

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, June 26, 2024,
commencing at 3:02 p.m., at the Ed Ball Building,
Hearing Room 1002, 214 North Hogan Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.
BRITTANY FIGUEROA, Planning and Development.
CARLA LOPERA, Office of General Counsel.

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1 MR. WELLS: Arimus Wells, Planning and
2 Development Department.
3 MS. FIGUEROA: Brittany Figueroa, Planning
4 and Development Department.
5 THE CHAIRMAN: All right. Thanks for
6 coming, everyone.
7 Before we get started with the agenda,
8 there's some business that we need to attend
9 to.
10 J.C., are you here?
11 MR. DEMETREE: (Indicating.)
12 THE CHAIRMAN: Front row, as it should be.
13 J.C. Demetree has been serving as a
14 commissioner with the Jacksonville Historic
15 Preservation Commission since, I believe,
16 January 2017.
17 MR. DEMETREE: Yep.
18 THE CHAIRMAN: I think I can speak for
19 everyone, although I'd like to hear from others
20 as well, and say that we are going to miss you
21 and you have really served the City well in
22 your position on the Commission, and we just
23 want to thank you for it.
24 MR. DEMETREE: Thank you.
25 (Applause.)
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1 P R O C E E D I N G S
June 26, 2024 3:02 p.m.

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3 THE CHAIRMAN: We'll call the meeting to
4 order. This is the June 26th meeting of the
5 Jacksonville Historic Preservation Commission
6 we're calling to order and welcoming each of
7 you for attending today. Thank you.
8 Let the record reflect that it is now
9 3:02.
10 We'll begin with some introductions, and
11 let's start on the right.
12 COMMISSIONER MORGAN: Good afternoon.
13 Becky Morgan.
14 COMMISSIONER GLOBER: Max Globber,
15 commissioner.
16 COMMISSIONER HOFF: Bill Hoff,
17 commissioner.
18 COMMISSIONER GREGORY: Ethan Gregory,
19 commissioner.
20 COMMISSIONER EPSTEIN: Julia Epstein,
21 commissioner.
22 THE CHAIRMAN: Michael Montoya, vice
23 chair, acting as chair today.
24 MS. LOPERA: Carla Lopera, Office of
25 General Counsel.
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1 MR. LEUTHOLD: Speech. Speech.
2 MR. DEMETREE: All right. I will say --
3 thank you. I appreciate everything.
4 THE CHAIRMAN: Thank you.
5 MR. DEMETREE: I will say, you know, I've
6 enjoyed very much being on this commission.
7 When I started in 2017, these meetings, on
8 average, were three to four hours, sometimes
9 longer. The first year that I chaired, we were
10 down to under two hours. You know, those
11 meetings, everybody had an ego. And I
12 encourage everybody up here to, you know, kind
13 of try and be yourself, but don't have an
14 agenda and, you know, keep your egos low and
15 keep working through it.
16 So I appreciate everything you guys have
17 done, staff, everybody, it's been an awesome
18 time, so thank you all.
19 (Applause.)
20 THE CHAIRMAN: Does anyone have a story to
21 tell about J.C.?
22 COMMISSIONER GREGORY: I'll just say, it's
23 been a pleasure, J.C. I loved having you as
24 the chair and serving the City and helping with
25 historic preservation. It's been an honor to
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5

1 serve with you here.

2 MR. DEMETREE: Thank you.

3 (Applause.)

4 COMMISSIONER GLOBER: Former Chairman J.C.

5 Demetree and I are personal friends outside of

6 this, and I'm going to miss him up here.

7 It's been great to kind of see you kind of

8 develop over the years, and you were a very

9 professional and poised chair, and I think you

10 did the City a lot of good in this capacity,

11 so -- love you, brother.

12 MR. DEMETREE: Thank you.

13 THE CHAIRMAN: All right. Thanks a lot,

14 J.C.

15 MR. DEMETREE: Thank you all.

16 THE CHAIRMAN: We're going to break from

17 the agenda with one item due to a personal

18 issue. So we're going to move to COA- --

19 Okay. So before we do that, let's read

20 through the entire agenda.

21 Please make sure, if you plan on speaking

22 today, that you filled out a speaker card and

23 brought it up to the -- up front for us.

24 The agenda today -- we have deferred

25 items: Number 1, COA-23-28339, 3664 Richmond
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1 Street; COA-23-29186, 2799 Selma Street;

2 LM-24-03, 801 Jefferson Street North;

3 COA-24-30688, 3557 Pine Street.

4 On the consent agenda, we have

5 COA-24-30034, 450 5th Street East;

6 COA-24-30285, 4850 Moncrief Road; COA-24-30587,

7 1044 Park Street; COA-24-30633, 133 3rd Street

8 West; COA-24-30674, 1928 Morningside Street;

9 COA-24-30830, 3115 Riverside Avenue;

10 COA-22-27451, 2768 Riverside Avenue;

11 COA-24-30132, 1002 Main Street North.

12 And then we have previously deferred items

13 to be heard: COA-24-30533, 1826 Montgomery

14 Place. We have a historic designation to be

15 heard, LS-23-01, 538 Ellis Road South.

16 And then we have Certificates of

17 Appropriateness to be heard: COA-24-30488, 907

18 Copeland Street; COA-24-30720, 3575 Riverside

19 Avenue; COA-24-30140, 1920 Montgomery Place.

20 And that's it.

21 We'll start with the consent agenda. Is

22 there anyone here -- we're going to go ahead

23 and pull Item Numbers 7 and 8 off the consent

24 agenda and move it to the COA agenda to be

25 heard. That's COA-22-27451, the demolition at
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1 2768 Riverside Avenue; and then COA-24-30132,

2 the demolition request at 1002 Main Street

3 North.

4 AUDIENCE MEMBER: Excuse me. Does that

5 mean that you're not going to be entertaining

6 anything on those items today?

7 THE CHAIRMAN: We're just -- we're going

8 to hear that. We're going to allow everyone to

9 speak to that, but we're expecting it to take

10 some time --

11 AUDIENCE MEMBER: Yes, sir.

12 THE CHAIRMAN: -- and so we're moving it

13 ahead of the consent agenda items that might be

14 released --

15 AUDIENCE MEMBER: I understand.

16 THE CHAIRMAN: -- (inaudible).

17 AUDIENCE MEMBER: Thank you.

18 THE CHAIRMAN: Are there any commissioners

19 who want to speak on any other consent agenda

20 items?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: Is there anyone from the

23 public who wants to speak on any of the other

24 consent agenda items?

25 AUDIENCE MEMBER: (Indicating.)
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1 THE CHAIRMAN: Please come forward.

2 (Audience member approaches the podium.)

3 THE CHAIRMAN: And state your name and

4 address and be sworn in by Diane.

5 AUDIENCE MEMBER: Hey. I --

6 THE REPORTER: I'm sorry. I need your

7 name and address, please.

8 AUDIENCE MEMBER: My name is Nathan

9 Ballentine. I'm at 133 West 3rd Street, 32206.

10 THE REPORTER: Thank you.

11 I am going to swear you in. If you would

12 raise your right hand for me, please.

13 MR. BALLENTINE: (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. BALLENTINE: Yes.

19 THE REPORTER: Thank you.

20 MR. BALLENTINE: Hey, y'all.

21 I just wanted to say thanks. I'm excited

22 to get our porch done. I came before y'all

23 five years ago, and we're poor, so it took us

24 forever to get our porch done, but it's almost

25 done. We had all kinds of delays and such
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1 and -- and we're looking forward to having a
 2 porch party and celebrating that, so --
 3 Anyhow, really just wanted to say thank
 4 you all and keep up the good work.
 5 THE CHAIRMAN: If there's no one else here
 6 to speak on this particular item, we'll leave
 7 it on the consent agenda.
 8 AUDIENCE MEMBERS: (No response.)
 9 THE CHAIRMAN: So having heard no one, do
 10 I hear a motion for the remaining items on the
 11 consent agenda?
 12 COMMISSIONER EPSTEIN: Motion to approve
 13 the consent agenda as amended.
 14 COMMISSIONER GREGORY: Second.
 15 THE CHAIRMAN: Any opposed?
 16 COMMISSION MEMBERS: (No response.)
 17 THE CHAIRMAN: All those in favor?
 18 COMMISSION MEMBERS: Aye.
 19 THE CHAIRMAN: All right. So the consent
 20 agenda, items 1 through 6, are hereby approved.
 21 If you're here on behalf of any of those,
 22 you're free to (inaudible) and you're welcome
 23 to stay as well.
 24 So we're going to jump to the Certificates
 25 of Appropriateness section for one particular
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1 (Reporter inquiry.)
 2 MR. WELLS: A little better?
 3 During the site -- so staff did conduct a
 4 site visit for the subject property, and at
 5 that site visit the applicant stated that the
 6 windows are inoperable as they have storm
 7 windows on the exterior and the windows are
 8 deteriorated because of dirt in between the
 9 windows and the exterior storm windows.
 10 In recent correspondence, the applicant
 11 has stated that no repair attempts have been
 12 made. Because of such, staff recommends
 13 initiating window repair techniques to remedy
 14 the issues of the subject windows being
 15 inoperable and dirty.
 16 Once again, the windows did not appear
 17 from our site visit to show signs of
 18 inoperability or deterioration. As such, staff
 19 recommends removing the exterior storm windows,
 20 cleaning the exterior of the windows using
 21 nonabrasive cleaning methods, and installing
 22 interior storm windows, which can all be
 23 approved administratively.
 24 Staff does not have an objection towards
 25 the proposed replacement material. However, in
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1 item. That's COA-24-30140, 1920 Montgomery
 2 Place.
 3 Could I have a staff report?
 4 I should open the public hearing.
 5 MR. WELLS: Thank you.
 6 This is application COA-24-30140 for the
 7 property located at 1920 Montgomery Place,
 8 which seeks to replace 20 wood 1-over-1 windows
 9 with a vinyl clad, wood, 6-over-1 replacement
 10 product.
 11 This property was built in 1922 and it's
 12 characterized as being a prairie-style home
 13 with an intersecting hip roof form, wood
 14 shingle exterior, decorative shutters, and
 15 1-over-1 windows. As proposed, once again, the
 16 applicant is seeking to replace 20 wood,
 17 1-over-1 windows with a 6-over-1 grid pattern
 18 vinyl product.
 19 According to the applicant, they believe
 20 that 20 wood windows on the structure are
 21 nonoriginal because they were (inaudible) in
 22 the 1970s, have aluminum side jambs, and have
 23 metal (inaudible) --
 24 AUDIENCE MEMBER: Speak up.
 25 AUDIENCE MEMBER: Yeah.
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1 accordance with our Code criteria, deteriorated
 2 architectural features shall be repaired rather
 3 than replaced whenever possible. The
 4 applicant, once again, has stated no repair
 5 attempts have been made. And based on the
 6 applicant's window survey form, the wood
 7 windows appear to be in good or fair condition.
 8 The claim about the aluminum side jambs
 9 and having metal spring valances does not
 10 necessarily mean that the windows were
 11 nonoriginal. However, we do believe that the
 12 wood windows in their existing condition have
 13 acquired historic significance. And in
 14 accordance with our Code criteria and our
 15 design guidelines, we are recommending approval
 16 of the -- denial of the application, my
 17 apologies.
 18 End of staff report.
 19 THE CHAIRMAN: Do any commissioners have
 20 any questions for staff?
 21 COMMISSIONER GREGORY: Yeah. Through the
 22 Chair, did you have any objection to the
 23 6-over-1 replacement or did -- was the 6-over-1
 24 okay as far as -- if they were to do a
 25 replacement?
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1 MR. WELLS: Through the Chair to
2 Commissioner Gregory, just based on the subject
3 site -- the subject structure itself, there's
4 been a combination of alterations. And all we
5 could find -- the wood, 1-over-1 windows appear
6 to be the predominant style, but we do
7 recognize that 6-over-1, there is an abundance
8 of that too, so we -- we're fine with the
9 6-over-1 grid pattern.

10 THE CHAIRMAN: Any other questions for
11 staff?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: Since there are no more
14 questions of staff, we'll hear from the
15 applicant.

16 Is the applicant here?

17 AUDIENCE MEMBER: (Indicating.)

18 THE CHAIRMAN: Please approach and be
19 sworn in.

20 (Audience member approaches the podium.)

21 THE CHAIRMAN: Please state your name and
22 address for the record.

23 AUDIENCE MEMBER: My name is Jeff
24 Thompson, 1942 Hamilton Street.

25 Can I hand some pictures to you?

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1 THE CHAIRMAN: She needs to swear you in
2 first.

3 MR. THOMPSON: Sir?

4 THE CHAIRMAN: She needs to swear you in
5 first.

6 MR. THOMPSON: Okay. I'll set them right
7 there.

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

10 MR. THOMPSON: (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. THOMPSON: I do.

16 THE REPORTER: Thank you.

17 MR. THOMPSON: So I just submitted three
18 pictures. The windows were replaced in the mid
19 '60s. The house was bought right after Dora,
20 in the early '60s. All the windows were
21 replaced. The house was completely remodeled.
22 These windows are, obviously --

23 I've been doing contracting in Avondale
24 and Ortega for 45 years. These windows are,
25 obviously, not original windows. They are a

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1 replacement. Probably (inaudible) sash and
2 door. They have flat glass; they do not have
3 wavy glass. They have springs in the slides,
4 which was not around then. It always had
5 weights inside the jambs. That's the way they
6 were. And there's a picture of one that shows
7 a metal slide, and that's in a 1926 house
8 across the street. So these windows are not
9 original. They're 1960s windows.

10 The second thing, somehow -- and I don't
11 understand it. They're saying that these have
12 become historical. I don't understand how
13 something that's replaced after 40 to 50 years
14 can become historical. That's something I've
15 never heard of.

16 There was talk of taking these storm
17 windows off and putting interior storm windows
18 on. That's something I've never heard of in 45
19 years. What is an interior storm window?

20 These storm windows are horrible. They're
21 mounted on the outside of the jambs. They are
22 very proud, look like -- look terrible. It's
23 just a bad system. And we're trying to put in
24 a new system, an Andersen window system. We'd
25 like to put in 6-over-1 because that's the --

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1 that's what is in all the neighborhoods. All
2 the 1920s houses had 6-over-1. The old houses
3 across the street, we don't know what was in
4 there original [sic] because they were --
5 they've been gone for 40 years, 50 years.

6 But these windows, the new windows we're
7 going to put in are Andersen windows, and they
8 come [sic] to all the new specifications.

9 Any questions?

10 THE CHAIRMAN: Any questions from the
11 commissioners for the applicant?

12 COMMISSION MEMBERS: (No response.)

13 MR. THOMPSON: The pictures show all the
14 mechanical slides, and it allows stuff to get
15 trapped in there. You can't open them very
16 well.

17 The windows do work, they don't work well
18 and never will, never have, and that's why we
19 want to put a modern, insulated window in that
20 is up to new standards, that look like the old
21 ones. Probably the better -- more like the
22 original ones than what's in there now.

23 Thank you.

24 THE CHAIRMAN: Is there anyone else here
25 to speak on this item?

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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: All right. So we have --
 3 Hearing none, we'll close the public
 4 hearing.
 5 And so we have an application here,
 6 COA-24-30140, 1920 Montgomery Place. To get us
 7 started, do I have a motion to accept the
 8 recommendation in the staff report?
 9 COMMISSIONER GREGORY: Motion to deny
 10 COA-24-30140 at 1920 Montgomery Place.
 11 COMMISSIONER EPSTEIN: Second.
 12 THE CHAIRMAN: All right. Some
 13 discussion?
 14 COMMISSIONER HOFF: Through the vice
 15 chair, question for staff. The applicant
 16 mentioned how he was unclear how a wood window
 17 could become historic. Could you speak to
 18 that, please?
 19 MR. WELLS: Through the Chair to
 20 Commissioner Hoff, there's a provision within
 21 our design guidelines that states that even if
 22 a window is not original, it can acquire
 23 historic significance, especially if that
 24 material is a wood specimen and if it's been
 25 there more than 50 years. So this is just --
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1 a lot of significance here.
 2 THE CHAIRMAN: I have a question for
 3 staff, too, based on the applicant's
 4 presentation.
 5 There's a discrepancy, obviously, in the
 6 record between the opinion of staff, based on
 7 the findings, and the evidence available, and
 8 the opinion of the applicant in terms of the
 9 age and originality of the windows --
 10 the existing -- the windows that are in the
 11 structure now.
 12 Is there any -- what's the recourse here?
 13 This is an open question because that is -- I
 14 know that, as staff, if you're not -- I
 15 understand that if you're not presented with
 16 real evidence, you have to make -- the staff
 17 has to make a decision and a report based on
 18 what's available to them.
 19 Does the applicant have any ability or
 20 recourse? What would be a way for them to be
 21 able to prove to staff that -- their position,
 22 if any?
 23 MR. WELLS: To the acting chair, I think
 24 the only recourse in this instance would be --
 25 because we already opined on the record that
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1 we're just operating in accordance with our
 2 design guidelines.
 3 COMMISSIONER HOFF: Thank you.
 4 COMMISSIONER EPSTEIN: Through the acting
 5 chair to staff, you're saying 50 years. Do we
 6 have an exact date of when these windows were
 7 installed?
 8 MR. WELLS: Through the Chair to
 9 Commissioner Epstein, we do not. It was just
 10 according to the applicant that they believe
 11 that the windows were replaced in the 1970s. I
 12 think on the record they stated the '60s, so
 13 this just pushes the mark a little bit higher,
 14 but we don't have any permits or anything of
 15 the sort.
 16 COMMISSIONER EPSTEIN: Yeah, because 50
 17 years puts it at '74. And if they're saying
 18 '70s -- but you're actually saying '60s, so --
 19 okay.
 20 COMMISSIONER GREGORY: Through the Chair,
 21 I'd like to see an attempt at restoration prior
 22 to asking for replacement here in these -- they
 23 may or may not be the original windows, but
 24 they do look like the same style of original
 25 windows in that neighborhood. I think that has
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1 the windows --
 2 AUDIENCE MEMBER: Speak up.
 3 MR. THOMPSON: Speak up.
 4 MR. WELLS: We already will opined on the
 5 record that the windows could have acquired
 6 historic --
 7 AUDIENCE MEMBER: Can't hear you.
 8 MR. WELLS: -- significance. We found
 9 from our design guidelines and whatnot that it
 10 would be best to -- for the applicant to pursue
 11 window restoration practices prior to
 12 installing new windows.
 13 THE CHAIRMAN: All right.
 14 AUDIENCE MEMBER: Can you repeat that?
 15 MR. THOMPSON: We couldn't hear what you
 16 said.
 17 MR. WELLS: Okay. I apologize.
 18 Is this a little bit better?
 19 Okay. So staff believes that, instead of
 20 replacing the windows, it would be more prudent
 21 to apply window restoration practices as noted
 22 in the report. That would be the best recourse
 23 before installing new windows.
 24 THE CHAIRMAN: Any other discussion?
 25 COMMISSIONER EPSTEIN: I think, you know,
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1 they may not be the original windows, but it
 2 does seem like the guidelines that were given
 3 to make decisions classify them as historic,
 4 and then the course of action sort of speaks
 5 for itself there. They're not deteriorated
 6 beyond repair. Then that's -- that seems like
 7 the way to go is for them to just be repaired.
 8 THE CHAIRMAN: If there's no more
 9 discussion, we should go to the vote.
 10 All those in favor?
 11 COMMISSION MEMBERS: Aye.
 12 THE CHAIRMAN: All those opposed?
 13 COMMISSION MEMBERS: (No response.)
 14 THE CHAIRMAN: The applicant is denied.
 15 Okay. Everyone, we're going to go back to
 16 the original agenda now. The two items that
 17 were on the consent agenda that we moved, we'll
 18 hear them with the -- with the COAs.
 19 So we'll start with what was Item Number 7
 20 on the consent agenda, COA-22-27451, 2768
 21 Riverside Avenue.
 22 I'm going to open the public hearing.
 23 Do we have a staff report?
 24 MR. WELLS: Thank you.
 25 So this is application COA-22-27451 for
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1 the property located at 2768 Riverside Avenue,
 2 which seeks to demolish a contributing
 3 structure. So this would demolish a
 4 two-story -- a two-and-a-half-story residence
 5 that's located within the Riverside Avondale
 6 Historic District. The property is located on
 7 a corner lot at Riverside Avenue and James
 8 Street. This structure abuts the subject
 9 property to the southwest and a two-story
 10 multifamily building abuts it to the southeast.
 11 The City's Municipal Code Compliance
 12 Division, or MCCD for short, has condemned the
 13 structure and declared it unsafe per Chapter
 14 518 of the Ordinance Code. The property has
 15 been subject to enforcement activity by MCCD
 16 for 12 years with no habitable result.
 17 In April 2022, the Special Magistrate
 18 issued an order to abate the demolition.
 19 Because this is a unique situation and the City
 20 is acting as the applicant, not the property
 21 owner, staff has limited information regarding
 22 the condition of the structure.
 23 But according to the Florida Master Site
 24 File for the property, this house is one of the
 25 most dominant Colonial Revival styles in
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1 Riverside from the 1900 to 1920 time period.
 2 It is characterized by a hip roof with a hip
 3 dormer and drop siding.
 4 In accordance with our design guidelines,
 5 demolition of the subject property will not
 6 have a significant impact on the surrounding
 7 property as the structure is currently a blight
 8 on the surrounding properties.
 9 The property has been vacant for many
 10 years, boarded, and unkept. Furthermore, based
 11 upon a visual inspection of the property, staff
 12 notes that the lack of weatherizing the
 13 structure has led to extensive water
 14 infiltration. As a result, this has led to the
 15 presence of wood destroying organisms.
 16 In accordance with our design guidelines
 17 and Code criteria as well as information
 18 provided by MCCD, feasible alternatives to
 19 demolishing the structure has been offered to
 20 the owner for the last 12 years with, again, no
 21 habitable result.
 22 According to the applicant, they do not
 23 have an interest in selling the property. And
 24 based on staff's findings, no other feasible
 25 alternatives to demolition are readily
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1 apparent. Moreover, the structure does not
 2 appear to have enough structural integrity for
 3 relocation to be considered.
 4 In an effort to remedy the request, the
 5 applicant provided an opinion from an engineer
 6 which is attached within the application
 7 itself. The engineering report found that the
 8 structure was beyond repair and unsafe.
 9 Staff also conducted a site visit on May
 10 3rd of 2022 and May 16th of this year, but did
 11 not go into the structure. From an exterior
 12 view, the structure appears to be heavily
 13 deteriorated, siding and windows are in need of
 14 repair, and the roof appears to have collapsed
 15 in places or has significance damage based on
 16 aerial views from Google.
 17 There are some pictures provided within
 18 the report itself that documents the interior
 19 of the structure.
 20 Staff was not provided any details
 21 regarding the economic return. However, just
 22 according to permitting records, the last time
 23 a permit was filed for the property was in
 24 1996. Prior to that, the last permits were for
 25 mechanical and electrical work in 1987. Staff
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1 cannot also find any COAs ever being filed for
2 the property.

3 Therefore, given the lack of routine
4 structural maintenance, coupled with the
5 visible degree of deterioration, there's a
6 strong possibility that the costs to
7 rehabilitate the structure are significant.

8 Staff was also not provided a claim of
9 undue economic hardship. However, we do
10 believe that the structure, in its current
11 existence, appears to have a majority of its
12 historical and architectural materials no
13 longer present, and we are obligated to forward
14 you a recommendation for approval.

15 Staff should note that we do have a
16 representative from MCCD here, his name is
17 Ernest Murphy, and he can speak on the
18 enforcement history and the current balance of
19 the administrative liens should you choose.

20 And with that, end of report.

21 THE CHAIRMAN: Does the Commission have
22 any questions for staff?

23 COMMISSIONER HOFF: Through the acting
24 chair to staff, you mentioned that you found
25 that a significant portion of the historic

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1 materials were not -- were no longer there.
2 Could you describe what you were referring to?
3 I'm looking at the photos and I don't see much
4 missing from what I can see.

5 MR. WELLS: Through the Chair to
6 Commissioner Hoff, we are basing our evaluation
7 solely on the windows, and there is a hole in
8 the roof -- there's several holes within the
9 roof itself and some of the siding was removed
10 on certain portions of it. I'll scroll through
11 some of the pictures just to illustrate that.

12 (Brief pause in the proceedings.)

13 THE CHAIRMAN: So sorry, I was looking at
14 the photographs. There was a lot.

15 Any other questions for staff?

16 COMMISSIONER EPSTEIN: Yes. Through the
17 acting chair, you mentioned that the City of
18 Jacksonville is the owner of this site. Is
19 that -- I'm sorry, did I misunderstand that?

20 MR. WELLS: Through the Chair to
21 Commissioner Epstein, the City is the
22 applicant, so the owner -- because it's been
23 condemned, they are acting as the applicant on
24 (inaudible) of the owner.

25 AUDIENCE MEMBER: Y'all need to speak up.

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1 AUDIENCE MEMBER: Put your microphone on.
2 MR. WELLS: I apologize, but I'm doing the
3 best I can. The microphone just keeps going in
4 and out.

5 COMMISSIONER EPSTEIN: Through the acting
6 chair, so the City wants to demolish this
7 because there's so many liens on it and they
8 think that the property is dangerous is sort of
9 the understanding, then?

10 MS. LOPERA: Through the Chair to
11 Commissioner Epstein and to the Commission, so
12 this house -- and MCCD is here. I believe
13 Mr. Murphy is here to talk more on this, but
14 this house has been under enforcement for over
15 a decade. And in 2022, the City, through a
16 Special Magistrate, issued an order of
17 abatement by demolition, meaning to abate the
18 liens and the fines that -- demolition was
19 ordered. So that needed to come before you all
20 for approval, but they already have an order
21 from a Special Magistrate to demolish this.

22 COMMISSIONER EPSTEIN: Okay. That's why
23 it has the '22 COA number?

24 MS. LOPERA: (Nods head.)

25 COMMISSIONER EPSTEIN: Okay.

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1 THE CHAIRMAN: Are there any more
2 questions for staff?

3 COMMISSIONER HOFF: Yeah. So through the
4 acting chair to staff, so just to be -- so the
5 application for demolition is a way to resolve
6 the fines and liens on the property?

7 MS. LOPERA: So in 2011, there was an
8 order assessing an administrative rolling fine
9 on the property. The issues that were
10 presented at that time were never resolved, and
11 at this point the structure has been condemned
12 by MCCD.

13 They brought all that evidence before a
14 Special Magistrate in 2022. And the Special
15 Magistrate in April of '22 ordered the
16 demolition of the structure to correct the
17 condemnation and the various things. And that
18 would act to halt the daily rolling fines, but
19 I will defer to MCCD if they can opine further.

20 THE CHAIRMAN: Any more questions for
21 staff?

22 COMMISSION MEMBERS: (No response.)

23 MR. WELLS: Sorry. If I may, through the
24 Chair to the Commission, I'm going to pass out
25 some letters of -- statements from the

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1 community. I forgot to mention that in my
 2 report.
 3 So we did have -- so after we published
 4 our report, we did receive a letter from
 5 Riverside Avondale Preservation, or RAP for
 6 short. They are opposing the demolition. Then
 7 there's two other letters from adjacent
 8 neighbors who are supportive of the demolition,
 9 so I will distribute those letters to you right
 10 now.

11 THE CHAIRMAN: So while the commissioners
 12 are reviewing that, we'll go ahead and hear
 13 from the applicant.

14 Is the applicant here?

15 MR. MURPHY: (Indicating.)

16 THE CHAIRMAN: After the applicant,
 17 we'll -- or anyone else that wants to speak on
 18 this ...

19 (Mr. Murphy approaches the podium.)

20 THE CHAIRMAN: You can begin by stating
 21 your name and address and she'll swear you in.

22 MR. MURPHY: Yes, sir.

23 THE REPORTER: I need your name and
 24 address, please.

25 MR. MURPHY: Ernest Murphy, Code
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1 Questions?
 2 COMMISSIONER GREGORY: Yes. Through the
 3 acting chair, can you give us a general
 4 overview of the attempts to contact the
 5 property owner regarding remediating the
 6 violations and then what led to the
 7 condemnation order?

8 MR. MURPHY: Initially, we were allowed
 9 access in the building, myself, and, at the
 10 time, one of my officers, who is now the --
 11 abatement as well. So we were allowed access
 12 into the property. And at that time, we
 13 witnessed violations that would require a
 14 demolition at that time on a normal structure.

15 This structure, being in a historic area,
 16 caused additional processes to be put in place
 17 because in any other area this would have been
 18 a demolished structure, regardless, because of
 19 the safety issue.

20 We actually met with the owner three or
 21 four times since then. In the last meeting --
 22 I guess I can have my other cohort speak on
 23 that -- they were actually allowed access into
 24 the structure again, and the deterioration was
 25 even greater than it was at that time. This
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1 Compliance Division, administrator, 214 North
 2 Hogan Street.

3 THE REPORTER: If you would raise your
 4 right hand for me, please.

5 MR. MURPHY: (Complies.)

6 THE REPORTER: Do you affirm that the
 7 testimony you are about to give will be the
 8 truth, the whole truth, and nothing but the
 9 truth?

10 MR. MURPHY: I do.

11 THE REPORTER: Thank you.

12 MR. MURPHY: Good afternoon.

13 The building was actually set out for
 14 demolition and we actually hired an engineer,
 15 outside engineer, to inspect the property. At
 16 that time, they determined that the building
 17 was not able to be restored at all. All parts
 18 of the structural building integrity was gone
 19 and there was no other recourse but to demolish
 20 the structure because it is truly unsafe at
 21 this time.

22 The administrative liens will be settled
 23 once the property is demolished, and that will
 24 settle the administrative liens that were
 25 originally cited on the property in 2010.

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1 was only a couple more years after we were
 2 initially allowed into the structure.

3 Chris, would you like to speak?

4 COMMISSIONER GLOBER: Through the Chair,
 5 when you say "allowed into the structure," by
 6 the -- by the property owner? You made contact
 7 with the property owner who granted you access
 8 to the building?

9 MR. MURPHY: Yes, sir.

10 COMMISSIONER GLOBER: Okay.

11 THE CHAIRMAN: Any other questions for the
 12 speaker?

13 COMMISSIONER GREGORY: Really one other
 14 question was, you know, have there been any
 15 attempts and talks with that homeowner to
 16 remediate these items?

17 I'm sure you guys have asked them to, but
 18 has there been any willingness on their part or
 19 any attempts on their part to -- to do that?

20 MR. MURPHY: Okay. And I'll let Chris
 21 speak on that since he had the last
 22 interactions with the owner.

23 (Mr. Billings approaches the podium.)

24 THE CHAIRMAN: She'll swear you in. Give
 25 her your name and address.

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1 MR. BILLINGS: Chris Billings at 214 North
 2 Hogan Street. I am the contract administrator
 3 for Municipal Code Compliance.
 4 (Reporter inquiry.)
 5 MR. BILLINGS: Yes. It's B-i-l-l-i-n-g-s.
 6 THE REPORTER: Thank you so much.
 7 And if you would raise your right hand for
 8 me, please.
 9 MR. BILLINGS: (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. BILLINGS: I do.
 15 THE REPORTER: Thank you.
 16 MR. BILLINGS: So we originally went out
 17 to this property. We were -- I met with the
 18 neighbors here, who are currently present, and
 19 was able to get ahold of the owner. I believe
 20 it's Mr. James Con- -- Convoy, Converse? And
 21 so we -- I had several discussions with him on
 22 every visit when I went out there. His
 23 intention in the beginning was that he wanted
 24 to sell the property, he was looking to sell it
 25 but never made progress on it.

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1 He showed up at the Special Magistrate
 2 hearing on several occasions, was trying to
 3 give the property away to the City, to let the
 4 City take care of it, or try to donate it to
 5 St. Vincent's Hospital. St. Vincent's Hospital
 6 declined on the offer.
 7 So, basically, he said -- he kept on
 8 saying that he wanted to sell the property, and
 9 now here we are in 2024 and nothing has been --
 10 he never presented any kind of listings, never
 11 put it on the market, never made progress with
 12 that. The property continually deteriorated.
 13 And when I first went out there -- because
 14 the case from 2011 was a residential case.
 15 When I went out there, it was already an
 16 administrative fine. I noticed the extensive
 17 damage to the roof, so we did condemn the
 18 structure, notified him, had him meet me on
 19 site.
 20 I've walked through the house personally
 21 three different times, from the ground floor
 22 all the way up to the attic. The basement is
 23 completely flooded with about 2-and-a-half
 24 inches -- 2-and-a-half feet of water. The
 25 roof, you can see skylight.

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1 The main concern from us was the proximity
 2 of this to the side street; and if it was to
 3 collapse, how that would endanger the public.
 4 And we tried to move forward with him on it,
 5 but there was no leeway with him as far as an
 6 attempt to do any kind of abatement or
 7 restoration as we had the engineer go through,
 8 and he made his determination that there was
 9 not going to be restoration on the property,
 10 that it was -- at his -- in his words, was not
 11 restorable due to the damage.
 12 COMMISSIONER GREGORY: Thank you.
 13 THE CHAIRMAN: Any questions for this
 14 speaker?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Thank you. We may call you
 17 back up.
 18 Hold on. Wait. Gentlemen, gentlemen.
 19 COMMISSIONER EPSTEIN: Sorry. I should
 20 have --
 21 THE CHAIRMAN: Okay.
 22 COMMISSIONER EPSTEIN: Sorry. Through the
 23 acting chair, there's mention in here about the
 24 basement in the write-up and then you mentioned
 25 the basement as well, but one of these

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1 descriptors talks about a pier foundation. So
 2 when I hear "pier foundation" in an old
 3 historic part of town, I don't think
 4 "basement." I think of two different things.
 5 So is there an actual basement to this house or
 6 is it piers that are built up and it's built
 7 off grade?
 8 MR. BILLINGS: He -- that is a -- you're
 9 making me recollect my memory on this.
 10 COMMISSIONER EPSTEIN: Because I didn't
 11 see a picture either.
 12 MR. BILLINGS: So -- well, I've got
 13 hundreds of them. So he has an actual ground
 14 floor, first floor through the front door, and
 15 there's actual sub-floor area down there where
 16 they had storage down there. So it's a
 17 concrete, basement-style --
 18 COMMISSIONER EPSTEIN: It's not a crawl
 19 space?
 20 MR. BILLINGS: No. It --
 21 COMMISSIONER EPSTEIN: It is a basement?
 22 MR. BILLINGS: It is a full room that's
 23 flooded down there.
 24 COMMISSIONER GREGORY: I have a follow-up
 25 question regarding the lien process. So if the

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1 property is demolished, there's a lien placed
2 on the property; is that correct, for the cost
3 of demolition?

4 MR. BILLINGS: So the current rolling
5 fines, the daily fines that have been approved
6 accruing on both cases will stop, but the fines
7 will still be in place. And we can discuss
8 that, but it will stop the occurring [sic]
9 fines from keep- --

10 COMMISSIONER GREGORY: In my experience,
11 when those fines stop, you can remediate them
12 or reduce them -- two different processes with
13 the City; is that correct?

14 MR. BILLINGS: That is correct.

15 COMMISSIONER EPSTEIN: Through the acting
16 chair, one more question. When this -- if this
17 is demolished and the fines are stopped, does
18 the property owner maintain ownership of this
19 property or does it go up to auction? What is
20 the status of ownership?

21 MR. BILLINGS: We would not be taking the
22 property from him. He would still retain
23 ownership of the property. If he wanted to
24 settle the fines, that would be something that
25 he could do or have a discussion with our

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1 office, but we're not taking possession of it
2 at this time.

3 COMMISSIONER EPSTEIN: And an additional
4 question. Who is paying for the demolish? Is
5 the City paying for the demolition?

6 MR. BILLINGS: We would sub that out for a
7 bid as far as the -- if he's not going to pay
8 to do the demolition, then another lien would
9 be assessed for that demolition as well.

10 COMMISSIONER EPSTEIN: Okay. So it's not
11 just like he's maintaining ownership, you're
12 tearing down this troubled house, and then he's
13 going to come to you and be like, "I still want
14 this land. How much can I pay you to pay off
15 liens?" And he's left with a clean property in
16 a highly desirable part of town? (Inaudible)
17 property?

18 MR. BILLINGS: There would be a
19 substantial fine and liens still placed on the
20 property for the demolition and the
21 administrative fines.

22 COMMISSIONER EPSTEIN: Okay.

23 MS. LOPERA: Mr. Chair, may I --

24 THE CHAIRMAN: Yes.

25 MS. LOPERA: Through the Chair to the

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1 Commission, so I just want to touch on a couple
2 of things. So there is a current daily rolling
3 fine. And if MCCD -- could you give me -- do
4 you have the fine as of today? Did you --

5 MR. MURPHY: Yes. As of today, it's
6 \$244,350.

7 MS. LOPERA: That's a daily rolling fine
8 that continues to accrue. Should you approve
9 this today and the City will have permission to
10 demolish the structure -- they are not
11 compelled to do so. They will just be
12 permitted to do so. And if they decide to go
13 that route to demolish the structure, whatever
14 costs are incurred in that endeavor will be
15 added to -- as, like, a hard cost that the City
16 will attempt to recoup at another time.

17 THE CHAIRMAN: This may be more of a
18 question, Counsel. If we make a decision -- if
19 it's decided today -- if we approve this
20 demolition, do the rolling fines stop today or
21 do they go on until it's actually demolished?

22 MS. LOPERA: To the Chair, my
23 understanding -- and MCC can confirm -- is that
24 the fines will continue to accrue until the
25 demolition is complete.

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1 Is that correct?

2 MR. MURPHY: That is correct.

3 THE CHAIRMAN: Any other questions for
4 these gentlemen? They have been standing a
5 long time.

6 COMMISSION MEMBERS: (No response.)

7 THE CHAIRMAN: No?

8 COMMISSIONER MORGAN: (Indicating.)

9 THE CHAIRMAN: Okay. Go ahead,
10 Commissioner.

11 COMMISSIONER MORGAN: Through the Chair,
12 reading here a letter from RAP about
13 foreclosure and wanted to understand what that
14 process would be like and if that would be
15 possible, or if it's just demolition.

16 MS. LOPERA: Through the Chair to
17 Commissioner Morgan and the Commission, so the
18 foreclosure process is an option the City has.
19 MCCD and the Planning Department are charged
20 with enforcing these provisions for our Code.
21 And foreclosure is an option. That is a
22 separate procedure from what we're discussing
23 here today. This is just the request to
24 approve the demolition.

25 The MCCD has made a request to my office,

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1 to OGC, to move forward with the foreclosure,
2 but that's not something that's approved by you
3 or any part of this today.

4 COMMISSIONER EPSTEIN: Through the acting
5 chair to Counsel -- I'm sorry, I think I'm loud
6 enough.

7 Through the acting chair to Counsel, if we
8 denied this demolition today, is that something
9 that you would -- you and the City would seek,
10 would be foreclosure, to sell to somebody else
11 who may want -- I mean, that's -- you know, I'm
12 just coming up with ideas here, but I just
13 don't know what the process would be if we
14 denied this.

15 MS. LOPERA: So to the commissioner --
16 through the Chair to Commissioner Epstein, the
17 foreclosure process is completely separate. So
18 whether demolition is approved today or not,
19 the foreclosure process can continue should
20 that be the will of MCCD and the
21 administration.

22 And like I said, even if you do approve
23 demolition, they may elect not to go forward
24 with that for one reason or another and to
25 pursue foreclosure without a demolition with

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1 the current structure on the parcel.

2 THE CHAIRMAN: Any other questions for
3 these gentlemen?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: All right. We may call you
6 back up. Thank you.

7 Now I'm going to call people up with the
8 cards that have been turned in. At the end, if
9 you -- if you want to speak on this and you --
10 I haven't called your name, either fill out a
11 card or come up and I can look for it, but I
12 think I have all of them.

13 We'll start with Suzanne McCrary.
14 (Audience member approaches the podium.)

15 THE CHAIRMAN: You'll have three minutes
16 each to speak, and start by --

17 AUDIENCE MEMBER: No problem.

18 THE CHAIRMAN: -- giving your name and
19 address and she'll swear you in.

20 AUDIENCE MEMBER: My name is Suzanne
21 McCrary. I live at 2756 Riverside Avenue,
22 32205.

23 I have lived across the street from this
24 house --

25 THE REPORTER: Excuse me, ma'am. I have

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1 to swear you in.

2 MS. McCRARY: Pardon?

3 THE REPORTER: I have to swear you in.
4 I'm sorry.

5 If you would raise your right hand for me,
6 please.

7 MS. McCRARY: (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. McCRARY: Yes, ma'am.

13 THE REPORTER: Thank you.

14 MS. McCRARY: As I started to say, I've
15 lived across this -- the street from this house
16 for almost 42 years. I'm very familiar with
17 this house. I'm very familiar with the owners
18 of the property. The house has been vacant for
19 almost 20 years, and the owner has failed to
20 maintain the property. It is now a blighted
21 property, it's a fire hazard, and in a
22 condition of significant deterioration and
23 disrepair. As a result, the health and safety
24 of the neighbors and the neighborhood have been
25 impacted.

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1 The property is not secure, the gates are
2 open, fences have been knocked down. The
3 windows -- most of the windows in the house are
4 missing. This has attracted vagrants that have
5 littered the property and used it as a public
6 toilet.

7 There is -- there are huge gaping holes in
8 the roof. During windy and stormy weather,
9 debris, shingles fall off the roof. They come
10 over on my property, so I'm cleaning up James
11 Street, his sidewalk, my sidewalk, my property,
12 with my time and expense.

13 Vermin have been living in this house for
14 years, and they promote the spread of disease
15 to other animals and humans.

16 There is significant vegetation overgrowth
17 on the property and on the City right-of-way.
18 Over the years, I have raked and bagged the
19 leaves and trash that has accumulated on the
20 city sidewalks and on James Street. The leaves
21 are so piled up in the driveway of this
22 property that they are obstructing pedestrian
23 traffic. They can't walk by that driveway.

24 When I asked the last company contracted
25 by the City if they could please clear those

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1 leaves, I was told, "No, we only do the work
2 inside the fenced area," but if I paid for it,
3 they would do it. I'm not doing that.

4 This property negatively impacts the
5 property values of the neighborhood and it
6 definitely fails to enhance the heritage and
7 character of what we say is a historic
8 district.

9 The property has been neglected for so
10 long, it is well beyond repair and needs to be
11 abolished -- demolished, excuse me, abolished
12 and demolished.

13 But anyway, thank you for your time and
14 for listening to me.

15 Do you have any questions?

16 THE CHAIRMAN: No, ma'am. Thank you.

17 MS. McCRARY: Okay.

18 THE CHAIRMAN: Next we have Jane -- I
19 believe it's -- I can't tell if it's a "u" or
20 an "n", but -- Chefan?

21 AUDIENCE MEMBER: I'm going to pass my
22 turn until after the seller next to the
23 property, please.

24 THE CHAIRMAN: Do you want to come on up?
25 (Audience member approaches the podium.)

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1 house was subject to vermin and disrepair. So
2 in the span of my child's lifetime of turning
3 into [sic] a toddler to a man, nothing has ever
4 been done to the structure of this property.

5 I do want to make it very clear, my
6 concerns about the ownership of the real estate
7 has nothing to do with the condition of the
8 property and the structure.

9 I do want to thank Mr. Murphy and
10 Mr. Billings for being here. They have been so
11 helpful over the last 10 to 15 years at helping
12 me keep my sanity through this process.

13 I understand that the fines are rolling.

14 I understand that's a concern. But as a
15 citizen of this neighborhood, as -- this is my
16 home. Those are of no concern to me.

17 What is a concern to me are some of the
18 things that Ms. McCrary mentioned, and that is
19 vagrancy. Vagrancy is not just a word thrown
20 out there; it's something I have to deal with,
21 that I have to call the police when I'm home
22 with my children and I hear people in the home
23 at night. That's been a very unpleasant
24 situation and it's made us feel unsafe in our
25 home.

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1 AUDIENCE MEMBER: I'm Shelley Eckels.

2 THE CHAIRMAN: State your name and address
3 and she'll swear you in.

4 MS. ECKELS: Thank you.

5 Shelley Eckels. I reside at 2772
6 Riverside Avenue. That's Jacksonville,
7 Florida.

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

10 MS. ECKELS: (Complies.)

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

15 MS. ECKELS: I do.

16 THE REPORTER: Thank you.

17 MS. ECKELS: First of all, I'd like to
18 thank everyone for allowing us the opportunity
19 to be here and participate in this hearing
20 today.

21 I presently reside next door to the
22 subject property. I've lived there since
23 200- -- the summer of 2000. The time I moved
24 in, my son Davis, who's now 27, was 3 years
25 old. The house was falling down in 2000. The

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1 There is vermin. I'll give you exact
2 examples. There are raccoons living in this
3 house. There are rats. And those rats are
4 10 feet from my home. So that's a very
5 unpleasant situation.

6 I'll just show you. This is my home
7 (indicating) next door. You see right here,
8 the Riverside Avondale Preservation sign? I
9 take that seriously. I value historic
10 preservation, and I've employed that in my home
11 for two decades. But my home's value has been
12 affected, my family's safety and well-being is
13 affected.

14 The engineer hired by the City -- not
15 hired by me, not hired by my neighbors -- made
16 it clear, abundantly and numerous times, it's
17 not that this problem -- this property is just
18 an eyesore, it's not just that it's a detriment
19 to the community, it is structurally unsound
20 and unsafe. Like Ms. McCrary, when the wind
21 blows, I have debris fall on my property.

22 It is bowing and it is in imminent
23 collapse. This is not something that I've made
24 up. I haven't been in the property because it
25 is unsafe. Even though the case number we're

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1 here on today is '22 --
 2 (Timer notification.)
 3 THE CHAIRMAN: Go ahead and finish --
 4 MS. ECKELS: Okay. Even though it's
 5 '22 --
 6 THE CHAIRMAN: -- the sentence.
 7 MS. ECKELS: -- this actually started in
 8 2010.
 9 I know that Riverside Avondale
 10 Preservation has an interest in foreclosure,
 11 and that's a whole separate proceeding. That
 12 has nothing to do with the demolition of the
 13 structure and the protection of myself and my
 14 neighbors and our health and well-being.
 15 THE CHAIRMAN: Okay.
 16 MS. ECKELS: My --
 17 THE CHAIRMAN: Sorry.
 18 MS. ECKELS: That's okay.
 19 THE CHAIRMAN: I have to stop you there.
 20 MS. ECKELS: I do have my husband here; I
 21 think he was going to cede his time.
 22 THE CHAIRMAN: Okay. Do I have his card?
 23 AUDIENCE MEMBER: Absolutely.
 24 THE CHAIRMAN: Go ahead and speak. And
 25 make sure you turn in a card. Okay?

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1 So I was in the military for 33 years,
 2 chose to make my home there, and it -- it's
 3 atrocious. You can see -- and you've seen the
 4 pictures of it. You can see from the floor all
 5 the way to the sky. You can see all the way up
 6 from the bottom floor. There's an owl that's
 7 also taken up residence that swoops down,
 8 catches vermin. It's horrible.
 9 I'd just like to say, yeah, it needs to
 10 come down. It's just a -- it's just a terrible
 11 plight on the town. The bushes come over,
 12 through, onto our side of the property, so I
 13 have to come through and chop bushes. The
 14 bushes are on the opposite side, on the City
 15 sidewalk, you can't even walk down the sidewalk
 16 down there. If you get a chance, go down there
 17 and check it out because you can't walk down
 18 the sidewalk. It's insane.
 19 I'd like to say that the -- so our
 20 property is negatively impacted by it. It's
 21 terrible. So we tried to sell our house at --
 22 a few years ago. The main reason people were
 23 like "We're not interested" is because of that
 24 disaster that is next door. People call it the
 25 "haunted mansion" because it just looks like a

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1 (Audience member approaches the podium.)
 2 AUDIENCE MEMBER: What do I need to do?
 3 THE REPORTER: State your name and
 4 address, please.
 5 AUDIENCE MEMBER: Anthony Gerber, 2772
 6 Riverside, Jacksonville, Florida.
 7 THE REPORTER: If you would raise your
 8 right hand for me, please.
 9 MR. GERBER: (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. GERBER: Yes, ma'am.
 15 THE REPORTER: Thank you.
 16 MR. GERBER: I'd like to cede my time to
 17 my spouse.
 18 MS. LOPERA: Sorry. Through the Chair,
 19 I'm sorry, but you can't give your time to
 20 other people. If you want to speak, you're
 21 welcome to, but three minutes is the cutoff.
 22 THE CHAIRMAN: There are a lot of
 23 people -- I have a lot cards, so --
 24 MR. GERBER: Okay. I don't know how to --
 25 it's not court, it's council members.

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1 haunted mansion. It's terrible.
 2 THE CHAIRMAN: I think we understand.
 3 MR. GERBER: I'm sorry, I'm not as
 4 eloquent as my wife speaking publicly.
 5 THE CHAIRMAN: I think we understand.
 6 MR. GERBER: But, yeah, you get it. The
 7 place is a disaster, it needs to go away.
 8 Thank you.
 9 THE CHAIRMAN: Thank you.
 10 Okay. Next, Anthony Gerber.
 11 MR. GERBER: That was me.
 12 THE CHAIRMAN: Oh, okay.
 13 MS. ECKELS: I'm Anthony Gerber.
 14 (Laughter.)
 15 THE CHAIRMAN: Davis Wiggins.
 16 AUDIENCE MEMBER: I'm going to pass.
 17 THE CHAIRMAN: You'll pass?
 18 AUDIENCE MEMBER: (Nods head.)
 19 THE CHAIRMAN: Are you in opposition, I
 20 presume?
 21 AUDIENCE MEMBER: (Shakes head.)
 22 THE CHAIRMAN: Or you're in support -- or
 23 you're in support of the demolition, yes? Just
 24 for the record.
 25 AUDIENCE MEMBER: Yes. Correct.

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1 THE CHAIRMAN: Shannon Blankinship.
 2 (Audience member approaches the podium.)
 3 THE CHAIRMAN: So if you don't mind, state
 4 your name and address, and then go ahead and
 5 state whether you're in agreement with the
 6 demolition or opposed to the demolition after
 7 she swears you in.
 8 THE REPORTER: I need your name and
 9 address, please, for the record.
 10 AUDIENCE MEMBER: Shannon Blankinship,
 11 1071 Talbot Avenue.
 12 THE REPORTER: If you would raise your
 13 right hand for me, please.
 14 MS. BLANKINSHIP: (Complies.)
 15 THE REPORTER: Do you affirm that the
 16 testimony you are about to give will be the
 17 truth, the whole truth, and nothing but the
 18 truth?
 19 MS. BLANKINSHIP: I do.
 20 THE REPORTER: Thank you.
 21 MS. BLANKINSHIP: Hi.
 22 My name is Shannon Blankinship. I'm the
 23 executive director of Riverside Avondale
 24 Preservation.
 25 We're not here in disagreement with the
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1 cost of demolition and then the remaining
 2 vacant land until these liens get settled.
 3 Thank you.
 4 THE CHAIRMAN: Thank you.
 5 Jane -- is it Chefan (pronouncing)?
 6 AUDIENCE MEMBER: Chefan, yes.
 7 THE CHAIRMAN: Chefan, I'm sorry. I
 8 couldn't read your handwriting.
 9 (Audience member approaches the podium.)
 10 THE CHAIRMAN: Name and address.
 11 AUDIENCE MEMBER: Jane Chefan, 8834
 12 Walbrook Road.
 13 THE REPORTER: If you would raise your
 14 right hand for me, please.
 15 MS. CHEFAN: (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 MS. CHEFAN: I do.
 21 THE REPORTER: Thank you.
 22 MS. CHEFAN: Yes, I'm here on behalf of
 23 the sellers, who you just heard from. I am
 24 currently listing their property. We do have
 25 showings, and I will tell you, with every
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1 impact of this building on the neighbors. And
 2 also just want to say a huge thank you to the
 3 Municipal Code Division that has been dealing
 4 with the impact of the failure to maintain this
 5 historic contributing structure for over a
 6 decade.
 7 The reason that we're here today in
 8 opposition or not wanting to see this property
 9 demolished is because foreclosure would be the
 10 right remedy for what's happening here, having
 11 a new property owner be able to actually
 12 undertake and assess the real viability of the
 13 remaining structure here. What historic
 14 elements could be retained, what the available
 15 solutions are, having multiple structural
 16 engineer reports, as well as an undertaking of
 17 the historic character and value and how that
 18 could be put into whatever sort of potential
 19 restoration, rehabilitation, or new
 20 construction on this site would be the
 21 best-case scenario for this prime corner lot in
 22 the neighborhood.
 23 Without the ability to transfer possession
 24 of the current building into someone else's
 25 hands, the City will be on the hook for the
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1 single showing that we have at this property,
 2 the potential buyer is very, very concerned
 3 about the condition of this property. And I do
 4 think it's creating a -- besides being an
 5 eyesore and I think a tremendous danger -- if
 6 any of you have not stood outside of this
 7 house, you need to know it's very dangerous,
 8 but -- I get nervous in front of people, but I
 9 just want to make sure I was here on their
 10 behalf because it is posing a problem for these
 11 folks to sell their house.
 12 You know, you think about yourself having
 13 a neighbor -- neighboring property like this
 14 next to your house, and you're -- it's
 15 affecting the actual -- you know, they're not
 16 able to sell their house. You know, everybody
 17 that comes through is saying, you know, "What
 18 about this house, what about this house?"
 19 There's no clear answer, and we're hoping today
 20 that we'll have a clear answer so that they can
 21 move on and sell their home. They've lived
 22 next to this property for 20 years and I think
 23 that's been long enough.
 24 That's it. Thank you.
 25 THE CHAIRMAN: Thank you.
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1 I don't have any more cards for this item
 2 on the agenda. Is there anyone else here who
 3 wishes to speak that hasn't spoken already?
 4 AUDIENCE MEMBERS: (No response.)
 5 MS. ECKELS: Mr. Commissioner, I don't
 6 want any more time, but if I could just ask the
 7 members of our neighborhood that live adjacent
 8 to this property that have shown up here today
 9 and that are in favor of demolition if they
 10 could just stand so that you could have an
 11 accounting.
 12 MS. LOPERA: No, ma'am, I'm sorry, we
 13 can't do that. This is a quasi-judicial
 14 procedure --
 15 MR. GERBER: (Stands.)
 16 MS. LOPERA: -- and displays in support or
 17 against are not allowed by our bylaws.
 18 MS. ECKELS: I understand.
 19 Thank you.
 20 MS. LOPERA: But anyone else who wishes to
 21 speak could fill out a card or, at this time,
 22 identify yourselves.
 23 COMMISSIONER EPSTEIN: Are you -- I'm
 24 sorry, are you moving because you live next to
 25 this house? Like, if this house was demolished
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1 and something nice was built there, would you
 2 stay or are you just moving to move?
 3 MS. ECKELS: Moving --
 4 COMMISSIONER EPSTEIN: It's important
 5 because you're leaving the neighborhood, you're
 6 here telling me, you know, you want this taken
 7 down, but you're leaving the neighborhood, so
 8 just a little bit more information.
 9 MS. ECKELS: Sure.
 10 So I moved in this home when -- like I
 11 said, when my son was young, and raised my
 12 family there. Our two children went to
 13 university this week. Okay? So this is my
 14 life. It's not just a week or a month or --
 15 I've never heard from RAP before. Honestly, in
 16 10 years that this has been going on, this is
 17 the first time I've had any sense of their
 18 impressions about anything.
 19 But we lived here and we grew our family
 20 here, and now our kids have gone to college and
 21 we'd like to pay for them to go to college. So
 22 my house is pretty much paid off and it's my
 23 life savings. We tried to sell the home four
 24 years ago when our kids started high school
 25 because we didn't want them to come home
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1 from -- from college in a new house they've
 2 never lived in. That wasn't possible for us,
 3 to give them a new home for their high school
 4 years because of this property.
 5 I'm not moving because of this property.
 6 I was trying to four years ago, but now I'm
 7 moving because I would like to take my entire
 8 life savings and pay for my kids to go to
 9 college. But I respect what -- RAP has a voice
 10 here today, so I understand that.
 11 THE CHAIRMAN: Thank you.
 12 I do have one question for you, just
 13 quickly. The statement that you made about
 14 2000 -- the compelling statement that you made
 15 about 2000 and your son sitting there, how
 16 would you -- in 2000, was it restorable, in
 17 your opinion? I just -- for the record, I'm
 18 interested to know that.
 19 MS. ECKELS: I believe in 2000, it was. I
 20 believe --
 21 THE CHAIRMAN: Okay.
 22 MS. ECKELS: -- it could have been.
 23 THE CHAIRMAN: All right. Thank you.
 24 Thank you very much.
 25 MS. ECKELS: Thank you, sir.
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1 THE CHAIRMAN: Is there anyone else here
 2 who hasn't filled out a card?
 3 AUDIENCE MEMBER: (Indicating.)
 4 THE CHAIRMAN: You need to fill out a
 5 card, but --
 6 AUDIENCE MEMBER: (Inaudible.)
 7 THE CHAIRMAN: Just make sure you fill it
 8 out after and give it to Diane, please.
 9 AUDIENCE MEMBER: Do it after?
 10 THE CHAIRMAN: Yeah. Just go ahead -- for
 11 the sake of time, go ahead and state your name
 12 and address, and you have three minutes.
 13 AUDIENCE MEMBER: Murphy Michaels, 2775
 14 Riverside Avenue.
 15 THE REPORTER: If you would raise your
 16 right hand for me, please.
 17 MR. MICHAELS: (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. MICHAELS: I do.
 23 THE REPORTER: Thank you.
 24 MR. MICHAELS: Just to hear from a new
 25 member of the neighborhood, we bought and
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1 renovated our house directly across the street
 2 from this one in 2022, so a couple of years
 3 ago. I plan to be here a long time. I think
 4 at the time we were told by our Realtor that
 5 the house was already set to be demolished. We
 6 were concerned about the house.
 7 I've been in the house. You can stand on
 8 the bottom and see the sky above. The whole --
 9 there's nothing in that house that's
 10 restorable. There's nothing in the house that
 11 is of any worth historically.
 12 Our home is a historic home. I understand
 13 and appreciate the desire to try to, you know,
 14 retain that, but I can't imagine anyone that
 15 would buy this house or find anything in there
 16 that isn't rotted and -- and just of no use. I
 17 mean, it -- it's just going to be mowed over is
 18 what someone is going to do, so that's it.
 19 Thank you.
 20 THE CHAIRMAN: Thank you.
 21 Anyone else? Is there anyone else?
 22 AUDIENCE MEMBER: (Indicating.)
 23 THE CHAIRMAN: Please come forward.
 24 (Audience member approaches the podium.)
 25 THE CHAIRMAN: State your name and address
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1 and she'll swear you in.
 2 AUDIENCE MEMBER: My name is Chris LaDew.
 3 I'm at 2800 Riverside Avenue.
 4 THE REPORTER: If you would raise your
 5 right hand for me, please.
 6 MR. LaDEW: (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 MR. LaDEW: I do.
 12 THE REPORTER: Thank you.
 13 MR. LaDEW: Okay. Thank you.
 14 Full disclosure, I'm a City employee. I'm
 15 the chief of Traffic Engineering, but I'm here
 16 today as a resident. And I, too, moved into
 17 the neighborhood about two years ago. And I
 18 empathize with my neighbors who have been
 19 dealing with this problem for two decades, and
 20 I've only been dealing with it for two years.
 21 Shannon Blankinship gives a very good
 22 argument. I would prefer a -- somebody to take
 23 on this property and restore it. However, I
 24 don't think that's economically viable, and I'm
 25 very concerned about the time that it would
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1 take for that to happen, so --
 2 So after hearing everything -- and I'm
 3 coming in late to this argument, and -- but I
 4 have to go on the side of demolishing it. I
 5 think that's quickest, best thing for the
 6 neighborhood. And I wish somebody could take
 7 it on, but I'm not very clear on the process of
 8 what happens and how that would take place. It
 9 sounds to me like there's just more steps in
 10 the process to make that happen, and it's very
 11 unsure, it's very unclear that that could ever
 12 happen.
 13 I'm also unclear on the steps to get to
 14 actual -- demolish the property. This board
 15 will vote on this today. And if you vote to
 16 allow the demolition, then it goes, I presume,
 17 back to the City where funds are allocated and
 18 something happens. I guess -- I'm asking the
 19 question. I would like to know what is the
 20 process and how long will this be. Will we be
 21 back here in a couple of years talking about
 22 this same thing?
 23 THE CHAIRMAN: I'll defer to Counsel on
 24 that.
 25 MS. LOPERA: Okay. Through the Chair to
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1 Mr. LaDew, so at this point, the MCCD, if they
 2 get permission from the Historic Preservation
 3 Commission today to demolish the structure,
 4 that clears a hurdle for them to get a building
 5 permit -- or a permit to demolish the
 6 structure. They do not have to. They're not
 7 compelled to do so. It just clears that -- for
 8 a historic structure, there's that one extra
 9 step before demolishing, and that's approval by
 10 this body. And so they can, at any time, then,
 11 get a permit to demolish.
 12 MR. LaDEW: Okay. Respectfully, I'd like
 13 if they could come up later and talk about that
 14 process and -- and how that would happen, and
 15 how long it typically takes. I would
 16 appreciate that, but I'll take that off the
 17 air.
 18 THE CHAIRMAN: Thank you.
 19 MR. LaDEW: Thank you.
 20 THE CHAIRMAN: Is there anyone else? Is
 21 there anyone else?
 22 AUDIENCE MEMBERS: (No response.)
 23 THE CHAIRMAN: I'm going to close the
 24 public comment on this -- public hearing on
 25 this. We have a -- we have an application for
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1 demolition. Do I hear a motion based on the
 2 staff report?
 3 COMMISSIONER GREGORY: Motion to approve
 4 demolition, COA-22-27451, at 2768 Riverside
 5 Avenue.
 6 COMMISSIONER GLOBER: Second.
 7 THE CHAIRMAN: Discussion?
 8 COMMISSIONER HOFF: Through the acting
 9 chair, so I am very sympathetic to this
 10 situation. There are a number of -- I'm not
 11 sure how I would vote at this moment in time,
 12 but there are a number of things I think that
 13 kind of need to be said or -- I'm trying to
 14 think about these things out loud.
 15 So two various comments about this
 16 property. Selling the house next to a vacant
 17 house that is in bad shape, that is a concern,
 18 but I don't think it is necessarily a concern
 19 for this commission and the position of this
 20 commission.
 21 I live in a historic neighborhood that has
 22 had many vacant houses in poor condition over
 23 the years and whether someone can get more for
 24 the house next door has not been one of the
 25 factors to consider when thinking about

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1 demolishing a house. Demolishing the house
 2 would not solve the overgrowth and the leaves.
 3 Those are going to be there whether there's a
 4 house there or not. It won't solve any animals
 5 that are living in that overgrowth next door.
 6 I just have a hard time finding the
 7 rationale in my head that removing a historic
 8 structure is the solution to a property owner
 9 not taking care of it unless, unless it is in
 10 immediate danger of failing or renovation is
 11 just not realistic in keeping the historic
 12 fabric of the house.
 13 From experience and, thankfully, the City
 14 does not need a COA approved beforehand to
 15 demolish a house in a historic district if it
 16 is an urgent situation. They can demolish a
 17 house if they deem it an emergency. They will
 18 then come back after the fact to get a COA
 19 approval. I've seen it happen multiple times.
 20 So those are the things that I'm kind of
 21 wrestling with in my mind at this time, and I
 22 would love to hear what the other commissioners
 23 think.

24 COMMISSIONER GREGORY: Through the Chair,
 25 I really hate to reward owners with demolition

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1 through neglect, and I feel that this case has
 2 been going on for so long that that's kind of
 3 what's happening here, but I -- I don't see a
 4 whole lot of options.

5 The condition of the home, it does seem
 6 unsafe, maybe not as urgent as an emergency
 7 order that the City would need to tear it down,
 8 but it does seem to be unsafe for the neighbors
 9 and residents walking down the street.

10 I understand it would be a lien on the
 11 property if the home is demolished that either
 12 the owner would have to take care of or a
 13 future owner would have to take care of, and
 14 the administrative fines would have to be
 15 settled, and there is a process whereby an --
 16 the owner or a future owner can reduce those
 17 fines.

18 I'm really not happy that we have to make
 19 a decision like this to tear down this historic
 20 structure that is a beautiful home, but I'm not
 21 sure we're left with a whole lot of options
 22 here, that it's so far beyond saving by view of
 23 the MCCD and multiple reports we have in our --
 24 the book here, so I -- I hate to say it, but I
 25 don't see much option but to demolish the home

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1 at this point.
 2 COMMISSIONER EPSTEIN: Through the acting
 3 chair, this is tough. Every architect will
 4 probably -- you know, their heart kind of hurts
 5 when they see something like this because --
 6 truthfully, I've been in buildings that look
 7 far worse than this that have been restored,
 8 but they have people who want to restore them
 9 and they have that energy and everything. And
 10 it seems like with this, there's a whole other
 11 step that's involved to find somebody with that
 12 energy and clear the liens and everything.

13 But also as an architect, you're asked to,
 14 you know, look at the health and safety and
 15 welfare of the people around you, not just your
 16 clients, but the community around you. So this
 17 sort of falls into that realm where we have
 18 this wonderful historic building that,
 19 truthfully, if somebody really wanted to could
 20 definitely salvage this, repair it. It would
 21 take a lot of money, it would take a lot of
 22 effort. Somebody would really want to -- to do
 23 that.

24 But we are left with that question of what
 25 happens until then? It is -- it's definitely a

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1 quandary, and I don't -- I'm not a hundred
2 percent sure how I feel about it right now.
3 I'm still thinking, mainly because I -- this
4 is -- a big thing with me is, when there are
5 structural engineer reports that are given to
6 us and they talk about, oh, this building is
7 going to fall down any second. And then I look
8 at the pictures, I don't see -- and maybe some
9 of these pictures are older, and maybe there
10 are more pictures that should have been given,
11 but a lot of times I'm always left thinking,
12 they're not really showing me --

13 You know, I mean, I'm looking at sheathing
14 that -- that's not deteriorated. I know that's
15 holding the walls up here. I know there's a
16 hole in the roof, talking about flooding in the
17 basement and everything, but I'm not seeing the
18 structure looking like it's leaning. You know,
19 there's piers in the front that look good to
20 me, so it's --

21 It's hard. I feel like a lot of times
22 these reports need to come with better photos
23 that show depth and (inaudible). It might just
24 be because I've been in buildings that are --
25 sorry. I've been in buildings that have been

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1 in very, very bad condition, so it's probably
2 my optimism as well.

3 THE CHAIRMAN: I understand.
4 Max.

5 COMMISSIONER GLOBER: Through the acting
6 chair, I agree with a lot of the sentiments of
7 my fellow commissioners here. We take -- we
8 don't take these matters lightly. This one,
9 you know, it feels like it might have slipped
10 between the cracks a bit at one point. The
11 owner was trying to give it away and could not
12 successfully do that. That was a little bit
13 surprising to me. And if you look at some of
14 these pictures, it really must have been
15 beautiful in its heyday.

16 I plan to support the demolition, and I
17 thank the staff and the applicant for their
18 diligence in this process. And, you know, I
19 agree with what the previous commissioner said.

20 Thank you.

21 THE CHAIRMAN: Any other comments?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: You know, I think that one
24 of the people who spoke earlier spoke to the
25 sort of expediency of the decision that's made

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1 here today, but we've heard from people that
2 this started at least in 2000. So I don't
3 think this is an expedient process by any
4 means. This has been going on for a long time,
5 and I think that's the real failure here, that
6 something like this could go on for such a long
7 time without resolution.

8 And here we are today being asked to give
9 permission to set things in motion that we --
10 we're here for a reason. As -- Max, as you
11 said earlier, we're here for a reason. This is
12 the Historic Preservation Commission, and these
13 are the worst, this is the worst thing that we
14 have to do, but I think it just needs to -- it
15 needs to be stated. This has been going on for
16 a very long time. Since that young man was a
17 child. It's very compelling. It's a very
18 compelling argument, so I think there are
19 things in play here that we really need to
20 consider as commissioners, and, frankly, beyond
21 the vote on this COA.

22 This has happened multiple times. Like,
23 we have got to -- this has got to be a
24 discussion we have about some recourse with
25 City Council or City government, about actions

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1 that can be taken beyond the great job that
2 these gentlemen have done in assessing and
3 letting us know what's happening. We need to
4 be more proactive about our fabric if we really
5 care about it.

6 I'm not sure that helps you with making a
7 decision, but I want to recognize how tough it
8 is.

9 We have a motion, so we either need to
10 have more discussion or we need to call it to a
11 vote.

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: So let's call a vote.
14 All those in favor?

15 COMMISSION MEMBERS: Aye.

16 THE CHAIRMAN: All those opposed?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Motion is approved, the
19 demolition is approved.

20 (Reporter inquiry.)

21 MS. LOPERA: Through the Chair, yes, it
22 was unanimous.

23 THE CHAIRMAN: I'm so sorry, unanimous.
24 Thank you, everyone.

25 Now on to the other consent agenda item

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1 that was moved to the COAs. It's COA-24-30132,
2 1002 Main Street North.

3 Do we have a report?
4 Pardon me, I need to open the public
5 hearing for this COA.

6 MR. WELLS: All right. This is
7 application COA-24-30132 for the property
8 located at 1002 Main Street North. You should
9 note that the property has a historical address
10 of 962 Main Street North, but otherwise the
11 request seeks to demolish a contributing
12 structure that's located within the Springfield
13 Historic District. The structure is located on
14 a through lot between Laura Street and Main
15 Street. The subject property is bounded by
16 bodies of water on both -- three sides, so this
17 includes two retention ponds and Hogan's Creek
18 to the south.

19 The structure is characterized as a
20 masonry vernacular style building with a hip
21 roof, brick sheathing, spiral decorative
22 columns, and a clay tile roof.

23 A structural engineer's report was --
24 found the structure to be unsafe and beyond
25 reasonable repair. The subject property is
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1 also located within the AE flood zone. So this
2 flood zone is defined as areas within the
3 100-year floodplain where flood insurance is
4 mandatory. This partly stems from Hogan's
5 Creek abutting the subject building to the
6 south. Hogan's Creek has been identified as a
7 high-risk area for flooding and storm surge.

8 Staff does note that since acquiring the
9 property in 1998, attempts to rehabilitate the
10 structure have not been made by the applicant.
11 According to permitting and archival records,
12 no COAs or permits have been filed for the
13 routine maintenance of this particular
14 structure. There are no open violations
15 associated with this property as well.

16 Staff does find that although demolition
17 was -- will result in the removal of a
18 contributing structure, its status as a
19 contributing structure can be questioned
20 considering this particular structure, which,
21 again, has a historical address of 962 Main
22 Street, is not listed on the contributing
23 structures list for the locally designated
24 historic district. However, if you look at the
25 National Register District, is it listed as a
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1 noncontributing structure.

2 Staff finds the structure unable to
3 properly convey its architectural significance
4 and importance to the historic district which
5 is consistent with our Code criteria.

6 Once again, we did find that the property
7 is located within the AE flood zone. This AE
8 flood zone is, again, identified as a 100-year
9 floodplain where flood insurance is mandatory.
10 This does not mean that a storm will happen
11 every hundred years, however, there's a 1
12 percent chance that a storm of this magnitude
13 will occur in any given year. Nonetheless, the
14 current location of the structure is highly
15 susceptible to flooding and storm surge.

16 In accordance with our guidelines and Code
17 criteria, it is the opinion of staff that the
18 subject structure does not have design
19 elements, such as building, height, massing,
20 and production materials, that will make
21 reproduction difficult or impossible.

22 In an effort to remedy the existing
23 condition of the site, the applicant has
24 provided an opinion from an engineer, and that
25 report found that the structure is beyond
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1 reasonable repair.
2 And based upon our own inspection of the
3 site on May 8th of this year, staff also found
4 the interior of the structure reasonably
5 compromised and requires a significant amount
6 of rehabilitation in order to restore it back
7 to a habitable use.

8 During the inspection there were
9 substantial areas of water damage, extensive
10 mold and mildew damage and wood rot on the
11 framing piece inside the structure.

12 There does not appear to be feasible
13 alternatives to demolition, such as relocation,
14 rehabilitation, mothballing, or even reuse by
15 the current owner, prospective owner. The
16 applicant did not provide staff with any
17 feasible alternates given the property's
18 location within the 100-year flood zone.

19 Based on these circumstances, coupled with
20 the fact of its questionable status as a
21 contributing structure, staff forwards to you a
22 recommendation for approval.

23 THE CHAIRMAN: Any questions for staff?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: Thank you, Arimus.

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1 No? All right. Is the applicant here?
 2 AUDIENCE MEMBER: Yes.
 3 THE CHAIRMAN: Please come forward.
 4 (Audience member approaches the podium.)
 5 THE CHAIRMAN: State your name and address
 6 and she'll swear you in.
 7 AUDIENCE MEMBER: Jennifer Bacmeister,
 8 B-a-c-m-e-i-s-t-e-r, 225 North Pearl Street,
 9 Jacksonville, Florida.
 10 THE REPORTER: If you would raise your
 11 right hand for me, please.
 12 MS. BACMEISTER: (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. BACMEISTER: Yes.
 18 THE REPORTER: Thank you.
 19 MS. BACMEISTER: Good afternoon.
 20 Somebody had a question?
 21 THE CHAIRMAN: Do you want to make a
 22 statement?
 23 MS. BACMEISTER: Oh, JEA owns this
 24 property. It is within the Springfield lab
 25 site currently. It is within the fenced
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1 confines. The property was initially brought
 2 to our attention as part of the Emerald Trail
 3 improvements. As you come along the Hogan's
 4 Creek trail, the -- I guess it would be the --
 5 get my ordinal directions correct here. It
 6 would be the south end of the building. You
 7 can see from the Hogan's Creek trail, this
 8 building is in disarray.
 9 We inherited the building, from what I
 10 understand, from the City. We've never used
 11 the building. It has standing water in the
 12 basement. The roof is falling in. It was the
 13 Main Street health building, from what I
 14 understand, or the Duval welfare building.
 15 It's still set up as though it was a medical
 16 clinic. It still has little exam rooms where
 17 you can't get into the rooms because the
 18 ceilings have fallen in. We've never used it.
 19 The end of the building is very unsightly. The
 20 earth is pulling away from the building. I
 21 think we've got pictures in the report.
 22 And the Emerald Trail folks came to JEA
 23 and asked us to do what we could to make that
 24 more appealing because the Trail will be coming
 25 alongside the Main Street lab site.
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1 So the request is to demolish the
 2 building. We will remove the building. We're
 3 going to seed that area. The retention ponds
 4 that are on the north face of the building, the
 5 south face of the building are there to control
 6 the water that comes both off of Main Street
 7 and for the lab that's right there, which is
 8 the original lab site, the water site for JEA.
 9 The building immediately adjacent to this
 10 building, we know as the conservation center,
 11 is actually a historical reproduction of a
 12 building that was part of the original Main
 13 Street lab complex that JEA was allowed to
 14 demolish back in -- I'm probably getting the
 15 date wrong; I think it was '96 -- that was a
 16 historic structure that was literally being
 17 held together with iron rods through the middle
 18 of it that was untenable, but we -- we're
 19 allowed to recreate that structure with the
 20 conservation center.
 21 So actually removing this building will
 22 allow people who have come down Hogan's Creek
 23 as part of the Emerald Trail to see the actual
 24 recreation of the conservation center as kind
 25 of an up-sell, which I didn't realize until we
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1 started looking at one of the -- the up-sells
 2 for removing this building.
 3 We have no use for this. There isn't
 4 enough parking at the Main Street lab site
 5 to -- even if we could save this building,
 6 which in its current state we cannot, we
 7 couldn't park enough people there to be able to
 8 use the site, so we're asking for demolition of
 9 this building. We have a contractor lined up,
 10 ready to go.
 11 The picture of the water in the
 12 basement -- Arimus, could you show them that
 13 one?
 14 The brown line that's on the wall is
 15 actually how high the water in the basement
 16 gets when Hogan's Creek floods, and it has
 17 tested positive for arsenic, so we --
 18 And I believe staff -- Mr. Wells was in
 19 the building, and you have to mask-up to go
 20 into the building. It's -- it's pretty
 21 terrible, so -- I know he wasn't very impressed
 22 with me telling him he had to be fully
 23 ventilation protected to go into the building,
 24 so we --
 25 We would really appreciate an approval on
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1 this so that we can make it go away and make it
 2 better for everybody from the viewpoint of the
 3 Emerald Trail.
 4 THE CHAIRMAN: Thank you.
 5 MS. BACMEISTER: Thank you.
 6 THE CHAIRMAN: Are there any questions for
 7 the applicant?
 8 COMMISSIONER HOFF: Through the acting
 9 chair to the applicant, how long has JEA owned
 10 this parcel for -- or this building for?
 11 MS. BACMEISTER: I believe we got it as
 12 part of the parcel in '96 when we did the
 13 expansion of the Main Street lab site and we
 14 built the conservation center.
 15 COMMISSIONER HOFF: And do you know what
 16 the state of it was at that time?
 17 MS. BACMEISTER: Slightly better than
 18 this, but it was still abandoned. We never
 19 took any occupancy of the building. It was
 20 abandoned when we got it. It hasn't -- I don't
 21 believe it's been occupied since the mid '80s
 22 by the -- by Duval County. It was empty when
 23 we got it. It was -- it's still laid out as a
 24 healthcare clinic.
 25 THE CHAIRMAN: Any other questions?
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1 COMMISSIONER EPSTEIN: Yes. Through the
 2 acting chair, so when you received this in '96,
 3 you're saying it was abandoned, you didn't have
 4 any use for it. Was it in this state of
 5 disrepair or was it just abandoned?
 6 MS. BACMEISTER: I wasn't here in '96, but
 7 I believe it was in some sort of disrepair.
 8 We've never done any maintenance to it. We've
 9 never used it for anything. We haven't even
 10 used it for storage.
 11 There's no electrical panels in it. The
 12 cabinet they're supposed to be in is empty.
 13 The HVAC cabinets that are actually on the
 14 ground by the retention pond -- in this picture
 15 they would be on the bottom left corner -- are
 16 under water part of the year. I don't think
 17 they've ever been operational since we've had
 18 possession of the building, so I don't think
 19 this building was functional when we got it.
 20 I've only worked at JEA since 2010, so
 21 I -- and the records that I know of prior
 22 are -- are historic -- are verbal records that,
 23 you know, this guy knows about it because he
 24 was here when we got to it, so ...
 25 COMMISSIONER EPSTEIN: And it's sort of
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1 brought up as a main course of action here,
 2 that you would like to demolish it because the
 3 Emerald Trail asked you what you were going to
 4 do to fix it up. So --
 5 MS. BACMEISTER: Right.
 6 COMMISSIONER EPSTEIN: -- was the intent
 7 just to leave it there abandoned, and then
 8 somebody asked you what you were going to do
 9 with it, and you were like, well, I guess we'll
 10 demolish it; was it that sort of scenario?
 11 MS. BACMEISTER: It comes up every couple
 12 of years on our list of things that we need to
 13 look at, removing this building, but it's JEA,
 14 budget is always a consideration. So in a year
 15 that it's not an issue, it's not an issue.
 16 So in conjunction with working with the
 17 Emerald Trail and saying this is something that
 18 we need to look at, it comes to the top of the
 19 list to say now is the time to make this right
 20 and make it -- make it what it's supposed to
 21 be.
 22 There was a much larger scale plan that I
 23 only saw a very part of back in the early '90s
 24 when they were working on the conservation
 25 center that -- the conservation center was part
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1 of a much larger plan that was going to make
 2 the Main Street lab part of -- "tourist" is the
 3 wrong word, and I only saw one set of drawings
 4 that was going to talk about a natural -- there
 5 was going to be a house built here that was
 6 going to be a reproduction that talked about
 7 energy-saving methods, it was going to be
 8 historically accurate for the neighborhood.
 9 And when 9/11 happened and all the rules
 10 changed about how many people we could bring
 11 into a water site, because we're a utility
 12 company, and all that changed, that plan got
 13 abandoned.
 14 So the conservation center got to stay and
 15 we used that -- probably many of you have been
 16 in that site. We can use that for a meeting
 17 space, but all those other plans got abandoned,
 18 and I think the plans for this kind of got set
 19 aside. But there was never a plan to leave
 20 this building there or reuse it for anything
 21 else, so --
 22 I think the Emerald Trail coming in,
 23 asking us, hey, can we make this more appealing
 24 to the public, came back to the -- you know, we
 25 had a plan to turn this into something else, we
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1 need to get rid of this building and make it
 2 the greenspace that aligns with the Emerald
 3 Trail plan because it's not going to be the
 4 building that we were going to put there that
 5 aligned with the plan for the overall Main
 6 Street lab that doesn't exist anymore, so ...
 7 COMMISSIONER EPSTEIN: And so that's why
 8 no remediation or any kind of repairs or
 9 anything has ever been done, because --
 10 MS. BACMEISTER: I believe so.
 11 COMMISSIONER EPSTEIN: -- there never was
 12 a plan for any of that --
 13 MS. BACMEISTER: Yeah.
 14 COMMISSIONER EPSTEIN: I just thought it
 15 was interesting. It looks very well landscaped
 16 and --
 17 MS. BACMEISTER: They did the land- -- and
 18 I said the same thing. I work in facilities
 19 capital, so I'm not way up the food chain on
 20 the big vision plans most of the time, but I
 21 asked the same question, if we're not doing
 22 anything, why is there a million dollars worth
 23 of landscaping?
 24 And because the view you're seeing here is
 25 if you're standing at Main Street looking

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1 towards the building, all the landscaping had
 2 to be brought up when they built the
 3 conservation center because you can see it from
 4 Main Street. So all of this landscaping was
 5 installed in 1996, so -- it's very pretty, it's
 6 very lovely, but it came along with the
 7 conservation center as part of that permit to
 8 do that building, so -- she got a lovely new
 9 dress, but, unfortunately, she's -- she's been
 10 in hospice for a long time, so ...
 11 THE CHAIRMAN: Any other questions for the
 12 applicant?
 13 COMMISSIONER MORGAN: Through the Chair,
 14 in your conversations with Groundwork, I
 15 understand there's some remediation of the
 16 creek as well, and does that plan -- would that
 17 resolve any of these flooding issues?
 18 MS. BACMEISTER: From my professional
 19 opinion, there's nothing going to fix the
 20 flooding issues because of the retention ponds
 21 on both sides of it, and the -- the proximity
 22 of the creek to the building, we're in a
 23 floodplain. I -- and I think that's why they
 24 put the retention ponds there.

If you looked at the original drawings
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1 when the building was built, there weren't any
 2 retention ponds there, and actually Main Street
 3 was about -- it seems like Main Street was
 4 20 feet further away to -- the whole -- the
 5 whole geography of that neighborhood has
 6 shifted, and just with the amount of
 7 construction and the way the runoff is, I don't
 8 think we're ever going to get away from the
 9 water issue in the basement there, and it's --
 10 there's just so much water seasonally in there.
 11 It's bad. It's bad.
 12 THE CHAIRMAN: Okay. Any other questions?
 13 COMMISSION MEMBERS: (No response.)
 14 THE CHAIRMAN: Thank you.
 15 MS. BACMEISTER: Thank you.
 16 THE CHAIRMAN: Anyone else from the public
 17 that would like to speak for or against this?
 18 AUDIENCE MEMBERS: (No response.)
 19 THE CHAIRMAN: With that, we will close
 20 the public hearing.
 21 And there's a motion on the table -- or
 22 I'll entertain a motion.
 23 COMMISSIONER HOFF: Through the acting
 24 chair, I would like to make a motion to approve
 25 COA-24-30132.

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1 COMMISSIONER EPSTEIN: Second.
 2 THE CHAIRMAN: Discussion?
 3 COMMISSIONER HOFF: So I am going to
 4 support this for three reasons. One, the staff
 5 found that this is, like, a -- that this is on
 6 the noncontributing structure list. I think
 7 that that's very important.
 8 Also, it is in a very unique placement,
 9 virtually surrounded by water. And there is a
 10 plan for the greater good use of that space to
 11 be incorporated into the Hogan's Creek
 12 renovation.
 13 So those are the reasons why I will be
 14 supporting this.
 15 COMMISSIONER EPSTEIN: Through the acting
 16 chair, again, obviously, we don't like to
 17 approve any demolitions. We're all here to do
 18 whatever we can to save historic infrastructure
 19 and the fabric of the city, but I think, for
 20 me, the fact that this is a floodplain --
 21 looking at how it seems like climate and
 22 everything is going, I'm suspecting that it's
 23 going to get worse.
 24 I know that the Emerald Trail is
 25 specifically acting in some of this mitigation

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1 with these creeks to create a floodplain so
2 that it doesn't flood buildings. It actually
3 helps that scenario. I think that that's what
4 this would become, would be just a helpful area
5 for flood waters to go so that other buildings
6 don't get put in harm's way.

7 The arsenic issue also sticks out to me as
8 an enormous problem as well, so I would be in
9 support of taking this down just because of
10 those issues.

11 COMMISSIONER GREGORY: Through the acting
12 chair, I agree with Commissioners Hoff and
13 Epstein. This is a safety issue with the
14 building, it's a flooding issue. I don't see
15 much use in saving this building, even
16 though -- I hate to do it, but it's -- I think
17 it's, as Commissioner Hoff said, in the greater
18 good.

19 COMMISSIONER GLOBER: Through the acting
20 chair, I agree with the previous commissioner's
21 statements on the matter, and I support the
22 demolition because of the kind of unique set of
23 circumstances associated with this case.

24 Thanks.

25 THE CHAIRMAN: I think I tend to agree
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1 with the statements made by my fellow
2 commissioners on this one.
3 I think also -- if you look at the -- just
4 the elevation, the exterior of the building,
5 it's -- I know it's subjective of me to say,
6 but I'm not sure it's of real significance in
7 an historic way. It's sort of a utilitarian
8 building. If it were of a different kind of
9 architectural style or -- I might be
10 (inaudible), so I think we -- I think we've
11 heard enough comments. We should put it to the
12 vote.

13 All those in favor?

14 COMMISSION MEMBERS: Aye.

15 THE CHAIRMAN: All those opposed?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: It's unanimous. We have
18 approved the application, COA-24-30132, for
19 demolition.

20 All right. We're going to move on. We're
21 going to follow the agenda at this point.
22 We're just going to move to D, Previously
23 Deferred Items to be Heard. We have
24 COA-24-30533. This is 1826 Montgomery Place.

25 We'll hear from staff, a report from
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1 staff.

2 MR. WELLS: Through the Chair to the
3 Commission, if you recall, last month, this
4 application was brought in relation to the
5 construction of a two-story brick addition --
6 not addition, but -- I'm sorry, not a brick
7 addition, but just an addition to the primary
8 structure, the application of limewash, and
9 some other scopes of work.

10 There were some points of concern
11 regarding the driveway, the sidewalks, and the
12 application of limewash on the brick. So since
13 then, the applicant had provided some
14 additional evidence, and so that evidence was
15 presented to staff yesterday. Of course, the
16 book went out last Friday, so we didn't have an
17 opportunity to update our staff report or
18 anything of that sort, but we do not have any
19 objections to the evidence that they applied --
20 or supplied.

21 The first document is some correspondence
22 regarding the driveway. They wanted to just
23 alter the driveway to show brick pavers and the
24 width piece. Again, we don't have any
25 objections regarding that.

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1 There was also a condition in our staff
2 report regarding no alteration of the
3 sidewalks. Again, we do not have any objection
4 to that -- striking that condition as well.

5 Lastly, it's just the limewash, so they
6 provided some evidence regarding just the
7 history of the limewash and how it's consistent
8 with the National Park Service's
9 recommendations on using limewash to -- because
10 it's a fire retardant, anti-septic,
11 anti-fungal, odorless, and nonallergic paint,
12 and it can help slow the deterioration of
13 brick, so --

14 Coupled with that, they provided permits
15 from the -- from 19- -- I would say this is
16 1925, that shows what the original structure
17 was built as, and it indicates on there that it
18 was built as a two-story, frame, stucco
19 building, so -- last month there was some
20 discussion on whether or not the brick was
21 actually original to the structure or was it a
22 brick veneer.

23 So, again, we don't have any objections to
24 what they presented, and we're happy to amend
25 our staff report and the conditions

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1 accordingly.

2 THE CHAIRMAN: Thank you, Arimus.

3 I'm going to open the public hearing.

4 Do we have any questions for staff?

5 COMMISSIONER GREGORY: Yes. Through the

6 Chair, real quick. Specifically, which items

7 are we amending? Which numbers are we amending

8 from their COA here?

9 MR. WELLS: Through the Chair to

10 Commissioner Gregory, that's a good question.

11 We didn't get that far yet.

12 I believe, if anything, Condition Number

13 14. So that relates to the sidewalks. This is

14 sort of stating how it shall not be altered,

15 striking that. I'll have to defer to the

16 applicant on the other pieces, but from my

17 understanding, it would -- I believe 8 and 9

18 also need to be removed.

19 THE CHAIRMAN: So 8 and --

20 COMMISSIONER GREGORY: It would be 8 and

21 9. Do you believe they're requesting -- they

22 can clarify, but -- so you're --

23 THE CHAIRMAN: Yeah, Arimus was stating

24 that -- 8 and 9 and 14 he believes will be

25 stricken, but the applicant can clarify some

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1 We made a change to the driveway to meet

2 the condition. And the sidewalks, I just

3 showed photographs that showed that they were

4 definitely substandard, especially the one that

5 is near the street that's falling apart and

6 dangerous.

7 Was 14 the limewash? Are you now striking

8 the limewash or --

9 THE CHAIRMAN: So 14 is the sidewalk. 8

10 and 9 --

11 MR. LEUTHOLD: Okay.

12 THE CHAIRMAN: -- are the limewash.

13 MR. LEUTHOLD: So I think we're down to

14 the limewash, is the -- the one issue that we

15 have. And we're still asking that we be

16 allowed to put a limewash. It's a very light

17 coating. It hardly changes the brick at all,

18 but it does give us some protection to that

19 brick and it does allow us to tie the new brick

20 to the old brick better than before.

21 The owner just told me today that they

22 removed some of the inside of the house, around

23 the front door, recently and found it rotted

24 and moisture damaged. So moisture is getting

25 through the brick.

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1 others.

2 Any other questions for staff before we

3 hear from the applicant?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: If the applicant -- there

6 you are. Will the applicant --

7 (Mr. Leuthold approaches the podium.)

8 THE CHAIRMAN: State your name and address

9 and she'll swear you in.

10 MR. LEUTHOLD: William Leuthold, 2742

11 Herschel Street.

12 I'm here representing the owners.

13 THE REPORTER: If you would raise your

14 right hand for me, please.

15 MR. LEUTHOLD: (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. LEUTHOLD: I do.

21 THE REPORTER: Thank you.

22 MR. LEUTHOLD: First, I want to thank you

23 all for looking at the driveway and the

24 sidewalk and allowing us to go ahead and make

25 changes to those.

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1 Where limewash is not a -- the best

2 waterproofer in the world, it is a historic

3 element that's been used for waterproofing for

4 years.

5 I had a -- you'll see in your information

6 that you were sent from the National Park

7 Service stating that it -- you know, by filling

8 the holes and making the brick a little bit

9 more consistent in its -- in its materials,

10 that the water does not go through it quite as

11 easily. It still allows it to breathe, though,

12 to breathe air out, so -- so it works.

13 So we're here, really, just to -- to try

14 to get you to allow us to put this very light

15 lime coating on the building.

16 THE CHAIRMAN: Any questions for the

17 applicant?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: I have a question.

20 So number 8 is the limewash that's in

21 question. Number 9 is any mortar that needs to

22 be repointed shall adhere to the National Park

23 Service. Is there any mortar that needs to be

24 repointed?

25 MR. LEUTHOLD: There are a few areas that

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1 do, yes. There's some -- there was an addition
2 put on the back of the building that -- some
3 holes and some torn up work, and then around
4 the front porch currently, the -- where water
5 runs off the roof, it has eroded some of that
6 mortar.

7 THE CHAIRMAN: Okay. So then as you
8 said --

9 MR. LEUTHOLD: And there -- oh, there's
10 some other areas where the shutters were
11 installed, they used little sleeves that are in
12 the brick permanently that we want to pull out.
13 We can --

14 You know, we'd like to make the house
15 really nice. This is a really nice addition on
16 the house. We want to bring it up to real high
17 standards. And if we can pull that stuff out,
18 and if we can put the limewash on it, it helps
19 conceal that and makes it where the -- the
20 structure will be just the -- the high quality
21 that we want.

22 THE CHAIRMAN: Okay. So I think it's
23 really just 8 and 14 that are in question, to
24 be stricken.

25 Any questions for the applicant?

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1 years ago and was told the house was originally
2 stucco and that the brick was kind of added
3 haphazardly in a way that there were some
4 issues -- the windows are deeply recessed and
5 there's parts of the brick that maybe weren't
6 put on in a way that keeps the rest of the wood
7 elements safe. And there wasn't gutters on the
8 house for a very long time, so the front of the
9 house stayed wet for long periods of time. And
10 some brick masons have said there's been
11 spalling, which I'm not totally familiar with,
12 but I believe is the deterioration of brick in
13 spots.

14 So there will be a lot of improvement that
15 we'll have to do on the bricks, and we're a
16 little bit concerned on matching the brick,
17 especially when we pull off the portico which
18 has -- inside of our front -- all around our
19 front door is rotten, so that will be have to
20 be pulled off and fixed, and we're a little bit
21 nervous about it looking like an eyesore by
22 trying to match the bricks or fixing holes.

23 There was a large wood patio in the back
24 and a tiki bar that they attached to the house
25 with huge metal rods that left holes in the

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1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: No?

3 MR. LEUTHOLD: There are --

4 THE CHAIRMAN: Go ahead.

5 MR. LEUTHOLD: I think the homeowner would
6 like to speak too.

7 THE CHAIRMAN: Okay. Thank you. We may
8 call you back up.

9 MR. LEUTHOLD: Thank you.

10 (Audience member approaches the podium.)

11 THE CHAIRMAN: State your name and address
12 and she'll swear you in.

13 AUDIENCE MEMBER: Hi.

14 I'm Leigh Long, 1826 Montgomery Place.

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

17 MS. LONG: (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 MS. LONG: I do.

23 THE REPORTER: Thank you.

24 MS. LONG: So I hope I'm not being
25 repetitive. We moved into the house about five

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1 brick the size of, like, maybe an Oreo. And
2 there's just kind of things all around the
3 house that look like that, so we're hoping that
4 a light coating of limewash would right a
5 wrong, we're hoping, and make it look cohesive
6 and kind of -- we're searching for an
7 historically accurate way to make the house
8 look like it makes sense and kind of not
9 compete with the other historic houses on our
10 street, but if you do compare our brick to some
11 of the other houses there's not a lot of the
12 nice, really -- stonework or archways over the
13 window or, you know, some of the elements that
14 you would expect to find in a hundred-year-old
15 house. So we're kind of hoping this would
16 bring it up to speed with the other houses on
17 our -- on our street, make it look like it
18 belongs a little bit more, I guess.

19 And there was one house in the historic
20 district that -- it actually happens to be my
21 mother-in-law's house that was approved for
22 limewash. If you're curious about the address,
23 it was 2137 River Boulevard. She also came
24 before this committee, and I don't know which
25 year it was, but was allowed to do a light

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1 limewash on her house, and it turned out well
 2 and we were hoping to get the same approval.
 3 So that's it.
 4 THE CHAIRMAN: Thank you.
 5 MS. LONG: You're welcome.
 6 THE CHAIRMAN: Questions of the speaker?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: Thank you.
 9 MS. LONG: Okay. Thank you.
 10 THE CHAIRMAN: Is there anyone else here
 11 to speak on this COA?
 12 AUDIENCE MEMBERS: (No response.)
 13 THE CHAIRMAN: I'll close the public
 14 hearing. I'll entertain a motion.
 15 COMMISSIONER GREGORY: Before I make a
 16 motion, I'd like to ask a quick question of
 17 staff.
 18 So if we are striking Condition 14 and 8
 19 potentially, do we need to add in an approval
 20 for limewash or ...
 21 MR. WELLS: Through the Chair to
 22 Commissioner Gregory, yes. So some language
 23 needs to be added in.
 24 COMMISSIONER GREGORY: Okay.
 25 THE CHAIRMAN: I think we first need to
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1 make a motion on the COA and then we can amend
 2 it during the discussion.
 3 COMMISSIONER GREGORY: Sure.
 4 Motion to approve COA-24-30533 at 1826
 5 Montgomery Place, approve with conditions.
 6 COMMISSIONER EPSTEIN: Second.
 7 THE CHAIRMAN: Discussion?
 8 COMMISSIONER GREGORY: I'm personally okay
 9 with striking 14 and 8 from the conditions and
 10 adding in the limewash. I think adding in the
 11 limewash will help the consistency of the
 12 brick. With it not being originally a brick
 13 house, I think, plays some part in it, not a
 14 huge part, but I do think having an
 15 historically accurate restoration of the brick
 16 with the limewash -- as long as we can be
 17 assured it's a light limewash. We don't want a
 18 White House over there.
 19 THE CHAIRMAN: Right. Pending staff
 20 approval --
 21 (Simultaneous speaking.)
 22 COMMISSIONER GREGORY: That would
 23 be (inaudible) --
 24 THE CHAIRMAN: Yeah.
 25 COMMISSIONER EPSTEIN: I'm just going to
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1 say, this was originally a stucco house. I
 2 would be okay with even more of a deeper
 3 limewash instead of a light -- just in my
 4 opinion, if we're -- if we're telling them that
 5 they can do a limewash because it was a stucco
 6 house, then -- that's just my thoughts.
 7 COMMISSIONER GLOBER: Through the acting
 8 chair, I agree with Commissioner Epstein. It
 9 looks like -- 8 currently reads, "Limewash
 10 shall not be applied to the exterior of the
 11 building." You could just eliminate
 12 (inaudible).
 13 (Reporter inquiry.)
 14 COMMISSIONER GLOBER: And then it would
 15 read, "Limewash shall be applied to the
 16 exterior of the building." That might be the
 17 easiest way to do it.
 18 THE CHAIRMAN: Yeah. I, frankly, am --
 19 I'm impartial to it also because of the history
 20 of limewash being used by the National Park
 21 Service. I mean, it has a kind of historic
 22 nature in its use. And the evidence of the
 23 brick home, the bricks falling, you know, brick
 24 chipping off the building because of water
 25 entering the brick and making it spall, as well
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1 as the deterioration that's been found by the
 2 owner and the architect, I think it's -- it
 3 seems logical and also appropriate
 4 historically.
 5 Do I hear an amendment?
 6 COMMISSIONER GREGORY: I'll amend the
 7 motion, then.
 8 Amend the motion, COA-24-30533, for 1826
 9 Montgomery Place, striking Condition 14, and
 10 revising Condition 8 so that limewash shall be
 11 applied to the exterior of the building, a
 12 light limewash we're going to call it.
 13 MS. LOPERA: Through the Chair to
 14 Commissioner Gregory, did you say light
 15 limewash? Could you repeat that?
 16 COMMISSIONER GREGORY: Like a light
 17 coating. I think they -- they described it in
 18 their report that they wanted to do a light
 19 coating, so I'm just reflecting what they're --
 20 what they've requested, I guess, is my point.
 21 THE CHAIRMAN: I think it's -- the
 22 implication is that it not be opaque, that it
 23 be translucent.
 24 COMMISSIONER GREGORY: Yeah, correct.
 25 You can clearly see the red brick through
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1 it. And I believe that's their intention. But
 2 I have seen limewashes where it gets almost --
 3 it looks almost painted, and that's not what I
 4 think they're after and that's not what we're
 5 after, I think, either.
 6 THE CHAIRMAN: So I guess we first need to
 7 vote on amending the motion.
 8 All those in favor?
 9 COMMISSION MEMBERS: Aye.
 10 THE CHAIRMAN: All those opposed?
 11 COMMISSION MEMBERS: (No response.)
 12 THE CHAIRMAN: That was unanimous.
 13 I'll now entertain a motion to approve
 14 with the amended conditions.
 15 COMMISSIONER GREGORY: Motion to approve
 16 with the amended conditions.
 17 COMMISSIONER EPSTEIN: Second.
 18 THE CHAIRMAN: All those in favor?
 19 COMMISSION MEMBERS: Aye.
 20 THE CHAIRMAN: All those opposed?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: So this COA -- by your
 23 action, you have approved, with the amended
 24 conditions, COA-24-30533.
 25 MR. LEUTHOLD: Thank you.
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1 MS. LONG: Thank you.
 2 THE CHAIRMAN: Thank you.
 3 We have pushed to two hours, so we will
 4 take a ten-minute break. I'm sorry, a
 5 five-minute break, and then we'll hear the
 6 remaining items on the agenda.
 7 Thank you.
 8 (Whereupon, a brief recess was taken.)
 9 THE CHAIRMAN: Okay. We're going to call
 10 the meeting back to order.
 11 We have three -- we have two COAs left on
 12 the agenda and we have an LS, a historic
 13 designation. The LS is first on the agenda.
 14 Is the applicant here for the LS? It is
 15 LS-23-01, 538 Ellis Road South. The applicant
 16 is Sons of Confederate Veterans, Kirby Smith
 17 Camp 1209, and they're requesting a landmark
 18 designation.
 19 Is the applicant here?
 20 AUDIENCE MEMBERS: (No response.)
 21 THE CHAIRMAN: Then we will defer -- let
 22 the record reflect that the applicant is not
 23 here and we will defer to the next meeting.
 24 So we'll move on to the COAs, Item G on
 25 the agenda, and we'll start with COA-24-30488.
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1 We'll open the public hearing and we'll
 2 hear from staff.
 3 MR. WELLS: All right. Application
 4 COA-24-30488 for the property located at 907
 5 Copeland Street seeks to replace 27 wood
 6 windows with a vinyl wood product. This is a
 7 partial window replacement on a
 8 noncontributing, two-story structure within the
 9 Riverside Avondale Historic District.
 10 This property is located on a corner lot.
 11 It has an addition located on the right side
 12 elevation. Again, this is a partial
 13 replacement. The total -- there's a total of
 14 38 windows on the property.
 15 Staff conducted a site visit on May 7th
 16 and noted that there are a total of, once
 17 again, 36 windows on the subject structure.
 18 The 25 9-over-1 wood sash windows and the two
 19 six-grid wood transom windows are being
 20 proposed for replacement by installing what the
 21 applicant wants as 1-over-1 sash, fixed transom
 22 windows on the noncontributing structure. We
 23 do find that that is an historically
 24 inappropriate product given the 9-over-1
 25 historic grid pattern. That is the main point
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1 of contention with this application.
 2 So other than that, we are recommending
 3 approval, but we do ask that the applicant meet
 4 the condition of the 9-over-1 wood grid
 5 pattern.
 6 THE CHAIRMAN: Thank you, Arimus.
 7 Are there questions for staff from the
 8 commissioners?
 9 COMMISSION MEMBERS: (No response.)
 10 THE CHAIRMAN: If not, then we'll hear
 11 from the applicant.
 12 Is the applicant here?
 13 AUDIENCE MEMBER: (Indicating.)
 14 THE CHAIRMAN: Please come forward.
 15 (Audience member approaches the podium.)
 16 THE CHAIRMAN: Just state your name and
 17 address and she'll swear you in.
 18 AUDIENCE MEMBER: Earl Williams, 915
 19 Copeland Street, Jacksonville, 32204.
 20 THE REPORTER: If you would raise your
 21 right hand for me, please.
 22 MR. WILLIAMS: (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. WILLIAMS: I do.

3 THE REPORTER: Thank you.

4 MR. WILLIAMS: I would like to thank the

5 Commission for the time and opportunity to
6 request an exception to the window pattern
7 approved for replacing some windows at 907
8 Copeland Street.

9 The situation is, I bought this property
10 back in September of '23. And upon purchasing
11 it, I had an inspection done, and the
12 inspection pointed out that 27 windows and the
13 transoms in this particular building needed to
14 be replaced. Because of inefficiencies, some
15 of them are stuck and a lot of things like
16 that.

17 So I came down in November of '23 from
18 Atlanta and I met with Home Depot and I
19 contracted with them to replace these windows,
20 discussed with the gentleman -- he said he was
21 familiar with the historic site. He showed me
22 some 1-over-1 windows in the area that he had
23 replaced. And so he told me that this would be
24 done by the 15th of January, and so I moved
25 down here on the 15th of January, and come to
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1 with conditions, is that you have 1-over-1

2 windows, but the conditions require 9-over-1

3 for a majority of them it looks like. That

4 looks to be the issue?

5 MR. WILLIAMS: Yes, sir.

6 COMMISSIONER GREGORY: I just wanted to
7 clarify. Thank you.

8 MR. WILLIAMS: Yes, sir.

9 COMMISSIONER EPSTEIN: Through the acting
10 chair, have you spoken with Home Depot to see
11 if there's a way to apply the 9-grid on the top
12 portion? I know a lot of times that this is
13 something that can just be added to a window as
14 a, you know, addition.

15 MR. WILLIAMS: Yes, ma'am, I have.

16 And for these particular -- this
17 particular manufactured window, that's not --
18 that's not possible. It's not possible. I'm
19 sorry.

20 I'll be honest with you, I apologize for
21 being in this situation, but I look around my
22 neighborhood -- and I've got pictures on my
23 phone of houses I took from my backyard that
24 have 1-over-1 windows. You know, I can --
25 there's a school on College Street that they

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1 find out that the approval hadn't worked out,
2 it had been denied or whatever, but in the
3 meantime, in November I paid Home Depot \$21,000
4 to replace these windows, at which time they
5 produced them, and so I -- Home Depot told me
6 that I could come get the windows, but that
7 they weren't going to be able to replace them
8 or whatever.

9 So anyway, that's the situation I have.

10 The integrity -- I bought a building, I'm
11 living there, I'm a resident. And I certainly
12 plan on improving -- I bought it, it was
13 overgrown, trashed up. I put \$50,000 just in
14 improving the aesthetics and the overgrowth on
15 the lot, and I just hate to be out of \$21,000.

16 I was unaware of the process when I
17 purchased the house. I had no idea that this
18 kind of commission ruled over these properties,
19 and -- yeah, so I -- Home Depot was supposed to
20 be here, but they didn't show, so that's the
21 situation I'm working with.

22 THE CHAIRMAN: Do we have any questions
23 for the applicant?

24 COMMISSIONER GREGORY: Yes, sir. So your
25 only item you're contesting with this approval,

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1 just turned into condos, a real historic
2 building, and they put 1-over-1 windows in
3 that, and I'm just -- I'm just amazed that this
4 is even an issue for a noncontributing
5 property. I apologize for it, but I think from
6 aesthetics, it's going to make the property
7 look a whole lot better. I just -- I'm trying
8 to take a property that has been just
9 demolished and -- well, not demolished, I'm
10 sorry. It's just been -- lipstick put on a
11 pig. I'm just trying to improve it, live
12 there, and enjoy the neighborhood. I'm
13 committed to it.

14 THE CHAIRMAN: Thank you, sir.

15 Any other questions for the applicant?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: If we have more questions
18 for you, we'll ask you to come up.

19 Thank you, sir.

20 MR. WILLIAMS: Thank you.

21 THE CHAIRMAN: Is there anyone else here
22 to speak on this COA?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: No? Then I'll entertain
25 motion.

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1 I'll close the public hearing. I'll
 2 entertain a motion.
 3 COMMISSIONER HOFF: Through the acting
 4 chair, I will make a motion to deny
 5 COA-24-30488.
 6 COMMISSIONER EPSTEIN: Do you want to deny
 7 it or approve it with conditions?
 8 COMMISSIONER HOFF: I apologize.
 9 I would like to make a motion to approve
 10 with conditions 24-30488.
 11 MS. LOPERA: The conditions -- sorry. One
 12 moment.
 13 Through the Chair to Commissioner Hoff,
 14 the conditions as written in the staff report?
 15 COMMISSIONER HOFF: The conditions as
 16 written in the staff report, yes.
 17 MS. LOPERA: Thank you.
 18 COMMISSIONER GREGORY: Second.
 19 THE CHAIRMAN: Discussion?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: So we have a
 22 noncontributing structure that is -- was
 23 approved for windows, approved with conditions.
 24 I understand the staff's report and that the
 25 windows that are in the structure are 9-over-1.

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1 But as the applicant has stated, there are also
 2 buildings in the district that are contributing
 3 that have 1-over-1, and so I think that -- I
 4 just want to restate that position as we begin
 5 the discussion.
 6 COMMISSIONER EPSTEIN: Through the acting
 7 chair to the staff, Arimus, can you talk
 8 about -- and I know we just went through all
 9 these window revisions and everything, but talk
 10 about it being a noncontributing structure.
 11 I'm guessing that's because the (inaudible)
 12 doesn't fit within -- when they established the
 13 overlay, it wasn't 50 years old, being a
 14 noncontributing structure and then asking them
 15 to maintain a historic attribute of a house
 16 that's noncontributing.
 17 MR. WELLS: Through the Chair to
 18 Commissioner Epstein, we -- as staff, we
 19 struggle with the -- why this was listed as
 20 noncontributing because -- because it was built
 21 within the period of significance, so the
 22 master site file that was done for the property
 23 in 1985 didn't really give too much detail
 24 regarding what was done to the property to
 25 convey its lack of significance.

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1 If anything, staff was left to surmise
 2 that it was because of the addition that was --
 3 the one-story addition to the right of the
 4 structure. But other than that, it -- in
 5 accordance with our design guidelines and our
 6 Code criteria, there's an opportunity to bring
 7 noncontributing structures closer to a degree
 8 of conformance. So that's what we strive
 9 towards in our staff reports. And so in terms
 10 of a historic grid pattern, that's something
 11 that we thought could be preserved on the
 12 structure.
 13 THE CHAIRMAN: Any discussion? Any
 14 comments?
 15 COMMISSIONER HOFF: Through the Chair to
 16 staff, I'm just kind of talking off the cuff
 17 here, but would there be, hypothetically, an
 18 opportunity for -- how many windows on the
 19 house are not visible from the street? Would
 20 you know off the top of your head?
 21 MR. WELLS: Through the Chair to
 22 Commissioner Hoff, we need to count. But just
 23 keep in mind, this is a corner lot, so --
 24 COMMISSIONER HOFF: Okay.
 25 MR. WELLS: I need to do some math here.

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1 COMMISSIONER HOFF: So the majority of the
 2 windows are highly visible from the street.
 3 COMMISSIONER GLOBER: Through the Chair to
 4 staff, does the criteria treat noncontributing
 5 and contributing structures the same when it
 6 comes to the window regulations?
 7 MR. WELLS: Through the Chair to
 8 Commissioner Globber, it does in regard to
 9 window replacements. It doesn't even specify
 10 in terms of the contributing status. It just
 11 refers to the material itself and whether or
 12 not that can be preserved or replaced.
 13 COMMISSIONER GREGORY: I mean, I will say
 14 this: I want to be cognizant of our homeowner
 15 here having spent over \$20,000 put into this
 16 property -- or these windows, excuse me.
 17 Maybe the applicant can come back up real
 18 quick. Can you come back up?
 19 MR. WILLIAMS: Can I say something real
 20 quick? I just want to say something. I
 21 actually retired. I lived in Atlanta at the
 22 time I bought this house and I retired to move
 23 down here to be a part of the community. And
 24 if I had known that this was the situation, I
 25 really wouldn't have done it. I apologize --

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1 COMMISSIONER GREGORY: I understand that.
2 MR. WILLIAMS: -- because I'm really
3 trying to -- I mean, my whole point is to live
4 here and improve the area, and I -- again, from
5 an aesthetics standpoint, when I look around
6 the neighborhood at what's going on, I still
7 see this as an improvement. And again, I got a
8 lot of money invested in this.

9 I apologize, but --
10 COMMISSIONER GREGORY: A couple of
11 questions.

12 MR. WILLIAMS: Okay.
13 COMMISSIONER GREGORY: Home Depot, what
14 have your efforts been to try to get them to
15 either return the windows or possibly, like
16 Commissioner Epstein mentioned, have some sort
17 of way to revise the upper part of the windows
18 to include the muntins? Has there been an
19 effort on that part?

20 MR. WILLIAMS: There's been a significant
21 effort on that part. And, like I said, I could
22 buy some new windows, but these particular
23 windows, there's nothing that can be done with
24 them in the present state that they're in.

25 COMMISSIONER GREGORY: Were these
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1 custom-made windows or --
2 MR. WILLIAMS: They were made for the
3 27 -- they were made for these -- I mean, these
4 are not normal windows.

5 COMMISSIONER GREGORY: Okay.
6 MR. WILLIAMS: You know, these are --
7 COMMISSIONER GREGORY: Yeah, you can't buy
8 them off the shelf at --

9 MR. WILLIAMS: No, no, no.
10 And, again, I went through what I thought
11 was a reputable company in Home Depot. I
12 followed their advice, their direction,
13 everything. I didn't -- it wasn't like I went
14 to Joe Shmoe and tried to back-door some
15 windows.

16 COMMISSIONER GREGORY: I understand.
17 MR. WILLIAMS: I really didn't.

18 THE CHAIRMAN: So there are two things
19 here, right? I mean, there's the current
20 approve with conditions, and there's the
21 request to keep the purchased 1-over-1 windows.
22 And so we can have some more discussion or we
23 can have a -- propose an amendment to the
24 condition to vote, or we can vote on it as it
25 is.

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1 COMMISSIONER HOFF: Through the acting
2 chair, I just have to think in the age of 3D
3 printing that there is a relatively economic
4 solution to creating the 9 on the top of
5 that -- that maybe the manufacturer can't do,
6 but some other --

7 THE CHAIRMAN: Third party?

8 COMMISSIONER HOFF: -- provider could --

9 THE CHAIRMAN: You know, I hear what
10 you're saying, but -- Commissioner Hoff, but
11 that's highly speculative. But following that
12 thread, if we follow that thread, I think that
13 a potential amendment might be to put it upon
14 the homeowner/applicant to provide written
15 confirmation from Home Depot or the window
16 manufacturer that it's either accepting or not
17 accepting of such a thing.

18 Right now -- and I'm -- I understand the
19 testimony of the applicant, but I think that
20 that's a -- that's something that would
21 definitely sway me to not consider that on as a
22 condition, right?

23 COMMISSIONER GREGORY: So maybe we would
24 defer this one? We'd give him more time to
25 come back with more information?

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1 THE CHAIRMAN: I think it's -- I think we
2 need to talk about it a little bit more. I
3 think we might be able to amend the COA to
4 provide some conditions, that it wouldn't have
5 to come back before the Commission, that it
6 could work -- if that couldn't be proven -- if
7 we're okay with the 1-over-1 as have been
8 purchased, if that can't be proven, I think we
9 could provide that -- we could make a
10 stipulation in the COA so that he wouldn't have
11 to come back here, he could just do it
12 administratively.

13 But I think the big question -- there's
14 two things. The big question is, is the
15 1-over-1 okay? And we can't -- I mean, please,
16 no disrespect to the owner/applicant, but we
17 really shouldn't be considering it relative to
18 what's purchased and in hand. It's really
19 about what we think is acceptable in the
20 district for a non- -- what is deemed currently
21 as a noncontributing structure in a
22 neighborhood, in a historic district that has
23 both 1-over-1, 9-over-1, other window
24 arrangements, is that okay or not okay for this
25 noncontributing structure?

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1 And we might stipulate that, if it's
2 possible, to do something with them, that it's
3 mandated to the owner to do it, but if -- but
4 if not, then it's okay. I think that's the
5 heart of the issue, really.

6 MS. LOPERA: Through the Chair to the
7 Commission, one recommendation, if it's the
8 will of the body to address this, may be
9 amending Condition Number 1 that the lite
10 pattern of the 25 sash windows shall be
11 9-over-1 with exterior raised profiled muntins
12 or a 1-over-1 lite pattern as approved by the
13 Historic Preservation staff.

14 That could be one option where, if this
15 body is okay with either of those lite
16 patterns, to allow staff to approve it after
17 (inaudible) and prevent the applicant from
18 having to return here to you.

19 THE CHAIRMAN: What I like about that
20 proposal is -- again, this is not a -- this is
21 not a contributing structure. If this were a
22 contributing structure, I think this would be a
23 very different conversation, at least for me, I
24 would have a -- I'm leaning towards voting for
25 the 1-over-1 being accepted, but if there

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1 different judgment for me.

2 THE CHAIRMAN: More discussion or an
3 amendment?

4 COMMISSIONER GLOBER: Through the acting
5 chair, I agree with the commissioners. I'm
6 kind of surprised that -- I've been on this
7 commission for a long time, and I'm surprised
8 that we hold the same standard for contributing
9 and noncontributing, and maybe at a later time
10 we can address that if we all agree that that
11 should not be the same standard.

12 COMMISSIONER HOFF: Through the Chair to
13 Counsel, can I withdraw my motion?

14 MS. LOPERA: Through the Chair to
15 Commissioner Hoff, my recommendation would be
16 to amend your motion if you're still wanting to
17 approve with certain conditions.

18 COMMISSIONER HOFF: Okay. Through the
19 acting chair, I will amend the motion so that
20 1-over-1 windows could be acceptable with staff
21 approval.

22 COMMISSIONER EPSTEIN: Second.

23 THE CHAIRMAN: Discussion?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: We'll put it to the vote.

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1 were -- if this were clearly a historic
2 structure and it was a contributing structure
3 in the district, I would probably be of a
4 different opinion with the evidence presented.

5 COMMISSIONER EPSTEIN: Through the acting
6 chair, I agree with you a hundred percent.

7 This coming up as noncontributing, whether or
8 not that decision was based off of -- you know,
9 maybe it is a historic building, but at the
10 time they decided -- because this is a
11 (inaudible) addition, it's not.

12 (Reporter inquiry.)

13 COMMISSIONER EPSTEIN: I'm sorry.

14 To me, it's listed as a noncontributing
15 structure, so, in my mind, it opens a little
16 bit more possibility for updating and not
17 exactly matching what's there, but still
18 matching an historic guideline for the
19 neighborhood, which 1-over-1 is acceptable.

20 Looking at some of these photos, there are
21 other window lite patterns that are on that
22 little, wonky addition, 6-over-6, 6-over-1 I
23 believe I saw, so -- I know none of them are
24 1-over-1, but, in my mind, this coming in as a
25 noncontributing structure, it triggers a

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1 All those in favor of the amendment?

2 COMMISSION MEMBERS: Aye.

3 THE CHAIRMAN: All those opposed?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: The amendment is
6 unanimously approved.

7 Someone move it as amended.

8 COMMISSIONER EPSTEIN: I move to vote to
9 approve the amendment [sic] as amended.

10 COMMISSIONER GLOBER: Second.

11 THE CHAIRMAN: All those in favor?

12 COMMISSION MEMBERS: Aye.

13 THE CHAIRMAN: All those opposed?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: All right. By your
16 actions, you have approved with the amended
17 conditions COA-24-30488, 907 Copeland Street.

18 Thank you.

19 COMMISSIONER EPSTEIN: I just want to say
20 as an aside, I'm trying to set up a meeting
21 with Councilman Jimmy Peluso to establish more
22 of what the National Park Service does for
23 contributing and noncontributing structures for
24 Riverside/Avondale, some of these locations
25 where it's a moving timeline and not just, at

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1 this point in time we decide what was historic,
 2 because I think that creates a huge problem in
 3 all the neighborhoods that come with some
 4 things like this.
 5 So if any of the other commissioners would
 6 like to join me when I set up that meeting,
 7 please let me know.
 8 THE CHAIRMAN: That's awesome.
 9 MS. LOPERA: Through the Chair, I'd just
 10 like to remind you, if you --
 11 MR. WILLIAMS: Thank you all. Have a good
 12 evening.
 13 THE CHAIRMAN: Thank you, sir.
 14 MS. LOPERA: I just want to caution you --
 15 that's a great idea, I love the ideas here, but
 16 if you are going to meet with other
 17 commissioners to discuss issues that could
 18 potentially come before the Commission, those
 19 meetings do need to be noticed and to properly
 20 comply with the Sunshine Law.
 21 COMMISSIONER EPSTEIN: I will make sure I
 22 do that and tell you about it beforehand.
 23 MS. LOPERA: Thank you.
 24 THE CHAIRMAN: All right. So moving on,
 25 the next COA is COA-24-30720, 3575 Riverside
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1 Avenue.
 2 (Audience member approaches the podium.)
 3 AUDIENCE MEMBER: You saved the best for
 4 last.
 5 THE CHAIRMAN: I'll open the public
 6 hearing.
 7 And we'll hear the staff report first.
 8 AUDIENCE MEMBER: Okay.
 9 MR. WELLS: All right. Thank you.
 10 This is application COA-24-30720 for the
 11 property located at 3575 Riverside Avenue,
 12 which seeks to replace 14 wood windows with a
 13 Marvin clad -- wood clad replacement product.
 14 This property is a contributing structure
 15 located within the Riverside Avondale Historic
 16 District. The structure is a Colonial Revival
 17 styled home that could be characterized by its
 18 gabled roof, portico with the pediment and
 19 square columns, wood clapboard siding, 4-over-1
 20 and 3-over-1 windows. Based on our records,
 21 few alterations have occurred to the structure
 22 throughout the years.
 23 Again, this existing structure has a total
 24 of 25 windows, so this a partial window
 25 replacement. Three windows, located on the
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1 left side elevation, towards the front, were
 2 already approved under a previous COA, which is
 3 COA-20-24258. There are no records indicating
 4 that the remaining 22 windows have been
 5 replaced or restored.
 6 The 14 windows contemplated for
 7 replacement are as follows: So that's six
 8 windows located on the front elevation; two
 9 windows located on the right side elevation,
 10 towards the front; six windows on the left side
 11 elevation.
 12 Based on our site visit that was conducted
 13 on May 15th, 2024, by staff, we concluded that
 14 multiple -- we took multiple photographs and
 15 examined the 14 windows proposed for
 16 replacement. From our analysis and
 17 observation, it was evident that the subject
 18 windows are in a repairable condition and would
 19 need minor repairs to those window sashes,
 20 cords, rails, stiles, muntins, sills, and the
 21 one glass pane. Staff did not find any
 22 significant damage to the entirety of the
 23 windows, such as wood rot, broken glass, or
 24 termite damage.
 25 Again, staff has come to the determination
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1 that, after some reasonable repairs, the
 2 windows could be restored. We also could not
 3 find anything in the permitting system of the
 4 14 windows -- or wood windows ever being
 5 replaced; therefore, we find that the
 6 windows -- given the condition of the -- in its
 7 current state as gaining historic significance,
 8 if not being original to the site itself.
 9 Staff would also like to point out the
 10 previous COA, which, again, approved three
 11 windows on the structure for replacement. If
 12 you compare the pictures from those with the
 13 current COA, the degree of deterioration is
 14 substantially different. There is evidence of
 15 wood rot for the 2020 COA as compared to this
 16 one which staff did not find a suitable
 17 candidate for replacement.
 18 So based on that, we are obligated to
 19 recommend denial for the current COA.
 20 Thank you.
 21 THE CHAIRMAN: Thank you, Arimus.
 22 Do we have questions from Commissioners on
 23 this for staff?
 24 COMMISSION MEMBERS: (No response.)
 25 THE CHAIRMAN: No? Then the applicant
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1 could come up.
2 (Audience member approaches the podium.)
3 THE CHAIRMAN: And state your name and
4 address and she'll swear you in.

5 AUDIENCE MEMBER: Alicia Grant, 3575
6 Riverside Avenue, Jacksonville, Florida 32205.

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

9 MS. GRANT: (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. GRANT: I do.

15 THE REPORTER: Thank you.

16 MS. GRANT: So there are 14 windows. I
17 have -- as the application said, there are 25
18 windows, three had been replaced with the
19 Marvin windows, which I am proposing. They're
20 high-end Marvin windows which I'm proposing to
21 replace these windows with.

22 There are -- in spite of what the
23 inspector said, there are four windows that
24 indeed have already been replaced at some point
25 in time. There are three in the kitchen, two

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1 recently. That window was -- has been
2 replaced. That's a replacement window.

3 And if you go around the house to the next
4 page, on 7, that is actually a false window
5 that's now behind an oven, but -- that was
6 originally a jalousie window, but it was
7 replaced with a 4-over-1. Those two have been
8 rebuilt and replaced and they were replaced
9 with the 3-over-1s. Those have never been
10 replaced, to my knowledge, and the house is a
11 hundred years old. These are part -- three of
12 the six windows remaining on that side of the
13 house which would be replaced, and they do have
14 damage to them.

15 I was not at the house when was inspector
16 came by. I was actually in Anchorage, Alaska
17 when she went by the house.

18 So those windows along this whole side are
19 not visible from the right-of-way. And then --
20 that's two on that same side. So those are the
21 six windows on that side of the house. And
22 then there are two around the front corner of
23 the house, the right corner of the house, which
24 are also partially visible but not totally
25 because there's a chimney there and there's a

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1 are 3-over-1s, one is a 4-over-1, and then
2 there was a jalousie window at one time that
3 was part of a porch that was replaced, and it
4 was also replaced with a 4-over-1, so that
5 remains -- of the 22 windows, 18 that would
6 need to be replaced.

7 Two of the windows are recessed onto a
8 side porch where the windows are protected, so
9 there's not been any significant damage to
10 them, but 75 percent, or 8, of those windows of
11 the remaining 14 are not visible from the
12 right-of-way. Six are along the same side of
13 the house that the original three windows were
14 replaced under the COA in '20, and there are
15 two that -- and they're not visible because of
16 the close setback of the houses, a brick wall,
17 and shrubbery. And they're at the back corner
18 of the house from where the original three
19 windows were replaced in '20. They're the
20 remaining six windows on that side of the
21 house.

22 There are two other windows around the
23 corner of the house. You can see the windows
24 there that are on that porch that are not being
25 replaced. They had been repainted and reglazed

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1 brick wall and there's also shrubbery. So
2 those are part of the eight that are not --
3 (Timer notification.)

4 MS. GRANT: -- totally visible.

5 When I bought this house in 1993, I
6 totally removed all of the windows, had them
7 stripped, glazing redone, rehung. There is --
8 contrary to the staff report, there is
9 weather-stripping inside the windows. I had
10 the metal stripping put in for both the sash --
11 the lower and the upper sash.

12 The ropes are starting to wear and to
13 break and I'm having to take plumbing shims and
14 shove them up the side of the windows on the
15 top sashes to keep them from dropping down,
16 which they're breaking the locks on the windows
17 and creating air space.

18 There is no room, because I've got over
19 \$20,000 on plantation -- custom-made plantation
20 shutters on the inside of the house, which you
21 can see in some of these pictures, that -- that
22 allow only an eighth of an inch to remain
23 between the bottom sash and the framing for the
24 shutters, so there's no room to put an interior
25 storm window.

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1 Putting an exterior storm window, in my
2 estimation, would be tacky. And I've done that
3 on the first house. This is the third house
4 I've owned in the district. The first house, I
5 had to put storm windows because of the traffic
6 along Park Street. It was impossible to sleep
7 at night, and that was before all of this
8 changed.

9 THE CHAIRMAN: I'm so sorry, ma'am, but
10 you're over your three minutes, so could you
11 conclude or -- a couple more sentences.

12 MS. GRANT: Okay. So you've got the
13 pictures. The windows that can be replaced, 75
14 percent, they're not visible. The ones that we
15 would -- that would remain would be the six on
16 the front. I think, personally, that the
17 Marvin windows are a high-end product. And
18 you've got a picture on Page 13 of the Marvin
19 windows that were replaced in '20, and they are
20 very crisp looking, they match the exact
21 profile of the original windows, and then --

22 I mean, I've replaced the windows, I've
23 repaired the windows. I'm not replacing, but
24 I've totally renovated those windows when I
25 first got the house. I've had multiple repairs

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1 done over the years. I'm tired of replacing
2 and repairing. I just want to get it done in
3 my lifetime.

4 THE CHAIRMAN: Thank you.

5 Do we have any questions for the
6 owner/applicant?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: If we have more questions,
9 we'll call you back up.

10 Thank you.

11 Is there anyone else here to speak on this
12 COA?

13 AUDIENCE MEMBERS: (No response.)

14 THE CHAIRMAN: If not, then we'll close
15 the public hearing.

16 I'll entertain a motion.

17 COMMISSIONER GLOBER: Motion to deny
18 COA-24-30720.

19 COMMISSIONER EPSTEIN: Second.

20 THE CHAIRMAN: Discussion?

21 COMMISSION MEMBERS: (No response.)

22 MS. GRANT: Is there any way to break up
23 the 14 windows so that those that are not
24 visible will be approved?

25 THE CHAIRMAN: Ma'am, they will have some

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1 discussion. We'll have some discussion. We
2 may ask you some more questions.

3 COMMISSIONER GLOBER: Through the acting
4 chair, we see cases like this all the time.

5 Appreciate the staff's diligence in putting
6 this report together, and I agree with their
7 recommendation.

8 THE CHAIRMAN: Is there any more
9 discussion?

10 COMMISSIONER EPSTEIN: I'm not sure what
11 else to say. We've been given a report that

12 the windows are repairable, and it seems like
13 they have been repaired previously in the past.

14 And although that doesn't seem like it lasts
15 forever, which -- you know, those (inaudible)

16 clad windows would last a long time. That's --
17 that's the guideline we're given for the

18 neighborhood. If a window is repairable, then
19 we are supposed to act on that.

20 I would ask, if we do want to break this
21 into maybe the ones that aren't visible, can we
22 replace those? I don't know if that's
23 something you want to talk about deferring and
24 then work with staff on changing the wording of
25 your request.

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1 THE CHAIRMAN: Before asking that question

2 directly, I think it should be a question for
3 staff, if the -- if the applicant/owner does

4 have options in that regard or -- and also
5 recognizing that if this COA is denied, the

6 applicant does have the right to appeal it,
7 yes?

8 MS. LOPERA: Yes.

9 MR. WELLS: Yes.

10 In terms of the -- through the Chair, in

11 terms of breaking up the request to include --
12 or to specify which windows can be replaced on

13 visible elevations, that can certainly be

14 something we can entertain. It doesn't happen
15 that often, so that's something we would need

16 to look into. That's all I can say at this
17 point right now.

18 THE CHAIRMAN: If this COA is denied and
19 the denial is voted, does the applicant have

20 the ability to come back and apply again in
21 that regard that you just stated or is this

22 over? So I'm asking should we defer so there
23 should be a discussion with staff about such a

24 scenario before we vote on this.

25 MR. WELLS: Through the acting chair, I

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1 may have to defer to General Counsel on this,
 2 but from my understanding, as long as the
 3 request is different, they can apply for a
 4 different COA to include maybe just the
 5 street-visible or non-street-visible window
 6 replacements.
 7 THE CHAIRMAN: I see your thinking cap on,
 8 Counsel.
 9 MS. LOPERA: Through the Chair to the
 10 Commission, that's correct. I mean, if you
 11 were to deny this today, the applicant would be
 12 precluded from making an identical request for
 13 one year. However, should the applicant wish
 14 to change the request and alter it in some way,
 15 which might result in something different, she
 16 would be able to do that.
 17 THE CHAIRMAN: So it may be -- if the
 18 applicant is willing, it may be best to defer
 19 this and have a -- at least a bit more
 20 discussion before a final vote is made on the
 21 situation.
 22 MR. WELLS: Through the acting chair to
 23 the Commission, just one thing to note too, the
 24 reason why we brought this to you all is not
 25 because of the proposed replacement product,
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1 it's because we are -- we are supportive of the
 2 material itself, but the last time you all
 3 updated the matrix you stated that you can do
 4 like for like or a wood-blend product as long
 5 as there's evidence of some reasonable -- it
 6 has to be reasonable -- beyond reasonable
 7 repair, so that's just something to note if we
 8 do decide to replace just the windows on the
 9 non-street-visible locations.
 10 COMMISSIONER GREGORY: Through the acting
 11 chair, I mean, I -- in the staff's report, it
 12 says they're repairable and they're not so far
 13 beyond that they can't be repaired, so I'm not
 14 sure if we defer it for a short amount of time
 15 that's going to change. And that's the main
 16 issue here. Again, it's not the material that
 17 she selected; it sounds like a fine product.
 18 THE CHAIRMAN: And that report, a hundred
 19 percent of the windows that are in question,
 20 the staff believe are repairable?
 21 MR. WELLS: Through the -- or to the
 22 acting chair, correct. That is correct.
 23 THE CHAIRMAN: That would tell me that we
 24 should vote, but I'm open to hear more
 25 discussion.
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1 Is there any more discussion?
 2 COMMISSION MEMBERS: (No response.)
 3 THE CHAIRMAN: No? Hearing no more
 4 discussion, all those in favor?
 5 COMMISSION MEMBERS: Aye.
 6 THE CHAIRMAN: All those opposed?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: So we have unanimously
 9 denied COA-24-30720.
 10 On the agenda, we -- I see elections as
 11 the next item, but should we do information
 12 first and then hold that to the end or --
 13 MS. LOPERA: It's up to you. We could do
 14 it now.
 15 THE CHAIRMAN: We could also --
 16 COMMISSIONER GLOBER: Through the Chair,
 17 we've got one more COA.
 18 (Simultaneous speaking.)
 19 COMMISSIONER GLOBER: No?
 20 THE CHAIRMAN: We did that at the
 21 beginning.
 22 COMMISSIONER GREGORY: I will point out as
 23 a matter of order, I think we missed approving
 24 the May minutes. We didn't ever do that.
 25 MS. LOPERA: You are correct, Commissioner
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1 Gregory. We did not approve the minutes.
 2 COMMISSIONER GREGORY: The task master
 3 over here, so --
 4 THE CHAIRMAN: So before moving forward --
 5 COMMISSIONER GREGORY: I'll make a motion
 6 to approve the minutes from the May 22nd
 7 meeting, 2024.
 8 COMMISSIONER EPSTEIN: Second.
 9 THE CHAIRMAN: All those in favor?
 10 COMMISSION MEMBERS: Aye.
 11 THE CHAIRMAN: Those opposed?
 12 COMMISSION MEMBERS: (No response.)
 13 COMMISSIONER EPSTEIN: Let's do elections.
 14 I'll make a motion (inaudible).
 15 (Reporter inquiry.)
 16 COMMISSIONER EPSTEIN: I'm sorry.
 17 THE CHAIRMAN: I'm so sorry. Sir, are you
 18 hear for public comment?
 19 AUDIENCE MEMBER: Well, I was asked to
 20 come on behalf of A Plus Construction, to -- if
 21 they had any questions on our COA.
 22 THE CHAIRMAN: Which --
 23 AUDIENCE MEMBER: (Inaudible.)
 24 THE CHAIRMAN: Could you please come up to
 25 the podium?
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1 (Audience member approaches the podium.)
 2 (Discussion held off the record.)
 3 THE CHAIRMAN: Robert White?
 4 AUDIENCE MEMBER: Yes, that's correct.
 5 MS. LOPERA: Through the Chair, it was
 6 4850 Moncrief Road; is that the address?
 7 MR. WHITE: Could you --
 8 MS. LOPERA: 4850 Moncrief Road?
 9 MR. WHITE: Yes.
 10 MS. LOPERA: That was approved on the
 11 consent agenda, so it was approved as --
 12 MR. WHITE: Okay. They had asked me to
 13 come and entertain any questions that you may
 14 have, and so I said, okay, I'll come, and --
 15 MS. LOPERA: They didn't have any
 16 questions and you're all good.
 17 MR. WHITE: Okay.
 18 COMMISSIONER GLOBER: Sorry, sir. We
 19 could have saved you a couple of hours.
 20 MR. WHITE: I -- three hours listening to
 21 people talk about windows.
 22 Story of my life. Thank you.
 23 THE CHAIRMAN: Thank you, sir.
 24 MS. LOPERA: Through the Chair to the
 25 Commission, as you know J.C. was replaced by
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1 our new Commissioner Morgan. As such, we don't
 2 have a chair. That position is vacant. Our
 3 current -- we have vice chair, Commissioner
 4 Montoya, and a secretary, Commissioner Gregory,
 5 but if you would like to discuss a chair --
 6 COMMISSIONER EPSTEIN: I would like to
 7 propose a ballot of -- for election, for
 8 Michael Montoya to be the chair, Ethan Gregory
 9 to be the vice chair, and William Hoff to be
 10 the secretary.
 11 Anybody have any thoughts on that?
 12 COMMISSIONER HOFF: What is the role of
 13 the secretary exactly?
 14 MS. LOPERA: Through the Chair to
 15 Commissioner Hoff, the secretary would act as
 16 chair in the event the chair and the vice chair
 17 are not present at the meeting.
 18 COMMISSIONER HOFF: Very important role.
 19 Okay.
 20 MS. LOPERA: So third in line to
 21 succession, essentially.
 22 COMMISSIONER GREGORY: I'm flattered you
 23 think of me so highly, Julia.
 24 COMMISSIONER EPSTEIN: I just have a lot
 25 on my plate. I wouldn't mind -- I love being
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1 on this commission, I wouldn't mind taking on
 2 more of a role, but I'm already the AIA
 3 president and --
 4 COMMISSIONER GREGORY: Yeah, I'm happy to
 5 be vice chair, and I fully support Commissioner
 6 Montoya as the chair.
 7 THE CHAIRMAN: If there's no further
 8 discussion --
 9 COMMISSIONER EPSTEIN: Bill, you're okay
 10 with secretary?
 11 COMMISSIONER HOFF: Yes.
 12 THE CHAIRMAN: All right. The current
 13 ballot proposed by Commissioner Epstein, all
 14 those in favor?
 15 COMMISSION MEMBERS: Aye.
 16 THE CHAIRMAN: All those opposed?
 17 COMMISSION MEMBERS: (No response.)
 18 THE CHAIRMAN: The ayes have it.
 19 Okay. All that's left now is Section M,
 20 information, pending legislation, and Public
 21 Works improvement projects.
 22 Arimus.
 23 MR. WELLS: And design issues.
 24 THE CHAIRMAN: Oh, and design issues. I'm
 25 sorry.
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1 MR. WELLS: I'll be quick here with the
 2 last two items for information.
 3 So we have pending legislation. So
 4 nothing moved at the last Commission meeting.
 5 We do have three pending ordinances. The
 6 standing one, which is 2023-0876, that hasn't
 7 really changed.
 8 We have Ordinance 2024-0420, so this is
 9 for the landmarking of that nonresidential
 10 building in the Grand Park neighborhood as a
 11 local landmark. That will be going to the Land
 12 Use and Zoning Committee on July 16th.
 13 Then we have Ordinance 2024-0471. This is
 14 an appeal that's been filed by Springfield SOS.
 15 I believe in April -- at the April JHPC
 16 meeting, you all approved the demolition of 125
 17 3rd Street East, so that will be going to the
 18 Land Use and Zoning Committee and City Council
 19 for final action. The date has not been
 20 scheduled for that, but just be on the lookout.
 21 That should be occurring in the next City
 22 Council cycle.
 23 (Ms. Lopera exits the proceedings.)
 24 MR. WELLS: For Public Works improvement
 25 projects, they have submitted a list of pending
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1 projects, so it mainly pertains to hardscape,
 2 pavers, sidewalk repairs within the Springfield
 3 and Riverside Avondale Historic Districts.
 4 They're also doing some stormwater system
 5 repairs, so this is just mainly point repairs.
 6 And so those are expected to be completed
 7 by the fall of 2024 with a variety of start and
 8 ending dates.
 9 And the last thing we had is just
 10 something that -- I know this is something we
 11 don't get too often, but we -- staff was having
 12 some challenges with driveway expansions and
 13 mainly apron expansions. So we have a couple
 14 of COAs that are coming in the pipeline, but we
 15 just want to get your thoughts and feedback in
 16 terms of whether this is something we should be
 17 entertaining for approval.
 18 So right now, again, we have applicants
 19 that are looking to expand their apron
 20 driveways. So as we know -- I mean, the
 21 historic districts necessarily weren't
 22 contemplated for automobiles and whatnot, but
 23 we have had some requests come in to expand --
 24 where my cursor is right now -- to expand the
 25 apron so they could park a car here and then

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1 front -- on the right-of-way there,
 2 essentially, into a parking lot, I think that
 3 would be bad for the community and the
 4 character of the neighborhood.
 5 COMMISSIONER GLOBER: While we're on the
 6 subject, you know, you're going down Pine
 7 Street here, I think we have an enforcement
 8 issue as well because all of these driveways
 9 are full concrete driveways as opposed to the
 10 ones with the ribbon pattern with the -- either
 11 grass or paver or brick going down the middle.
 12 So it's just -- it's tough for me to sit
 13 on this commission and tell people no or
 14 penalize people that have done certain things
 15 and -- I live one block away from here and I
 16 would like to redo my own driveway, and I just
 17 think about -- I'm walking around and
 18 everyone's got a concrete driveway, so --
 19 And I agree with what Commissioner Gregory
 20 was saying, but just while we're at it, I mean,
 21 we're not very consistent at all when it comes
 22 to driveways.
 23 COMMISSIONER EPSTEIN: Through the Chair,
 24 as you are now officially the Chair, I think
 25 allowing someone to make their apron wider to

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1 just not really mess with their driveway.
 2 So from an initial standpoint, staff was
 3 pushing back and saying you need to preserve
 4 the historic pattern, the setting, and
 5 et cetera, but we are seeing an uptick in these
 6 requests, so we just wanted to get your
 7 feedback and -- especially when there's nothing
 8 really within the area.
 9 Some applicants are -- they're trying
 10 to -- they're referencing other structures and
 11 other properties that -- mainly multifamily
 12 that have that wider driveway of some sort, but
 13 we just wanted some thoughts on it.
 14 COMMISSIONER GREGORY: Through the Chair,
 15 if you're -- from the picture you're showing us
 16 here, I don't want to see people's front yards
 17 turn into parking lots or just driveways that
 18 lead into their house. I'm not sure what's
 19 being proposed by some of these people, but
 20 that would be out of character.
 21 And multifamily is a little different.
 22 Who knows what was done in the past at some of
 23 these homes before it was designated a historic
 24 district, but just -- from what you're showing
 25 me right here, like -- if you turn that

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1 allow an additional parking space is a terrible
 2 idea, absolutely terrible. I'll say that
 3 louder so you can hear.
 4 Using a multifamily building as a
 5 precedent for the fabric that is more of
 6 single-family residential, single driveways is
 7 a terrible idea. I don't think we should allow
 8 anybody to use that as a precedent to set here.
 9 Just allowing people to start parking cars
 10 perpendicularly to their homes is just icky.
 11 COMMISSIONER GREGORY: Is that a technical
 12 term, "icky"?
 13 COMMISSIONER EPSTEIN: Yes.
 14 THE CHAIRMAN: I think the key word was --
 15 from Commissioner Epstein was "terrible," I
 16 think that was --
 17 COMMISSIONER EPSTEIN: Terrible, yeah.
 18 COMMISSIONER HOFF: I recall being at an
 19 HPC meeting a long time ago where the
 20 possibility of parking pads was also discussed
 21 and ultimately, you know, thought that that was
 22 not a good idea for the same reasons.
 23 These historic areas just kind of
 24 naturally emphasize pedestrian-friendly
 25 infrastructure and streetscapes, and widening

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1 driveways is not typically a part of that.
 2 COMMISSIONER EPSTEIN: Yes. The more cars
 3 that you present in an area, the more people
 4 aren't going to feel comfortable with walking.
 5 Everybody lives in these urban areas to walk
 6 around. I know this is America; everybody has
 7 got, like, 10 cars and 10 trucks and
 8 everything, but that's one of the joys of
 9 living in a historic district, is that --
 10 there's the walkability, and I think to apply
 11 more parking spaces, more availability for
 12 people to drive and park around these areas is
 13 just going to take away the pedestrian-friendly
 14 feel of the neighborhood.

15 COMMISSIONER GREGORY: And if you want
 16 some more clarification, if they're adding,
 17 like, a foot wider, I mean, that's something
 18 that could be considered. You know, we're not
 19 so -- too hard on that, I guess I would say.
 20 But if you're asking for a whole other parking
 21 space, that's a different thing.

22 THE CHAIRMAN: It's turning the
 23 (inaudible) street parking.

24 MR. WELLS: Exactly.

25 So there was a -- this isn't the exact

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1 attention -- things are shifting. ADUs are
 2 becoming much more prominent. There are -- a
 3 lot of these single-family homes are really,
 4 essentially, multifamily, at least, you know, a
 5 mother-in-law suite or -- like accessory
 6 dwelling units, things are shifting, the
 7 patterns are shifting. There are more cars in
 8 the neighborhoods because of that.

9 And it is a -- it is something that --
 10 ultimately, I think it's going to have to be
 11 addressed, especially in Riverside and Avondale
 12 where the streets are so narrow. We basically
 13 have to drive (inaudible). I think that's a --
 14 if Chris LaDew were still here, I think that
 15 would be something he could chime in on.

16 MR. WELLS: The (inaudible) part about it
 17 is (inaudible) recommended approval.
 18 (Reporter inquiry.)

19 MR. WELLS: You recommended approval.
 20 Sorry.

21 COMMISSIONER EPSTEIN: That's interesting.

22 I wouldn't think the City would want the
 23 easement of this adjusted that much. I
 24 wouldn't have thought that they would have
 25 allowed that approval.

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1 property, but there was a parking space here
 2 that was clearly delineated and marked and they
 3 wanted to remove that and add -- expand their
 4 apron so they could park literally right here
 5 instead of queuing their cars and all that,
 6 stacking them --

7 THE CHAIRMAN: I mean, it ultimately comes
 8 down to a consensus on what we consider the
 9 urban fabric to be in each particular district,
 10 historic district. And I think that's part of
 11 our -- this is part of our charge, to steward
 12 that, right? We have to -- as commissioners
 13 and Historic preservation, the staff, we have
 14 to protect that. It's about the integrity of
 15 our historic districts.

16 I think it's legitimate to consider these
 17 kinds of things, but I think that it comes down
 18 to the -- what we consider the real structure
 19 of the urban fabric.

20 COMMISSIONER EPSTEIN: I have no problem
 21 considering anything anybody wants to bring to
 22 us. I think we're all reasonable people, but
 23 no.

24 THE CHAIRMAN: I mean, the other thing
 25 is -- I think this does bring to our

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1 THE CHAIRMAN: From a traffic engineer's
 2 standpoint, you could understand it, addressing
 3 a problem with a solution, but I don't think
 4 that's considering the urban nature of the
 5 historic district. (Inaudible.) That's our
 6 charge.

7 COMMISSIONER EPSTEIN: I think this --
 8 especially because in -- you know, this happens
 9 so close to the -- Riverside/Avondale, you get
 10 flooding with a lot of rain, and I would think
 11 maintaining the curb as much as you can to get
 12 flood waters out and away from homes and away
 13 from parking spaces and everything would be a
 14 main priority here. And changing the easement,
 15 changing the curb, allowing a lot more
 16 curb-cuts for water to kind of rest and find
 17 its home away from the drainage would be a
 18 terrible idea also.

19 COMMISSIONER GREGORY: I think we're all
 20 in agreement here.

21 COMMISSIONER EPSTEIN: (Inaudible.)

22 MR. WELLS: Well, that helps a lot, so --

23 COMMISSIONER EPSTEIN: (Inaudible) about
 24 how terrible (inaudible).

25 MR. WELLS: All right. Thank you all.

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1 THE CHAIRMAN: Okay. I think that's it,
 2 Arimus?
 3 COMMISSIONER HOFF: Real fast, could I ask
 4 Commissioner Morgan to introduce herself to
 5 everyone? Because I'm not sure everyone --
 6 THE CHAIRMAN: Great idea.
 7 COMMISSIONER HOFF: -- knows her.
 8 COMMISSIONER MORGAN: My name is Becky
 9 Morgan. I am a pretty longtime resident of
 10 Jacksonville. I (inaudible) in Springfield for
 11 about 12 years.
 12 (Reporter inquiry.)
 13 THE CHAIRMAN: You've already blown it,
 14 Morgan. Get on the microphone.
 15 COMMISSIONER GREGORY: This is the
 16 initiation, when Diane yells at you.
 17 COMMISSIONER MORGAN: So I've got some
 18 friends here already, so --
 19 Thank you, Bill.
 20 My name is Becky Morgan. I've been a
 21 resident of Jacksonville for 30 years, 35
 22 years. I grew up in Jacksonville Beach. I
 23 lived a long time in Springfield, which is
 24 where I met Bill. I know Julia through AIA.
 25 And Mike Montoya was my first boss when I
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
)
 4 COUNTY OF DUVAL)
 5
 6
 7 I, Diane M. Tropia, 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 7th day of July 2024.
 16
 17 _____
 18 Diane M. Tropia
 Florida Professional Reporter
 19
 20
 21
 22
 23
 24
 25
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1 graduated and became an interior designer.
 2 But yeah, I'm very passionate about
 3 historic buildings. I've done a lot of work
 4 renovating interiors and worked with small
 5 business owners and homeowners to bring
 6 dilapidated buildings back to life with new
 7 purpose. It's something I'm very passionate
 8 about and learn more about every day, so thank
 9 you for having me.
 10 COMMISSIONER EPSTEIN: Welcome.
 11 COMMISSIONER GREGORY: Welcome.
 12 THE CHAIRMAN: Meeting adjourned.
 13 (The foregoing proceedings were adjourned
 14 at 6:06 p.m.)
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