

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, July 26, 2017,
commencing at 3:00 p.m., Ed Ball Building, 214 North
Hogan Street, Conference Room 1002, 1st Floor,
Jacksonville, Florida, before Diane M. Tropia, a Notary
Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Acting Chairman.
DAVID CASE, Commission Member.
RYAN P. DAVIS, Commission Member.
ANDRES LOPERA, Commission Member.
MAIJU STANSEL, Commission member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.
LISA SHEPPARD, Planning and Development Dept.
SONDRA FETNER, Office of General Counsel.
GLORIA BLAKE, Planning and Development Dept.

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1 Commission.
2 COMMISSIONER LOPERA: Andres Lopera,
3 Commissioner.
4 THE CHAIRMAN: J.C. Demetree,
5 Commissioner.
6 COMMISSIONER CASE: David Case,
7 Commissioner.
8 COMMISSIONER STANSEL: Maiju Stansel,
9 Commissioner.
10 THE CHAIRMAN: All right. We will have a
11 break starting at 5 o'clock, every two hours.
12 At this time, I'd entertain a motion to
13 approve the minutes from our June 28th meeting.
14 COMMISSIONER CASE: Mr. Chairman, I move
15 that we approve the minutes of June 28th, 2017.
16 THE CHAIRMAN: And do I have a second?
17 COMMISSIONER LOPERA: I second.
18 THE CHAIRMAN: All in favor.
19 COMMISSION MEMBERS: Aye.
20 THE CHAIRMAN: Those opposed.
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Hearing none, you have
23 approved the minutes from our June 28th
24 meeting.
25 Let's move to our deferred items.
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1 PROCEEDINGS
2 July 26, 2017 3:00 p.m.
3 - - -
4 THE CHAIRMAN: I will now call to order
5 the meeting of the Jacksonville Historic
6 Preservation Commission for Wednesday,
7 July 26th.
8 We do have a quorum.
9 If anybody would like to speak, if you
10 could just please fill out a yellow speaker
11 card and give it to Gloria at the table. And
12 when you come up, give us your name, address,
13 and she will swear you in.
14 Let's go ahead and start with
15 introductions, starting with Lisa.
16 MS. SHEPPARD: Lisa Sheppard. Lisa
17 Sheppard, Historic Preservation section.
18 Once again, Lisa Sheppard, Historic
19 Preservation section.
20 Thank you. Sorry.
21 COMMISSIONER CASE: We know who you are.
22 MR. POPOLI: Christian Popoli, Historic
23 Preservation section.
24 MS. FETNER: Sondra Fetner, Office of
25 General Counsel.
COMMISSIONER DAVIS: Ryan Davis, Historic
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1 Deferred items are COA-17-034, COA-17-131,
2 COA-17-132, COA-17-575, and COA-17-577.
3 Do any Commissioners have any ex-parte
4 communication to declare?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: Hearing none, I will open
7 it to a public hearing.
8 Would anybody like to speak on any of the
9 deferred items?
10 AUDIENCE MEMBERS: (No response.)
11 THE CHAIRMAN: Hearing none, we will close
12 the public hearing.
13 Okay. Moving on to the Consent Agenda.
14 Our Consent Agenda is COA-17-553, COA-17-637,
15 COA-17-663, COA-17-669, and COA-17-672.
16 Any commissioners have any ex-parte
17 communication to disclose?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: Seeing none, we'll open it
20 up to a public hearing.
21 Is there anybody who would like to speak
22 on any of the Consent Agenda?
23 AUDIENCE MEMBERS: (No response.)
24 THE CHAIRMAN: All right. Seeing none,
25 noting these items will be approved.
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1 Nobody else -- anybody need to speak?
2 MS. FETNER: You need a motion.
3 COMMISSIONER CASE: Yeah.
4 THE CHAIRMAN: I'll entertain a motion to
5 approve the Consent Agenda.
6 COMMISSIONER CASE: Mr. Chairman, I move
7 that we approve the Consent Agenda.
8 THE CHAIRMAN: And do I have a second?
9 COMMISSIONER DAVIS: I second.
10 THE CHAIRMAN: Do I have a second?
11 COMMISSIONER DAVIS: Second.
12 THE CHAIRMAN: Yeah. Okay. Those -- or
13 all those in favor of the motion?
14 COMMISSION MEMBERS: Aye.
15 THE CHAIRMAN: Any opposed?
16 COMMISSION MEMBERS: (No response.)
17 THE CHAIRMAN: Hearing none, you have
18 approved the Consent Agenda.
19 Let's move forward. We have nothing on --
20 we have no condemned properties, no historic
21 designations. So I think we can move right
22 into COAs.
23 Our first COA, COA-17-477, do any of the
24 commissioners have any ex-parte communication
25 to disclose?
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1 MR. POPOLI: Mr. Chairman, before you go
2 on, I just wanted to make a quick request.
3 THE CHAIRMAN: Sure.
4 MR. POPOLI: One of these deferred items
5 was for Lechlade, which was the original demo
6 application.
7 THE CHAIRMAN: Okay.
8 MR. POPOLI: We just approved the
9 addition, which was an alternative to the
10 demolition, on the Consent Agenda.
11 THE CHAIRMAN: Uh-huh.
12 MR. POPOLI: If the applicant is here, we
13 would like to see if he's willing to withdraw
14 the demo application at this point, since you
15 have approved the addition.
16 AUDIENCE MEMBER: Should I come to the
17 podium?
18 THE CHAIRMAN: Sure.
19 MR. POPOLI: Yeah.
20 (Audience member approaches the podium.)
21 AUDIENCE MEMBER: Should I raise my hand
22 or --
23 THE CHAIRMAN: Talk to Gloria.
24 MS. BLAKE: Sir, if you would state your
25 name and address for the record.
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1 AUDIENCE MEMBER: My name is Peyman
2 Ata-Abadi, 553 Meteor Street, Jacksonville,
3 Florida 32205.
4 MS. BLAKE: Now if you would raise your
5 right hand.
6 MR. ATA-ABADI: (Complies.)
7 MS. BLAKE: Do you affirm that the
8 testimony you are about to give is the truth,
9 the whole truth, and nothing but the truth?
10 MR. ATA-ABADI: I do.
11 MS. BLAKE: Thank you.
12 Please continue.
13 MR. ATA-ABADI: Thank you.
14 Yes. Well, if -- in case you approve the
15 addition and renovation, we will withdraw the
16 application for demolition.
17 THE CHAIRMAN: Okay.
18 MR. ATA-ABADI: Okay.
19 THE CHAIRMAN: Yes.
20 MR. ATA-ABADI: Great. Thank you very
21 much.
22 MR. POPOLI: Thank you, Chair.
23 MR. ATA-ABADI: Thank you.
24 COMMISSIONER CASE: Mr. Chairman, I move
25 that we approve the withdrawal of the
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1 demolition on that --
2 THE CHAIRMAN: Do I have a second?
3 COMMISSIONER CASE: -- said property.
4 COMMISSIONER LOPERA: I second.
5 THE CHAIRMAN: All right. All those in
6 favor.
7 COMMISSION MEMBERS: Aye.
8 THE CHAIRMAN: Those opposed.
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: All right. COA-17-553,
11 Shadowlawn Street.
12 COMMISSIONER CASE: No.
13 THE CHAIRMAN: Oh, I'm sorry. At -477,
14 2790 Post Street. Do any commissioners have
15 any ex-parte communication to disclose?
16 COMMISSION MEMBERS: (No response.)
17 THE CHAIRMAN: Seeing none, do we have a
18 staff report?
19 MS. SHEPPARD: Before I give the staff
20 report, can we confirm that the applicant is in
21 the audience? I know they weren't able to make
22 the last meeting. I just want to make sure
23 that they are here before we start.
24 THE CHAIRMAN: Is the applicant for
25 2790 Post Street in the audience?
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1 AUDIENCE MEMBERS: (No response.)
2 MS. BLAKE: Mr. Chairman, I have no
3 speaker cards for that application.
4 THE CHAIRMAN: Okay.
5 MS. FETNER: Through the Chair?
6 THE CHAIRMAN: Uh-huh.
7 MS. FETNER: I would recommend that you
8 just table it for now. If the applicant does
9 show up by the end of the meeting, you can hear
10 it then, but it could just be tabled at this
11 moment and be heard later in the meeting if
12 they show up.
13 MS. SHEPPARD: So we'll try and contact
14 her in the meantime?
15 MS. FETNER: Yes.
16 THE CHAIRMAN: Okay. So COA-17-477 --
17 MS. FETNER: You would need -- I'm sorry.
18 You need a motion to table.
19 COMMISSIONER CASE: I move that we table
20 Item COA-17-477 until a later date.
21 THE CHAIRMAN: And do I have a second?
22 COMMISSIONER DAVIS: Second.
23 THE CHAIRMAN: All those in favor.
24 COMMISSION MEMBERS: Aye.
25 THE CHAIRMAN: Those opposed.
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1 COMMISSION MEMBERS: (No response.)
2 THE CHAIRMAN: Hearing none, consider it
3 tabled.
4 We will move on to COA-17-649.
5 And do we have a staff report?
6 MR. POPOLI: Yes. Through the Chair, this
7 is COA-17-649, located at 2052 Ernest Street.
8 It is a request for the construction of a
9 two-story single-family home with a detached
10 garage.
11 Staff is recommending denial on this. The
12 position of staff is based predominantly on the
13 fact that the structure, as proposed, is a
14 two-story structure. Though there are a mix of
15 single- and two-story structures along the
16 entire street, this side of the street, and
17 particularly the surrounding properties, are
18 all single-story bungalows. We feel that this
19 would be out of scale, and it would be
20 excessive massing compared to the surrounding
21 structures. Staff doesn't typically support
22 two-story structures between single-family
23 structures.
24 It's worth noting that the design itself,
25 staff didn't have a lot of comments, but it
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1 really was a question of being out of scale.
2 And if it were brought down to one story, it
3 would be a redesign of the house. So rather
4 than condition it to the point of redesigning
5 it ourselves, we're recommending denial.
6 THE CHAIRMAN: Is the applicant here?
7 AUDIENCE MEMBER: (Indicating.)
8 THE CHAIRMAN: You can come on up.
9 (Audience member approaches the podium.)
10 THE CHAIRMAN: Open it for a public
11 hearing.
12 MS. BLAKE: If you would please state your
13 name and address for the record.
14 AUDIENCE MEMBER: Yes. It's Bucky Davis,
15 13846 Atlantic Boulevard, Number 204,
16 Jacksonville, Florida 32225.
17 MS. BLAKE: If you would raise your right
18 hand, please.
19 MR. DAVIS: Yes. (Complies.)
20 MS. BLAKE: Do you affirm that the
21 testimony you are about to give is the truth,
22 the whole truth, and nothing but the truth?
23 MR. DAVIS: I do.
24 MS. BLAKE: Thank you.
25 MR. DAVIS: I'd like to share some
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1 photographs, if I could.
2 MS. BLAKE: Sir, I'd be happy to take
3 those. Please keep talking.
4 MR. DAVIS: Thank you.
5 Can you call back up the pictures of the
6 houses next door?
7 MR. POPOLI: (Complies.)
8 MR. DAVIS: The house to the right has a
9 two-story apartment in the backyard. I don't
10 know if you can see it from here, but it's --
11 it's a little bit misleading not to show that.
12 MS. FETNER: That one?
13 MR. DAVIS: The house on the right.
14 MR. POPOLI: This here?
15 MR. DAVIS: Yeah. So it has an existing
16 two-story apartment in the backyard, so it's a
17 little bit misleading to say that there are
18 only one-story houses adjoining us.
19 I also included a chart of the -- of this
20 one block. And you can see it's one two, one
21 two, one two, two one. You know, it's a
22 variety.
23 And I couldn't -- I'm glad that the
24 conclusion was the house that we proposed meets
25 the criteria. I couldn't disagree more with
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1 the idea that your neighbor builds a one-story
2 house on either side, and they've just
3 determined your fate that you get to build a
4 two -- a one-story house.
5 Diversity is what this -- makes the
6 neighborhood so good. You drive down the
7 street, two-story house, one-story house,
8 three-story apartment building. You don't know
9 what's next, and that's the beauty of it. And
10 the children seem to play well together. You
11 know, we're building 1 Forbes Street right now
12 between -- we're building a two-story house,
13 single-family house, between two-, three-story
14 apartment buildings. It's wonderful. That's
15 what makes the neighborhood is diversity.
16 What's being proposed is sameness.
17 We had the same situation on Downing
18 Street. We proposed two two-story houses, and
19 the Commission insisted that we only do
20 one-story houses. We accepted that, and it was
21 a mistake. When you drive down Downing Street,
22 you come through block after block of up down,
23 up down, up down. Then you hit our side of the
24 street, and there's six one-story houses.
25 It's, like, this is weird. What happened?

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1 Where did everybody go?
2 The other consideration is a lot of our
3 customers love the two-story houses. When they
4 come to us, they have this vision of a nice,
5 big two-story house, not a McMansion. It's
6 only 2,400 square feet. But if you use the
7 1,400 square feet next door, the retail value
8 of these houses is \$200 a square foot. So if
9 you lop a thousand feet off my house, you just
10 took \$200,000 in retail value away. And why?
11 Because the guy next door decided he wanted a
12 small house. Good for him, but good for us for
13 being able to provide diversity.
14 (Timer notification.)
15 MR. DAVIS: I guess that's it.
16 THE CHAIRMAN: Thank you.
17 MR. DAVIS: If you have any questions,
18 I'll be happy to take them.
19 THE CHAIRMAN: Thank you.
20 Is there anyone else who would like to
21 speak to this COA-649?
22 AUDIENCE MEMBERS: (No response.)
23 THE CHAIRMAN: Any questions from the
24 commissioners?
25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: I have a question for
2 staff.
3 The houses that are next door on each
4 side, are those historic?
5 MR. POPOLI: Yes.
6 THE CHAIRMAN: Okay. I'm going to close
7 the public hearing.
8 COMMISSIONER CASE: Mr. Chairman, I move
9 that we approve COA-17-649 with staff
10 recommendations.
11 MS. FETNER: Through the Chair, so if
12 you're moving to approve it, it would be -- you
13 would be moving to deny --
14 COMMISSIONER CASE: Correct.
15 MS. FETNER: -- based on staff
16 recommendations?
17 COMMISSIONER CASE: Correct. That is
18 correct.
19 MS. FETNER: Okay. Thank you.
20 THE CHAIRMAN: And do I have a second?
21 COMMISSIONER STANSEL: Second.
22 THE CHAIRMAN: All those in favor --
23 COMMISSIONER CASE: No. Wait.
24 MS. FETNER: No. Discussion.
25 THE CHAIRMAN: Oh, we have to have a
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1 discussion.
2 COMMISSIONER CASE: I just -- I just made
3 the motion to stimulate conversation.
4 COMMISSIONER DAVIS: You know, personally,
5 I mean, looking at the street, I mean, you
6 know, sure, the two houses to one side and one
7 house to the other side are single-story, then
8 you get into one-and-a-half stories, and then,
9 you know, two lots away from that two stories
10 at the end the street, and then right across
11 the street, you know, you're looking at two
12 single -- or two two-story homes, like, right
13 across the street. To me, I mean, I -- I think
14 it makes sense to allow him to build two
15 stories.
16 THE CHAIRMAN: So I have a question for
17 staff.
18 I'm assuming -- do we go through the
19 design and deny it or do we go through the
20 design and deny it strictly because it was a
21 two-story?
22 MR. POPOLI: We went through the design.
23 As I mentioned, the other criteria related to
24 things such as openings and porches and
25 materials, generally it met the issue of -- we

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1 look at height and massing as related to the
2 design guidelines. Generally, we look at
3 things that are not out of proportion with the
4 adjacent structures. We are instructed in the
5 guidelines to look at the properties on the
6 same side of the street first, and if there
7 aren't historic structures on that side, then
8 we would go across the street, and then beyond
9 that potentially a block. But as there are
10 contributing structures on either side, on this
11 side of the street, that's what we begin to
12 rely on in our review.

13 COMMISSIONER CASE: Do we know how -- the
14 applicant mentioned that the adjacent house to
15 the left had a two-story portion in the back of
16 the house. Was that taken into account?

17 MR. POPOLI: Through the Chair, it -- they
18 would have required at least a zoning variance
19 to be able to do that. I'm not aware that we
20 researched it to that level of detail.

21 Traditionally, accessory structures aren't
22 allowed to exceed the height of the primary
23 structure, so it's an anomaly.

24 THE CHAIRMAN: All right. As far as the
25 height goes the rest of the block, I know you

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1 THE CHAIRMAN: So another question for
2 staff.

3 If we were okay with the two-story, would
4 they need to reapply with a design to go -- for
5 you guys to come through the design?

6 MR. POPOLI: One-story, you mean, or --

7 THE CHAIRMAN: No. If -- if, you know,
8 they reapplied with basically the same
9 two-story.

10 MR. POPOLI: You can approve it --

11 THE CHAIRMAN: Okay.

12 MR. POPOLI: -- at your discretion. We
13 didn't necessarily provide any other commentary
14 on the structure --

15 THE CHAIRMAN: Right.

16 MR. POPOLI: -- other than if you look
17 through the criteria on the report, we didn't
18 have any issue with the roof form or the
19 materials or the porch design, that type of
20 thing. So we do have standard conditions that
21 we typically apply with regards to windows
22 being recessed and exterior profile muntins --

23 THE CHAIRMAN: And that would be -- that
24 would be at a later date?

25 MR. POPOLI: I'm sorry?

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1 have listed here the height versus the adjacent
2 structures. How does that compare to the rest
3 of the block when there's two stories across
4 the street?

5 MR. POPOLI: Again, I don't know that we
6 went into that level of review. We began with
7 the side of the street that the structure is
8 on. Generally, two-story structures are
9 somewhere between 25 and potentially 30 feet.
10 So I would imagine that this is a comparable
11 size at 27, but I don't -- I don't think that
12 based it on other than (inaudible).

13 COMMISSIONER LOPERA: Through the Chair,
14 I'd also like to mention that in
15 Chapter 307.106 -- and it does mention
16 surrounding structures. And on that same side
17 of the street, there are two-story structures
18 on the same side and on the opposite side.

19 You know, we're not looking at a situation
20 where it's coming to you only two-story street
21 on both sides of the block. You know, there's
22 a -- you know, I agree with the homeowner that
23 there's a mix of two stories in the area. So
24 that's not something that would seem -- seem
25 would be an issue.

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1 THE CHAIRMAN: That would be at a later
2 date?

3 MR. POPOLI: No. You can apply those
4 conditions now, if you chose to. I just don't
5 have them in the report to reference.

6 THE CHAIRMAN: All right. As it stands,
7 I'm okay with the two-story. I would like to
8 go back through the design of the two-story, to
9 go back through the Commission to make sure we
10 have flushed out everything in that aspect. I
11 don't really see -- I mean, I don't think it's
12 something we can do necessarily up here at the
13 current time.

14 COMMISSIONER DAVIS: Is this a -- is this
15 a plan that's been approved before?

16 MR. POPOLI: I don't recall. I mean, it's
17 certainly similar to designs we've seen in the
18 past. I don't know if this particular design
19 has been approved before.

20 COMMISSIONER CASE: Through the Chair, I
21 think he could probably -- if you're inclined
22 to approve it, you could approve it with the
23 standard staff recommendations for new
24 construction in terms of windows, et cetera,
25 which is really the only conditions that they

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1 would add to it at this point in time, I
2 believe.
3 THE CHAIRMAN: Okay.
4 COMMISSIONER LOPERA: And through the
5 Chair, the staff has already done this with
6 just -- with all the subject matter here, with
7 the height, the relationship to the building,
8 the roof shape, the landscaping, and the scale.
9 So if we were to approve a two-story, the staff
10 has already done all the background work
11 showing that the setbacks are compatible in
12 Section 3, that the roof shape is compatible,
13 that the landscaping is compatible with the
14 ribbon driveway. So the applicant already has
15 some notes there to be able to discuss with the
16 staff, you know, what they would need to get
17 the entire structure approved.
18 So I'd like to -- I'd like to make a
19 motion that --
20 MS. FETNER: It's first a motion to amend.
21 COMMISSIONER LOPERA: I'd like to make a
22 motion to amend COA-17-649. Against the staff
23 recommendations to deny, I would like to
24 approve the new construction, single-family
25 residence with a detached garage. And I would
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1 like the applicant to discuss the proportion of
2 windows and doors, Section 3 on the
3 relationship for the building masses, the roof
4 shape, landscaping, and scale, directional
5 expression, and architectural details and
6 impact on archaeological sites, to ensure that
7 it's consistent with things that we have
8 approved in the past.
9 Is that too much?
10 MS. FETNER: Can I make a suggestion?
11 THE CHAIRMAN: Sure.
12 COMMISSIONER LOPERA: Sure.
13 MS. FETNER: All right. So you want to
14 make a motion to amend Commissioner Case's
15 motion first, which is you want to amend his
16 motion to approve the application. And what I
17 think you're trying to say is with conditions
18 that are -- that are --
19 COMMISSIONER CASE: Consistent.
20 THE CHAIRMAN: Consistent with the staff
21 recommendations?
22 MS. FETNER: Yes.
23 COMMISSIONER LOPERA: Yes. That's what
24 I'm saying.
25 MS. FETNER: So -- okay. Say it again,
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1 and then we'll have a second, and then we'll
2 vote on that amendment. And once that
3 amendment passes, then we'll vote on the full
4 motion again.
5 COMMISSIONER LOPERA: Okay.
6 MS. FETNER: Okay?
7 COMMISSIONER LOPERA: I would like --
8 MS. FETNER: Just to make the amendment.
9 COMMISSIONER LOPERA: -- to make a motion
10 to amend COA-17-649 --
11 MS. FETNER: To approve.
12 COMMISSIONER LOPERA: -- to approve the
13 new construction.
14 THE CHAIRMAN: Do I have a second?
15 COMMISSIONER DAVIS: 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, the amendment
21 has passed.
22 MS. FETNER: So now you vote on the motion
23 to approve. And now you can add your
24 conditions that you were talking about.
25 COMMISSIONER LOPERA: Okay. So now I make
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1 motion to approve --
2 MS. FETNER: No -- yes. So you could make
3 the motion to approve with the conditions.
4 COMMISSIONER LOPERA: Okay. With the
5 standard conditions.
6 MS. FETNER: Standard staff conditions.
7 COMMISSIONER LOPERA: Okay. Then I'd like
8 to make a motion to approve COA-17-649 for the
9 construction of the two-story, single-family
10 residence with detached garage, with standard
11 staff recommendations.
12 MS. FETNER: Conditions.
13 COMMISSIONER LOPERA: Standard staff
14 conditions.
15 MS. FETNER: That's correct.
16 THE CHAIRMAN: And do I have a second?
17 COMMISSIONER DAVIS: Second.
18 THE CHAIRMAN: All those in favor.
19 COMMISSION MEMBERS: Aye.
20 THE CHAIRMAN: Those opposed.
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Hearing none, COA-17-649
23 has been approved with conditions.
24 Moving on to COA-17-657.
25 Do any commissioners have any ex-parte
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1 communication to disclose of?
2 COMMISSION MEMBERS: (No response.)
3 THE CHAIRMAN: Hearing none, I will open
4 for public comment.
5 MS. FETNER: No.
6 THE CHAIRMAN: No?
7 MS. FETNER: Staff.
8 THE CHAIRMAN: Oh, yeah. I need the staff
9 report.
10 MS. SHEPPARD: Okay. This is a request
11 for construction of a two-story, single-family
12 residence with a detached garage. And this is
13 part -- this is the large parcel at Market
14 and -- one of the lots that's proposed for the
15 large parcel at Market and 7th Street, that
16 we've approved a couple of designs already that
17 are TerraWise designs. This is not a TerraWise
18 design, but they are the builder in this case.
19 So we are recommending approval with
20 conditions, some of which are basic conditions
21 for new construction. On this particular
22 design, staff had some additional conditions
23 related to window placement to break up the
24 massing. And I don't know how much you want me
25 to go into those particulars.

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1 But if you're looking at the actual
2 conditions, Number 1 would be a change to the
3 gable area, adding a window or an attic vent to
4 kind of fill that space.
5 Number 6, the front door -- or I guess
6 that's a standard condition for it to be clear
7 glass.
8 Number 7 is asking that a window on the
9 first story of the right elevation be a
10 full-size. And I just want to point out that
11 on the plans, both the left and right were
12 shown as left. I believe it's the one in the
13 upper right corner on the screen that's
14 actually the right elevation. So that's the
15 one that we're dealing with. Again on the
16 right elevation, a decorative window be
17 installed to break up the extensive wall space
18 on the first floor area. We called it out as a
19 decorative window just because I believe this
20 is the stair area. So there was that dictation
21 that you might be able -- not be able to do a
22 full size. I don't know that we would have a
23 problem with a full size. It was just kind of
24 assuming that that would probably be the
25 direction that they would go, or want to go.

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1 Number 9 is the majority of the small
2 square windows on the second story of the right
3 elevation be more vertically oriented. This
4 is -- usually when you have a smaller window,
5 or what we often refer to as a decorative
6 window, that's the exception to the rule. The
7 design regulations talk about that, you know,
8 traditional windows are vertically oriented
9 and, you know, of a certain size. Kind of
10 referred to as a traditionally-sized window.
11 So they're subordinate to the other -- it's
12 decorative when they're subordinate to the
13 others. And in this particular case, you had a
14 whole row that was pretty much the whole
15 elevation up there. So that's kind of the
16 point of that condition, is to try to introduce
17 some more traditionally sized windows that are
18 vertically oriented.
19 Number 12, the -- they wanted a full-size
20 window to be placed on the second story of the
21 left elevation near the front corner.
22 And I think that was it for the -- for
23 those conditions -- or the additional
24 conditions.
25 And there's two -- Number 13 is -- we've

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1 used that on a couple of the other proposed new
2 constructions along this same street. I can
3 tell you that this is based on measuring --
4 there's nothing -- there's no historic
5 construction to the right of the property all
6 the way to the corner. So looking to the left
7 of the property, there are two -- two buildings
8 that would be adjacent. The closest is not --
9 it's a new construction that was built a few
10 years ago. And I'm not sure what happened with
11 the setback, but the setback is really a lot
12 closer to the street than the -- most of the
13 historic houses. So the contributing
14 structure, the historic structure that's next
15 to that, has a larger setback. And so
16 providing this range between 15 and 21 is -- is
17 kind of the range between those two existing
18 structures on that side of the street. So
19 that's what -- you know, the background
20 information on that.
21 And then the reference to the finished
22 floor height; again, the 24 to 30 inches is
23 based on those two existing structures, one of
24 which is new construction and one of which is
25 that historic residence. The historic

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1 residence was actually, I think, the smaller of
2 the two. And that has been used on at least
3 two other applications on that side of the
4 street. I think that we kind of doubled-up,
5 because in the past we've also had kind of a
6 standard condition about being within six
7 inches of the neighboring structure. So you
8 could probably go with -- I would probably
9 suggest going with Number 14 on the finished
10 floor versus Number 15, unless you want to give
11 them an option -- I don't think you would want
12 them to add six inches to the 30-inch height if
13 one of the new construction ends up at
14 30 inches. So I would recommend just going
15 with Number 14.

16 And then 16 and 17 are conditions related
17 to minor changes and final plans.

18 THE CHAIRMAN: Is the applicant here?
19 (Audience member approaches the podium.)

20 THE CHAIRMAN: Open the public hearing.

21 MS. BLAKE: Would you please state your
22 name and address for the record.

23 AUDIENCE MEMBER: Greg Beere, 100 North
24 Laura, Suite 800, Jacksonville, Florida 32202.

25 MS. BLAKE: Do you affirm that the
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1 copying history. So we're trying to figure out
2 how to make this thing fit in properly, and
3 we're trying to make sure it has the scale in
4 proportion of the neighborhood and work. And
5 this is, you know, essentially how it would
6 look on the site (indicating).

7 We would rather not put a louvered gable
8 end vent or a window at the top. Normally,
9 that was an item that was used because the
10 attic was vented or there was a room upstairs.
11 We have spray foam in the attic. We don't
12 really need to vent it. So that's just a
13 decorative item that for a modern home you
14 wouldn't need. So we -- we object to that.

15 The first window on the first story of the
16 right elevation shall be a full window. I'm
17 not sure what the definition of a "full window"
18 is. This is a double-hung window, so I assume
19 that meets the guidelines.

20 MS. SHEPPARD: Not to interrupt, but I
21 think -- because I asked about this.

22 Sorry, sorry. Go ahead.

23 COMMISSIONER DAVIS: Which number was
24 that?

25 MR. BEERE: So that was Number 7. That
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1 testimony you're about to give is the truth,
2 the whole truth, and nothing but the truth?

3 MR. BEERE: I do.

4 MS. BLAKE: Thank you.

5 MR. BEERE: I'm speaking for TerraWise
6 Homes. And I've already talked to Lisa before
7 we sat down just to cut down on some time.

8 There's several of these conditions that
9 we're okay with; you know, they are givens.

10 And so I'll go through so we can mark -- mark
11 those off real quick.

12 Number 2 is a given. Number 3 is a given.

13 Number 4 is a given. Number 5 is a given.

14 Number 6 is a given.

15 We'll skip over to -- we're really close
16 on 13. We need to be 14 from the setback on
17 that one. So it may be a discussion I need to
18 have with staff to meet our -- to meet our
19 setbacks at the back for the length of this
20 house.

21 14 is a given. 15 is a given. 16 and 17
22 are both givens.

23 So then this gives a little bit of context
24 to the house. This is obviously an
25 architecture of its time. You know, we're not

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1 addresses the window on this bottom right
2 corner on the first floor. It's narrower
3 because it's the same width as the windows
4 above, but it's still a double-hung window. So
5 I don't know the definition of what a "full
6 window" is. Is it a casement window?

7 MS. SHEPPARD: It's just the same size
8 that you have on the rest of the structure.

9 MR. BEERE: Oh, okay. Okay. So it's not
10 a full window. It's -- it's a narrower window
11 than some of the other ones, but it's the same
12 size as the square windows. So we object to
13 that.

14 There shall be -- on Number 8, the right
15 side elevation of a decorative window shall be
16 installed to break the extensive wall space --

17 THE REPORTER: Sir --

18 MR. BEERE: I know I'm talking too fast.

19 THE REPORTER: I'm sorry.

20 MR. BEERE: I'm looking at my --

21 THE REPORTER: So on the right side
22 elevation, a decorative window --

23 MR. BEERE: On the right side elevation, a
24 decorative window shall be installed to break
25 the extensive wall space and provide

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1 illumination in the interior stairs.
2 Those square windows on the top are open
3 all the way to the bottom. That's our
4 illumination for the stairs. And the stairs
5 run up between the windows you see behind the
6 one -- the one at the bottom left and the one
7 on the right -- the one on the right is the
8 bathroom. The one on the left is the start of
9 the stairs. So the stairs run up between
10 those, so there is really not another place to
11 put another window. We could stagger them all
12 over there and make it look like a patchwork
13 quilt, but I don't think that's what you want
14 either.

15 COMMISSIONER DAVIS: How far apart are
16 those windows?
17 MR. BEERE: On the top?
18 COMMISSIONER DAVIS: On the bottom.
19 Sorry.
20 MR. BEERE: I can't see. They are that
21 close. They're --
22 COMMISSIONER CASE: Through the Chair,
23 they are about 16'4" or --
24 MR. BEERE: About 16 foot. Yep. So there
25 you go. There it is. Yes, that's 16'4".

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1 COMMISSIONER DAVIS: Sorry. I threw you
2 off.
3 MR. BEERE: That's all right.
4 Okay. So now we're on Number 9. The
5 majority of the small square windows on the
6 second floor on the right elevation shall be
7 more vertically oriented.
8 This is a design aesthetic. I mean, I can
9 understand. We tried to meet the scale and
10 proportion of the other houses. They are
11 square windows. There are square windows in
12 this district. Are they normally shown up
13 there? Possibly not. If we were copying
14 history and, you know, I was trying to make
15 this look exactly like a historic home to fake
16 people out, I would -- I would totally agree.
17 This is something different. This is a modern
18 house in a historic neighborhood. Those
19 light -- that stairwell opens up to the
20 ceiling. Those are the top to light, that
21 whole corridor inside. It was a design. It
22 was intentional.
23 And Number 10. At least two windows shall
24 be placed on a sense of wall space located on
25 the porch side of the right elevation. We

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1 can't even see that from here. That area would
2 be a laundry room and also a closet for the
3 master suite. I guess we could cram a window
4 into that laundry room, but you'll never see it
5 back there. It's -- it's just trying to put
6 windows. And there's also a porch under there,
7 so it's covered.
8 (Timer notification.)
9 MR. BEERE: Can I have a few more minutes
10 since --
11 THE CHAIRMAN: Yeah.
12 MR. BEERE: -- I'm getting -- yeah, I just
13 have a couple more.
14 THE CHAIRMAN: Okay.
15 MR. BEERE: Number 12. A full-size window
16 shall be placed on the second story of the left
17 elevation, near the front corner.
18 I don't have a 3D view of that, but you
19 can see that's the bedroom. If we do that
20 window, if you make us do that -- I don't agree
21 with it because I think we have enough windows
22 in there, but if you said, I really want you to
23 put a window in there, I would rather put it in
24 the center of that room and not push it to one
25 side.

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1 The rest of these were essentially good,
2 except 13. Like I said, we need 14-foot
3 setbacks for this house to make it fit on the
4 lot, unless you want to give us a 9-foot
5 setback from the rear.
6 THE CHAIRMAN: All right. Thank you.
7 MR. BEERE: All right. Thanks.
8 THE CHAIRMAN: Is there anyone else who
9 would like to speak on COA-17-657?
10 AUDIENCE MEMBERS: (No response.)
11 THE CHAIRMAN: I'm going to close the
12 public hearing.
13 Do I have a motion?
14 COMMISSIONER CASE: Mr. Chairman, I move
15 that we approve COA-17-657 at 1632 Market
16 Street with staff conditions.
17 THE CHAIRMAN: Do I have a second?
18 COMMISSIONER STANSEL: Second.
19 THE CHAIRMAN: Okay.
20 MR. BEERE: That's it?
21 THE CHAIRMAN: No. We're going to talk
22 about it here in just a second.
23 Well, I guess we can start really going
24 through each condition that he did not approve
25 of that staff has recommended.

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1 Does anybody have any feelings about
2 Number 1?
3 COMMISSIONER LOPERA: Through the Chair, I
4 understand that the applicant is wanting to do
5 spray foam insulation so the attic would be
6 enclosed, but they can still attach a louvered
7 attic vent. You just don't drill through the
8 wall for the venting, but the attachment can
9 still be there, or a window that -- or a fixed
10 window that stays, you know, permanently
11 closed. And you still get the advantages of
12 the spray foam insulation and the enclosed
13 attic, but it gives you the look on the outside
14 that there is a louvered window there.
15 So I agree with that staff recommendation.
16 THE CHAIRMAN: I would agree with that
17 also.
18 COMMISSIONER LOPERA: Except for I would
19 remove any conditions that force them to have
20 to drill through the wall to actually have a
21 functional louver.
22 COMMISSIONER CASE: Can we just say
23 "decorative"?
24 THE CHAIRMAN: Decorative, yes.
25 COMMISSIONER LOPERA: Okay.
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1 COMMISSIONER DAVIS: Personally, I think
2 it's a nice, clean look. I mean, I'm sure
3 there's other homes in the neighborhood with --
4 have attics vented without having to vent right
5 in front of the gable.
6 THE CHAIRMAN: Okay. Moving on, we
7 obviously have a lot of problems with windows.
8 We can start at 7.
9 COMMISSIONER CASE: Through the Chair, I
10 think -- I think 7 meets the intent of what --
11 MS. FETNER: And --
12 COMMISSIONER CASE: -- what staff was
13 looking for.
14 MS. SHEPPARD: Sorry. Through the Chair,
15 as I understand it in talking to the app- -- or
16 the planner that wrote the report, if you look
17 at the plans, it's just kind of an oddball
18 window in the proportions. It's thinner. It
19 doesn't fit in with the small windows or the --
20 what we would consider traditional size
21 windows. So that was the point, was to try to
22 make it consistent where you didn't have this,
23 you know, large variety of -- of windows.
24 COMMISSIONER CASE: Well, it does -- it
25 does line up with the one above in terms of
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1 placement and width. So, I mean, personally, I
2 would be inclined to accept that one as -- as
3 drawn.
4 COMMISSIONER DAVIS: I agree.
5 THE CHAIRMAN: Okay. Number 8. Number 8,
6 I go back and forth on. If we're doing a thin
7 window to the front, I don't see why we
8 couldn't do some sort of thin window along the
9 stairwell in the middle there.
10 MR. BEERE: That would be where the
11 stairwell is.
12 (Simultaneous speaking.)
13 COMMISSIONER LOPERA: I think it would
14 be --
15 COMMISSIONER CASE: It would be in the
16 middle of the stairs, what would happen if he
17 did that.
18 COMMISSIONER DAVIS: I think the -- I
19 think the distance that we're trying to hit is,
20 like, 8 to 10 feet between windows. I mean, if
21 those are 16 on the center -- we're 14, it's --
22 that's pretty close.
23 Maybe that window -- is there a -- is
24 there an opportunity to move that window --
25 well, I guess you want to line it up to the one
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1 above it.
2 MS. BLAKE: Excuse me, sir. If you're
3 going to respond, can you step to the
4 microphone, please?
5 (Mr. Beere approaches the podium.)
6 MR. BEERE: Yes. What was the question?
7 COMMISSIONER DAVIS: I mean, can you shift
8 the window in a little tighter to the stairs on
9 the --
10 MR. BEERE: Well, it's lined up in the
11 entry foyer.
12 COMMISSIONER DAVIS: Right.
13 MR. BEERE: Anything can be done. You
14 know, it's -- in looking at it, you know, we've
15 got a window in the entry foyer and we've got a
16 window past the stairs. You put a window in
17 there, there's no place to put a railing.
18 There -- you know, I just don't -- I don't know
19 how you'd put a window in there.
20 Now, some of these older homes, they've
21 got diamond windows in there, or porthole
22 windows halfway just floating around. We could
23 float a window up in there. If this -- if we
24 were trying to copy history and do something
25 like that, I would put one of those in there.
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1 This is meant to stand as a 2017 home. We're
2 not trying to copy history. We wouldn't be
3 doing square windows all over the place. We
4 wouldn't be doing the siding. You know, we
5 would -- we're trying to make it stand out a
6 little bit. You know, it needs to be of its
7 time. So that's why we didn't do the -- that's
8 why we didn't do the vent.
9 You know, the vent -- we're not just
10 putting -- scattering stuff on there for
11 decorative things. I mean, we -- I realize you
12 don't -- I can paint it and we can do whatever,
13 but that's not part of the design. If I was
14 copying history, we would put that on there and
15 have a window up there, and I'd frost it. I'd
16 do something. You know, this is -- the
17 difference is copying history and the new home
18 for a historic district that works in this --
19 in this neighborhood. So --
20 Did I answer your question?
21 COMMISSIONER DAVIS: Uh-huh.
22 MR. BEERE: Okay.
23 COMMISSIONER CASE: I'd be willing to back
24 off of that one provided that we add a window
25 in the laundry. I think even though it's a
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1 covered porch, it's nice to have an operable
2 window in a laundry to get some natural light
3 in there. And that would -- and that really
4 speaks to one of the other --
5 THE CHAIRMAN: 12?
6 MS. SHEPPARD: Through the --
7 THE CHAIRMAN: That was 10.
8 MS. SHEPPARD: Through the Chair, just on
9 all of these window things that we're dealing
10 with, I just want to bring your attention to
11 window placement and the proportion of windows
12 to wall space is one of your criteria that you
13 deal with on a regular basis. It's something
14 that we routinely condition. And there's no
15 real provision for design aesthetic. This -- I
16 think that overall the design is very in
17 keeping with a lot of the historic structures.
18 It's got a front porch. It's got a lot of
19 historic elements to it. So I don't know that
20 it's this, like, falling into that modern
21 design where you're dealing with completely
22 different vocabulary, but I just wanted to make
23 sure that you were aware that that is criteria,
24 and going back to the design regulations of
25 what it requires.
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1 MR. BEERE: Am I allowed to stand up any
2 time?
3 MS. FETNER: No, sir.
4 MR. BEERE: Just when I'm talked to?
5 MS. FETNER: Yes, sir.
6 MR. BEERE: Yes, ma'am.
7 MS. FETNER: Sorry.
8 COMMISSIONER DAVIS: Got anything to say?
9 Come on up.
10 MS. FETNER: And the Chair needs to --
11 THE CHAIRMAN: You can come on up.
12 (Mr. Beere approaches the podium.)
13 MR. BEERE: I disagree with staff on that.
14 This is a modern home because it's not a
15 historic home.
16 MS. FETNER: Through the Chair, I just
17 want to remind you that when it comes to window
18 placements, you have to look at it from the
19 spacing from the exterior, the way it fits in
20 the district, not necessarily the function of
21 how it works inside the house. That's really
22 outside of your purview. I just want to make
23 sure that whatever decision you arrive at is
24 supported by, you know, substantial, competent
25 evidence. You know how much I love that stuff.
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1 THE CHAIRMAN: Yep.
2 COMMISSIONER LOPERA: Well, in that case,
3 I do tend to agree with Commissioner Case on
4 adding the window in the laundry, and also with
5 Ryan on getting the windows closer to that
6 typical spacing that Lisa just mentioned.
7 So perhaps moving the entry window on the
8 right elevation closer to the stairs, and
9 moving the power bath window closer to the
10 sink, and perhaps repositioning the commode and
11 the sink in the power bath and also adding a
12 window in the laundry so that we continue with
13 that same -- that general spacing.
14 THE CHAIRMAN: That should get us closer
15 to the 10-foot mark.
16 COMMISSIONER CASE: If the -- if the
17 window in the entry was centered on the opening
18 between the fin wall and the closet on access
19 with that opening, that would -- that would
20 certainly help that some. And that would bring
21 light into the living room from that side.
22 THE CHAIRMAN: Okay.
23 COMMISSIONER CASE: And then that's --
24 that's just another thought.
25 THE CHAIRMAN: Okay. So let's see.
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1 Number 10, we do -- we do have a window in the
2 laundry at this point.
3 I think we are all in agreeance on that.
4 Yes?
5 COMMISSIONER CASE: Uh-huh.
6 COMMISSIONER LOPERA: Yes.
7 THE CHAIRMAN: Number 11. The two small,
8 square windows.
9 COMMISSIONER DAVIS: I mean, to me,
10 given -- given that we're okay with the square
11 windows in other areas of the house, that one
12 doesn't bother me that much.
13 THE CHAIRMAN: Okay. Yeah, I think -- I
14 think I'm fine with those.
15 So on to -- on to 12. I'm -- I don't see
16 why a window -- you know, a full-size window in
17 the master bedroom, you know, kind of in the
18 middle, wouldn't -- wouldn't make a lot of
19 sense, design, anyway.
20 COMMISSIONER CASE: I would agree.
21 THE CHAIRMAN: I wouldn't want a condition
22 that necessarily places it toward the rear, but
23 I think we do need a window there to break up
24 some of that wall space.
25 COMMISSIONER CASE: The applicant agreed
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1 to put one in the center of that wall.
2 THE CHAIRMAN: And then dealing with the
3 setback, any thoughts?
4 COMMISSIONER LOPERA: I believe the
5 applicant mentioned that the setback that it's
6 currently drawn at is 14 feet?
7 MR. BEERE: Yes, sir.
8 COMMISSIONER LOPERA: It's -- it's one
9 foot. So I would be okay with 14 feet.
10 THE CHAIRMAN: Okay. So really the last
11 thing to deal with is figuring out -- I mean,
12 the applicant can come, and you can take a step
13 back up, if you'd like to, and talk to us a
14 little bit more about this window on the front
15 right elevation.
16 (Mr. Beere approaches the podium.)
17 MR. BEERE: Okay. I just want to look
18 at -- look at them one more time real quick.
19 THE CHAIRMAN: Yeah. Just figure out if
20 we have another option to kind of work through
21 it.
22 MR. BEERE: That will work. So you want
23 to look at -- it's -- I mean, it's up to you
24 guys. If we need to put a fake vent up there,
25 we will certainly do it. I disagree, but
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1 that's number 1. That's y'all's call. It will
2 probably be rectilinear.
3 The first window -- I'm sorry, I'm
4 mumbling. The first story on the first story
5 of the (inaudible) be full-sized.
6 THE CHAIRMAN: We're past that. We're
7 good with that. Let's look at number 8.
8 MR. BEERE: Well, but there was some talk
9 about moving that, wasn't it, to bring those
10 windows closer together?
11 THE CHAIRMAN: There is.
12 MR. BEERE: Right. So now it doesn't line
13 up with the upstairs, that you'd replace five
14 windows above. So now it starts messing up the
15 whole aesthetic of the whole side of the house.
16 COMMISSIONER DAVIS: Is there a way to --
17 I mean, kind of the number that everybody has
18 to abide by, like myself included, eight to ten
19 feet between windows. Is there a way to
20 accomplish that?
21 MR. BEERE: Yes. I can put a fake window
22 on the side and just board it up. Okay.
23 THE CHAIRMAN: Okay.
24 MR. BEERE: Can I do it as a square window
25 to match the other one in the bathroom?
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1 THE CHAIRMAN: I think that makes sense.
2 MR. BEERE: Okay.
3 MS. SHEPPARD: Through the Chair, can I
4 get some clarification on that?
5 So instead of going with -- messing -- or
6 changing Condition 7, we wouldn't have
7 Condition 7, and 8 would be amended at that
8 point?
9 THE CHAIRMAN: Condition 7 --
10 COMMISSIONER CASE: Yes.
11 THE CHAIRMAN: Condition 7, yeah, would
12 not be --
13 MS. SHEPPARD: And you'll just change 8 to
14 be more --
15 THE CHAIRMAN: Correct.
16 MS. SHEPARD: -- in line with what he's
17 talking about?
18 THE CHAIRMAN: Correct.
19 COMMISSIONER LOPERA: Could the window
20 just be moved over to be in-between the two
21 square windows above it? And then that would
22 get you closer. And then moving over the
23 window in the power bath, just rearranging the
24 locations of the commode and the sink, and then
25 you could move that window closer to one
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1 side --
2 MR. BEERE: Possibly --
3 COMMISSIONER LOPERA: -- and then adding a
4 window in the washer/dryer room would get you
5 within probably 11 feet or something.
6 MR. BEERE: Right.
7 COMMISSIONER LOPERA: And that wouldn't be
8 significant as far as --
9 MR. BEERE: I'd rather have --
10 COMMISSIONER LOPERA: -- adding fake
11 windows --
12 MR. BEERE: I would rather --
13 COMMISSIONER LOPERA: -- on the other
14 side.
15 MR. BEERE: -- have a fake window.
16 COMMISSIONER LOPERA: You would?
17 MR. BEERE: Uh-huh. Yeah, because I have
18 a very specific aesthetic we're trying to do on
19 the outside. And now we're starting to
20 redesign the house; not only the outside, but
21 the inside. Every time a window moves, we've
22 got to redesign the inside of the house. I
23 mean, it's --
24 (Simultaneous speaking.)
25 MR. BEERE: Fake window it is.
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1 THE CHAIRMAN: You're good. Let's move
2 on.
3 MR. BEERE: The --
4 THE CHAIRMAN: Actually, I think that's
5 all we need.
6 MR. BEERE: Well, what did you have on 9?
7 Nothing? We're good with the squares? The
8 five? I think you said yes, because you're
9 allowing those.
10 We talked about the sense of wall space.
11 The two small windows on the first story left.
12 I think you said okay.
13 And then we're agreeing -- what I need to
14 know is the window that we're adding in that
15 bedroom, can it be the same as the bottom left
16 one that we're talking about towards near the
17 front door? Can it be the same size as that so
18 it's the same width as the square windows?
19 COMMISSIONER CASE: I would say yes.
20 (Simultaneous speaking.)
21 MR. BEERE: I think -- I think that's all
22 I have.
23 If y'all could -- unless you have any
24 questions for me.
25 THE CHAIRMAN: No. I think we're good.
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1 MR. BEERE: Okay. Thanks.
2 THE CHAIRMAN: Okay. So --
3 MR. BEERE: Oh. And, yes, they agree for
4 the laundry room window too.
5 COMMISSIONER DAVIS: You guys are all on
6 the same page as far as the vent on the front
7 of the house?
8 THE CHAIRMAN: I honestly could go either
9 way on that. I think we're giving up a lot as
10 far as -- aesthetically, as far as the smaller
11 windows and as far as the window placement in
12 general. And, obviously, that would be the
13 first thing you are really kind of seeing when
14 facing the house. So I think I would be more
15 in favor of the decorative vent, or whatever
16 you want to do, personally.
17 MS. FETNER: So you're going to need a
18 motion to amend, and you're going to have to go
19 through what your changes are to the
20 conditions.
21 And I think I took some good notes, but
22 I'll just let you guys do your thing, and then
23 if I catch something, I'll interject.
24 THE CHAIRMAN: Okay.
25 MS. FETNER: Okay? Someone has to -- I
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1 can't make a motion.
2 THE CHAIRMAN: Sure.
3 COMMISSIONER DAVIS: I'll take a crack at
4 it.
5 So this is a motion to amend COA-17-657.
6 Conditions 1 through 7 comply with the staff
7 recommendations.
8 MS. FETNER: So -- sorry to already
9 interject.
10 I think 1, you wanted it to be a
11 decorative window, so you would add the word
12 "decorative." And then I thought 7 you were
13 taking out.
14 THE CHAIRMAN: Correct.
15 COMMISSIONER LOPERA: 1 is a decorative
16 vent.
17 MS. FETNER: Decorative vent.
18 COMMISSIONER DAVIS: Got it. Sorry.
19 Okay. Starting over. Motion to amend
20 COA-17-657. Amending staff Condition Number 1
21 to include the word "decorative" before "window
22 or" --
23 THE REPORTER: I'm sorry. Can you speak
24 up, please? I can't hear you.
25 COMMISSIONER DAVIS: Sorry. Staff
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1 Condition Number 1, modifying to add the word
2 "decorative" before "window or louvered-type
3 vent." 2 through 6 comply with staff
4 conditions. Strike Number 7. Complying with
5 Number 8.
6 MS. FETNER: Through the Chair, that
7 one -- I think that one was -- was that going
8 to be just a decorative window?
9 COMMISSIONER CASE: Decorative.
10 MS. FETNER: So you would take out the
11 "provide illumination," since I think it was
12 going to be an ornament.
13 COMMISSIONER DAVIS: Got it.
14 MS. FETNER: So just take out from "and to
15 provide illumination" --
16 COMMISSIONER DAVIS: Got it.
17 MS. FETNER: -- "for the interior stairs,"
18 striking that.
19 COMMISSIONER DAVIS: Got it.
20 MS. FETNER: So you -- so you could keep
21 your (inaudible) there.
22 COMMISSIONER DAVIS: Strike number 9.
23 Number 10, we are adding a window in the
24 laundry room. Strike number 11. Modify
25 Number 12 to allow for a square window. Modify
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1 number 13 to allow 14 -- between 14 and 21 feet
2 for the setback. And comply with 14 through
3 17.
4 COMMISSIONER CASE: On Item Number 12,
5 didn't we want to say closer to in the middle
6 of the room?
7 THE CHAIRMAN: Yes. And also I was
8 unaware -- are we going to do a square window
9 there?
10 COMMISSIONER CASE: It was a full-size --
11 THE CHAIRMAN: It was a full-size --
12 COMMISSIONER CASE: -- in the middle of
13 the room.
14 COMMISSIONER LOPERA: I've got a question.
15 (Simultaneous speaking.)
16 COMMISSIONER LOPERA: I believe the
17 applicant wanted to do the same size window as
18 the entry as the foyer.
19 COMMISSIONER CASE: Uh-huh.
20 COMMISSIONER LOPERA: As the entry.
21 COMMISSIONER CASE: Which is a full-size.
22 THE CHAIRMAN: It's not, though.
23 COMMISSIONER LOPERA: It's the narrower.
24 THE CHAIRMAN: Narrower.
25 COMMISSIONER CASE: Slightly narrower.
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1 THE CHAIRMAN: Okay.
2 COMMISSIONER DAVIS: So 12, to comply with
3 the window to match the right side foyer
4 entry --
5 THE CHAIRMAN: In the center of the room.
6 COMMISSIONER DAVIS: -- in the center of
7 the room.
8 MS. SHEPPARD: I need clarification. Do I
9 wait for -- or go now?
10 COMMISSIONER DAVIS: I think that's it.
11 MS. SHEPPARD: If I have some questions
12 on -- just so we understand.
13 MS. FETNER: You could ask it now, yeah.
14 MS. SHEPPARD: First, let's start with one
15 you just finished on, Number 12. I think it --
16 if you put it in the middle of the room, I'm
17 not sure I understand the -- the narrowing of
18 it, because it's now centered on the wall.
19 That doesn't really relate to either of the
20 small windows. I just want to get
21 clarification. When you offered that up, I
22 thought it related to if it was going to align
23 with the smaller window below. I might be
24 wrong, but -- which is how it's
25 originally written.
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1 COMMISSIONER CASE: I think his intent was
2 to center between the two square windows below.
3 MS. SHEPPARD: And have it small too?
4 COMMISSIONER CASE: And he was proposing
5 the same window that was at the bottom of the
6 stair.
7 THE CHAIRMAN: Right.
8 Do I have a second?
9 COMMISSIONER CASE: Second.
10 THE CHAIRMAN: All those in favor.
11 COMMISSION MEMBERS: Aye.
12 THE CHAIRMAN: Those opposed.
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: The amendment carries.
15 And now I need a --
16 MS. FETNER: Now you just make a motion --
17 now you would have a motion to approve as
18 amended, and that's it. And then you vote on
19 that.
20 THE CHAIRMAN: Do I have a motion?
21 COMMISSIONER CASE: I move that we approve
22 COA-17-657, at the 1632 Market Street, as
23 amended.
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: Hearing none, it passes.
4 We are on to COA-17-665.
5 Does any commissioners have any ex-parte
6 communication to disclose?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: Hearing none, we'll listen
9 to the staff report.
10 MR. POPOLI: Through the Chair, this is
11 COA-17-665, located at 2845 Post Street. The
12 request is for wholesale window replacement.
13 This is a contributing structure in the
14 Riverside Avondale Historic District. The
15 applicant is proposing to replace all windows
16 with a one-over-one vinyl product. The window
17 survey did indicate there were only 14 original
18 windows, out of a total of 34, which is less
19 than 50 percent of the original windows
20 remaining. The window product is vinyl,
21 because the majority of the windows are missing
22 or have been replaced previously. Generally,
23 if windows -- if less than half of the original
24 windows exist, the Commission has typically
25 approved full scale -- or wholesale window
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1 replacement.
2 We have a couple of conditions.
3 It's worth noting, when staff went out
4 originally, the street view pictures, if you
5 happen to look at them, it appears that most of
6 the windows had previously been replaced, but
7 it turned out they were actually storm windows
8 that had been placed over the original windows.
9 So although there were only 14 original
10 windows, there was kind of an odd appearance to
11 the house, where again it looks like there are
12 4-over-1s everywhere, but those are actually
13 exterior storm windows. That relates to one of
14 our conditions.
15 So we are requesting -- or conditioning
16 our recommendation on the original pair of
17 windows on the first story of the front
18 elevation shall be repaired and not replaced,
19 which would be these two here (indicating).
20 We are conditioning that the storm windows
21 on the outside of the house be removed, that
22 the new windows shall have equal-sized 1-over-1
23 sashes, and that they are installed to be
24 recessed one inch into the opening to create a
25 traditional reveal, using a through the frame
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1 anchor-style installment.
2 And then the original trim, such as sills,
3 sideboards, headers, crown molding, be
4 preserved or selectively replaced with a
5 product matching in original size, detail, and
6 material.
7 The staff is recommending approval with
8 those conditions.
9 THE CHAIRMAN: All right. I'll open it to
10 public comment.
11 Is the applicant here?
12 AUDIENCE MEMBER: (Indicating.)
13 THE CHAIRMAN: Come on up.
14 (Audience member approaches the podium.)
15 MS. BLAKE: Sir, if you would please state
16 your name and address for the record.
17 AUDIENCE MEMBER: My name is Joseph
18 Memmel. I live at 2845 Post Street in
19 Jacksonville, Florida.
20 MS. BLAKE: Would you raise your right
21 hand, please.
22 MR. MEMMEL: (Complies.)
23 MS. BLAKE: Do you affirm that the
24 testimony you are about to give is the truth,
25 the whole truth, and nothing but the truth?
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1 MR. MEMMEL: I do.
2 MS. BLAKE: Thank you.
3 MR. MEMMEL: Okay. I -- this is going to
4 probably be short and sweet. I agree with
5 everything that they said except for the fact
6 that I've worked with Blair Mullins for
7 allowing all of this, and she's been really
8 good. Just -- you know, and vice versa. But
9 we --
10 I had initially had 34 windows, and we
11 were closing in seven of -- seven of them in
12 the rear -- rear back and rear, so that brought
13 the number of windows down to 28 -- well, 27,
14 28, something like that. And she had said
15 that -- and I got this Eagle View window
16 center, all the specifications and so forth.
17 And she said, That's fine. And then she said,
18 Okay. If you want -- I can't approve -- we're
19 going to -- we're going to approve this, but it
20 has to go through the hearing.
21 Then I got the letter week a prior to
22 today, and then I read the condition about
23 leaving the two front windows in. And I'm,
24 like, that don't make sense. I mean, you're
25 going to allow me to replace all these windows,
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1 and they're all going to look the same --
2 almost the same because -- but they're going to
3 be vinyl and not wood, but then I'm going to
4 have these two front old windows on the front
5 of the house and it's just not going to match.
6 And I just -- I feel that that's -- I don't --
7 I don't agree with that. I mean, if they're
8 going to allow me to replace -- it's like he
9 said. It was less than 50 percent. And the
10 five windows up above, they were -- they were
11 missing. They weren't even there, so I -- I
12 couldn't even repair them if you told me to
13 because they're -- they're not there. But they
14 had jammed off with the side -- the jambs with
15 one-bys and the header, and put a storm window
16 in there.
17 So, I mean, I'm just asking that I'm
18 allowed to replace all of the windows with the
19 Eagle View window, and under the same
20 conditions; recessed one inch, saving all the
21 trim, and so forth.
22 THE CHAIRMAN: All right. Thank you.
23 MR. MEMMEL: Thank you.
24 THE CHAIRMAN: Anybody else have anything
25 to speak on COA-17-665?
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1 AUDIENCE MEMBERS: (No response.)
2 THE CHAIRMAN: I'm going to close the
3 public hearing.
4 COMMISSIONER CASE: Question through the
5 Chair. The windows that are being proposed to
6 be installed, are they going to be custom-fit
7 windows, or are these going to be
8 off-the-rack --
9 MR. MEMMEL: No --
10 COMMISSIONER CASE: -- you get what you
11 get type windows?
12 MR. MEMMEL: No. They will be custom and
13 they will fit --
14 MS. BLAKE: Sir, if you're going to
15 respond, I'm going to need you to step to the
16 microphone, please. We are recording this
17 hearing.
18 (Mr. Memmel approaches the podium.)
19 MR. MEMMEL: Okay. They will all be
20 custom fit into the existing jambs. So they
21 will be replaced -- the sashes will be taken
22 out, and the new windows will be put in like a
23 replacement window --
24 COMMISSIONER CASE: So you're --
25 MR. MEMMEL: -- and come to the stop,
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1 be -- and they'll be recessed one inch from the
2 outside and then caulked and painted -- well,
3 not the windows painted, but the trim painted.
4 THE CHAIRMAN: Do I need a motion to
5 discuss?
6 COMMISSIONER CASE: I move that we approve
7 COA-17-665 with staff conditions.
8 THE CHAIRMAN: All those in favor.
9 MS. FETNER: You need a second.
10 THE CHAIRMAN: Do I hear a second?
11 COMMISSIONER DAVIS: Second.
12 THE CHAIRMAN: All those in favor.
13 MS. FETNER: No. Discussion.
14 THE CHAIRMAN: All right. All right.
15 COMMISSIONER CASE: I think it's important
16 to save the windows in front, those being the
17 historic windows. They don't appear to be very
18 badly damaged. In an historic building, the
19 windows are essentially the eyes of the soul,
20 and they should be preserved as best we can.
21 Those -- the detail on those windows cannot
22 be -- could not be duplicated with a vinyl
23 window.
24 THE CHAIRMAN: I go back and forth on
25 this. I understand the significance of saving
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1 the two front windows, but as -- I think as
2 you've said, those windows will now look
3 different than the majority of the house,
4 correct?
5 COMMISSIONER CASE: I would say they would
6 probably fit in fine, provided they are painted
7 the same color --
8 THE CHAIRMAN: Okay.
9 COMMISSIONER CASE: -- because you're
10 really -- essentially what you're doing is
11 approving a window replacement on three sides
12 and not the front.
13 MR. MEMMEL: That's not true.
14 MS. FETNER: Excuse me, sir. You have to
15 be -- the Chair has to call on you to speak.
16 MR. MEMMEL: Oh, I'm sorry. I'm sorry.
17 COMMISSIONER DAVIS: The second story
18 being replaced, is that --
19 THE CHAIRMAN: You can come back up,
20 that's fine, for questions.
21 (Mr. Memmel approaches the podium.)
22 MR. MEMMEL: If you can show me the full
23 view of the front of the house.
24 MR. POPOLI: (Complies.)
25 MR. MEMMEL: So basically you have three
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1 windows up above on the second floor, and then
2 two to the right front corner. And on the
3 other side, you also have two, which is not
4 shown. But right there -- in that view right
5 there, you're going to have one, two, three,
6 four -- five windows that are going to show the
7 Eagle View windows, and they're -- they're just
8 narrow white frames all the way around, no
9 grids. And then the two windows that are there
10 will be now the -- the old windows. And I
11 really -- I just think it would be out of
12 place.

13 COMMISSIONER CASE: When you say "two
14 windows" --

15 MR. MEMMEL: The two to the left of the
16 front door.

17 COMMISSIONER CASE: Well, I'm seeing
18 three.

19 MR. MEMMEL: Well, no. That -- the third
20 one is actually a door.

21 MS. BLAKE: Sir --

22 COMMISSIONER CASE: Oh, okay.

23 MR. MEMMEL: And --

24 MS. BLAKE: -- you can use this to kind of
25 point to what you're trying to tell him.

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1 MR. MEMMEL: Okay.

2 MS. BLAKE: That way, they can see what --

3 MR. MEMMEL: Okay.

4 MS. BLAKE: -- you're trying to tell him.

5 MR. MEMMEL: Yeah. That's a door, and
6 they have already given me approval to close
7 that because it was non- -- nonhistorical.

8 COMMISSIONER CASE: Okay.

9 MR. MEMMEL: It was a -- it was a duplex.

10 But these two windows, I mean, if you -- you
11 had made the comment that they are in good
12 shape. Pictures are deceiving.

13 THE CHAIRMAN: So I'm assuming where
14 you're closing the door and you're not going to
15 add another window, you're just going to wall
16 it off?

17 MR. MEMMEL: Yeah. We'll just wall it off
18 and use the same siding, because she's pretty
19 much approved everything else; the roof, the
20 siding, the --

21 THE CHAIRMAN: All right.

22 MR. MEMMEL: -- the painting, the
23 (inaudible).

24 THE CHAIRMAN: Okay. Thank you.

25 MR. MEMMEL: Thank you.

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1 THE CHAIRMAN: Any other commissioners
2 have thoughts?

3 COMMISSIONER DAVIS: Since the -- since
4 the windows on the second story are being
5 replaced, I'd be inclined to defer to the
6 applicant's wishes.

7 COMMISSIONER LOPERA: Through the Chair, I
8 agree with Commissioner Ryan, because from
9 driving by the house you will clearly see that
10 on the right and left sides the windows were
11 replaced, and on the front you have got the
12 original windows. So I would leave it up to
13 the applicant to decide whether he wants to
14 restore those or not, if they can be restored.
15 There's no, you know, photos of the inside of
16 the window. So I would defer to the applicant.

17 THE CHAIRMAN: Okay. Do I have any motion
18 on the floor?

19 MS. FETNER: I think the motion on the
20 floor is to approve with staff recommendations.

21 THE CHAIRMAN: Correct.

22 MS. FETNER: Okay.

23 THE CHAIRMAN: So it would be a --

24 COMMISSIONER CASE: So you need to amend
25 the motion.

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1 THE CHAIRMAN: Amend the motion --

2 COMMISSIONER LOPERA: I'd like to -- okay.

3 I'll make a motion to --

4 THE CHAIRMAN: Amend.

5 COMMISSIONER LOPERA: -- amend COA-17-665,
6 and to strike Condition 1 and to keep
7 Conditions 2 through 4.

8 THE CHAIRMAN: Do we have a second?

9 COMMISSIONER DAVIS: Second.

10 THE CHAIRMAN: All those in favor.

11 COMMISSION MEMBERS: Aye.

12 THE CHAIRMAN: Those opposed.

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Hearing none, the amendment
15 passes.

16 MS. FETNER: And now you vote on the
17 motion as amended.

18 COMMISSIONER CASE: I move that we approve
19 COA-17-665 as amended.

20 COMMISSIONER LOPERA: Second.

21 THE CHAIRMAN: I have a second.

22 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, COA-665
 2 passes.
 3 MR. MEMMEL: Thank you.
 4 THE CHAIRMAN: Moving on to COA-17-676.
 5 Do any commissioners have any ex-parte
 6 communication to disclose?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: Hearing none, I will hear
 9 the staff report.
 10 MR. POPOLI: Through the Chair, this is
 11 COA-17-676, located at 426 East 5th Street. It
 12 is a request to construct a two-story,
 13 single-family home on an existing concrete
 14 slab.
 15 In the early to mid 2000s, there were a
 16 number of permits that were pulled and COAs
 17 granted for new construction of homes, several
 18 along the street in Springfield. Due to the
 19 market conditions, slabs were poured, and then
 20 nothing else ever happened with them,
 21 unfortunately. Several of them have been
 22 purchased, and this was one of them. And so
 23 the applicant is looking to build on this
 24 existing poured slab footprint, and so that has
 25 influenced the design of the house somewhat.

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1 You can see here on the site plan, this is
 2 an existing slab. So the proposed design fit
 3 within that (inaudible).
 4 Staff had our normal conditions with
 5 regards to windows being recessed from the wall
 6 plane. Let's see. Obviously, the location of
 7 the structure of the setbacks is rather set.
 8 Couple of comments. The -- there are
 9 fixed shutters on the upper floor.
 10 I'm not entirely sure what this condition
 11 was related to.
 12 One of the main issues was the design of
 13 the paneling or the facade treatment underneath
 14 the windows on the --
 15 THE COURT REPORTER: The what? I'm sorry.
 16 The paneling or the? I'm sorry. Can you --
 17 MR. POPOLI: The design of the facade
 18 treatment underneath the windows on the front
 19 bay.
 20 The -- okay. I'll get to that in a
 21 second. Thank you.
 22 On the original proposed designs that we
 23 received, there was a traditional inset
 24 paneling design. I'm not sure if those are in
 25 here. Yeah. Okay. We were requesting that

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1 they go back with that design. There would
 2 have been a panel with an inset trim around it
 3 that would have occurred underneath each window
 4 on both elevations.
 5 On the left elevation, I think here on the
 6 first floor, we are proposing that there be a
 7 window somewhere in this blank wall space here
 8 because it exceeds that 8- to 10-foot span. On
 9 the right elevation, here, that there be a
 10 window on the first floor in the front -- or
 11 I'm sorry -- the front corner near the porch to
 12 break up this blank wall space here.
 13 That first condition, okay, that Lisa is
 14 pointing out, the -- I'm sorry. It's the
 15 smaller one. We'll bring the large one in a
 16 second. But this front porch window basically
 17 has fixed closed shutters making it a
 18 nonoperable window. We're recommending that
 19 the shutters be fixed on the sides of the
 20 window vertically oriented, the functional
 21 window.
 22 And then, of course, the standard
 23 condition for soffits and fascia boards being
 24 composed of wood or a cementitious material,
 25 not vinyl. And then minor changes can be

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1 approved by staff. And then final plans would
 2 be reviewed by staff as well.
 3 So we're recommending approval with those
 4 conditions.
 5 THE CHAIRMAN: I'll open the public
 6 hearing.
 7 Is the applicant here?
 8 AUDIENCE MEMBER: Yes.
 9 THE CHAIRMAN: You can come on up.
 10 (Audience member approaches the podium.)
 11 MS. BLAKE: Sir, if you would please state
 12 your name and address for the record.
 13 AUDIENCE MEMBER: Joe Coppedge, 12245
 14 Brady Road, Jacksonville, Florida.
 15 MS. BLAKE: Would you raise your right
 16 hand, please.
 17 MR. COPPEDGE: (Complies.)
 18 MS. BLAKE: Do you affirm that the
 19 testimony you are about to give is the truth,
 20 the whole truth, and nothing but the truth?
 21 MR. COPPEDGE: Yes.
 22 MS. BLAKE: Thank you.
 23 MR. COPPEDGE: Yes. So we only wish to
 24 appeal the first condition for the shutters on
 25 the front. The -- like he said, the -- this

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1 home is based off a model which was built
2 several -- like, many times back in the mid
3 2000s. And so we're working in the constraints
4 of that design.
5 The stair framing is immediately behind
6 this area here (indicating). And so if there
7 were to be a window there, you would -- it
8 would be right behind the stair frame. So our
9 first preference is to have the fake shutters.
10 Our second preference would be to have just a
11 wall, which is what the SRG home had, just a
12 wall space. And our third preference would be
13 to have a fake window.
14 The designer thought that having fixed
15 shutters here would be a good idea to -- to add
16 some more detail to that space, to add a color.
17 You could have an additional color on the front
18 facade. This color to match the shutters up
19 here to match the front door. So that was his
20 idea. But if we can't do that, then I would
21 prefer to have just a blank wall space on the
22 front bottom right.
23 THE CHAIRMAN: Okay. Thank you.
24 MR. COPPEDGE: Okay.
25 THE CHAIRMAN: Does anybody else wish to
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1 speak to COA-17-676?
2 AUDIENCE MEMBERS: (No response.)
3 THE CHAIRMAN: I'm going to close the
4 public hearing.
5 MR. POPOLI: Through the Chair, just for
6 clarity, these are the previous plans here
7 (indicating), and this was the paneling design
8 that we were referring to.
9 THE CHAIRMAN: I see.
10 COMMISSIONER CASE: And they -- and they
11 agree to that condition?
12 MR. POPOLI: Yeah.
13 COMMISSIONER CASE: And I think it's -- I
14 think you're right. I think that was a spot-on
15 recommendation.
16 THE CHAIRMAN: Do I have a motion?
17 COMMISSIONER CASE: I move we approve
18 COA-17-676 with staff conditions.
19 THE CHAIRMAN: Do I have a second?
20 COMMISSIONER DAVIS: Second.
21 THE CHAIRMAN: Okay. So just a plain one.
22 COMMISSIONER CASE: As an alternate, I
23 don't see why because -- this stair is
24 ascending at that point, and he's not up to the
25 second floor yet. He's just at the bottom
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1 third. I don't see why a -- a functional
2 decorative window could not be installed in
3 that location in lieu of false shutters. I
4 mean, I -- that's one place I think we could
5 certainly do a square window or something
6 similar, or even a round one, or something that
7 would put natural window into that stairwell
8 and break up the front, but it doesn't have to
9 be fake.
10 COMMISSIONER DAVIS: I agree with that.
11 THE CHAIRMAN: Can the applicant come back
12 up?
13 MR. COPPEDGE: Sure.
14 (Mr. Coppedge approaches the podium.)
15 THE CHAIRMAN: Just speaking to that
16 point, any reason there couldn't be a window
17 there?
18 MR. COPPEDGE: There could. There could
19 be a window there, for sure, a smaller one.
20 COMMISSIONER CASE: A small square?
21 MR. COPPEDGE: We're adding a smaller
22 window on the right side in the stairwell.
23 That's one of the conditions.
24 Most of the homes, they have these kind of
25 taller, rectangular-shaped windows in the
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1 front. So it might look kind of out of place
2 to have a decorative window in that location on
3 the front. But if that's, you know, the
4 recommendation, then we'll do that.
5 THE CHAIRMAN: Okay. Thank you.
6 COMMISSIONER DAVIS: Motion to amend?
7 I make a motion to amend COA-17-676,
8 modifying Number 1 to allow for a decorative
9 window; square, circular, octagon, or other, in
10 lieu of the fixed shutters.
11 THE CHAIRMAN: Now, when we say
12 "decorative," do -- we do want functional,
13 correct?
14 COMMISSIONER CASE: Well, it could be
15 fixed, but it's still decorative. Yeah.
16 THE CHAIRMAN: Okay. I just didn't know
17 if we needed to add the white part.
18 COMMISSIONER CASE: I second that.
19 THE CHAIRMAN: Motion to approve. Motion
20 to approve --
21 COMMISSION MEMBERS: Aye.
22 THE CHAIRMAN: All those opposed.
23 COMMISSION MEMBERS: (No response.)
24 THE CHAIRMAN: All right. That amendment
25 passes.
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1 COMMISSIONER CASE: So I move that we
2 approve COA-17-676 as amended.
3 COMMISSIONER LOPERA: I second.
4 THE CHAIRMAN: Those who approve?
5 COMMISSION MEMBERS: Aye.
6 THE CHAIRMAN: Opposed?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: Hearing none, that motion
9 passes.
10 COA-17-678, 3723 Park Street.
11 Do any of the commissioners have any
12 ex-parte communication to disclose?
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: Hearing none, we'll hear
15 the staff report.
16 MR. POPOLI: Through the Chair, this is
17 COA-17-678, located at 3729 [sic] Park Street.
18 It is a request for a demolition. It's a
19 contributing structure in the Riverside
20 Avondale Historic District.
21 A little bit of background. The house is
22 located on two platted lots of record. It
23 spans both lots. The house was applied for --
24 for demolition last month. The previous
25 applicant was a potential buyer. The applicant
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1 withdrew his application after receiving the
2 staff report. This application is from the
3 current owner. The owner has provided a lot of
4 the same materials, because it's all recent and
5 relevant, with the caveat that they have
6 provided some information relating to a
7 financial hardship with regard to the cost of
8 rehabilitation and the ability to sell the
9 house.
10 Based on the provided material with regard
11 to the structural engineering report, the
12 engineering report didn't specifically call for
13 demolition. It did call out some of the
14 deficiencies of the house and what would be
15 entailed to repair the house. There was an
16 estimate provided by a contractor for -- I
17 believe it was \$110,000 for the total
18 rehabilitation, which included interior
19 build-out and fixtures and such. So not
20 strictly related to the rehab of the structure
21 itself.
22 Staff provided a number of pictures. We
23 visited the site. We spent -- again, this was
24 under the previous application, but the
25 pictures are relevant. There is some noted
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1 cracking to the floor of the current front
2 porch, though we don't believe that's an
3 historic addition. The original porch was
4 enclosed. And there are -- there is some
5 evidence of settling, which is typical of a
6 house this age. There's been some, you know,
7 renovations and changes done throughout the
8 years. There is some minor water damage to the
9 floor, as you can see in this picture here,
10 most likely from the AC handler which is
11 located in this space. Obviously, some of the
12 parts of the house have been modernized.
13 There's been some siding that's been replaced.
14 You can see where it's been, you know,
15 dovetailed in here. Obviously, this -- block
16 glass windows, not original, where the shower
17 is. There's a small addition that was placed
18 on the rear, which is currently, I believe, a
19 washer or something to that extent. And there
20 are some obvious settling from the piers. Some
21 of the piers have been replaced. The roof
22 potentially needs to be redone, which is -- you
23 see those on a daily basis.
24 Overall, staff didn't find the
25 deterioration of the house to be anything
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1 insurmountable. It's a somewhat unique roof
2 line, roof design. We don't see a lot of the
3 clipped gable design throughout the district,
4 certainly not in the immediate area. We really
5 feel that the house is eligible for rehab and
6 it's a good candidate. But given the potential
7 for a second home to be built because of the
8 two lots, we did recommend the potential for
9 relocation of the structure to one of the two
10 lots.
11 Based on our site visit, we thought the
12 interior lot made the most sense, if that's
13 something they wanted to pursue. The house
14 would have to be lifted to do a lot of the
15 structural repairs to the piers anyway -- or
16 the joists rather. So relocation at that point
17 would be a similar procedure, at least in part.
18 So that's what we're recommending as an
19 alternative, but really we didn't see this as a
20 candidate for demolition at all, so we're
21 recommending denial.
22 THE CHAIRMAN: All right. Thank you.
23 I'll open the public hearing.
24 Is the applicant here?
25 AUDIENCE MEMBER: (Indicating.)
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1 THE CHAIRMAN: Come on up.
2 (Audience member approaches the podium.)
3 MS. BLAKE: Please state your name and
4 address for the record.
5 AUDIENCE MEMBER: Sigifredo Vivas, 12245
6 Park Avenue, Windermere, Florida.
7 MS. BLAKE: Would you raise your right
8 hand, please.
9 MR. VIVAS: (Complies.)
10 MS. BLAKE: Do you affirm that the
11 testimony you are about to give is the truth,
12 the whole truth, and nothing but the truth?
13 MR. VIVAS: I do.
14 MS. BLAKE: Thank you.
15 MR. VIVAS: Thank you.
16 Yes. I'm here to ask for permission to
17 demolish this house, and mainly because it's --
18 it's causing me economic hardship. I'm
19 63 years old, and I've got personal reasons why
20 I have to sell. I've -- I bought this house
21 33 years ago, and I've -- I bought it from a
22 lady who touted it as a double lot, number 14
23 and 15 deeded lot, with a house straddling it.
24 It was -- you know, it's going to be about --
25 about a hundred years old. Frame structure,
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1 and it was poorly built, mainly because of the
2 piers, as they have settled, causing the floor
3 to become uneven. And, you know -- so it's
4 got -- it needs a new foundation. As you know,
5 without a foundation, you don't have anything.
6 The -- we've gotten there a proposal from
7 a -- from a builder, how much it would cost to
8 renovate this house, and it would be a hundred
9 thousand for a thousand-square-foot home.
10 Okay? How -- and so for me to put a hundred
11 thousand so I could sell the house -- and
12 property record says it's worth about 150,000;
13 the lot's 75-, the house 75-. Okay. The house
14 right now is worth zero because of the
15 foundation. And it's -- it's a shell of a
16 house. It was a shell of a house when I bought
17 it. I've added to it and tried to maintain.
18 And so I've lost the contract for 180,000
19 because the developer -- the businessman is
20 looking at the lots, two lots. The lots around
21 that area, I just looked at. My sister across
22 the street, Valencia and Dancy Street, 117,000
23 for one lot. So there's a supply-and-demand
24 problem there, and people want lots, and they
25 want something that they can live in. This
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1 house is very hard to live in. It's drafty.
2 You can't get warm in the -- in the winter.
3 And so it's -- it's deficient from the
4 foundation, to the floor, to the electric, to
5 the plumbing, to the roof; a hundred thousand
6 to inject into it.
7 Subsequently, this house will not pass any
8 type of inspection for somebody to buy it and
9 have a bank finance it. And if I put a hundred
10 thousand in it, I may be able to sell it for
11 160,000, because that's how much it costs to
12 get it up to par where a bank would -- would
13 maybe want to lend money on it. So -- so I
14 lost that 180,000 because of the City is -- is
15 suggesting that deny demolition.
16 I had it on the market for five months,
17 and I got one contract, 180,000, based
18 contingent upon the City, the Commission, to
19 approve demolition, because they're looking at
20 the lot. The house is a zero from foundation
21 to the top.
22 And subsequently, I have personal reasons
23 why, after 33 years -- I developed cancer a
24 year ago -- I'm having to cash out. So it's
25 going to impose on me very economic hardship if
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1 I'm not able to sell it and cash out.
2 And first -- the other thing, I haven't
3 even gotten any offers because it is as is.
4 Very poorly -- it's a foundation that is no
5 good, and -- and everything else I've
6 mentioned. So a bank is not going to lend on
7 it -- lend money on this thing. So what you're
8 left with is investors. Investors will give me
9 fifty cents on the dollar of 153,000. Fifty
10 cents on the dollar, I haven't even got a
11 contract. I got a contract contingent upon me
12 getting approval of the Commission to remove
13 the house.
14 This house is not unique in any way. It's
15 a -- it's a frame structure. The clipped roof,
16 they say that's unique, but not -- there's not
17 a lot of the houses around there. It's a wood
18 structure.
19 Steve -- I don't know -- the neighbor,
20 he's not here, but he -- he was going to come
21 last time and say, Please, you know, I'm -- I'm
22 for you because it's going to lift the
23 neighborhood up. What I've been able to get is
24 low rent people in there because it is what it
25 is.
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1 So I come here pleading that I've got my
 2 own personal reasons why I need to cash out
 3 after 33 years. And it becomes that -- that I
 4 have to continue to own this house because who
 5 is going to buy it other than maybe a developer
 6 for fifty cents on the dollar because it sits
 7 on those two lots and cannot be demolished.
 8 If the City would allow me, give me a
 9 letter, then we could up -- then we can free up
 10 the two lots, and they are worth, like I said,
 11 a hundred thousand a piece at least.
 12 So that's the hardship that I'm having.
 13 And I ask you to put yourself in my shoes
 14 and -- and approve this demolition.
 15 Thank you.
 16 THE CHAIRMAN: Thank you.
 17 Would anybody else like to speak to
 18 COA-17-678?
 19 AUDIENCE MEMBERS: (No response.)
 20 THE CHAIRMAN: All right. Close the
 21 public hearing.
 22 Yep.
 23 MR. POPOLI: There was a letter in your
 24 dais from Riverside Avondale Preservation
 25 Society. Their executive director could not be
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1 here, and provided this letter with their
 2 opinion on the request for demolition.
 3 THE CHAIRMAN: All right. Thank you.
 4 MS. FETNER: Through the Chair, just to
 5 give you some procedural background on the
 6 claims for undue economic hardship, there are
 7 some things that you have to look at, and you
 8 have to make three findings for a situation
 9 when an applicant claims undue economic
 10 hardship.
 11 First, the Commission shall determine if
 12 the owner would be entitled to the Certificate
 13 of Appropriateness without consideration of
 14 undue economic hardship. Second, the
 15 Commission shall determine whether the owner
 16 demonstrated an undue economic hardship. And,
 17 third, the Commission shall determine the
 18 extent, if any, to which the owner or applicant
 19 caused or created such economic hardship
 20 through any activity, inactivity, or neglect.
 21 So that is something that, you know, you
 22 need to -- if you feel like you have sufficient
 23 evidence on those three findings, you could
 24 move forward. If you think you need more --
 25 more information to make those three findings,
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1 you could request the applicant provide more
 2 information.
 3 There is a list in our -- in our code
 4 that -- there's some -- some evidence that the
 5 property owner can submit, such as the estimate
 6 of the costs of the construction, alterations,
 7 demolition or removal, engineer reports, how
 8 much they paid for the property, date of
 9 purchase, things like that.
 10 So I just want to make sure that you are
 11 aware that you need to look at those things
 12 when a -- for this specific situation, since we
 13 don't always get, you know, the claim for undue
 14 economic hardship. So this might be new for
 15 some people.
 16 So if you have any questions, just let me
 17 know.
 18 THE CHAIRMAN: Okay. As we close the
 19 public hearing, do I have a motion on the
 20 floor?
 21 COMMISSIONER CASE: I move that we deny
 22 COA-17-678 in accordance with staff's
 23 recommendations.
 24 THE CHAIRMAN: Do I have a second?
 25 COMMISSIONER DAVIS: Second.
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1 THE CHAIRMAN: Okay.
 2 COMMISSIONER LOPERA: Through the Chair,
 3 in reviewing Ms. Burke's letter, it seems that
 4 there's some additional information for the
 5 economic hardship that could be submitted.
 6 And I would ask the applicant that if you
 7 are applying for that, that you would submit
 8 the remaining items for the economic hardship.
 9 MS. BLAKE: Sir.
 10 THE CHAIRMAN: I would -- I would
 11 thoroughly agree. I think if voted on it
 12 today, in my opinion things wouldn't go so
 13 well. So maybe a deferral might be in order,
 14 in order for you to get a little more
 15 information to us as far as the economic
 16 hardship argument goes.
 17 MR. VIVAS: Can I come up?
 18 THE CHAIRMAN: Sure.
 19 (Mr. Vivas approaches the podium.)
 20 MR. VIVAS: I don't understand the
 21 economic hardship --
 22 THE CHAIRMAN: Well --
 23 MR. VIVAS: -- other than what I've told
 24 you already. I got personal reasons why I need
 25 to move on. And the land is where the value is
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1 at, the property needs significant amount of
2 work, and I want to sell it.
3 MS. FETNER: Through the Chair, have you
4 had a chance to review this letter from
5 Riverside Avondale Preservation?
6 It's in your hand. Is this the first time
7 you're seeing it?
8 MR. VIVAS: No. I understand, but what --
9 what do they want --
10 MS. FETNER: Okay.
11 MR. VIVAS: -- that I -- that I'm going to
12 be destitute if I don't sell it, or that the
13 property can't make enough money as it is?
14 MS. FETNER: So then --
15 MR. VIVAS: It's just I want to sell it.
16 I'm not -- I'm not wanting to maintain it. I
17 want to sell it. And so I want to do what's
18 best in my interests. Otherwise, I have to
19 keep it, and that's not in my best interests,
20 economically, physically, or whatever.
21 THE CHAIRMAN: Right. But --
22 COMMISSIONER CASE: Through the Chair, I
23 think we understand that. And what we're
24 asking for, to make that determination in terms
25 of economic hardship, in accordance with the
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1 City ordinance, you need to provide some
2 additional information. And all they are
3 saying is if you look in Chapter 307,
4 Section -- let's see what section this is.
5 COMMISSIONER LOPERA: 106(p).
6 COMMISSIONER CASE: 106(p). There is a
7 list of 13 items that specifically call out the
8 criteria for economic hardship. So all's --
9 all's this commission is asking right now, is
10 can you provide that additional information,
11 some of which you have, but we're asking for
12 more to be able to --
13 MR. VIVAS: Other than what -- other than
14 I've stated, I don't understand. I mean, the
15 amount of money I can make off the property if
16 I keep it and rent it?
17 COMMISSIONER LOPERA: I'm sorry. It is
18 listed right here. Number 6, like the annual
19 gross income from the property for the previous
20 two years. And there's where it's --
21 MR. VIVAS: No, I know, but that has
22 nothing to do with me selling it. That has
23 something to do with -- with somebody -- you
24 know, that means that -- what does that have to
25 do with economic hardship? Because what is it
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1 stating, that I can't continue to rent? I can
2 continue to rent it, but that's not what I want
3 to do. I want to be freed up --
4 THE CHAIRMAN: Sir --
5 MR. VIVAS: -- from this.
6 THE CHAIRMAN: Sir, I understand. I
7 understand that. And I understand -- we have
8 told you what we need. And if you'd like to --
9 for us to vote on that today, we can.
10 MR. VIVAS: What's that now?
11 THE CHAIRMAN: You've -- you've been the
12 owner for 33 years.
13 MR. VIVAS: Yes.
14 THE CHAIRMAN: So we're in this situation
15 33 years down the road at this time, so it's a
16 little hard for me to be understanding when it
17 comes to the --
18 MR. VIVAS: But, okay --
19 (Simultaneous speaking.)
20 MR. VIVAS: But here, what do I need to
21 show? That I -- I mean, I've been able to rent
22 it.
23 THE CHAIRMAN: Again, I don't think we're
24 here to tell you necessarily what you need to
25 prove to us. We are the board to make that
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1 decision. So --
2 MR. VIVAS: But I don't understand what
3 their definition of economic hardship is. You
4 know, that --
5 (Simultaneous speaking.)
6 MR. VIVAS: I can't make any money off it.
7 (Simultaneous speaking.)
8 COMMISSIONER DAVIS: Let me understand.
9 Sondra, tell me if I am understanding it
10 incorrectly, but economic hardship doesn't
11 necessarily mean that to make -- you know,
12 that -- to make the most money off the
13 property, you have to be able to do it.
14 Economic -- you know what I mean? Like, it's
15 not like it's worth more without the house on
16 it than with the house.
17 MR. VIVAS: Okay. That's not what you
18 guys --
19 COMMISSIONER DAVIS: Well, that doesn't
20 qualify for economic hardship --
21 (Simultaneous speaking.)
22 MR. VIVAS: I'm understanding, but, you
23 know, economic hardship -- I don't understand
24 what the -- what the City really wants,
25 economic hardship.
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1 MS. FETNER: Sir, I --
2 MR. VIVAS: I mean, I want to sell it.
3 That's all I want to do.
4 MS. FETNER: I -- I can explain this. So
5 when you -- not every application that comes
6 before the board claims undue economic
7 hardship. Okay? Of course, there is economic
8 hardship in a lot of these cases, but your --
9 your claim is that it's undue, that it's
10 unmanageable. So what the board needs --
11 MR. VIVAS: Yeah, for me --
12 MS. FETNER: For you, yeah.
13 MR. VIVAS: -- personally, yes.
14 MS. FETNER: Right. And so what the board
15 is looking for are -- is more evidence to prove
16 that it's unduly -- it's an undue economic
17 hardship to you.
18 MR. VIVAS: Well, they want my net worth
19 or what?
20 MS. FETNER: No.
21 MR. VIVAS: Is that what they're saying?
22 MS. FETNER: I'm sorry, sir. If you could
23 let me finish speaking, I'll make it very clear
24 for you.
25 In our code -- and in that letter Adrienne
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1 Burke includes some of the factors, but there's
2 a list of 13 factors that can be used to prove
3 undue economic hardship. And the reason why
4 that's important is because the board --
5 without the undue economic hardship claim, the
6 board can make the determination to deny your
7 application for demolition. But when you
8 provide sufficient evidence of an undue
9 economic hardship, their vote can be different.
10 It could be based on the fact that it's undue
11 economic hardship, which is why it makes the
12 threshold so much harder to get --
13 MR. VIVAS: Uh-huh.
14 MS. FETNER: -- because they're making a
15 decision that they normally would not make but
16 for your undue economic hardship.
17 So what the Chair is saying is we could --
18 they could vote on it now, or if you agree to
19 present more evidence on your undue economic
20 hardship claim, to defer it to the next
21 meeting. And I could provide you with the code
22 reference that gives you all 13 factors that
23 are -- are looked at.
24 And if the board has any additional
25 factors, I would recommend that you state it to
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1 him now.
2 THE CHAIRMAN: I currently do not. I just
3 need more -- more evidence, frankly.
4 MR. VIVAS: More criteria.
5 THE CHAIRMAN: Correct.
6 MR. VIVAS: Yeah.
7 THE CHAIRMAN: Okay. Well --
8 COMMISSIONER CASE: I think it's in your
9 best interest --
10 MR. VIVAS: Yeah.
11 COMMISSIONER CASE: -- if you defer --
12 MR. VIVAS: Yeah.
13 COMMISSIONER CASE: -- consult with
14 counsel --
15 MR. VIVAS: Okay.
16 COMMISSIONER CASE: -- get a copy of the
17 ordinance that describes the 13 items --
18 MR. VIVAS: Uh-huh.
19 COMMISSIONER CASE: -- some of which you
20 have, but we need the balance --
21 MR. VIVAS: Okay.
22 COMMISSIONER CASE: -- to make that
23 determination.
24 MR. VIVAS: Okay. Thank you.
25 COMMISSIONER LOPERA: Through the Chair, I
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1 would like to make a motion that we defer
2 COA-17-678.
3 COMMISSIONER CASE: Second.
4 THE CHAIRMAN: All those in favor.
5 COMMISSION MEMBERS: Aye.
6 THE CHAIRMAN: Those opposed.
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: Okay. COA-17-678,
9 deferred.
10 COA-17-683.
11 Do any commissioners have any ex-parte
12 communication they would like to disclose?
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: Hearing none, we will hear
15 staff report.
16 MS. SHEPPARD: Okay. This application is
17 for alterations, including the wholesale
18 replacement of the siding, at which time they
19 would install a subwall, a moisture barrier
20 sheathing, and what's referred to as new wooden
21 double reveal siding to match the current
22 design and material.
23 In addition, they want to replace all of
24 the windows -- there's 30 on the structure --
25 with a vinyl-clad product by Windsor. And they
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1 have front porch alterations. Removing the
2 existing front porch and going back with a new
3 design, which you have in your information.

4 And then they have some window
5 alterations. Removing a number of existing
6 windows on the rear elevation and west
7 elevation, and changing two windows around on
8 the west elevation.

9 In reviewing the proposed work, and
10 after -- the proposed work, they provided the
11 window survey. After looking at that and going
12 out on the site -- on the site, it was -- staff
13 had some concerns as far as the replacement of
14 siding. And one of the things that we see
15 quite a bit is where siding has been previously
16 replaced with newer siding, it doesn't tend to
17 hold up as much as the old siding. So we're --
18 at the staff level, some things that you don't
19 ever see is we're seeing people come in for
20 additional siding replacements, you know, ten
21 years after they initially got approved for it.
22 So the design regulations and standards
23 emphasize maintaining materials as much as
24 possible. And so we have two conditions
25 related to the siding that kind of limits what

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1 could be replaced.

2 So, Number 1, replace all the siding on
3 the east elevation and on all three sides of
4 the one-story section of the rear elevation,
5 with a product match, which is what he's
6 proposing. That's where we would allow it. So
7 if that's a condition, I guess it would be
8 limiting wholesale replacement on those -- to
9 those sections.

10 The second condition kind of further
11 clarifies that the deteriorated siding on the
12 front, the second story of the rear, and the
13 west side elevation should be selectively
14 replaced using a product to match the current
15 and design of the material and then woven into
16 the original siding so it looks seamless.

17 And just to point this out to you, this
18 structure is located on a corner, so that west
19 elevation is a street elevation, which is one
20 of the reasons why that was a concern. And
21 again, this is based on -- it was staff's
22 determination they didn't feel that it rose to
23 the level of wholesale replacement except in
24 those limited portions that are identified
25 under Number 1.

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1 As far as window replacement, we did agree
2 that -- through the window survey, that they
3 met the 50 percent of the windows are either
4 missing or beyond repair, and so we are
5 recommending approval of that scope of work.

6 They -- in the -- in the report, it
7 references that the owner specifically stated
8 that they would be keeping the decorative
9 window and transom and sidelights. And so
10 Condition Number 1 is just reemphasizing that.

11 And then Conditions 2, 3, and 4 under
12 Window Replacement are just typical window
13 conditions related to window replacement.

14 The third request related to the
15 modifications. Let's see. It's probably going
16 to be easier for you to kind of look in your
17 book. I'll try to have a -- you can look at
18 the existing in your book, or I can have the
19 existing on the -- on the screen. We don't
20 have slides that have them both side-by-side
21 where you can really see the difference on
22 things, but the -- let me see if I can't get to
23 the proposed. That's the proposed --

24 AUDIENCE MEMBER: That's the existing.

25 MS. SHEPPARD: That's the existing?

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1 If you look at the existing and the
2 rear -- the proposed rear elevation, they are
3 removing three of the existing openings, if I
4 am reading this correctly. And if this was a
5 central lot, that may not be as big of a deal,
6 but, again, this was on a corner. So as a
7 corner, you would be able to see that rear
8 elevation in this particular case. So we were
9 not supportive of the removal of all of those
10 openings.

11 The other alteration was on the west
12 elevation, which again is a street-facing
13 elevation. And there was an adjustment to a
14 window on the first floor of the one-story
15 portion making it shorter.

16 AUDIENCE MEMBER: That's the kitchen
17 window, yes.

18 MS. SHEPPARD: And then on the second
19 floor, there's a small window and a full-size
20 window that they wanted to flip.

21 Now, my guess is that -- that the
22 reasoning was to provide egress to a back
23 bedroom. So that becomes more important when
24 you get rid of the window on the rear
25 elevation -- I guess that's a smaller window

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1 anyway. So even -- I guess even if they were
2 required to keep the window on the rear
3 elevation, they still don't have a full-size
4 window back there. So that's why they were
5 asking to flip it.
6 Now, our design regulations discourage
7 window alterations, but it does state that
8 sometimes they are necessary for code
9 compliance. And so staff recommendations were
10 basically allowing for that flipping of the
11 windows on that second floor of the west
12 elevation, but we were not in favor of the
13 alterations that were being proposed on the
14 rear elevation.
15 Then the final portion was related to the
16 front porch. And the existing porch that's
17 there now, we are dating back to 1959, 1961,
18 which makes it 50 years, so it would fall into
19 that category of Standard 4 that protects later
20 alterations potentially.
21 From the Sanborn maps, we know that this
22 was originally a wraparound porch, and ideally
23 we would love to see that restored. That's not
24 what's currently proposed. They're wanting to
25 remove what's there and go back with a
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1 different design that's in your book. Staff
2 felt that there -- you know, because of the age
3 of it and as it is currently built, the design
4 of it seems to be very compatible with the
5 structure. Since it's that old, there might
6 even be a relationship to the wraparound was
7 there when that work was done, they may very
8 well have been basing it on historic fabric
9 from the -- the original porch.
10 So we were not in favor of the porch
11 alterations that were being proposed. If it's
12 in such condition that things need to be
13 replaced or rebuilt, we're saying to go back
14 with -- you know, match the design that's there
15 today. And -- and then we are encouraging that
16 they, you know, wanted to explore doing a
17 wraparound based on what we can document with
18 the Sanborn maps, that that would be, you know,
19 something that we would encourage them to do.
20 THE CHAIRMAN: Thank you.
21 All right. I'm going to open the public
22 hearing.
23 Is the applicant here?
24 MS. SHEPPARD: And just to -- just to
25 clarify. The way that that's written is a
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1 full-width porch, not wraparound. And we would
2 encourage them to do the full-width porch, not
3 necessarily the wraparound porch.
4 (Audience member approaches the podium.)
5 MS. BLAKE: If you would kindly state your
6 name and address for the record.
7 AUDIENCE MEMBER: My name is Doug Lane. I
8 live at 1022 Park Street, Suite 208.
9 MS. BLAKE: If you would raise your right
10 hand.
11 MR. LANE: (Complies.)
12 MS. BLAKE: Do you affirm that the
13 testimony you are about to give will be the
14 truth, the whole truth, and nothing but the
15 truth?
16 MR. LANE: I do.
17 MS. BLAKE: Thank you.
18 MR. LANE: Okay. I'll be happy to answer
19 any questions.
20 Just speaking to the original porch that's
21 there now, it's structurally in poor condition,
22 so it's going to require extensive work anyway.
23 And so we can take it down. I think the
24 columns are probably the only thing that could
25 possibly be reused. And we could put it back.
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1 We just felt that the original porch is
2 probably much simpler than the porch that's
3 there now. And so if you were going to spend
4 those dollars, we were going to try to build
5 that and put a simpler porch with a
6 second-story access from the -- from the
7 bathroom upstairs. So it would be kind of
8 like -- kind of speak to the old wraparound
9 porch that was there at one time, which was a
10 two-story.
11 The second-floor bathroom currently has a
12 door. It's a window in it. It's been closed
13 up, and we're putting a window back in it, but
14 you could potentially go out into that second
15 story. So that was the intent there.
16 The windows, real quick, on the west side,
17 the windows, we have to switch those to put an
18 accessible window in that bedroom. So in
19 addition to that, it's safer to have the stair
20 not with a tall window, with a shorter window.
21 So that's on the west side.
22 The two windows on the back of the house
23 on the one-story are facing a lot that's being
24 currently having a home built on it. His
25 property line is only four feet away, so we
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1 think a window there -- plus we're putting our
2 kitchen there. So we think windows there would
3 probably not be very helpful other than passing
4 sugar to your neighbor, so we would like to
5 close those up.
6 The windows we are proposing are -- they
7 are not vinyl Windsor. They are the hybrid.
8 It will be pinnacle sashes. They'll have wood
9 interior, metal clad, but surrounding casings
10 and sill will be -- will be vinyl, just to
11 clarify that.
12 THE CHAIRMAN: All right. Real quick
13 before you sit down there, will you speak to
14 the Conditions 1 and 2, the siding replacement?
15 MR. LANE: All the siding needs to come
16 off for us to put -- put sheathing on and put a
17 vapor barrier -- waterproof vapor barrier on.
18 So we can't selectively do that.
19 Now, all the interior has been stripped
20 out. You can see where water comes through the
21 siding now. Over the years, you will see the
22 streaks inside. So if we leave any siding on,
23 it would be a -- it would be a problem for
24 insulation and everything else within the
25 house.
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1 COMMISSIONER DAVIS: The Structure, do you
2 have to sheath it or --
3 MR. LANE: I would prefer to. It would
4 sure be nice.
5 COMMISSIONER LOPERA: The answer is yes?
6 MR. LANE: The answer is yes. It's been
7 standing there for all this time, it hasn't
8 fallen down, but certainly we would feel safer
9 with it sheathed.
10 THE CHAIRMAN: All right. Thank you.
11 MR. LANE: All right.
12 THE CHAIRMAN: Does anybody else wish to
13 speak to COA-17-683?
14 AUDIENCE MEMBERS: (No response.)
15 THE CHAIRMAN: Seeing none, we'll close
16 the public hearing.
17 Do I have a motion on the floor?
18 COMMISSIONER LOPERA: I would like to make
19 a motion that we approve COA-17-683 with staff
20 conditions.
21 THE CHAIRMAN: Do I have a second?
22 COMMISSIONER CASE: Second.
23 THE CHAIRMAN: Okay.
24 MS. SHEPPARD: Through the Chair, just so
25 you can all see it at the same time, the -- on
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1 the screen is the existing porch, which isn't a
2 full width, but you've got the three -- three
3 columns on the pier, which is, you know,
4 something we find in the neighborhood.
5 And just to follow-up on the siding
6 question, I don't know -- I can't speak to the
7 specific structure, but obviously every day at
8 the staff level we approve limited siding
9 replacement, but doesn't require wholesale
10 siding replacement in order to do sheathing.
11 Those are things that require your review.
12 It's not something that -- we do repairs all
13 the time, and it's not to that extent. And
14 it's staff's position that we didn't feel that
15 the siding itself warranted wholesale.
16 COMMISSIONER STANSEL: Through the Chair,
17 does staff have an idea as to when this porch
18 was made? Is it original to the house?
19 MS. SHEPPARD: According to -- through the
20 Chair, according to our research, there was a
21 permit; '59, '61, was the date that there was
22 some evidence of a porch change. So there's a
23 good indication that at that point in time, you
24 know, there was elements of the porch left.
25 And so it could very well be based on the
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1 historic fabric or the columns being reused, or
2 something along those lines, but we don't have
3 any specifics. We don't have a picture of the
4 house. We only have the Sanborn map that shows
5 that it had full width all across the front and
6 the wraparound.
7 COMMISSIONER STANSEL: Thank you.
8 THE CHAIRMAN: So does anyone want to
9 speak to the -- let's just start at 1 -- to the
10 siding aspect?
11 MR. LANE: May I?
12 THE CHAIRMAN: Sure. Come on up here.
13 (Mr. Lane approaches the podium.)
14 MR. LANE: If you're -- there's no way to
15 take half of the siding off and keep half the
16 siding. It's all going to come off. We're
17 going to put sheathing on, and you're going to
18 put waterproofing on, and then put the siding
19 back on. What siding you can reuse, we'll
20 reuse, but there's absolutely no practical way
21 to put this house back together, put air
22 conditioning insulation in the walls, and then
23 have it continue to leak through the old
24 siding. So I wouldn't -- I would not agree to
25 that for my client's purposes. So I think that
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1 that definitely is something that needs to be
 2 done. So I just wanted to make sure that we --
 3 we have that -- that's on the table. We've got
 4 to do that.
 5 COMMISSIONER CASE: Through the Chair --
 6 stay put, Doug.
 7 Is there any reason -- so if -- if we take
 8 the siding off, do we have enough good siding
 9 that can go back on the two prominent sides of
 10 the house, the front and the side that's on the
 11 street? Is there enough salvageable siding
 12 that those two sides could be reused? After
 13 it's taken off and you do your sheathing and
 14 waterproofing, can that stuff go back? Is
 15 there enough that can go back on the house
 16 that's original?
 17 MR. LANE: That would be the intent. When
 18 you start taking it off, you don't know if it's
 19 going to split --
 20 COMMISSIONER CASE: Right.
 21 MR. LANE: -- so you don't know what the
 22 salvage is going to be. So we would intend to
 23 do that. The owner has saved everything from
 24 the inside of the house where he intends to put
 25 it back in.

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1 COMMISSIONER CASE: Yeah.
 2 MR. LANE: So we intend to do the same --
 3 COMMISSIONER CASE: Uh-huh. So kind of
 4 the best-case scenario would be to reuse all
 5 the original siding on the front and the street
 6 side, and then match that siding profile for
 7 the other two sides? That would be the ideal
 8 situation --
 9 MR. LANE: Ideal situation.
 10 COMMISSIONER CASE: -- is all we're
 11 saying?
 12 MR. LANE: Correct.
 13 COMMISSIONER CASE: I kind of like the
 14 three columns because -- because they're --
 15 they're attenuated to the point where you
 16 almost need three for that visual mass to
 17 support those things. So I -- I kind of like
 18 the one that's there.
 19 Now, you can -- I mean, you can redo it
 20 as -- as you see fit, but I really kind of like
 21 what's there right now.
 22 MR. LANE: The owner doesn't have any
 23 opposition to keeping it. We could take it
 24 down, rebuild it, and put it back.

25 COMMISSIONER CASE: Yeah. Okay. Would --
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1 so the -- I didn't see a -- I didn't see a site
 2 plan or a floor plan in our packet. So what --
 3 so the elimination of the walls on the back,
 4 that's a function of it being four feet from
 5 the property line?
 6 MR. LANE: There it is (indicating).
 7 COMMISSIONER CASE: The rear property
 8 line?
 9 MR. LANE: That's correct.
 10 I have a floor plan, if you would like to
 11 see it.
 12 COMMISSIONER CASE: Well, I would -- I was
 13 curious. Before I knew that that was the
 14 property line, I was curious as to what was
 15 prompting closing up the windows.
 16 MR. LANE: Uh-huh.
 17 COMMISSIONER CASE: Okay. Thank you.
 18 MR. LANE: Okay.
 19 COMMISSIONER LOPERA: Through the Chair, I
 20 agree with the -- with Mr. Lane as far as the
 21 great difficulty in trying to preserve each
 22 individual piece of siding. And without a full
 23 scale, basically a review of all the existing
 24 that's there, it's going to be incredibly
 25 difficult to determine whether the two sides

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1 can be fixed again where you have got the
 2 street side -- both street sides will have the
 3 same siding. So I would actually be okay with
 4 full-scale replacement. And, you know, if they
 5 come back in 10 years with, you know, requiring
 6 a replacement, then, you know, we deal with it
 7 at that -- at that time, but it's -- I -- you
 8 know.
 9 COMMISSIONER CASE: Well, I mean, the
 10 problem -- through the Chair, the problem
 11 with -- with the new siding versus old siding,
 12 the old siding is old-growth cypress, more than
 13 likely, and what can be replaced is going to
 14 be -- best-case scenario would be new-growth
 15 cypress, which is not going to be as durable as
 16 the old material. It's just not. It hasn't
 17 had time to develop all the resins in the wood
 18 that preserve old-growth cypress. So that's
 19 why these folks are coming back, you know, in
 20 five and ten years asking for siding
 21 replacements, because the wood that you get now
 22 is, by comparison, is junk.
 23 COMMISSIONER LOPERA: Yeah, I agree.
 24 COMMISSIONER CASE: So, I mean, that's why
 25 staff recommends not replacing that siding if

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1 you don't have to, and preserving as much of it
2 as possible. And that would still be my first
3 choice for that very reason. Certainly, you
4 can match the profile with (inaudible) today,
5 but getting quality wood that's going to hold
6 up for that long is rare, you know, unless you
7 want to pay for mahogany or teak.
8 COMMISSIONER LOPERA: Right. So perhaps
9 could we just limit it to maybe one elevation?
10 That way, we've got four elevations to
11 potentially try to recover?
12 COMMISSIONER CASE: If you're going to
13 rework the motion, I think you need to have
14 some kind of language in there to preserve as
15 much of the --
16 COMMISSIONER LOPERA: Right.
17 COMMISSIONER CASE: -- siding as possible,
18 and reuse it in the most prominent elevations.
19 THE CHAIRMAN: I think that works. I
20 think that's good.
21 MS. FETNER: Can I make a -- through the
22 Chair, can I make a suggestion?
23 THE CHAIRMAN: Sure.
24 MS. FETNER: When you're going through
25 these, and you have like, Subsection A, B, C,
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1 D, you can actually make the motions to amend
2 as you go through, just so that it's clear. So
3 you -- at this point, you could make a motion
4 to amend just with regards to Subsection A, if
5 you wanted to make changes, and then vote on
6 that, and then keep going through. And at the
7 end you would just make a motion to --
8 THE CHAIRMAN: Approve all amendments?
9 MS. FETNER: -- approve as amended.
10 THE CHAIRMAN: Okay.
11 MS. FETNER: And that way you're --
12 COMMISSIONER LOPERA: Great idea.
13 MS. FETNER: Thank you. I was thinking of
14 that --
15 COMMISSIONER LOPERA: So we don't have to
16 remember 40 different line items.
17 MS. FETNER: Right. Exactly.
18 THE CHAIRMAN: So before we move on here,
19 anybody have an amendment for us?
20 COMMISSIONER LOPERA: I would like to make
21 a motion for COA-17-683, to approve
22 Condition 1.
23 MS. FETNER: Well, sorry. That one has
24 already been on -- that's already on the floor.
25 COMMISSIONER LOPERA: That one --
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1 COMMISSIONER CASE: What you're -- what
2 you would be moving is an amendment --
3 THE CHAIRMAN: You're moving --
4 COMMISSIONER CASE: -- to -- you're going
5 to change anything that's in the staff report.
6 COMMISSIONER LOPERA: Okay. Well, I would
7 like -- I would like to combine 1 and 2 to what
8 we just discussed regarding removing -- during
9 the removal of the siding, to keep as much of
10 the good siding as possible, and to reinstall
11 it on the prominent --
12 THE CHAIRMAN: Most prominent.
13 COMMISSIONER LOPERA: -- elevations.
14 I need to start my motion over again. I'm
15 sorry.
16 MS. FETNER: This is a motion to amend.
17 COMMISSIONER LOPERA: Okay.
18 THE CHAIRMAN: Uh-huh.
19 COMMISSIONER LOPERA: I'd like to make a
20 motion to amend COA-17-683, Conditions 1 and 2,
21 that the owner should remove all the siding,
22 and preserve as much of the siding as possible,
23 and to reinstall it on the two prominent
24 elevations.
25 THE CHAIRMAN: I would change the language
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1 there only to the most prominent elevation,
2 because I'm not sure we're going to get two
3 sides out of it, of the --
4 COMMISSIONER LOPERA: I agree.
5 COMMISSIONER CASE: Yeah.
6 THE CHAIRMAN: Do I have a second?
7 COMMISSIONER LOPERA: Yeah, to approve
8 then -- to remove all the siding and to
9 reinstall on the most prominent elevation --
10 front elevation.
11 THE CHAIRMAN: Do I have a second?
12 COMMISSIONER DAVIS: Second.
13 COMMISSIONER CASE: 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: Okay. Moving on.
19 COMMISSIONER CASE: I don't think any of
20 us --
21 THE CHAIRMAN: I have one that --
22 COMMISSIONER CASE: -- have any problem
23 with the --
24 (Simultaneous speaking.)
25 COMMISSIONER CASE: -- second one --
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1 THE CHAIRMAN: No. Sorry.
2 COMMISSIONER CASE: -- with the window
3 replacement.
4 COMMISSIONER LOPERA: Through the Chair,
5 Sondra, do we need to make another motion to
6 start re-discussing again after we vote on the
7 amendment?
8 MS. FETNER: For re-discussing --
9 COMMISSIONER LOPERA: Or to continue
10 discussing?
11 MS. FETNER: No.
12 COMMISSIONER LOPERA: Okay.
13 MS. FETNER: You can keep going.
14 COMMISSIONER LOPERA: Okay.
15 MS. FETNER: The original motion is still
16 on the -- on the floor.
17 COMMISSIONER LOPERA: Okay. Okay.
18 MS. FETNER: You're just making, like,
19 little --
20 COMMISSIONER CASE: Mini motions.
21 MS. FETNER: -- mini motions --
22 THE CHAIRMAN: Right.
23 COMMISSIONER LOPERA: Yeah.
24 MS. FETNER: -- within that big motion.
25 COMMISSIONER LOPERA: Mini me motions
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1 within the big motion.
2 MS. FETNER: Yes.
3 COMMISSIONER LOPERA: Thank you.
4 THE CHAIRMAN: So window replacement I
5 think we're all squared away on.
6 COMMISSIONER CASE: Uh-huh.
7 THE CHAIRMAN: Let's move to the
8 modification of the window and door openings.
9 COMMISSIONER CASE: I would say in light
10 of the -- of the -- I think the flip-flopping
11 of the windows in the second floor is fine.
12 They didn't -- in light of the one-story
13 addition in the back being four feet off the
14 rear property line, I'm inclined to be okay
15 with that one. And no one's going to see it.
16 THE CHAIRMAN: No. I would tend to agree.
17 COMMISSIONER DAVIS: Agreed.
18 COMMISSIONER LOPERA: Agreed.
19 THE CHAIRMAN: So we'll have an amendment
20 to that motion.
21 COMMISSIONER CASE: No. I'm saying the
22 one-story, not the two-story part. The
23 one-story.
24 THE CHAIRMAN: Well, we can go ahead and
25 move on to the front porch, and cover both in
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1 the next amendment to the motion.
2 Thoughts on the front porch?
3 I also like the three columns, but I'm not
4 totally opposed to the idea of reconstructing
5 the second story. It would be a unique --
6 unique feature that was mostly lost in new
7 construction.
8 COMMISSIONER CASE: I think that's the
9 continuation of the porch, or the wraparound,
10 is the recommendation, not a staff requirement,
11 but we could still keep that as a
12 recommendation.
13 THE CHAIRMAN: Okay.
14 COMMISSIONER CASE: But in response to the
15 windows in the back, I was only suggesting that
16 I was okay with boarding up the two on the
17 one-story portion that was within four feet of
18 the property line.
19 COMMISSIONER LOPERA: Right.
20 COMMISSIONER CASE: That's -- I just want
21 to make that clear, that's what I was
22 suggesting.
23 THE CHAIRMAN: I understood that.
24 MS. SHEPPARD: Through the Chair, since
25 we're on that one-story question --
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1 THE CHAIRMAN: Uh-huh.
2 MS. SHEPPARD: -- are you -- is
3 Commissioner Case okay with the alteration to
4 the west elevation change? Window alteration.
5 COMMISSIONER CASE: We're flipping. Yeah,
6 I --
7 MS. SHEPPARD: That speaks on the first
8 floor, first floor of the one-story portion.
9 It's a full-size window, and they're going with
10 a shorter window --
11 COMMISSIONER CASE: Yes.
12 MS. SHEPPARD: I just want to make sure
13 that got addressed.
14 COMMISSIONER CASE: Yeah. As long as
15 there is a window there and it's -- yeah. I
16 think that's where the kitchen sink is probably
17 going to go.
18 MR. LANE: That's right.
19 COMMISSIONER CASE: Yeah.
20 THE CHAIRMAN: Okay. So I need another
21 amendment to this motion.
22 COMMISSIONER CASE: Well, I move that we
23 amend the modification of window and door
24 openings, that the existing openings in the
25 rear elevation of the one-story section be --
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1 be allowed to be removed -- one-story portion
2 only removed, on the rear property line side.
3 And the rest of it as -- allowing the
4 flip-flopping and raising of the sill on the
5 other side of the one-story to remain as read.
6 THE CHAIRMAN: Do I have a second?
7 COMMISSIONER STANSEL: Second.
8 THE CHAIRMAN: All those in favor.
9 COMMISSION MEMBERS: Aye.
10 THE CHAIRMAN: Those opposed.
11 COMMISSION MEMBERS: (No response.)
12 THE CHAIRMAN: That amendment carries.
13 COMMISSIONER LOPERA: Is that all?
14 THE CHAIRMAN: I think that's it, yeah.
15 COMMISSIONER LOPERA: Was that it?
16 COMMISSIONER CASE: Yeah, so now the rest
17 of us --
18 COMMISSIONER LOPERA: So now we vote on
19 the entire --
20 COMMISSIONER CASE: Uh-huh.
21 MS. FETNER: Just to -- through the Chair,
22 to clarify, no changes to D with the front
23 porch, and no changes to B with the window
24 replacement?
25 COMMISSIONER CASE: Correct.
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1 MS. FETNER: Okay. Thank you.
2 COMMISSIONER CASE: Therefore, I move that
3 we approve COA-17-683 as amended.
4 THE CHAIRMAN: Do I have a second?
5 COMMISSIONER LOPERA: I second.
6 THE CHAIRMAN: All those in favor.
7 COMMISSION MEMBERS: Aye.
8 THE CHAIRMAN: Those opposed.
9 COMMISSION MEMBERS: (No response.)
10 MS. FETNER: Through the Chair, we have to
11 take our break now.
12 THE CHAIRMAN: Yes.
13 MS. FETNER: Fifteen minutes.
14 THE CHAIRMAN: All right. We'll start
15 again at 5:35.
16 (Brief recess.)
17 THE CHAIRMAN: We are back in session.
18 Moving on to COA-17-563, this is 3867 Boone
19 Park Avenue. Do any of the commissioners have
20 any ex-parte communication to disclose?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Hearing none, we'll hear a
23 staff report.
24 MR. POPOLI: Through the Chair, this is
25 COA-17-563, located at 3867 Boone Park Avenue.
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1 The request is for modifications to a front
2 porch and a complete -- completion of a
3 one-story rear addition.
4 It's a noncontributing structure in the
5 Riverside Avondale Historic District. It's a
6 heavily modified noncontributing structure. I
7 think the left portion of the front elevation
8 is actually a previous addition. So this would
9 have been a more linear house to the street
10 originally.
11 The applicant came to us through the
12 Building Department. They had gone down to
13 pull a permit and were sent up to us. We
14 realized that, based on the size of the
15 addition, as well as the porch being on the
16 front elevation, it was something that had to
17 come to the Commission, unfortunately.
18 We've recommended some conditions. The
19 applicant's been agreeable to them. The only
20 reason it's not on consent, when Joel McEachin
21 went out to do the site inspection, it was
22 discovered that the -- some of the work had
23 been started prior to the approval of a COA.
24 So it is technically a violation, but we are
25 recommending approval with the proposed
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1 conditions, and the applicant is amenable to
2 the conditions.
3 The only recommendation we potentially
4 have -- and it would be in the purview of the
5 board. Typically, when we have violations come
6 in, the application fee is double the normal
7 application fee. In this case, when it was
8 submitted, and we issued the invoice, we did
9 not know that it was going to be a violation.
10 We thought it was just coming in fresh.
11 So the recommendation would be, if that's
12 a concern, you can make the release or the
13 final order contingent on paying the
14 difference. I don't know if that's something
15 we've done in the past, but it's an attempt to
16 reach that same fair and equitable for all
17 applicants that face this kind of review.
18 But just to go through the request a
19 little bit, they're asking to add a cover and
20 extend the -- well, it's basically a stoop
21 cover now, to a full-width porch. And then put
22 an addition off of the -- what would be the
23 right elevation shown here on the rear. So
24 this portion here (indicating) would just jut
25 straight out.
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1 Let me see if I can find it here. Okay.
2 Here, you can see the addition to the right
3 side of the structure. This is the porch that
4 they're extending. And then the addition would
5 be here, to the rear of the structure. And
6 again here. This would be the existing
7 envelope. The porch addition would be here.
8 And then the proposed addition would go back
9 this way.
10 Again, the applicant is amenable to our
11 conditions. The only thing we noted that --
12 there was some discussion about the roofing
13 material over the extended porch. It's shown
14 as being metal. I believe Joel had some
15 conversations with the applicant about
16 potentially using a different roof material.
17 In the end, if metal makes more sense because
18 of the pitch, we would just recommend that it
19 be colored to match the roof lines so it
20 doesn't stand out so much, but that's an option
21 for you guys.
22 But that's our recommendation,
23 conditions -- approval with conditions.
24 THE CHAIRMAN: All right. Thank you.
25 COMMISSIONER CASE: Through the Chair, I
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1 have been dying to ask this question.
2 MR. POPOLI: Here we go.
3 COMMISSIONER CASE: This is a residence;
4 is it not?
5 MR. POPOLI: Yes.
6 COMMISSIONER CASE: This is residentially
7 zoned, right?
8 MR. POPOLI: Yes.
9 COMMISSIONER CASE: Why are we showing
10 three offices as part of the addition?
11 MR. POPOLI: You are allowed a percentage
12 of the home for home occupation, specifically
13 limited to 25 percent of the structure. I
14 don't believe this is more than that based on
15 the size of the addition. So that is typically
16 allowed. There are caveats about receiving
17 visitors and those type of things, but if you
18 have a business, you can run it out of your
19 house.
20 COMMISSIONER CASE: Okay.
21 THE CHAIRMAN: All right. I'm going to
22 open the public hearing.
23 Is the applicant here?
24 AUDIENCE MEMBER: Yes.
25 THE CHAIRMAN: Come on up.
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1 (Audience member approaches the podium.)
2 MS. BLAKE: Please state your name and
3 address for the record.
4 AUDIENCE MEMBER: Andy Hardaker, 3867
5 Boone Park Avenue.
6 MS. BLAKE: Do I have your card?
7 MR. HARDAKER: You should. Yes, ma'am.
8 MS. BLAKE: Yeah, there you go. There you
9 go.
10 Would you raise your right hand, please?
11 MR. HARDAKER: (Complies.)
12 MS. BLAKE: Do you affirm that the
13 testimony you are about to give is the truth,
14 the whole truth and nothing but the truth?
15 MR. HARDAKER: Yes, ma'am.
16 MS. BLAKE: Thank you.
17 THE CHAIRMAN: How are you doing?
18 MR. HARDAKER: Good.
19 THE CHAIRMAN: Anything you want to go
20 through?
21 MR. HARDAKER: No. I mean, I'm fine with
22 the conditions. I think really the main one, I
23 think the only one construction related is the
24 windows being a 6-over-6 or a 6-over-1. I
25 don't have it in front of me, but I think it
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1 was new windows. Oh, the vinyl soffit. So the
2 new windows are 6-over-1. They are with a
3 raised exterior muntin, and they will be
4 recessed.
5 The soffit's just a painted plywood
6 soffit, which also is on the existing house,
7 but as Christian said, the house is actually
8 a -- kind of a mix of two lots. And the house,
9 I think, was built in the '40s on the right
10 side. I have no idea when they added on to the
11 left. I would guess in the '80s, or something
12 like that.
13 THE CHAIRMAN: Okay.
14 MR. HARDAKER: I think there was some
15 comment about starting earlier in violation. I
16 think it was just pure confusion based on
17 having the building permit issued before the
18 COA was issued.
19 THE CHAIRMAN: All right. Thank you.
20 MR. HARDAKER: Thank you.
21 COMMISSIONER DAVIS: So you said you had a
22 permit before you started?
23 MR. HARDAKER: Yes, sir.
24 COMMISSIONER DAVIS: But they issued it to
25 you without the COA?
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1 MR. HARDAKER: Yes, sir.
2 COMMISSIONER LOPERA: Maybe we should
3 discuss that with the Building Department.
4 MR. POPOLI: One of many things.
5 COMMISSIONER CASE: Yeah.
6 MS. FETNER: So through the Chair.
7 THE CHAIRMAN: Uh-huh.
8 MS. FETNER: I just want to make sure --
9 the first question you always ask, you vote on
10 or discuss is, was this done -- was this work
11 done without a COA, and yes or no. And then,
12 depending on that answer, always -- whatever
13 that answer, if the answer is no, it was not
14 done -- it was done after receiving a COA, or
15 however you want to make that determination,
16 then you have to decide, you know, the work
17 that's being proposed, do you approve of it.
18 And then with this one, the staff has
19 provided them with conditions that they have
20 agreed to. So it is a little different. Every
21 one of these COAs after the fact are a little
22 different. And this one, the conditions are
23 able to be applied because the work hasn't been
24 completed. So --
25 MR. HARDAKER: Yeah. I just want to
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1 clarify, I'm fine with the conditions. It's no
2 big deal. I just wanted to clarify.
3 THE CHAIRMAN: Okay. Thanks.
4 All right. Well, it seems to me, the only
5 real issue here is, there's a permit fee that
6 we may have missed. It seems like staff is
7 fine with everything he has done thus far, and
8 he agrees to all the conditions that staff has
9 laid out.
10 COMMISSIONER CASE: Well, I think -- I
11 think what we need to do is, we need to decide
12 whether he did -- started the work before, even
13 though he had a permit before he had a COA.
14 THE CHAIRMAN: Correct.
15 COMMISSIONER CASE: So that's the first
16 decision we have to make, and then we can
17 approve --
18 THE CHAIRMAN: Right. Yeah. Okay.
19 COMMISSIONER CASE: -- what's being
20 presented today.
21 THE CHAIRMAN: Okay. Well, it seems to
22 be, he started work without a COA.
23 COMMISSIONER CASE: Technically --
24 THE CHAIRMAN: A building permit was
25 not --
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1 COMMISSIONER CASE: -- appears to be. It
2 may not have been intentional, but technically,
3 that's what happened.
4 THE CHAIRMAN: Correct. So we first --
5 COMMISSIONER CASE: So we need to put that
6 in the form of a motion. So I would -- I
7 would -- for COA-17-563, I move that -- that we
8 have determined that, technically, a permit was
9 issued prior and work commenced prior to
10 receiving a COA for this subject property.
11 THE CHAIRMAN: Do I have a second?
12 COMMISSIONER LOPERA: Second.
13 THE CHAIRMAN: (Inaudible.)
14 COMMISSIONER CASE: Call the question.
15 THE CHAIRMAN: All in favor?
16 COMMISSION MEMBERS: Aye.
17 THE CHAIRMAN: Those opposed?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: Okay.
20 COMMISSIONER CASE: At this point, I move
21 that we accept -- for COA-17-563, we accept the
22 project proposed with staff's recommendations
23 as to the conditions of the project.
24 THE CHAIRMAN: Do I have a second?
25 COMMISSIONER DAVIS: Second.
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1 THE CHAIRMAN: All those in favor?
2 COMMISSION MEMBERS: Aye.
3 THE CHAIRMAN: Those opposed?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: Hearing none, that passes.
6 MS. FETNER: Just for -- just for some
7 consensus --
8 THE CHAIRMAN: Uh-huh.
9 MS. FETNER: -- assuming that staff
10 recommendations were all approved, the
11 applicant is in agreement with it, is there --
12 do you see anything besides the double fee as
13 being necessary for a penalty or anything like
14 that? I know that's not really within your
15 purview, but I just want to get a reading.
16 THE CHAIRMAN: Yeah, I --
17 COMMISSIONER CASE: I think we would have
18 approved this regardless of whether -- so I
19 would say -- I would say no, as long as they
20 comply with the staff conditions, I think we're
21 good.
22 MS. FETNER: Okay.
23 COMMISSIONER CASE: Yeah.
24 COMMISSIONER LOPERA: So I just want to
25 make sure that we voted to approve what he has
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1 already done --
2 THE CHAIRMAN: Correct.
3 COMMISSIONER LOPERA: -- so far.
4 COMMISSIONER CASE: Or was about to do.
5 COMMISSIONER LOPERA: Okay. Was about --
6 COMMISSIONER CASE: He hasn't completed
7 it.
8 COMMISSIONER LOPERA: Right. Right. But
9 approve it as far as -- I mean, some
10 construction has started, right?
11 MR. HARDAKER: Yeah. As you can see in
12 the pictures, we were distributing brick at the
13 time.
14 COMMISSIONER LOPERA: Right. So we have
15 approved all that?
16 THE CHAIRMAN: Correct.
17 COMMISSIONER CASE: Yeah.
18 COMMISSIONER LOPERA: Good. Okay.
19 MS. FETNER: Yeah.
20 COMMISSIONER DAVIS: I mean, and I -- I
21 would make the argument -- sorry. I didn't
22 mean to interrupt.
23 I would make the argument that if, you
24 know, zoning put it through and issued a permit
25 without a COA like that, it should get caught
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1 before a permit gets issued. So I don't really
2 know that a fee is -- a double fee is
3 necessary.
4 MS. FETNER: Okay.
5 COMMISSIONER DAVIS: That's fine then.
6 MR. POPOLI: Through the Chair, just to
7 speak to that issue, there are holds that are
8 put on properties in the District or landmark
9 properties, and it requires them to come to us.
10 And then they literally check a box that it's
11 been done.
12 It appears that that box was checked,
13 which would have been the catch for the issuing
14 of the permit. So however that happened -- and
15 I didn't realize the permit had been issued,
16 but it would appear that it is no fault of the
17 applicant at this point. That's typically when
18 we catch these, but whomever clicked the box
19 released from historic. So ...
20 MS. FETNER: Just to give you -- just so
21 this doesn't -- this isn't the only (inaudible)
22 on the record, there are plenty of things that
23 people do to their houses that don't require a
24 permit, they still have to come forward with a
25 Certificate of Appropriateness. So just
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1 because that -- that flag wasn't there doesn't
2 necessarily mean that the applicant is innocent
3 of not getting a COA.
4 No offense to you, but I just -- for the
5 record, I just want to make sure that that's
6 out there, that it's not -- the applicant is
7 responsible for receiving the Certificate of
8 Appropriateness. It's not based on whether the
9 permit office told him to.
10 COMMISSIONER DAVIS: What led you to get
11 the COA?
12 MR. HARDAKER: Somebody said I needed to
13 come upstairs and talk to Christian.
14 COMMISSIONER LOPERA: Awesome.
15 MR. HARDAKER: And then got a permit. So
16 I don't quite know how that works.
17 COMMISSIONER LOPERA: It was supposed to
18 have been stopped during plan review.
19 MR. HARDAKER: Yep.
20 COMMISSIONER LOPERA: Both zoning and for
21 the actual structure. Not your fault --
22 MR. HARDAKER: Yeah.
23 COMMISSIONER LOPERA: -- at all.
24 MR. HARDAKER: I mean, I'm -- and I'm
25 fine. I mean, in hindsight, everything's the
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1 same I think either way, so we're fine with the
2 6-over-1 and exterior muntins. And I think
3 everything's the same regardless.
4 MS. FETNER: So I can't -- there's no
5 consensus on the fee, double fee or no fee, so
6 I would appreciate a vote on that. And that
7 way, if you vote no on the double fee, we just
8 issue the order, and it's done. It doesn't
9 have to go through enforcement. If you vote
10 yes on the double fee, then that will be done
11 prior to the order being entered.
12 COMMISSIONER CASE: I move that -- that we
13 not charge a double fee in this case based on
14 the fact that this was not directly a fault of
15 the owner.
16 COMMISSIONER LOPERA: Second.
17 THE CHAIRMAN: All those in favor?
18 COMMISSION MEMBERS: Aye.
19 THE CHAIRMAN: Those opposed?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: Okay.
22 MS. SHEPPARD: Through the Chair, just to
23 clarify --
24 THE CHAIRMAN: Uh-huh.
25 MS. SHEPPARD: -- because I think we were
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1 looking for permits when y'all were making the
2 motion --
3 THE CHAIRMAN: Uh-huh.
4 MS. SHEPPARD: Did we get the reference to
5 the roofing in there? It's -- it's proposed as
6 metal. And we didn't have it as a condition,
7 but we just wanted to clarify that it is to
8 match?
9 COMMISSIONER CASE: That's one of the few
10 openings that they have. Because of the
11 shallow pitch, it's either going to be metal,
12 or it's going to have to be --
13 COMMISSIONER LOPERA: TPO?
14 COMMISSIONER CASE: Yeah.
15 COMMISSIONER LOPERA: Or a commercial --
16 COMMISSIONER CASE: You can't use shingles
17 unless you're two-and-a-half and twelve or
18 greater.
19 MS. SHEPPARD: We weren't debating the use
20 of metal. We were just saying that if they're
21 going to use metal, to do a -- one of the
22 colors where it blends more, and it's not like
23 the -- what we would normally require in
24 Springfield where it's a Galvalume or something
25 like that.
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1 COMMISSIONER CASE: Right, right, right.
2 MR. HARDAKER: If I take the slope
3 slightly higher and then to the minimum pitch
4 to go shingles, is that acceptable?
5 MS. SHEPPARD: We would be fine with
6 shingles. That's what we would --
7 COMMISSIONER LOPERA: Well, then increase
8 it to 2:12?
9 MR. HARDAKER: At least that minimum
10 slope.
11 COMMISSIONER LOPERA: Yes, 2:12 is the
12 minimum for shingles.
13 MR. HARDAKER: I mean that's just because
14 it's just (inaudible).
15 COMMISSIONER DAVIS: You have to double
16 the felt.
17 MR. HARDAKER: Okay. I'll probably do
18 peel-and-stick, actually, for appeal and
19 insurance purposes.
20 COMMISSIONER CASE: But I think that's
21 covered under Item Number 3 and Item Number 4
22 of what we've already approved. I think you
23 have the latitude -- under those scenarios, I
24 think you have the latitude to do that.
25 MS. SHEPPARD: Through the Chair again,
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1 just for the record, I think that this was a
2 very fortunate situation, that we are dealing
3 with a noncontributing structure that made it a
4 lot easier for us to approve a lot of the stuff
5 that was being proposed. There are easier
6 applications to begin with, so it kind of
7 worked out. If this had been a contributing
8 structure, we may have been in a different
9 position.
10 THE CHAIRMAN: Right.
11 MR. HARDAKER: Thank you.
12 THE CHAIRMAN: Okay. That's the COAs.
13 Are there any public comments? Are there
14 any public comments?
15 AUDIENCE MEMBERS: (No response.)
16 THE CHAIRMAN: Okay. We'll go ahead and
17 move on. Let's move to new business. We have
18 a request for a demo at 2939 Algonquin Avenue.
19 Is there a staff report on this?
20 MR. POPOLI: Yes. Through the Chair, this
21 is a demolition request for the demo of a
22 contributing structure in the Ortega National
23 Register Historic District, located at 2939
24 Algonquin Avenue.
25 The applicant is requesting to demolish
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1 the structure. The typical process, as you may
2 recall from the YWCA application we had most
3 recently, staff prepares a review based on the
4 landmark criteria.
5 For a demolition request, the criteria we
6 have to meet would be four in total. The --
7 for a landmark as well. Typically, we consider
8 the demolition first, and then to the landmark
9 thereafter if you find that the structure is
10 worth saving.
11 Staff has reviewed this particular
12 structure and has found it only meets two
13 criteria. Specifically, Criteria A, value as a
14 significant reminder of the cultural, historic,
15 architectural or archaeological heritage within
16 the city.
17 It is part of the original Ortega
18 subdivision. It was built in approximately
19 1926, which would place it in the second phase
20 of the build-out for Ortega. It is one of a
21 hundred-and-thirty-five frame vernacular
22 structures that were considered contributing to
23 the District. The earliest residence record we
24 could find for John Watkins was in 1933.
25 The second criteria that we found was
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1 Letter G, which is the suitability for
2 preservation. According to the applicant, the
3 original intent was to restore the home. When
4 they began going through the structure, demoing
5 some of the interior walls, they discovered
6 evidence of fire on the second story.
7 Apparently, it had been just drywalled over.
8 When they exposed the bead board, it was
9 severely fire damaged.
10 Staff did review on site the extent of the
11 damage. And the bead board, in particular, was
12 burned severely. The roof structure had some
13 significant damage as well. We did find that a
14 lot of the framing had been protected by the
15 bead board. The fire obviously damaged the
16 bead board, but prevented the fire from quickly
17 traveling to the structure itself.
18 It does have potential for restoration,
19 which I've seen worse, but as we stated, since
20 we only found potentially two criteria on our
21 part, we are recommending approval of the
22 demolition. It's a nice house, but it's --
23 there's nothing historically eventwise or
24 personwise significant. It's not created or
25 designed by a particular noteworthy architect.
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1 So unfortunate, but nonetheless, as I think we
2 already established, we're recommending
3 approval of the demolition.
4 THE CHAIRMAN: All right. Thank you.
5 I'll open the public hearing. Is the
6 applicant here?
7 AUDIENCE MEMBER: Yes.
8 THE CHAIRMAN: Come on up.
9 (Audience member approaches the podium.)
10 MS. BLAKE: Please state your name and
11 address for the record.
12 AUDIENCE MEMBER: Charlie Sandusky, 4710
13 Water Oak Lane, Jacksonville, Florida, 32210.
14 MS. BLAKE: Do you affirm -- now you can
15 raise your right hand.
16 MR. SANDUSKY: Oh, sorry.
17 (Complies.)
18 MS. BLAKE: Do you affirm that the
19 testimony you are about to give is the truth,
20 the whole truth and nothing but the truth?
21 MR. SANDUSKY: Yes.
22 MS. BLAKE: Thank you.
23 MR. SANDUSKY: How are y'all? Good? I
24 wish new business came at the beginning of the
25 process, but that's okay.
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1 COMMISSIONER CASE: Let that be a lesson
2 to you.
3 MR. SANDUSKY: Yeah, exactly.
4 I -- you know, as he pointed out
5 perfectly, we got into exploratory demolition
6 on the house, trying to find out what the
7 structure was so we could rehabilitate it.
8 Once we got into it, we determined it was
9 balloon framed.
10 The damage to the second story of that
11 structure makes it a little bit more difficult
12 to rehab without completely tearing it down.
13 The fire did engulf the entirety of the second
14 floor. Especially with the roof damage and
15 things of that nature, it just made it
16 economically unfeasible to move forward with a
17 rehab.
18 Since we're -- well, we're contributing
19 somewhat, but I know we didn't meet hardly any
20 of the criteria that are required for you to
21 hold us on the demolition. We hope that y'all
22 can find it -- approve it, and we can move
23 forward.
24 You know, it definitely was not part of
25 our game plan, and this hiccup is definitely
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1 not going to help us out a lot, but at the same
2 time, I think we're going to put a good,
3 quality product back on to the street which
4 actually has two new homes directly across from
5 it. So I think we'll put something up that's a
6 little more befitting than those, but at the
7 time, this fits in, you know, classical
8 (inaudible).
9 COMMISSIONER CASE: Through the Chair,
10 we're looking at an old map that shows the
11 original plat of Ortega, and it's -- it's --
12 obviously, on this map, 17 is not on there.
13 The railroad tracks are.
14 MR. SANDUSKY: Right.
15 COMMISSIONER CASE: So I'm assuming that
16 this is in what people refer to today as the
17 forest; is that correct?
18 MR. SANDUSKY: No, this is actually not.
19 This in old Ortega. See, we are on the -- what
20 would be the east side of 17.
21 COMMISSIONER CASE: Okay.
22 MR. SANDUSKY: So we -- the country club
23 grounds, right there, that actually is -- well,
24 it breaks across the coastal railroad line.
25 That would be your 17. And this one roundabout
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1 on Margaret, or Marquett (phonetic), that's
2 actually been removed on that side and replaced
3 with an entire new -- well, I guess it's
4 development. I was always told that it was
5 officer housing for NAS Jax, large amounts of
6 block bungalow, let's say 1950s.
7 COMMISSIONER CASE: Okay.
8 THE CHAIRMAN: All right. Thank you.
9 MR. SANDUSKY: Thank you.
10 THE CHAIRMAN: Anyone in the audience have
11 anything to say on this item?
12 AUDIENCE MEMBERS: (No response.)
13 THE CHAIRMAN: We'll close the public
14 hearing.
15 COMMISSIONER CASE: Mr. Chairman, I move
16 that we approve the demolition at 2939
17 Algonquin Avenue in accordance with staff's
18 recommendations.
19 THE CHAIRMAN: Do I have a second?
20 COMMISSIONER DAVIS: Second.
21 THE CHAIRMAN: All those in favor?
22 COMMISSION MEMBERS: Aye.
23 THE CHAIRMAN: Those opposed?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: Not hearing any, that
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1 passes.
2 MR. SANDUSKY: Thank you, guys. Y'all
3 have a good night.
4 MR. POPOLI: Through the Chair, there was
5 an item that should have been covered under
6 information. Just because it came so late, we
7 weren't able to put it on the agenda, but I
8 think everyone did receive an e-mail of
9 Commissioner -- Cora's resignation. It will
10 require us to have an election at the next
11 meeting for a new vice chair, just as
12 information for you. It'll be on the agenda.
13 COMMISSIONER CASE: Do we have to wait
14 until the next meeting or --
15 MR. POPOLI: It wasn't advertised.
16 COMMISSIONER CASE: Okay.
17 MR. POPOLI: So --
18 COMMISSIONER CASE: Got you.
19 MR. POPOLI: -- just to be safe. I
20 suppose I could have named somebody in the
21 interim, but it would be the remainder of this
22 meeting (inaudible). So ...
23 MS. FETNER: Through the Chair, we'll do
24 it first thing at the next meeting so there
25 will be a vice chair presiding.
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1 COMMISSIONER LOPERA: What if I wanted to
2 be vice chair for like five minutes? I'm
3 kidding.
4 MS. FETNER: Thank you.
5 MS. SHEPPARD: We can note in the record
6 that Commissioner Lopera showed an interest in
7 a vice president position at some point in
8 time.
9 MS. FETNER: I believe he just nominated
10 himself.
11 THE CHAIRMAN: Okay. So we are through --
12 back to design issues. I'm assuming staff
13 would care to speak on this?
14 MS. SHEPPARD: Yes. So through the Chair,
15 what this is about is -- we've always had the
16 ability to deal with a lot of siding
17 replacement. And by replacement, we're really
18 talking repair level at the staff level. And
19 then at some point, we started having a lot of
20 conversations about cementitious products and
21 allowing that we could do some of those reviews
22 at the staff level versus sending them to you,
23 because at this point, we could only sign off
24 on wood for wood.
25 So when we amended the Administrative
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1 Matrix to insert all of the language that you
2 guys approved for using cementitious, it kind
3 of upset the scale and made it sound like you
4 can do a lot with cementitious, but we're going
5 to send you to the Commission if you use wood,
6 which is really not anybody's intent.
7 So what we're attempting to do in this is
8 to even the playing ground and put wood and
9 cementitious, as far as staff review of it, on
10 the same level so we're not indirectly
11 encouraging an alternative material over
12 matching the original which is what the design
13 regulations and the standards tell us to do.
14 So early on, we had had language -- the
15 very first thing, A, we limited what we did at
16 the staff level to 25 percent. And if they
17 wanted to replace, you know, two elevations, or
18 like the application earlier, those all got
19 forwarded to you.
20 The language in the cementitious portion
21 that was adopted allowed for up to three sides.
22 So right away, we've got 75 percent of the
23 structure could be replaced with cementitious.
24 So we just took out A altogether, and we added
25 wood to D. So everything that we were allowing
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1 for cementitious, we would also allow for them
2 to use wood.

3 There were a couple of things that we
4 caught in way of wording that also got
5 corrected. Under B, we had "replacing
6 nonhistoric siding," but what happens if
7 there's just no siding? It's completely gone.
8 Which, oddly enough, we have some examples of
9 in Springfield.

10 So we added the word "missing" because,
11 certainly, if it's missing, we're just happy
12 that they're putting siding back on. And we
13 want to handle that administratively. And just
14 so it reads correctly, we added the word
15 "siding" after "original," because I think it
16 was just -- we missed it in there.

17 And further down in D, we cleaned up the
18 language a little bit, you know, talking about
19 those secondary elevations and what we meant by
20 secondary elevation. And that's -- oh, then on
21 the column -- that first column that we were
22 just going over, that's what staff can review.
23 The third column, or last column, this is what
24 tripped the Commission's review.

25 And again, we had -- you know, anything
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1 that was over 25 percent -- you know, if we're
2 going to take it out of the first one, we may
3 as well take it out of the second column.

4 And C, we just tried to clarify that --
5 obviously, we -- we've got a lot of basis for
6 approving cementitious siding in the staff
7 approval column at this point, and we just
8 wanted to kind of clarify that, you know,
9 what's tripping the Commission, the use of
10 cementitious siding is, you know, patching, you
11 know, anything that's not already contemplated
12 in that staff approval column.

13 So that's pretty much the extent of the
14 changes, just trying to even the playing field
15 because we had a lot of unintended consequences
16 with the other language.

17 COMMISSIONER CASE: I think the only thing
18 I might suggest is changing the word
19 "mishmash," because I know what you mean, but I
20 don't know if that's a real word or not.

21 MS. SHEPPARD: That's a technical term,
22 right? Where is -- where did we have the --

23 COMMISSIONER CASE: It's like the third
24 line up from the very bottom of the first
25 column.

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1 MS. SHEPPARD: Oh, yes. Mishmash.

2 THE CHAIRMAN: Mishmash. Yeah.

3 COMMISSIONER CASE: I know what you mean,
4 but I'm trying to think of a better word.

5 MS. SHEPPARD: I am open to -- is there a
6 more architecturally correct --

7 COMMISSIONER LOPERA: Combination?

8 MS. SHEPPARD: That sounds so dignified.

9 COMMISSIONER CASE: Multiple -- multiple
10 siding profiles or --

11 MS. SHEPPARD: Assortment.

12 COMMISSIONER LOPERA: Like candy.

13 COMMISSIONER DAVIS: How about a grab bag.

14 MS. FETNER: Why don't you just say
15 "various types of siding"?

16 MR. POPOLI: Now she sounds like an
17 attorney.

18 COMMISSIONER LOPERA: Don't need to frame
19 the legal language.

20 COMMISSIONER CASE: Multiple types of
21 siding within an existing residence.

22 MS. SHEPPARD: I think that's --

23 THE CHAIRMAN: Let's go with that.

24 MS. SHEPPARD: I'd be, you know, good with
25 assortment or -- what?

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1 MS. FETNER: Various types.

2 MS. SHEPPARD: Various types.

3 COMMISSIONER CASE: I think it's important
4 to know that there's more than one on one
5 house, you know.

6 MS. SHEPPARD: Right. And it's not like a
7 split level --

8 COMMISSIONER CASE: Yeah.

9 MS. SHEPPARD: -- you know, where you've
10 got one kind of siding at the top --

11 COMMISSIONER CASE: Right.

12 MS. SHEPPARD: -- and another kind of
13 siding at the bottom, then it's --

14 COMMISSIONER CASE: Yes, because,
15 oftentimes, you'll see lap siding with shingles
16 above on the second floor.

17 MS. SHEPPARD: So is there a preference
18 between "various" versus "assortment?"

19 THE CHAIRMAN: No.

20 COMMISSIONER CASE: No. To me, it's the
21 same, but the important thing is, it's on the
22 same house, you know.

23 MS. FETNER: I had another suggestion.

24 MS. SHEPPARD: Uh-huh?

25 MS. FETNER: That you put, in that first

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1 column, somewhere that it -- for where it meets
2 all of the following: That no siding needs to
3 be replaced on the front elevation.
4 Because it's my understanding that, if
5 there is front elevation siding that needs to
6 be replaced, that has to go the Commission
7 based on E --
8 MS. SHEPPARD: I think it's E, yes.
9 MS. FETNER: -- on the third column. So
10 just that it's clear, you don't want to have
11 them come to you for just everything, but the
12 front elevation, and then you approve
13 something, and then they come to the Commission
14 just for the front elevation. They should come
15 to the Commission for all elevations if they
16 have to, right?
17 MS. SHEPPARD: So if their ultimate
18 application is for wholesale replacement,
19 including the front, then we would just send it
20 to the Commission at that point versus we're
21 approving three sides and then sending you the
22 one.
23 MS. FETNER: Why would you -- but then you
24 would have a situation where you're approving
25 something, and then they would -- the
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1 Commission would be --
2 MS. SHEPPARD: Yes.
3 MS. FETNER: -- would be tied to what you
4 approved.
5 MS. SHEPPARD: Right. I'm agreeing with
6 you.
7 MS. FETNER: Okay.
8 MS. SHEPPARD: I'm agreeing with you.
9 So -- or following your line of thinking,
10 that's what I'm trying to say.
11 So are we adding something to the first
12 column --
13 MS. FETNER: So D --
14 MS. SHEPPARD: -- or are we clarifying --
15 I guess we kind of need to add something to the
16 first column.
17 MS. FETNER: Right. I would add something
18 in D that the front elevation does not require
19 siding replacement.
20 MS. SHEPPARD: Do you want to maybe just
21 put an asterisk or clarification that if the
22 intent or request is for wholesale replacement,
23 it won't be broken up into multiple
24 applications between staff and the Commission?
25 MS. FETNER: Well, so my question is,
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1 then, if E -- so that last column, the last
2 column are for things that go to the
3 Commission. And E says, "use of cementitious
4 siding on front elevations." Are you allowed
5 to approve wood siding on front elevations at
6 the staff level?
7 MS. SHEPPARD: Yeah, if they were
8 matching -- good question. We would
9 probably -- yeah, that's not really -- that's
10 not really contemplated on here.
11 MS. FETNER: Right.
12 MR. POPOLI: Through the Chair, that would
13 be for the Commission to decide, right, what
14 they're delegated to say?
15 MS. FETNER: Right.
16 MR. POPOLI: So ...
17 MS. FETNER: So if you want the staff to
18 approve wood siding -- if you want staff to
19 approve anything on the front facade, whether
20 it be wood or cementitious, then you would need
21 to vote on that. If you want that to still be
22 within your purview, then I think it should be
23 outlined in D as not being needed.
24 Because the scenario that I keep seeing
25 is, they're approving the side and the rear
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1 elevations, and then the applicant comes in and
2 says, oh, you know what, I actually need the
3 front replaced. Commission, will you approve
4 it? Staff already approved all three other
5 sides. Then you guys will be tied to what
6 staff did. And I don't know if that's such a
7 bad thing, but if you don't want to be --
8 COMMISSIONER CASE: Yeah.
9 MS. FETNER: If you don't want to even
10 have that question come to you, then you give
11 it to the staff.
12 MS. SHEPPARD: And I don't know that we
13 could (inaudible) protecting ourself. Now, we
14 can't help when they come back later. We had
15 the same situation with the window replacement.
16 That's why we tightened that up significantly,
17 because they would come to us for one window,
18 and then come to -- you know, 25 windows. You
19 know, one or two windows at a time.
20 MS. FETNER: Right.
21 MS. SHEPPARD: And then suddenly, they had
22 created their application for getting a
23 wholesale window replacement with the
24 Commission. So we corrected that by saying if
25 you're going to replace it, it would have to be
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1 wood. And that solved that issue.
2 COMMISSIONER CASE: Maybe in this case,
3 you could approve a wood siding replacement if
4 and only if it matches what was there
5 originally.
6 MS. SHEPPARD: Well, then we're really --
7 we would be pretty much taking away what we've
8 already gone on record as changing or what
9 we're already allowing in the way of approving
10 cementitious.
11 MS. FETNER: But you're allowing
12 cementitious on the -- your request is to allow
13 staff to approve cementitious siding on
14 everything but the front facade?
15 MS. SHEPPARD: Yeah. That's not what
16 we're proposing, that's what has already been
17 approved by the Commission.
18 MS. FETNER: Okay. This is just the
19 language?
20 MS. SHEPPARD: Yeah. It's only the
21 underlying parts that we're changing. So
22 pretty much, everything under D was decided
23 back in 2014. And so ...
24 MR. POPOLI: But that doesn't preclude the
25 Commission from allowing us to do wood siding
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1 on the front elevation.
2 COMMISSIONER LOPERA: Or the cementitious
3 on the front also?
4 MR. POPOLI: It's really whatever you feel
5 like you trust staff to do.
6 MS. FETNER: Right.
7 THE CHAIRMAN: I'm fine. I'm fine with
8 letting staff do that. If anybody wants to
9 complain, that's coming up here anyway. So ...
10 MS. FETNER: Right. So staff said
11 something.
12 COMMISSIONER LOPERA: I'm fine with it.
13 All elevations. We trust you guys.
14 MR. POPOLI: Just for clarity, that's all
15 elevations for wood or cementitious or just
16 wood?
17 COMMISSIONER LOPERA: I'm okay with both.
18 All elevations.
19 MR. POPOLI: Does that need to be a vote?
20 MS. FETNER: Uh-huh. Since that's
21 changing from what the proposed language is, or
22 it's clarifying, that may have not been
23 discussed. Can you just make --
24 COMMISSIONER LOPERA: Can I --
25 MS. FETNER: -- a motion?
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1 COMMISSIONER LOPERA: -- make a motion to
2 amend?
3 MS. FETNER: It's really --
4 COMMISSIONER LOPERA: Just for that
5 language, or no?
6 COMMISSIONER CASE: Based on everything
7 I'm seeing and hearing, what would ever come to
8 the Commission?
9 COMMISSIONER LOPERA: Windows.
10 MS. FETNER: For siding.
11 COMMISSIONER CASE: For siding.
12 MS. FETNER: It would be if they didn't
13 agree with staff recommendations, or if staff
14 felt that they could not make that decision,
15 they would send it to you.
16 THE CHAIRMAN: That's kind of why I'm okay
17 giving them the power, because if they -- if
18 staff says one thing, and the owners don't
19 agree, it's going to come here anyway, but ...
20 MS. SHEPPARD: So we would, pretty much,
21 eliminate the first bullet of D, and then E, in
22 the second column.
23 MS. FETNER: Yep. And that wasn't my
24 intent. My intent was just to make sure it was
25 clear whether or not the front elevation, but
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1 if that's the -- the desire of the
2 Commission --
3 MS. SHEPPARD: It's a pretty big step, but
4 I think you're going to end up in a situation
5 where it is beyond repair. And it's going to
6 seem potentially silly to bring one
7 elevation -- especially if we're approving it.
8 If we're recommending approval.
9 COMMISSIONER CASE: Yeah.
10 COMMISSIONER LOPERA: Right.
11 MS. FETNER: I wouldn't get too hung up on
12 the semantics of how this is drafted, that's
13 something I can do with you and make sure it's
14 clear, but all that we need from them is the
15 intent, not the language in here.
16 Since this is not a -- it's not like a
17 code or a controlling document in the sense
18 that, what's written here is for guidance. So
19 I could fix it up after this meeting with Lisa,
20 but just your intent needs to be clear.
21 MS. SHEPPARD: I think that's actually an
22 easy -- it cleans up that first bullet, which
23 is kind of, you know, cumbersome. And the only
24 thing that I would question is, do we need to
25 readvertise it?
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1 MS. FETNER: No, it's -- the language is
2 here as being voted on. And there -- it's a
3 reasonable modification of what was being voted
4 on. The topic is the same.
5 THE CHAIRMAN: Okay. So I'm assuming I
6 need a motion here.
7 COMMISSIONER CASE: So we're going to
8 strike -- we're saying we're striking E?
9 MS. FETNER: Well, what I would request is
10 that you just make your motion for what the
11 intent is, what you're giving -- what you're
12 authorizing staff to do, and I'll just clean
13 this up.
14 COMMISSIONER CASE: Then I move that we
15 modify the siding replacement criteria on the
16 Administrative Matrix with the intent being
17 that staff can approve siding replacement on
18 any elevation using either wood or cementitious
19 material. And if the applicant is not
20 agreeable to staff's recommendations, they
21 would then come to the Commission for final
22 approval.
23 COMMISSIONER LOPERA: 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: Okay.
4 COMMISSIONER CASE: Did that make sense?
5 THE CHAIRMAN: Yeah.
6 COMMISSIONER LOPERA: I like David making
7 motions.
8 THE CHAIRMAN: Nothing --
9 MS. FETNER: Through the Chair, can you
10 just -- actually, you know what? You don't. I
11 think the table -- when we tabled that Post --
12 when we tabled that Post Street application, I
13 think you tabled it to a later date. You said
14 that?
15 COMMISSIONER CASE: Actually, I said
16 "date."
17 MS. FETNER: You did?
18 COMMISSIONER CASE: Yeah.
19 MS. FETNER: We're good.
20 COMMISSIONER CASE: And then I thought
21 afterwards, gee, I should have said "time," but
22 it worked out fine.
23 THE CHAIRMAN: All right. Anything else?
24 Anybody have anything else?
25 COMMISSION MEMBERS: (No response.)
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1 THE CHAIRMAN: We're adjourned.
2 (The above proceedings were adjourned at
3 6:25 p.m.)
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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 2017.
16
17
18 _____
19 Diane M. Tropia
20 Florida Professional Reporter
21
22
23
24
25
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