

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, July 26, 2023,  
commencing at 3:00 p.m., at the Ed Ball Building, 214  
North Hogan Street, Conference Room 851, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

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

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1 commissioner.  
2 THE CHAIRMAN: So we're in a different  
3 room today. When you come up to the podium,  
4 please speak slowly, directly into the mic.  
5 And please watch that white cord. Very  
6 important for us.  
7 Thank you.  
8 Please silence your cell phones. We'll  
9 take a break every two hours, as needed.  
10 And, with that, I'm looking for a motion  
11 to approve the minutes of the June 28th  
12 meeting.  
13 COMMISSIONER LOPERA: Motion to approve  
14 the June 28th, 2023, minutes.  
15 COMMISSIONER MONTOYA: Second.  
16 THE CHAIRMAN: All those in favor?  
17 COMMISSION MEMBERS: Aye.  
18 THE CHAIRMAN: Those opposed?  
19 COMMISSION MEMBERS: (No response.)  
20 THE CHAIRMAN: Hearing none, you approved  
21 the June 28th minutes.  
22 And we're going to jump right in. I've  
23 got a number of deferred items today. We'll  
24 run through those real quick.  
25 We've got COA-22-27451, 2768 Riverside  
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1 P R O C E E D I N G S  
July 26, 2023 3:00 p.m.

2 - - -  
3 THE CHAIRMAN: We're going to go ahead and  
4 start the July 26th meeting of the Jacksonville  
5 Historic Preservation Commission.  
6 If we could start with some introductions,  
7 please.  
8 MS. FIGUEROA: Brittany Figueora, Historic  
9 Preservation.  
10 MS. CHAMBERS: Adrienne Chambers, Historic  
11 Preservation.  
12 MR. ANDERSON: Jermaine Anderson, Historic  
13 Preservation.  
14 MR. WELLS: Arimus Wells, Historic  
15 Preservation.  
16 MS. LOPERA: Carla Lopera, Office of  
17 General Counsel.  
18 COMMISSIONER GREGORY: Ethan Gregory,  
19 commissioner.  
20 THE CHAIRMAN: J.C. Demetree, chairman.  
21 COMMISSIONER LOPERA: Andres Lopera,  
22 commissioner.  
23 COMMISSIONER MONTOYA: Mike Montoya,  
24 commissioner.  
25 COMMISSIONER EPSTEIN: Julia Epstein,  
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1 Avenue; COA-22-28339, 3664 Richmond Street;  
2 COA-23-28972, 2990 Remington Street;  
3 COA-23-29186, 2799 Selma Street; LM-23-03, 913  
4 West 5th Street; and LM-23-04, 411 Liberty  
5 Street North.  
6 With that being said, we've got a couple  
7 of deferrals on the agenda, which I'm going to  
8 go ahead and run through.  
9 If you will look on Section D,  
10 COA-23-29140, Number 2, under Section D, that  
11 will be deferred.  
12 Under Section F, Historic Designations,  
13 again Number 2, LM-23-06, 930 University  
14 Boulevard, is also being deferred.  
15 And with that, we're going to jump to  
16 Section M, Information. We've got a -- excuse  
17 me, Section L, New Business. I'm just going to  
18 run through Number 2 real quick, the demo  
19 delay, so we can knock that out real quick and  
20 then we'll head back toward the front of the --  
21 part of the agenda.  
22 MR. WELLS: All right. So, once again,  
23 this is a demolition delay. So in accordance  
24 with Section 320.407, if a property is  
25 individually listed on the National Register of  
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1 Historic Places or it's listed as a  
 2 contributing structure within a nationally  
 3 designated historic district and you're seeking  
 4 demolition, it requires review from the  
 5 Commission.  
 6 So we have a property located at 3728  
 7 McGirts Boulevard that's seeking partial  
 8 demolition of their primary structure. And  
 9 because it's contributing, it does require  
 10 review from the Commission, so --  
 11 According to the applicant, they intend to  
 12 demolish a portion of the structure in order to  
 13 expand its footprint, reconfigure the  
 14 orientation of the attached garage, and add  
 15 architecturally compatible gables to the front  
 16 elevation.  
 17 And so because this is a demolition delay,  
 18 we treat it in terms of Historic Preservation's  
 19 review as a mini landmark. So if the owner is  
 20 in opposition, we have to meet four of the  
 21 seven criteria. So in this instance, we did  
 22 our research and found that it only met three  
 23 of the seven criteria.  
 24 The first of that three criteria is its  
 25 value as a significant reminder of the  
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1 cultural, historical, architectural, or  
 2 archaeological heritage of the city, state or  
 3 nation. The structure, which was constructed  
 4 in 1949, places it within the period of  
 5 significance within the Ortega National  
 6 Historic District. The structure's  
 7 significance is based on its contribution to a  
 8 district setting rather than its individual  
 9 merits.  
 10 Its age, one-story design, and minimal  
 11 traditional style is representative of the  
 12 early middle-class suburban development, where  
 13 it's located. And as such, has a value of a --  
 14 Jacksonville heritage.  
 15 The second criteria pertains to its  
 16 distinguishing characteristics of the  
 17 architectural style. This being  
 18 characteristics of a minimal traditional style  
 19 building which is an earlier adaptation of the  
 20 Tudor Revival cottage, just popular in the late  
 21 1930s to the 1940s. This architectural style  
 22 has typically dominant front-facing gable  
 23 projections and the roofs tended to be covered  
 24 in asbestos shingles with composite asphalt  
 25 shingles.  
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1 The third criteria relates to its  
 2 suitability for preservation or restoration.  
 3 Because this structure is currently occupied  
 4 and it appears to be in great condition, and  
 5 the owner's desire to only partially demolish  
 6 portions of the structure, we find that this  
 7 criteria is sufficient for -- for review.  
 8 And again, we only find that it met three  
 9 of the seven criteria, so we don't feel like it  
 10 is sufficient for a local landmark designation.  
 11 So it's the opinion of the Department that this  
 12 approval of the demolition permit proceeds.  
 13 THE CHAIRMAN: All right. Questions for  
 14 staff at the moment?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: Okay. We'll open the  
 17 public hearing.  
 18 Is the applicant here?  
 19 AUDIENCE MEMBER: Yes.  
 20 THE CHAIRMAN: You can come up if you  
 21 would like. No need if you --  
 22 AUDIENCE MEMBER: (Shakes head.)  
 23 It's just --  
 24 THE CHAIRMAN: Okay. Is there anyone else  
 25 here to speak on this demo delay?  
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1 AUDIENCE MEMBERS: (No response.)  
 2 THE CHAIRMAN: All right. With that,  
 3 we'll close the public hearing, and I'll  
 4 entertain a motion.  
 5 COMMISSIONER LOPERA: Motion to approve  
 6 the demo delay.  
 7 MS. LOPERA: If I could interrupt real  
 8 quick?  
 9 THE CHAIRMAN: Sure.  
 10 MS. LOPERA: So the request is for a  
 11 (inaudible) demolition, and there's a delay to  
 12 allow you to review the item. So if you -- the  
 13 proper motion would be to approve the  
 14 demolition request.  
 15 THE CHAIRMAN: Okay.  
 16 COMMISSIONER LOPERA: Scratch that motion.  
 17 Restart. Motion to approve the demolition  
 18 request at 3728 McGirts Boulevard.  
 19 COMMISSIONER MONTROYA: Second.  
 20 THE CHAIRMAN: Thoughts, comments?  
 21 COMMISSIONER MONTROYA: I guess just to --  
 22 this should be really a question to staff, but  
 23 (inaudible). Only three criteria were  
 24 (inaudible) of the seven. Were any of the  
 25 remaining four close at all or not even close?  
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1 MR. WELLS: Through the Chair to  
 2 Commissioner Montoya, the remaining four  
 3 criteria, it wasn't close by any means or  
 4 measure.  
 5 COMMISSIONER MONTOYA: Okay.  
 6 MR. WELLS: Not at all, no.  
 7 THE CHAIRMAN: All right. Any other  
 8 questions?  
 9 COMMISSION MEMBERS: (No response.)  
 10 THE CHAIRMAN: Okay. All those in favor?  
 11 COMMISSION MEMBERS: Aye.  
 12 THE CHAIRMAN: Those opposed?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: Hearing none, you have  
 15 approved the demo.  
 16 And we're going to run back to our consent  
 17 agenda. There will be two consent agendas  
 18 today. COA-23-29136 will be on its own, so  
 19 let's go ahead and do that one first.  
 20 Commissioner Montoya, I'm assuming you  
 21 will recuse yourself?  
 22 COMMISSIONER MONTOYA: Correct.  
 23 THE CHAIRMAN: All right.  
 24 MS. LOPERA: Through the Chair to  
 25 Commissioner Montoya, if you could state on the  
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1 (Microphone failure.)  
 2 (Discussion held off the record.)  
 3 MS. PRYOR: Technical difficulties here.  
 4 I was expecting a staff report first. Is  
 5 that not the norm?  
 6 THE CHAIRMAN: Not on consent. If it gets  
 7 pulled, then there would be a staff report, but  
 8 on consent, there's not --  
 9 (Simultaneous speaking.)  
 10 MS. PRYOR: Well, you pulled this one out  
 11 of consent, so I was expecting --  
 12 THE CHAIRMAN: No, no, no. It's not [sic]  
 13 on consent. It's just a separate consent  
 14 agenda, because he can't vote on --  
 15 MS. PRYOR: Got it.  
 16 THE CHAIRMAN: -- on the full consent  
 17 agenda with this included, so --  
 18 MS. PRYOR: Okay. So I am here -- I think  
 19 that the owners are fabulous people; I love  
 20 them both to death, but I do have a concern  
 21 about the change that is being proposed with  
 22 the back addition, raising it up to the second  
 23 story and feathering that in with the existing  
 24 roof line. It -- that type of alteration is  
 25 very visible, especially as you're approaching  
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1 record the nature of your conflict.  
 2 COMMISSIONER MONTOYA: I'm the owner and  
 3 applicant of the property in question.  
 4 THE CHAIRMAN: All right. With that, I  
 5 will open the public hearing. Is anybody here  
 6 to speak on COA-23-29136, Number 1 on the  
 7 consent agenda?  
 8 AUDIENCE MEMBER: (Indicating.)  
 9 THE CHAIRMAN: You can come on up.  
 10 (Audience member approaches the podium.)  
 11 THE CHAIRMAN: If you will state your name  
 12 and address for me when you get back.  
 13 AUDIENCE MEMBER: I was expecting -- Kim  
 14 Pryor, 245 West 5th Street.  
 15 THE CHAIRMAN: Kim, she will swear you in  
 16 real quick.  
 17 THE REPORTER: If you would raise your  
 18 right hand for me, please.  
 19 MS. PRYOR: (Complies.)  
 20 THE REPORTER: Do you affirm that the  
 21 testimony you are about to give will be the  
 22 truth, the whole truth, and nothing but the  
 23 truth?  
 24 MS. PRYOR: I do.  
 25 THE REPORTER: Thank you.  
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1 from the south, heading north.  
 2 And there would be really no way to  
 3 distinguish the original house from the  
 4 addition, and so I -- that's my concern, is --  
 5 and I just wanted to voice that concern.  
 6 THE CHAIRMAN: Okay. Thank you so much.  
 7 MS. PRYOR: Thank you.  
 8 THE CHAIRMAN: Is anybody else here to  
 9 speak on this COA?  
 10 AUDIENCE MEMBER: (Indicating.)  
 11 AUDIENCE MEMBER: (Indicating.)  
 12 THE CHAIRMAN: Yeah, either-or.  
 13 (Audience member approaches the podium.)  
 14 THE CHAIRMAN: If you will state your name  
 15 and address.  
 16 AUDIENCE MEMBER: I'm Cherie Montoya, 1415  
 17 Boulevard.  
 18 THE CHAIRMAN: Cherie, she's going to  
 19 swear you in real quick.  
 20 THE REPORTER: If you would raise your  
 21 right hand for me, please.  
 22 MS. MONTOYA: (Complies.)  
 23 THE REPORTER: Do you affirm that the  
 24 testimony you are about to give will be the  
 25 truth, the whole truth, and nothing but the  
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1 truth?  
 2 MS. MONTOYA: Yes.  
 3 THE REPORTER: Thank you.  
 4 MS. MONTOYA: I just want to assure  
 5 Ms. Pryor that the -- the section that she's  
 6 addressing will not exceed the height of the  
 7 original structure. And it's an addition  
 8 already, so it wasn't part of the original roof  
 9 to begin with.  
 10 Also, it is visible from the adjacent lot  
 11 because that lot is currently vacant. There  
 12 was originally a structure there. But when  
 13 that lot is developed and there's a house  
 14 there, none of the changes will be visible from  
 15 the street.  
 16 Also, the thing that we've done to  
 17 designate the addition to the original  
 18 structure is the change of the exterior siding.  
 19 So we're maintaining the stucco on the original  
 20 structure and then varying that on the  
 21 addition.  
 22 THE CHAIRMAN: Great. Thank you.  
 23 (Audience member approaches the podium.)  
 24 THE CHAIRMAN: If you will state your name  
 25 and address.  
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1 COA-23-29136 with staff conditions.  
 2 COMMISSIONER EPSTEIN: Second.  
 3 THE CHAIRMAN: Conversation?  
 4 COMMISSIONER LOPERA: I believe that the  
 5 addition has been separated from the original  
 6 house. It's clear that it's (inaudible). Even  
 7 though the roof lines are going to be combined,  
 8 the difference in the siding will help  
 9 differentiate that.  
 10 And I agree with the applicant that --  
 11 with the adjacent next-door lot being empty,  
 12 once that's filled in, the addition will no  
 13 longer be visible from the street.  
 14 THE CHAIRMAN: All right. Anybody else?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: All right. All those in  
 17 favor?  
 18 COMMISSION MEMBERS: Aye.  
 19 (Commissioner Montoya abstains from  
 20 voting.)  
 21 THE CHAIRMAN: Those opposed?  
 22 COMMISSION MEMBERS: (No response.)  
 23 THE CHAIRMAN: Hearing none, you've --  
 24 your first consent agenda has been approved.  
 25 Now on to the second consent agenda, we're  
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1 AUDIENCE MEMBER: William Hoff, 1402 North  
 2 Laura Street, Jacksonville, Florida 32206.  
 3 THE CHAIRMAN: And she will swear you in.  
 4 THE REPORTER: If you would raise your  
 5 right hand for me, please.  
 6 MR. HOFF: (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. HOFF: Yes, ma'am.  
 12 THE REPORTER: Thank you.  
 13 MR. HOFF: Yeah, I'm here to speak on  
 14 behalf of SPAR Council. Just wanted to say  
 15 that we reviewed this application, just like we  
 16 do with all of them, found no concerns and  
 17 thought that it was very well done, so ...  
 18 THE CHAIRMAN: Great. Thank you.  
 19 Is there anyone else here to speak on this  
 20 COA?  
 21 AUDIENCE MEMBERS: (No response.)  
 22 THE CHAIRMAN: All right. With that,  
 23 we'll close the public hearing, and I'll  
 24 entertain a motion.  
 25 COMMISSIONER LOPERA: Motion to approve  
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1 going to read -- run through these real quick.  
 2 We've got COA-23-29166, 3664 Hedrick Street;  
 3 COA-23-29180, 1829 Powell Place; COA-29- -- or  
 4 23-29248, 1338 Clark Street; COA-23-29263,  
 5 0 Gilmore Street; COA-23-29335, 1334 Clark  
 6 Street; and COA-23-29390, 3888 Richmond Street.  
 7 Do any commissioners have any ex parte?  
 8 COMMISSION MEMBERS: (No response.)  
 9 THE CHAIRMAN: All right. With that,  
 10 we'll open the public hearing.  
 11 Anybody here to speak on any of those  
 12 COAs?  
 13 AUDIENCE MEMBERS: (No response.)  
 14 THE CHAIRMAN: All right. With that, I'll  
 15 close the public hearing.  
 16 MR. WELLS: Through the Chair to the  
 17 Commission, I just want to make it clear that  
 18 there was a letter from SPAR. This is  
 19 pertaining to Item Number 6 on the consent  
 20 agenda. It's COA-23-29335. This was missed  
 21 out of the book package, so I just want to make  
 22 you all aware of the letter for the record.  
 23 THE CHAIRMAN: Thank you.  
 24 At this point, I'll entertain a motion.  
 25 COMMISSIONER LOPERA: Motion to approve  
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1 the second consent agenda.  
 2 COMMISSIONER EPSTEIN: Second.  
 3 THE CHAIRMAN: All those in favor?  
 4 COMMISSION MEMBERS: Aye.  
 5 THE CHAIRMAN: Those opposed?  
 6 COMMISSION MEMBERS: (No response.)  
 7 THE CHAIRMAN: Hearing none, you have  
 8 approved consent agenda number 2.  
 9 With that, we're going to roll to Section  
 10 D, Previously Deferred Items to Be Heard. As I  
 11 mentioned earlier, Number 2 on that list has  
 12 been deferred. Number 1 has actually been  
 13 withdrawn. So both of those are off the  
 14 docket.  
 15 We will move to --  
 16 MS. LOPERA: Mr. Chair?  
 17 THE CHAIRMAN: Yes.  
 18 MS. LOPERA: For that first one,  
 19 COA-23-28919, if you could move to approve --  
 20 or entertain a motion to (inaudible) that  
 21 because it is in the hands of the body.  
 22 THE CHAIRMAN: Sure. So I will entertain  
 23 a motion.  
 24 COMMISSIONER MONTOYA: Motion to approve  
 25 the withdrawal --  
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1 COMMISSIONER EPSTEIN: Second.  
 2 THE CHAIRMAN: All those in favor?  
 3 COMMISSION MEMBERS: Aye.  
 4 THE CHAIRMAN: Those opposed?  
 5 COMMISSION MEMBERS: (No response.)  
 6 THE CHAIRMAN: Hearing none, that COA has  
 7 been withdrawn.  
 8 Moving on to Section F, Historic  
 9 Designations. We only have one on the list.  
 10 That would be LM-23-05, 208 North Laura Street.  
 11 MS. FIGUEROA: We have it short and sweet  
 12 this time.  
 13 This is the report of the Planning and  
 14 Development Department for LM-23-05, the  
 15 Greenleaf & Crosby building, located at 208  
 16 North Laura Street. The owner of the property  
 17 is Creekside at Timuquana, who applied and is  
 18 in support.  
 19 The --  
 20 THE CHAIRMAN: All right. Questions --  
 21 Sorry. Go ahead.  
 22 MS. FIGUEROA: The Department has found  
 23 the application to meet four of the seven  
 24 criteria, the first one being, A, its value as  
 25 a significant reminder of the cultural,  
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1 historical, architectural, or archaeological  
 2 heritage of the city, state or nation.  
 3 The Greenleaf & Crosby building is one of  
 4 the few remaining examples of mixed-use  
 5 commercial buildings in downtown Jacksonville  
 6 that were newly constructed following the Great  
 7 Fire of 1901.  
 8 In July of 1925, building permits in the  
 9 city that were issued totaled over \$1 million,  
 10 ranking Jacksonville sixth in the state in new  
 11 construction behind major cities of the  
 12 southern peninsula. Construction of numerous  
 13 new high-rise buildings, such as the Greenleaf  
 14 & Crosby building that was built in 1927,  
 15 reflected a shift in Jacksonville's financial  
 16 center from West Forsyth Street to West Adams  
 17 Street.  
 18 Stimulated by the Florida Land Boom,  
 19 construction of these buildings also reflected  
 20 Jacksonville's role as Florida's dominant  
 21 commercial and financial center during the  
 22 first quarter of the century.  
 23 The architects of this building were from  
 24 the local firm known as Marsh and Saxelbye,  
 25 which was considered a prominent local  
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1 architecture firm during the Florida Land Boom.  
 2 Their architectural talents are on display by  
 3 the versatility of the Greenleaf & Crosby  
 4 building, which is a 12-story structure, and  
 5 between 1919 and 1946 the firm dominated the  
 6 architectural designing of Jacksonville.  
 7 The second criteria that it meets is D, it  
 8 is identified as the work of a master builder,  
 9 designer, or architect whose individual work  
 10 has influenced the development of the city,  
 11 state or nation.  
 12 This building is identified as the work of  
 13 master architects William Mulford Marsh and  
 14 Harold Frederick Saxelbye of the firm Marsh &  
 15 Saxelbye. They designed and oversaw the  
 16 construction of the building. Jacksonville's  
 17 skyline consists of numerous buildings built by  
 18 them, and the city skyline will be  
 19 significantly altered beyond recognition if  
 20 those structures were removed from it.  
 21 Many other buildings are landmarks listed  
 22 on the National Register of Historic Places for  
 23 the Jacksonville Downtown Historic District.  
 24 And in the (inaudible), Chicago-style buildings  
 25 were constructed in Florida, with most located  
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21

1 here in Jacksonville.

2 The next criteria it meets is E, its value

3 as a building is recognized for the quality of

4 its architecture and it retains sufficient

5 elements showing its architectural

6 significance.

7 The Greenleaf & Crosby building was

8 constructed with an extensive use of masonry

9 veneer, decorative stonework, terra-cotta base

10 relief panels, an orchestration of classical

11 motifs. It reflects design elements of the

12 commercial high-rise style referred to at

13 various times as the Chicago Style, the Chicago

14 School, or the Commercial Style, and is

15 identified as the forerunner of the modern

16 skyscraper.

17 And the "form follows function" principle

18 of design associated with the Chicago School is

19 often compared to the functional elements that

20 constitute a classical vertical column with its

21 distinctive base, shaft, and capital. With

22 high-rise buildings, this analogy is reflected

23 in the first floor, typically with its

24 storefronts and the lobby serving as the base,

25 with the remaining floors that usually house

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22

1 offices serving as the building shaft.

2 Meanwhile the top floor, which may house a

3 different function, serving as the capital.

4 And, lastly, it meets criteria G, its

5 suitability for preservation or restoration.

6 This building retains its integrity as a

7 Chicago Style building, and the exterior

8 retains significant architectural elements,

9 including decorative terra-cotta panels,

10 stonework, modillions and dentils and other

11 banding, as well as its fine masonry veneer.

12 Based on these findings of the report of

13 the Jacksonville Planning and Development

14 Department -- recommends that the Commission

15 approve the designation of 208 North Laura

16 Street, LM-23-05, as a city of Jacksonville

17 landmark.

18 THE CHAIRMAN: Thank you.

19 Any questions for staff at the moment?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: All right. With that,

22 we'll open the public hearing.

23 Is there anybody here to speak on this

24 landmarking?

25 AUDIENCE MEMBER: Representing the owner,

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23

1 but I've got no comment unless you do.

2 THE CHAIRMAN: Thank you.

3 Nobody else here to speak. We'll close

4 the public hearing, and I'll entertain a

5 motion.

6 COMMISSIONER EPSTEIN: Motion --

7 COMMISSIONER LOPERA: Motion --

8 COMMISSIONER EPSTEIN: I thought I'd do

9 it. I haven't done one in a while.

10 COMMISSIONER LOPERA: You can go ahead.

11 COMMISSIONER EPSTEIN: Thank you.

12 Motion to approve the landmarking of

13 LM-23-05, 208 North Laura Street.

14 COMMISSIONER LOPERA: Second.

15 THE CHAIRMAN: Comments, concerns?

16 COMMISSIONER EPSTEIN: My only comment is,

17 thank you to the staff for putting this

18 together. Obviously, if we're not landmarking

19 something like this in town, what are we even

20 doing here on this board? So those are my

21 thoughts.

22 COMMISSIONER LOPERA: Well-said.

23 COMMISSIONER MONTOYA: And thank you to

24 the owner.

25 THE CHAIRMAN: All right. All those in

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24

1 favor?

2 COMMISSION MEMBERS: Aye.

3 THE CHAIRMAN: Those opposed?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: Hearing none, you have

6 approved the historic designation of 208 North

7 Laura Street.

8 And, with that, we will move on to

9 Section G, Certificates of Appropriateness.

10 First and only on our docket is COA-23-28964,

11 2921 Downing Street.

12 MR. WELLS: Through the Chair, before I

13 open up the report, can you confirm that the

14 applicant is here?

15 THE CHAIRMAN: Yes.

16 Is the applicant here for this COA, 2921

17 Downing Street?

18 AUDIENCE MEMBERS: (No response.)

19 THE CHAIRMAN: All right. With that,

20 we're going to defer COA-23-28964 and move

21 right along.

22 We're now at Section H, Work Initiated or

23 Completed Without a COA. Again, only one on

24 the docket. It's COA-23-29233, 2653 Myra

25 Street.

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1 AUDIENCE MEMBER: (Indicating.)  
 2 MS. CHAMBERS: COA-23-29233. The COA is  
 3 for 2653 Myra Street. It's an after-the-fact  
 4 partial window replacement and the enclosure of  
 5 a nonhistoric door that's on a front partial  
 6 porch enclosure on a contributing structure in  
 7 Riverside/Avondale.  
 8 This single-family structure previously --  
 9 is located in the middle of a block, and the  
 10 window replacement includes a nonhistoric door  
 11 and window on the previous enclosed porch and a  
 12 front historic window that was previously  
 13 replaced with metal, three on the rear right  
 14 that are not street visible that were also  
 15 metal, and two historic wood windows on the  
 16 right side that were historic and in good  
 17 condition.  
 18 Staff does not have -- sorry. So the  
 19 structure has vertical 4-over-1 windows in  
 20 every window opening except for the five  
 21 nonhistoric windows that were previously  
 22 replaced. The current after-the-fact market  
 23 windows that have been installed are flush with  
 24 the wall, and the applicant has applied  
 25 after-the-fact window muntins in a vinyl

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1 previously enclosed porch. You can see  
 2 where -- the wall that the window's on with --  
 3 that kind of low sill trim is where the  
 4 historic wall ends. The fresh white paint with  
 5 the new trim board is where the old door --  
 6 like, nonhistoric door was removed about three  
 7 months ago. And so now that creates a very  
 8 interesting wall section on the front porch at  
 9 the steps down to the street.  
 10 COMMISSIONER GREGORY: Thank you.  
 11 COMMISSIONER LOPERA: Through the Chair,  
 12 I've got a question.  
 13 Can you go back to that photo, please?  
 14 MR. WELLS: (Complies.)  
 15 COMMISSIONER LOPERA: Was there any  
 16 commentary about continuing that trim that was  
 17 there? That two-by trim along that wall  
 18 segment?  
 19 MS. CHAMBERS: No. We did have a  
 20 conversation about that. When I first did the  
 21 site visit, that door was still there and had  
 22 been filled in with plywood. However, the  
 23 violation stop work order -- they continued  
 24 work, so I got updated photos before the  
 25 meeting for the staff report, and they fully

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1 product.  
 2 The five nonhistoric windows could be  
 3 administratively approved with a different  
 4 window product; however, the current request  
 5 includes flush mounting with exterior muntins  
 6 and staff did not have the ability to inspect  
 7 or assess the condition of the two historic  
 8 windows that were removed during the course of  
 9 renovations.  
 10 Recommendation is for denial of the  
 11 after-the-fact application.  
 12 THE CHAIRMAN: Any questions for staff?  
 13 COMMISSIONER MONTOYA: Yeah, question  
 14 for --  
 15 COMMISSIONER GREGORY: I was going to ask  
 16 about the enclosed door. Do we have any idea  
 17 of what was enclosed?  
 18 MS. CHAMBERS: I beg your pardon?  
 19 COMMISSIONER GREGORY: Do we have any idea  
 20 of what was enclosed? Was the door there  
 21 originally or -- I don't understand what the  
 22 door situation is.  
 23 MS. CHAMBERS: Sure. So this is a picture  
 24 facing down the driveway, towards the street  
 25 (indicating). That's the corner of a

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1 enclosed it.  
 2 The request to keep the door fully  
 3 enclosed without replacing it with a window or,  
 4 you know, any kind of compromises were not --  
 5 were not considered due to the request being to  
 6 keep it the way it is.  
 7 COMMISSIONER LOPERA: Okay. Thank you.  
 8 MS. CHAMBERS: Sure.  
 9 THE CHAIRMAN: Anybody else have questions  
 10 for staff?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: All right. With that,  
 13 we'll open the public hearing.  
 14 The applicant can come on up.  
 15 (Audience member approaches the podium.)  
 16 AUDIENCE MEMBER: I'm actually here on  
 17 behalf of the --  
 18 THE CHAIRMAN: If you'll state your name  
 19 and address for me.  
 20 AUDIENCE MEMBER: Oh, I'm sorry.  
 21 Alicia Dice, 291 Clifton Bay Loop,  
 22 St. Johns, Florida 32259.  
 23 THE CHAIRMAN: Alicia, she's going to  
 24 swear you in real quick.  
 25 MS. DICE: Okay.

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1 THE REPORTER: If you would raise your  
 2 right hand for me, please.  
 3 MS. DICE: (Complies.)  
 4 THE REPORTER: Do you affirm that the  
 5 testimony you are about to give will be the  
 6 truth, the whole truth, and nothing but the  
 7 truth?  
 8 MS. DICE: Yes.  
 9 THE REPORTER: Thank you.  
 10 MS. DICE: So from my understanding,  
 11 they -- he's wanting to know what can be done  
 12 to keep the windows and make adjustments needed  
 13 without having to replace the windows that were  
 14 taken out because I believe it's three -- it's  
 15 a 3-inch depth to the -- from the exterior  
 16 wall, and I'm assuming that it has to be that  
 17 from the exterior wall.  
 18 THE CHAIRMAN: Let me pull it up real  
 19 quick here.  
 20 MS. DICE: Okay.  
 21 COMMISSIONER LOPERA: Through the Chair,  
 22 what I believe you're saying is correct. Staff  
 23 had mentioned that the windows were not flush  
 24 with the inside plane of the wall. The  
 25 (inaudible) was not flush with the --  
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1 don't know if you can scroll --  
 2 COMMISSIONER EPSTEIN: Was it Number 7?  
 3 MS. CHAMBERS: It was -- I believe so.  
 4 It was a grouping of three where the  
 5 middle was filled in with siding. It was not  
 6 replaced with a window.  
 7 It is Number 7.  
 8 COMMISSIONER EPSTEIN: Okay. I thought --  
 9 I just wanted to make sure I was understanding  
 10 that correctly.  
 11 MS. CHAMBERS: Thank you.  
 12 MS. DICE: I do have another question.  
 13 Looking at the -- I guess the pictures  
 14 that you have listed, would those be considered  
 15 to be flush with the windows, the other  
 16 historic windows, or no?  
 17 MS. CHAMBERS: No, those are not.  
 18 MS. DICE: I (inaudible) they have about  
 19 the same depth. I'm looking, but my eyes are  
 20 not as good as they should be.  
 21 COMMISSIONER MONTOYA: Yeah, I think  
 22 the -- a clear distinction would be an example  
 23 of the -- a clear distinction would be the  
 24 example of the window on the front of the house  
 25 that was originally -- what I suspect was a  
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1 (inaudible) from the wall. The windows have to  
 2 be recessed back to the --  
 3 MS. DICE: Right.  
 4 COMMISSIONER LOPERA: -- (inaudible) plane  
 5 of the wall.  
 6 MS. DICE: Right.  
 7 COMMISSIONER LOPERA: And that was not  
 8 done, so that's where that condition came in  
 9 from, staff?  
 10 MS. DICE: Right.  
 11 THE CHAIRMAN: So as far as the windows  
 12 go, how -- I'm trying to see here -- how  
 13 many -- how many windows were replaced?  
 14 MS. CHAMBERS: Seven.  
 15 THE CHAIRMAN: Seven.  
 16 MS. CHAMBERS: Seven. Two were historic  
 17 wood windows and five were not. Two are in  
 18 front of the building.  
 19 THE CHAIRMAN: Gotcha.  
 20 COMMISSIONER EPSTEIN: Through the staff,  
 21 were any of the windows that were taken out  
 22 covered up or they were all replaced with new  
 23 windows?  
 24 MS. CHAMBERS: That's a good question.  
 25 There was one on the rear right corner. I  
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1 porch that got filled in. You can clearly see  
 2 that that window is very much in plane with the  
 3 siding, the very front of the home. And when  
 4 you look at all the historic windows, they are  
 5 clearly recessed into the wall, and so they're  
 6 more of a -- they're more -- they're deeper  
 7 into the wall than the new windows.  
 8 MS. DICE: So ...  
 9 THE CHAIRMAN: We'll call you back up --  
 10 MS. DICE: Okay.  
 11 THE CHAIRMAN: -- when we need you.  
 12 MS. DICE: Okay.  
 13 THE CHAIRMAN: Thank you.  
 14 MS. DICE: Thank you.  
 15 THE CHAIRMAN: Is there anybody else here  
 16 to speak on this COA?  
 17 AUDIENCE MEMBERS: (No response.)  
 18 THE CHAIRMAN: All right. With that,  
 19 we'll close the public hearing, and I'll  
 20 entertain a motion.  
 21 COMMISSIONER LOPERA: Motion to deny  
 22 COA-23-29233.  
 23 COMMISSIONER MONTOYA: Second.  
 24 THE CHAIRMAN: All right. Talk to me.  
 25 COMMISSIONER MONTOYA: You know, I guess  
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1 the -- you know, for me, there's a -- there's a  
2 question of seven windows in total, two of them  
3 being historic, and understanding that although  
4 the -- the other five aren't historic, one of  
5 the original historic windows, there's still  
6 the guidelines regarding the home and the  
7 installation of windows, that they have to be  
8 out of plane with the -- with the wall of the  
9 house, you know, the wall of the structure. So  
10 that's where the dilemma is.

11 And then, you know, secondly, this is just  
12 another case of where we're, you know, forced  
13 to evaluate a project as though it was never --  
14 it was not completed yet, because this work was  
15 done without a COA, and that's always difficult  
16 for us because money has been spent by a  
17 homeowner, who's investing in their place of  
18 residence, the place that they love, but we  
19 have guidelines, and so it's just a -- I'm  
20 expressing lament for the meeting minutes.

21 COMMISSIONER EPSTEIN: Through the Chair  
22 to the staff, you had mentioned that there was  
23 a stop work order and work continued after  
24 that; is that correct?

25 MS. CHAMBERS: Yes. Through the Chair,  
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1 replacement assessments by staff, but it was an  
2 open wall, like, there was just a hole in the  
3 wall when I was there.

4 COMMISSIONER MONTOYA: And then one other  
5 question for staff. I'm assuming that the two  
6 historic windows that have been replaced have  
7 gone away in the dumpster? They're not on site  
8 anymore? They have disappeared, yes?

9 MS. CHAMBERS: That might be a question  
10 for the owners's representative, but my  
11 understanding when I was there was that they're  
12 gone, so ...

13 THE CHAIRMAN: All right. As Commissioner  
14 Montoya said, we have to look at this as it has  
15 not happened yet. And, unfortunately, I don't  
16 think there's much we would have approved here.  
17 Yeah, I mean, it's, unfortunately, pretty cut  
18 and dry for me.

19 COMMISSIONER EPSTEIN: I think the windows  
20 that were not historic we would have  
21 recommended approval, but if they were  
22 installed correctly.

23 THE CHAIRMAN: Correct.

24 COMMISSIONER EPSTEIN: And we would not  
25 recommend for a historic window to be removed  
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1 there was a stop [sic] site visit after the  
2 violation was issued, and a stop work order  
3 notice was given by our -- for our field  
4 inspector. And when I was on site -- there are  
5 site visit photos showing that that door was  
6 covered in plywood, and I did my best to speak  
7 with the contractor, who didn't speak English,  
8 to kind of get a clear idea of what the full  
9 scope of work was.

10 After the site visit, they did install the  
11 muntins on the outside of the windows and work  
12 did continue that -- the two historic windows  
13 were removed and one was filled in and one was  
14 replaced after my site visit.

15 COMMISSIONER EPSTEIN: So historic windows  
16 were removed after your original site visit  
17 telling them to stop?

18 MS. CHAMBERS: One was in a bathroom that  
19 has -- it wasn't filled in, but it was replaced  
20 with a vinyl window. The other was still there  
21 when I had my site visit and was enclosed with  
22 siding.

23 The historic wood window that was replaced  
24 with vinyl was in a bathroom. So, generally,  
25 bathroom windows have more, like, reasonable

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1 and filled in and would not recommend for a  
2 historic window to be removed and replaced with  
3 a new window.

4 COMMISSIONER MONTOYA: Agreed.

5 THE CHAIRMAN: And the door.

6 COMMISSIONER EPSTEIN: Yeah, and the door.  
7 The door, yeah. I keep forgetting about it.

8 THE CHAIRMAN: All right. Well --

9 COMMISSIONER MONTOYA: Yeah, so there's  
10 nothing we can do about windows that are gone,  
11 but we can certainly enforce the design  
12 guidelines in the way that new windows are  
13 installed, and that would be part of the denial  
14 of this request because then the -- the  
15 applicant would have to move into a direction  
16 that would be in agreement with the design  
17 guidelines.

18 And I think -- I agree with you, Chairman.

19 THE CHAIRMAN: All right. Well, we have a  
20 motion on the table, correct?

21 COMMISSIONER MONTOYA: Yes.

22 THE CHAIRMAN: All those in favor?

23 COMMISSION MEMBERS: Aye.

24 THE CHAIRMAN: Those opposed?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: Hearing none, you denied  
2 COA-23-29233.

3 MS. LOPERA: Mr. Chair, before you move  
4 on, during discussions on this item, you talked  
5 about the windows and opined that they need to  
6 adhere to the guidelines.

7 Regarding the enclosed door, what do you  
8 all -- well, how would you all like to see  
9 that? Just to give staff some guidance in  
10 working with the owner or the representative in  
11 rectifying these code violations, I'd like to  
12 hear (inaudible) for that.

13 THE CHAIRMAN: So I have a question for  
14 staff on that. That is -- and I feel like  
15 doors are not something that come up that  
16 often. I'm assuming the guidelines are pretty  
17 clear about it?

18 MR. WELLS: Through the Chair to the  
19 Commission, essentially, in terms of the  
20 guidelines, we just want some type of  
21 compatible opening. So it could be replaced  
22 with an additional door, it could be replaced  
23 with another window opening that's compatible  
24 with the surrounding windows.

25 So in terms of corrective actions, it  
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1 would have to -- we would just have the  
2 applicant provide either-or, so the door or a  
3 compatible window.

4 THE CHAIRMAN: Okay.

5 COMMISSIONER GREGORY: My question was --  
6 I think you said that door was not original?

7 MS. CHAMBERS: Correct. So --

8 COMMISSIONER GREGORY: The door in  
9 question I'm talking about.

10 MS. CHAMBERS: Yeah, you can see the  
11 original (inaudible) and kind of like a -- a  
12 sill trim board. That's where the original  
13 porch ended, and the two sections of siding  
14 that are divided in the middle -- the right --  
15 the left side where it says "enclosed door" was  
16 the nonhistoric door that was installed when  
17 the porch was partially enclosed.

18 COMMISSIONER MONTOYA: Yeah, if I'm -- if  
19 I'm correct, that door was where what  
20 originally was the porch, right?

21 MS. CHAMBERS: Correct. It was  
22 originally --

23 COMMISSIONER MONTOYA: Because they  
24 enclosed part of the porch and then put a door  
25 there, so it really isn't --

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1 COMMISSIONER GREGORY: I don't --

2 COMMISSIONER LOPERA: It's kind of --

3 COMMISSIONER GREGORY: And I don't have an  
4 opinion on restoring it, historic-wise. I  
5 mean, if -- if you're putting a window, it  
6 needs to be an historic window. I mean, could  
7 it be just siding there? I mean -- or do you  
8 need to break it up with a window?

9 MS. CHAMBERS: Is that a question for  
10 staff?

11 MR. WELLS: Through the Chair to  
12 Commissioner Gregory, in terms of our opinion,  
13 in terms of our report, we recommended that  
14 the -- the removed door be replaced with a  
15 window opening.

16 COMMISSIONER GREGORY: Okay.

17 COMMISSIONER LOPERA: Through the Chair, I  
18 agree with the staff's recommendation there  
19 because that would break up that span of wall  
20 between the window and the corner of the house.

21 THE CHAIRMAN: I would agree as well.

22 COMMISSIONER GREGORY: In regards to  
23 that -- kind of a shelf you talk about, that  
24 two-by ledge there, did you guys provide a  
25 recommendation on continuing that, or -- is

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1 that in the report?

2 MS. CHAMBERS: So when it comes to  
3 alterations over time, sometimes retaining the  
4 remnants of alterations is a respect to the  
5 change to the building over time. In our staff  
6 design review, we didn't discuss continuing  
7 that trim board to be underneath a new window  
8 in that space.

9 We welcome the Commission's opinion on  
10 whether or not they would like to see that, but  
11 I don't know that we would have recommended or  
12 required that in our staff's design review.

13 COMMISSIONER MONTOYA: I, for one, would  
14 say no because the water table is (inaudible)  
15 with the historic structure, and filling  
16 (inaudible) the porch with something that was  
17 originally -- you know, making it into an  
18 enclosed space out of a porch is changing the  
19 nature of the project. I would say no, I would  
20 not (inaudible) with the water table there.

21 COMMISSIONER EPSTEIN: I agree, especially  
22 because you can see the addition. There's even  
23 a different siding that's used. So adding a  
24 historic detail and -- and having a completely  
25 different siding is going to make it look like

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1 we just put that on there for fun, so ...  
 2 THE CHAIRMAN: All right.  
 3 MS. LOPERA: Thank you.  
 4 THE CHAIRMAN: You're welcome.  
 5 Okay. We're going to move on to public  
 6 comment. Anybody have any public comment, by  
 7 chance?  
 8 MS. PRYOR: (Indicating.)  
 9 THE CHAIRMAN: Come on up.  
 10 (Ms. Pryor approaches the podium.)  
 11 THE CHAIRMAN: If you'll just state your  
 12 name and address.  
 13 (Microphone failure.)  
 14 (Discussion held off the record.)  
 15 MS. PRYOR: Do I need to be sworn in again  
 16 or --  
 17 THE CHAIRMAN: Just state your name and  
 18 address and we're good.  
 19 MS. PRYOR: Kim Pryor, 245 West 5th  
 20 Street, historic Springfield.  
 21 Public comment here. So I've got a couple  
 22 of general comments I just want to bring to the  
 23 attention of this body.  
 24 When you approve new construction -- I  
 25 went back and I looked at a ton of the  
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1 conditions, and it's ironic because we were  
 2 just talking about windows being recessed  
 3 within the plane of the wall. Every new  
 4 construction that has been approved -- and it's  
 5 typically been TerraWise -- has had that  
 6 restriction, that the windows be recessed in  
 7 and raised muntins, things of that nature.  
 8 TerraWise is building homes in Springfield  
 9 that are not complying with that requirement,  
 10 and I have an issue with that. The windows are  
 11 being installed flush with the -- the plane of  
 12 the exterior wall, and they are blatantly not  
 13 complying with the COA conditions.  
 14 This has been going on for quite some  
 15 time, and from what I've heard -- I'm watching  
 16 my time. What I have heard is that, you know,  
 17 new construction is -- it's the Building  
 18 Department's responsibility to make sure that  
 19 the COA is, you know, conformed. But then, how  
 20 do they know what the COA says? Because  
 21 building inspectors aren't necessarily historic  
 22 people, so there's a disconnect here.  
 23 And there are several properties in  
 24 Springfield right now -- 1618 Pearl. There's  
 25 two on the northwest corner of Laura and 3rd --  
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1 I'm trying to not speak too fast for you.  
 2 There's one being built right now at 212 West  
 3 5th Street. I have photographs. All of these  
 4 windows -- they haven't been finished yet on  
 5 the structures, but they are flush with the  
 6 wall. Something needs to be done.  
 7 The other instance -- the other item I  
 8 wanted to bring up was the -- the other item is  
 9 the property in the 500 block of East 5th, the  
 10 500 block. If this particular property was one  
 11 that was brought up because it was -- that  
 12 whole block is nothing but bungalows.  
 13 (Microphone failure.)  
 14 THE CHAIRMAN: You can just talk loud.  
 15 MS. PRYOR: The whole block is nothing but  
 16 bungalows. And I was here for that first  
 17 meeting where the public came up and said, no,  
 18 you can't build a two- -- you shouldn't be able  
 19 to --  
 20 (Timer notification.)  
 21 THE CHAIRMAN: Go ahead.  
 22 MS. PRYOR: -- build a two-story house on  
 23 that lot because that entire block has been  
 24 nothing but bungalows. And it was deferred by  
 25 this body, requesting that the applicant bring  
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1 back photographs of that particular block.  
 2 Well, the next time it came before this  
 3 body -- the next two times, actually. I wasn't  
 4 able to be here, but I read the minutes, and  
 5 the first -- the next time it was brought up,  
 6 you deferred it because the applicant was not  
 7 present. And then the next month, this  
 8 property was on the consent agenda. What  
 9 happened?  
 10 You required that they bring proof of  
 11 what -- of what the block looked like because  
 12 you had members of the general public that were  
 13 speaking out against this construction type.  
 14 They didn't show up. They never -- to my  
 15 knowledge, they never presented the information  
 16 that this body requested, and then it winds up  
 17 on the consent agenda. That -- I think we  
 18 failed here.  
 19 THE CHAIRMAN: Real quick. Staff, correct  
 20 me if I'm wrong on that one. Was that the  
 21 story-and-a-half?  
 22 MS. PRYOR: Yes.  
 23 MR. WELLS: Yes.  
 24 THE CHAIRMAN: It ended up being a  
 25 story-and-a-half?  
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1 MR. WELLS: Yes.

2 THE CHAIRMAN: Kind of meet in the

3 middle --

4 MR. WELLS: Exactly.

5 THE CHAIRMAN: Okay. And we did -- did we

6 pull that off consent that day? Because I

7 remember talking about that that day at the

8 meeting.

9 MS. PRYOR: No, it was on consent.

10 THE CHAIRMAN: But we looked at that

11 design. I recall that. But I know, at least

12 from my point of view, we felt like there was a

13 concession coming back at a story-and-a-half as

14 opposed to being a full two-story, but that --

15 at least for me ...

16 COMMISSIONER MONTOYA: Maybe this is a

17 question to staff. In a situation like this,

18 where there's (inaudible) recommendations by

19 the Commission and the applicant has had time

20 to look at things, evaluate things, make some

21 adjustments, talk to staff -- staff's

22 (inaudible) to put it on the consent agenda,

23 because perhaps you've made a judgment that the

24 criteria has been met, and that's why it's on

25 the consent agenda?

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1 MR. WELLS: Through the Chair to

2 Commissioner Montoya, that is correct. It was

3 deferred several times, and it was the opinion

4 of the Commission at one of those meetings that

5 the -- the original two-story design be

6 modified to a one-and-a-half story design and

7 you-all would be in support of it.

8 Hence, the consent placement, there was no

9 opposition from the public at that meeting, and

10 you all voted to approve it.

11 MS. PRYOR: How about the windows on new

12 construction?

13 COMMISSIONER MONTOYA: Yeah, that's a --

14 that's also a question, to go back to that, in

15 terms of enforcement, right? Because this body

16 is about looking at the -- looking at the

17 applicant's request, making a judgment call on

18 what we're asked to vote on, but we're not

19 going around inspecting things, and making sure

20 that it's executed correctly, and so it's a

21 question of, is there -- is there a course of

22 action?

23 Because I know that there are people that

24 move around the neighborhood, the historic

25 districts and neighborhoods, looking for

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1 violations. But like many positions in the

2 City, I'm sure that group is understaffed and

3 unable to catch everything, and so it's usually

4 people calling in and identifying things that

5 aren't meeting the criteria and basically

6 calling in to the Department and letting them

7 know.

8 MR. WELLS: Through the Chair to

9 Commissioner Montoya, that is correct. That

10 issue of -- of not having the windows recessed

11 has been ongoing for several years now, so it's

12 something that we are aware of. We're working

13 internally within our department to come up

14 with a procedure that would ensure our existing

15 capacity -- staff capacity is not being

16 exhausted, but also just making sure it makes

17 sense, because it is -- as staff -- as was

18 previously alluded to, it is up to the Building

19 Inspection Division to monitor our staff's

20 conditions and make sure they're being

21 implemented, and so we're trying to find an

22 effective way to make sure during final

23 inspection that the windows are consistent with

24 the conditions.

25 COMMISSIONER MONTOYA: You know, one --  
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1 one suggestion might be to have a discussion

2 with the plans examiners, like, George Goodman

3 (phonetic), I know that he reviews a lot of

4 the -- the residential projects that are under

5 construction -- going in for a permit for

6 construction, and then that could be a red

7 flag. I know he specifically is someone in the

8 Department who is very attuned to things when

9 he's -- when they've been identified, to go --

10 to look for them, like recently with the -- the

11 garage apartment situation, with a set of

12 permit documents. That -- that is now a note

13 in their department, that historic districts --

14 you know, (inaudible) the Municode are allowed

15 to have apartments over the garages because

16 it's part of the historic fabric of the

17 neighborhoods.

18 So that might be something that -- a memo

19 could be sent to the Building Department to

20 require -- and it might be a requirement for us

21 when projects are submitted at that -- or it's

22 part of the -- the conditions, that the

23 applicant is required to have that note on the

24 construction drawings, that windows must be

25 installed within the plane of the exterior.

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1 THE CHAIRMAN: I mean, does this  
 2 (inaudible) just fall on -- on Code  
 3 Enforcement? Just out of curiosity. I mean, I  
 4 get it, but, I mean, but TerraWise is building  
 5 a lot of houses and we consistently get, you  
 6 know, work initiated or completed without a  
 7 COA. I mean, you know, whoever --  
 8 COMMISSIONER EPSTEIN: I'm interested --  
 9 THE CHAIRMAN: So whoever the owner of  
 10 this house was, we caught them, but --  
 11 COMMISSIONER EPSTEIN: I'm interested to  
 12 know if -- when they submit their documentation  
 13 for permitting, their construction  
 14 documentation, if they're showing the windows  
 15 recessed, but they're just buying the ones with  
 16 the nailing fins and somebody's installing them  
 17 and --  
 18 COMMISSIONER MONTOYA: Well, yes, of  
 19 course that's --  
 20 MS. PRYOR: Of course that's what they are  
 21 doing.  
 22 COMMISSIONER EPSTEIN: Yeah, so it -- so  
 23 their details show the windows recessed.  
 24 They're just -- they're not doing the detailing  
 25 the way that the construction documents are  
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1 but it's actually the Building Department  
 2 because there's inspectors that are paid to  
 3 look at plans and look at how things are  
 4 installed in the field. And I don't believe  
 5 that any of them would know to look for a  
 6 detail like this. As a structural engineer, I  
 7 wouldn't know to -- if I was out there and I  
 8 saw the detail there, if I wasn't on this  
 9 commission, I would probably skip right over it  
 10 because I've -- you know, I've looked at  
 11 thousands of windows before.  
 12 So I think that it -- it could be  
 13 something for the staff to do to perhaps  
 14 involve the Building Department and inspection  
 15 division to have them -- specific for this  
 16 area, to have them, you know, pay attention to  
 17 that and say, "Look, this is different in  
 18 this -- you know, in this district." Maybe  
 19 they already know that, though.  
 20 MR. WELLS: Yeah, that's something that we  
 21 did have a conversation about. It's just -- it  
 22 boils down to staff capacity, and we're -- we  
 23 not having that much -- but -- at this point,  
 24 so we're just trying to find a way to be  
 25 effective but also efficient at the same time.  
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1 showing.  
 2 MR. WELLS: In most of those cases, that's  
 3 what's occurring.  
 4 COMMISSIONER EPSTEIN: So then I don't  
 5 know what else can be done besides going around  
 6 to every site and -- because if they're showing  
 7 it to the Building Department for the  
 8 permitting accurately, the Building Department  
 9 is going to approve it because that's what we  
 10 told them they should do. They're going to  
 11 look at the drawings and say, "Okay, they're  
 12 showing it that way."  
 13 So it's really going down to just policing  
 14 in the field, which is not great, but, I mean,  
 15 that's why -- we're here to make sure stuff is  
 16 done correctly, so --  
 17 COMMISSIONER MONTOYA: Well, after --  
 18 after someone has removed windows and installed  
 19 them correctly a few times -- I'm pretty sure  
 20 general contractors are in the business to make  
 21 money, so I don't think they'd keep making that  
 22 mistake. So I think it does need to be  
 23 something that's enforced.  
 24 COMMISSIONER LOPERA: Well, through the  
 25 Chair, it's not necessarily Code Enforcement,  
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1 MS. PRYOR: We have five houses right now  
 2 that I'm aware of, currently, in various stages  
 3 of construction by TerraWise that have all had  
 4 their windows installed incorrectly. We need  
 5 to get this taken care of now.  
 6 COMMISSIONER GREGORY: I guess -- question  
 7 for staff -- and as -- maybe they can tell us,  
 8 this applicant, or this individual can tell us  
 9 this, but is there someone at the Building  
 10 Department she can inform (inaudible) that she  
 11 does see this happen rather than us who don't  
 12 have any enforcement ability at that point?  
 13 MS. PRYOR: I've opened CARE tickets.  
 14 COMMISSIONER GREGORY: With the City's  
 15 website?  
 16 MS. PRYOR: 630-CITY. I've opened a  
 17 630-CARE ticket for one that listed multiple  
 18 houses. I haven't opened one yet for 212 West  
 19 5th Street because I was waiting to hear  
 20 something from this other one, but the --  
 21 We can't wait because if they finish the  
 22 house, then they're going to say, "Well, why  
 23 didn't you tell us before?" But then -- my  
 24 opinion back is, well, why didn't you follow  
 25 the conditions -- the required conditions of  
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1 your approved COA?  
 2 And once they sell the house, I think this  
 3 body's control, if you will, power, to make  
 4 them change the windows is done.  
 5 THE CHAIRMAN: Yeah. I mean --  
 6 COMMISSIONER GREGORY: Again, maybe  
 7 following up with staff and see if there's an  
 8 individual in the Department they can put you  
 9 in contact with --  
 10 (Simultaneous speaking.)  
 11 THE CHAIRMAN: (Inaudible) get this  
 12 resolved today, if you will, because  
 13 (inaudible) --  
 14 COMMISSIONER EPSTEIN: Yeah, I'm not sure  
 15 the --  
 16 THE CHAIRMAN: -- because, I mean, there's  
 17 only some much we can do.  
 18 COMMISSIONER EPSTEIN: I'm not sure the  
 19 630-CITY is maybe the best route to do it in.  
 20 Maybe going more directly through the Building  
 21 Department, because, I mean, 630-CITY is like a  
 22 stoplight is out or a sign is down or there's a  
 23 pothole.  
 24 MS. PRYOR: Well, I opened the 630-CITY  
 25 ticket to historic violations. You guys have  
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1 that one, don't you, Arimus?  
 2 MR. WELLS: I'm sorry, can you repeat the  
 3 question?  
 4 MS. PRYOR: I said I opened the 630-CITY  
 5 ticket to historic violations, and you guys  
 6 have it --  
 7 MR. WELLS: Yes.  
 8 MS. PRYOR: -- because I believe there was  
 9 a comment made on there -- Martin made a -- was  
 10 going to transfer it to Building, and then  
 11 Arimus came in behind it and said, hold off on  
 12 this, I'm looking at something.  
 13 MR. WELLS: Yeah.  
 14 MS. PRYOR: But that's been a while. You  
 15 know, it's been a week or more. Meanwhile,  
 16 these windows are continually being installed  
 17 improperly. That's why I'm bringing it up to  
 18 this body. I understand you guys may not have  
 19 any control over it, but you guys are the ones  
 20 that required that they install things in a  
 21 certain way, and I'm here to tell you, it's not  
 22 happening and it is damaging the historic  
 23 district.  
 24 How are people that come up that want to  
 25 change their windows out to -- and then we're  
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1 going to make them take them out? The person  
 2 who was right here before us, they installed  
 3 windows without approval, they were  
 4 flush-mounted, and we just told them, no, you  
 5 can't do that.  
 6 THE CHAIRMAN: Look, I completely agree,  
 7 but there's -- as far as today goes -- I mean,  
 8 I do appreciate you bringing them to our  
 9 attention. I mean, we'll do our best to dig  
 10 and see what can be figured out. But, I mean,  
 11 as far as today goes, I mean, there's not --  
 12 there's not a whole lot I think we'll get  
 13 accomplished by hashing it out again.  
 14 So I do appreciate you bringing it up, and  
 15 we'll -- I mean, we'll get staff to hopefully  
 16 find an answer, and then we'll do some research  
 17 and see if there's anybody else we can follow  
 18 up with to -- to really work on enforcement,  
 19 but --  
 20 MS. PRYOR: I guess the last question I  
 21 have is basically for staff. Is it possible to  
 22 go ahead and issue stop work orders on those  
 23 properties until we can get it figured out?  
 24 MR. WELLS: The issue with issuing a stop  
 25 work order is that the work has already been  
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1 completed, and so -- these are new construction  
 2 homes, yes, but they've been completed for  
 3 several years, so some of the issues --  
 4 MS. PRYOR: No, they haven't. These are  
 5 still under construction.  
 6 MR. WELLS: Okay. Well, then that's when  
 7 you can open up a MyJax case, and then we  
 8 can --  
 9 MS. PRYOR: I have.  
 10 MR. WELLS: Okay. But for the one that  
 11 you did open, that was already completed, and  
 12 so that was the issue with that one, that  
 13 property.  
 14 MS. PRYOR: No. Well, maybe we need to  
 15 talk offline because the one -- when I opened  
 16 the ticket for the two on Laura Street --  
 17 they're not complete.  
 18 MR. WELLS: Okay.  
 19 MS. PRYOR: The one on 1618 Pearl is not  
 20 complete.  
 21 MR. WELLS: I'm more than happy to talk  
 22 offline about the --  
 23 MS. PRYOR: Okay. Thank you.  
 24 (Simultaneous speaking.)  
 25 MR. WELLS: -- (inaudible) you wanted.  
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1 THE CHAIRMAN: Thank you.  
 2 All right. We're going to move along to  
 3 Section L, New Business. We've got the 2023  
 4 window supplement to look through real quick.  
 5 MR. WELLS: Okay. So through the Chair to  
 6 the Commission, this is something that we've  
 7 been working on for the past few months. This  
 8 has been an idea that emerged out of our  
 9 workshops for the administrative matrix. And  
 10 so staff has been working studiously just to  
 11 come up with a packet of information that would  
 12 be helpful to the public.  
 13 So this packet is -- in its current final  
 14 form, entails guidelines of how to effectively  
 15 repair wood windows, because that's the first  
 16 page.  
 17 The second page goes into window  
 18 replacements and how to properly frame them,  
 19 so -- we just had a lot of discussion at this  
 20 meeting about recessed placement, so this would  
 21 give homeowners as well as contractors some  
 22 guidance on how to effectively do that again.  
 23 And so the third piece just goes into  
 24 detail about window trim. We do get some  
 25 issues about this from time to time. And,  
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1 energy efficiency, so this just gets into some  
 2 other ways that you can remediate the issues  
 3 pertaining to efficiency, so we -- which we  
 4 often do in our staff reports, traditional  
 5 weatherstripping, caulking, et cetera.  
 6 So, again, this is a packet that we hope  
 7 to provide homeowners in the future, but --  
 8 we're going to refer to this as our window  
 9 supplement. And so we put it on -- for  
 10 New Business so y'all could take a vote and use  
 11 this as our kind of moving document and then  
 12 amend it from time to time as we deem fit,  
 13 so -- end of report.  
 14 THE CHAIRMAN: Having read through it, I  
 15 think it's great. It lays out a lot, if not  
 16 all -- I mean, everything that we asked to be  
 17 in the document, so (inaudible).  
 18 This is not something we're voting on  
 19 today?  
 20 MR. WELLS: Yes.  
 21 THE CHAIRMAN: We are?  
 22 MR. WELLS: Yes.  
 23 THE CHAIRMAN: Okay. Yeah, I'm -- I'm  
 24 happy with it. If anybody else has thoughts,  
 25 please.  
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1 again, just how to properly repair window trim,  
 2 but also just make sure it's consistent and --  
 3 in size and whatnot.  
 4 And the fourth piece is about window type,  
 5 so just more of an educational component here  
 6 just about different types of windows and just  
 7 trying to meet people where they're at. So we  
 8 talk a lot about, you know, historic language  
 9 and whatnot, so just making sure that, you  
 10 know, homeowners understand what we're relaying  
 11 to them and just -- again, just more of a  
 12 knowledge piece.  
 13 And so the last piece, which we have a lot  
 14 of discussion about, which is the window grid  
 15 pattern, muntins, and the differences between  
 16 interior muntins, sandwich muntins versus true  
 17 divided or simulated divided lites, and also  
 18 just the different types of window designs that  
 19 we commonly see throughout the districts. It  
 20 goes into where the Prairie-style window is  
 21 versus 6-over-1 or hung or 1-over-1 windows,  
 22 so --  
 23 And the last page, which we know -- as  
 24 commissioners, you all get this from time to  
 25 time. People want to replace windows based on  
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1 COMMISSIONER GREGORY: Do we open this for  
 2 public comment as well?  
 3 MS. LOPERA: It's at the discretion of the  
 4 Chair.  
 5 THE CHAIRMAN: I'm going to prefer not to.  
 6 COMMISSIONER MONTOYA: Question for  
 7 staff -- through the Chair, question for staff,  
 8 this -- once we vote on and approve it, will  
 9 this become part of the design guidelines, will  
 10 it (inaudible), or how will this be  
 11 disseminated?  
 12 MR. WELLS: Through the Chair to  
 13 Commissioner Montoya, this would not  
 14 necessarily be packaged with the existing  
 15 design guidelines. This is just more of a --  
 16 COMMISSIONER MONTOYA: Supplementary?  
 17 MR. WELLS: Yeah, a supplemental piece  
 18 that we just provide --  
 19 (Simultaneous speaking.)  
 20 THE CHAIRMAN: Just information.  
 21 MR. WELLS: -- (inaudible).  
 22 So similar to our fencing design  
 23 guidelines, it -- you all approved that  
 24 early -- in the early 2000s. This would just  
 25 be another document that we could provide and  
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1 amend it from time to time.  
2 THE CHAIRMAN: Well, I'll entertain a  
3 motion.  
4 COMMISSIONER GREGORY: Motion to approve  
5 the 2023 window supplement.  
6 COMMISSIONER LOPERA: Second.  
7 THE CHAIRMAN: Thoughts, comments?  
8 COMMISSIONER EPSTEIN: I'm going to -- I'm  
9 sorry, I'm going to be annoying because it's  
10 what I do.  
11 COMMISSIONER MONTOYA: Make sure you get  
12 that in the minutes.  
13 COMMISSIONER EPSTEIN: Put that somewhere  
14 in writing. My husband will get it framed and  
15 put it over our fireplace or something.  
16 There is a graphic that was part of the  
17 2653 Myra Street here that I think would be  
18 beneficial to be included in with this. I  
19 think the rest of it is great --  
20 MR. WELLS: Okay.  
21 COMMISSIONER EPSTEIN: -- but I think this  
22 graphic right here (indicating) is pretty nice,  
23 and it would be nice to include it in there  
24 also. That's all. That's all I have to say.  
25 COMMISSIONER LOPERA: That wasn't so  
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1 annoying.  
2 THE CHAIRMAN: Yeah, that was fine.  
3 COMMISSIONER EPSTEIN: Hey, put that in  
4 there too.  
5 MR. WELLS: Through the Chair to the  
6 Commission, we're happy to amend our draft and  
7 to add that in there somewhere because --  
8 again, just to be consistent with our survey,  
9 we'll place that in there.  
10 So maybe defer or --  
11 MS. LOPERA: Would you all like to see  
12 that after staff puts it in or do you want to  
13 amend that motion to approve it with the  
14 addition of the graphic?  
15 COMMISSIONER EPSTEIN: Yes, so amend --  
16 (Simultaneous speaking.)  
17 MS. LOPERA: (Inaudible) to amend the  
18 motion.  
19 COMMISSIONER GREGORY: I move to amend the  
20 motion to add the graphic that Commissioner  
21 Epstein recommended regarding 2653 Myra Street,  
22 in that section.  
23 COMMISSIONER EPSTEIN: Second.  
24 THE CHAIRMAN: All those in favor?  
25 COMMISSION MEMBERS: Aye.  
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1 THE CHAIRMAN: Those opposed?  
2 COMMISSION MEMBERS: (No response.)  
3 THE CHAIRMAN: We'll take a vote on the  
4 motion as amended.  
5 All those in favor?  
6 COMMISSION MEMBERS: Aye.  
7 THE CHAIRMAN: Those opposed?  
8 COMMISSION MEMBERS: (No response.)  
9 THE CHAIRMAN: Hearing none, you have  
10 approved the 2023 window supplement with  
11 conditions.  
12 With that, we're on to Number 3, National  
13 Register nomination, Tolbert House.  
14 MR. WELLS: All right. So, again, this is  
15 a National Register nomination for the Tolbert  
16 House. This is a property that is located  
17 with -- on the Edward Waters University campus.  
18 I know we don't get these too often, but  
19 as you will see in the book package itself, the  
20 first page encompasses a letter that's  
21 typically written on behalf of the Chair for  
22 the Commission. So I put some language in  
23 here. I just pulled some language from the  
24 actual nomination packet itself.  
25 But just for your general understanding,  
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1 again, this is the Tolbert House. It's located  
2 at 1665 Pearce Street. It's being nominated  
3 based on the significance, because of the -- it  
4 being associated with the lives of persons that  
5 are significant from our past. It also  
6 embodies distinctive characteristics of a type  
7 or period or method of construction, and it's  
8 also affiliated with a prominent architect. So  
9 in this instance, it would be John Lankford,  
10 who was a prominent African-American architect.  
11 And in terms of the architectural style  
12 itself, it's a two-story, wood frame, Queen  
13 Anne style, Free Classic subtype building.  
14 Again, it is located on the Edward Waters  
15 University campus and it's located within the  
16 historically African-American midwest  
17 (inaudible) community.  
18 It is associated with the Susie E.  
19 Tolbert family. She was a very well known  
20 humanitarian and education -- educational  
21 advocate within the community itself.  
22 So based on that criteria from the  
23 National Register nomination, we are  
24 recommending approval of the -- of its listing.  
25 And so, again, you all, as a commission, can  
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1 support that nomination through the drafting of  
 2 that letter before you, and -- end of report.  
 3 THE CHAIRMAN: Questions for staff?  
 4 COMMISSION MEMBERS: (No response.)  
 5 COMMISSIONER MONTOYA: Excellent.  
 6 THE CHAIRMAN: All right. We are voting  
 7 on this, yes?  
 8 MR. WELLS: Yes.  
 9 THE CHAIRMAN: A motion would be great.  
 10 COMMISSIONER LOPERA: Motion to approve  
 11 the National Register nomination for the  
 12 Tolbert House at 1665 Pearce Street.  
 13 COMMISSIONER MONTOYA: Second.  
 14 THE CHAIRMAN: All those in favor?  
 15 COMMISSION MEMBERS: Aye.  
 16 THE CHAIRMAN: Those opposed?  
 17 COMMISSION MEMBERS: (No response.)  
 18 THE CHAIRMAN: Hearing none, you have  
 19 approved the nomination.  
 20 MS. LOPERA: You are in support of the  
 21 nomination.  
 22 THE CHAIRMAN: Yeah, supportive of the  
 23 nomination.  
 24 Okay. We'll move on to Section M,  
 25 Information. Emergency demo, 1634 Ionia.

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1 need some more time to work on that.  
 2 THE CHAIRMAN: Okay.  
 3 MR. WELLS: And then the Public Works  
 4 improvement projects, we have not received  
 5 anything from them, so ...  
 6 THE CHAIRMAN: All right. Unless anybody  
 7 has anything else --  
 8 COMMISSION MEMBERS: (No response.)  
 9 THE CHAIRMAN: All right. With that, we  
 10 are adjourned.  
 11 (The foregoing proceedings were adjourned  
 12 at 4:07 p.m.)  
 13 - - -  
 14  
 15  
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 25

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1 MR. WELLS: Okay. So just a little  
 2 background here. Back in, I believe June of  
 3 this year, three structures in the Springfield  
 4 historic district, mainly on Ionia Street,  
 5 were -- caught on fire. One of those  
 6 structures was deemed to -- as unsafe and  
 7 condemned by the Municipal Code Compliance  
 8 Division, so they sought out emergency  
 9 demolition.  
 10 And because it was in imminent danger and  
 11 it poses a health and safety risk to the  
 12 general public, they sought out emergency  
 13 abatement. And so they had an order for that.  
 14 And in terms of the order, it allows them to  
 15 seek emergency demolition and just notify you  
 16 all after a COA has been completed. So this is  
 17 just the steps that were taken, so --  
 18 You can tell from the -- well, if you flip  
 19 through that packet itself, you will see its  
 20 current -- or the original state, or after the  
 21 fire, so it's no longer there.  
 22 But just a notification.  
 23 THE CHAIRMAN: All right. We can move on.  
 24 MR. WELLS: All right. Next is the HP  
 25 resource packet. That's been deferred. We

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 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 6th day of August 2023.  
 16  
 17  
 18 \_\_\_\_\_  
 19 Diane M. Tropia  
 20 Florida Professional Reporter  
 21  
 22  
 23  
 24  
 25

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