
 9 these are casing, nonhistoric windows
 10 (inaudible) as replacements.
 11 MS. CHAMBERS: Sure.
 12 COMMISSIONER MONTOYA: This is great.
 13 THE CHAIRMAN: Yeah. This is short and
 14 sweet, too. Because I didn't want to overload
 15 people, because then they won't read it. I
 16 think this is a lot of good information and
 17 it's really short.
 18 MS. CHAMBERS: We did also speak with the
 19 inspector, Martin Kennelly, who did state that
 20 he found this to be helpful in the field when
 21 he is issuing violations, to be able to
 22 identify a product being installed without
 23 prior COA approval and being able to point to
 24 the pictures with the Xs next to them and say
 25 this is why what you have installed is
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1 inappropriate.

2 THE CHAIRMAN: Right.

3 MS. CHAMBERS: And we did also speak with

4 the planner who is working in the permitting

5 section for what kinds of window products would

6 be acceptable prior to the permitting process

7 for review. So there's a potential for this to

8 be attached at the end of a COA approval or to

9 be somehow incorporated into, like, prior

10 notification to purchasing a product, in

11 addition to an approved COA for window

12 replacement.

13 COMMISSIONER MONTOYA: That's awesome.

14 THE CHAIRMAN: Yeah, that's great.

15 COMMISSIONER MONTOYA: Is there -- is

16 there also an opportunity -- I know we have run

17 into some issues with ADA and getting things on

18 the website and getting it available. Is

19 there -- is there an opportunity for this as

20 well? You know, like, to -- or inopportunity,

21 I guess, as well.

22 MR. WELLS: There is an opportunity, it's

23 just a matter of having the technology capable

24 to do that. It's a (inaudible) issue that

25 we're running into, so --

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1 COMMISSIONER MONTOYA: Maybe we need

2 another small matching grant.

3 MR. WELLS: Maybe so. It's just -- it's a

4 matter of just making the content (inaudible).

5 THE CHAIRMAN: Right.

6 MR. WELLS: But it's something we're

7 looking into.

8 COMMISSIONER MONTOYA: That would be

9 great.

10 MR. WELLS: Yeah.

11 THE CHAIRMAN: All right. Any other

12 thoughts, comments?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Okay. Well, let's move on.

15 MR. WELLS: And again, we'll bring this up

16 next month again for final approval.

17 THE CHAIRMAN: Yeah.

18 MR. WELLS: All right. Next thing.

19 Again, it's just a notification piece, but for

20 the past several years we've been operating

21 under the 2030 Comprehensive Plan, and as of

22 April 7th of this year, the 2045 Comprehensive

23 Plan was enacted. It -- that Comprehensive

24 Plan entails several different elements, and so

25 we are guided by the Historic Preservation

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1 Element. And so just wanted to notify you all

2 of the changes that occurred.

3 The revisions that were made have been,

4 essentially, a multiyear effort, and so this is

5 a red-line version. Not much has really

6 changed, they just did some cleanup, especially

7 with some organizational name changes and just

8 reducing the clutter and whatnot. So if you

9 had the opportunity just to read through it --

10 I mean, we're still going to be operating under

11 the Element, of course.

12 And that is it for that one.

13 THE CHAIRMAN: All right.

14 MR. WELLS: And then -- want me to move on

15 to the next one?

16 THE CHAIRMAN: Yeah.

17 MR. WELLS: Okay. Last one.

18 This is going to be more of a recurring

19 placeholder on the agenda. So there's a

20 provision within the Ordinance Code that talks

21 about all City agencies need to notify the

22 Commission prior to the planning and

23 construction of improvement projects within a

24 historic district or work that occurs on a

25 local landmark, and so this is something that

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1 we got from Public Works.

2 And so it's -- again, it breaks it down by

3 project location, the between streets, and the

4 estimated start date and the estimated

5 completion date. And so, as you can see,

6 there's a variety of projects going on, from

7 speed humps to milling and paving to sidewalk

8 repairs. And so, again, you will be seeing

9 this on a month-to-month basis if there is any

10 work that occurs, which most likely will be

11 always.

12 And that is it for that.

13 THE CHAIRMAN: All right. Any other

14 questions for staff at the moment?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: All right. Anybody have

17 anything else?

18 (No response.)

19 THE CHAIRMAN: All right. Well, with

20 that, we are adjourned.

21 MS. CHAMBERS: There is an applicant in

22 the back who was waiting for public comment.

23 THE CHAIRMAN: I'm sorry.

24 AUDIENCE MEMBER: Thank you, Adrienne.

25 Can we reopen a minute?

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1 THE CHAIRMAN: Sure.
 2 (Audience member approaches the podium.)
 3 AUDIENCE MEMBER: Thank you.
 4 I'm just here -- my name is David Neese,
 5 All Seasons Roofing, and --
 6 THE CHAIRMAN: Hold on just one second,
 7 she's going to swear you in. Well, he doesn't
 8 need to be sworn in; this is public comment,
 9 right?
 10 MS. LOPERA: I mean, is this public
 11 comment?
 12 THE CHAIRMAN: Yes.
 13 MS. LOPERA: Okay. We're back to
 14 Section K, public comment?
 15 THE CHAIRMAN: Yes, we're at Section K,
 16 public comment, real quick.
 17 MS. LOPERA: Okay.
 18 (Brief pause in the proceedings.)
 19 MR. NEESE: I have a home on Ingleside
 20 Drive that called me to request replacing
 21 soffit and fascia. And upon, you know, coming
 22 out there and looking -- (inaudible), and so I
 23 put a COA in there for vinyl soffit and -- a
 24 vinyl (inaudible) soffit and aluminum with
 25 vinyl covering fascia, and they said they don't

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1 allow it. And upon walking the neighborhood,
 2 just in a two-block area there are 17 other
 3 homes that way.
 4 Now, I didn't -- I looked at each home's
 5 building -- the property for a building permit.
 6 Nobody had a permit for any type of vinyl
 7 siding. I don't know if there's even a permit
 8 that you could pull for vinyl siding -- fascia,
 9 I'm sorry, fascia, or soffit, unless it's in
 10 their building permit, but none of these homes
 11 have it.
 12 So I've kind of done some research and --
 13 that is done, but I'm wondering if there's a
 14 special requirement or a special case that we
 15 can put this up there in place of what's up
 16 there now, because it's deteriorating. Code
 17 violations, et cetera, have already been put up
 18 against the property because they have waited
 19 so long. It was in transition from one buyer
 20 to another, is what happened.
 21 But now I'm here to try to fix the
 22 problem, but I'd like to fix it where they
 23 don't have any maintenance in the future, and
 24 the homeowner wants that as well. So I guess
 25 I'm here to kind of feel you out to see what I

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1 can do properly.
 2 THE CHAIRMAN: That's an interesting one.
 3 I probably would get with staff on this one,
 4 just to maybe have some guidance.
 5 MS. CHAMBERS: If I may?
 6 THE CHAIRMAN: Sure.
 7 MS. CHAMBERS: So for a little bit of
 8 context on this property, it's a contributing
 9 structure with deteriorated plywood soffits
 10 that have been enclosed around the -- so it's
 11 enclosed rafters.
 12 And traditionally, as a standard, we don't
 13 approve vinyl or aluminum soffits and fascia at
 14 the staff level, but I'm not aware of this
 15 coming to the Commission. So this applicant is
 16 requesting some input from you before he comes
 17 to the Commission next month, if that's where
 18 he would like to go with it.
 19 THE CHAIRMAN: Okay. I understand.
 20 MR. NEESE: Thank you.
 21 MS. CHAMBERS: You're welcome.
 22 THE CHAIRMAN: Thoughts?
 23 COMMISSIONER LOPERA: Yeah. Through the
 24 Chair, as far as vinyl soffits goes, that would
 25 normally not be an approved material.

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1 Normally, we would go with, like, a CDX type or
 2 a Hardie panel, either a vented or, you know, a
 3 solid Hardie panel.
 4 And as far as the fascia goes, aluminum
 5 would probably -- likely not be approved at
 6 that -- at the staff level, nor at -- nor
 7 through the Commission. Normally, the fascia
 8 would be just a normal lumber-type product.
 9 MR. NEESE: Okay.
 10 COMMISSIONER LOPERA: Just painted lumber.
 11 (Timer notification.)
 12 COMMISSIONER LOPERA: Your time ran out.
 13 (Laughter.)
 14 MR. NEESE: Okay. I guess my question
 15 was -- well, all these other homes in the area,
 16 I hate to say it this way, but maybe they just
 17 did it on a weekend and they did it without
 18 approval.
 19 THE CHAIRMAN: A lot.
 20 COMMISSIONER MONTROYA: Two wrongs don't
 21 make a right.
 22 THE CHAIRMAN: A lot.
 23 MR. NEESE: A lot of that happens?
 24 THE CHAIRMAN: A lot of that happens, and
 25 we do the -- obviously, we do the best we can.

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1 MR. NEESE: You do the best you can.
 2 THE CHAIRMAN: As far as --
 3 MR. NEESE: I understand.
 4 Well, I'm trying to do it right, so I'm
 5 coming before you. So I would think that if I
 6 came back in May and had spent the money and
 7 the time, then I think I would probably not --
 8 I'm probably wasting my time.
 9 THE CHAIRMAN: Yeah. Staff is always
 10 pretty good at --
 11 MR. NEESE: I gotcha.
 12 THE CHAIRMAN: -- pretty much laying it
 13 out for you, how they --
 14 (Simultaneous speaking.)
 15 MR. NEESE: She explained that to me.
 16 Thank you very much.
 17 THE CHAIRMAN: (Inaudible.)
 18 MR. NEESE: Okay. I will go back to the
 19 homeowner, because our second option is Hardie
 20 board, but it's so much more expensive for him,
 21 he wanted me to come out here and at least talk
 22 to you all.
 23 THE CHAIRMAN: Absolutely.
 24 MR. NEESE: Okay. Thank you, folks. I
 25 appreciate it.

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1 THE CHAIRMAN: Thank you.
 2 All right. And I think with that, we are
 3 adjourned.
 4 (The foregoing proceedings were adjourned
 5 at 4:26 p.m.)
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
)
 4 COUNTY OF DUVAL)
 5
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 6th day of May 2023.
 16
 17 _____
 18 Diane M. Tropa
 19 Florida Professional Reporter
 20
 21
 22
 23
 24
 25

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