

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, June 28, 2017,  
commencing at 3:10 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:

DAVID B. CASE, Chairman.  
SEARCY C. DANNHEIM, Commission Member.  
ANDRES LOPERA, Commission Member.  
MAIJU STANSEL, Commission Member.

ALSO PRESENT:

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

- - -

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1 commissioner.  
2 THE CHAIRMAN: David Case, commissioner  
3 and current chairman.  
4 COMMISSIONER DANNHEIM: Searcy Dannheim,  
5 commissioner.  
6 COMMISSIONER STANSEL: Maiju Stansel,  
7 commissioner.  
8 THE CHAIRMAN: And we would like to  
9 recognize Maiju. This is her first meeting of  
10 the Commission.  
11 In addition, we will have a 15-minute  
12 break starting at 5 o'clock, every two hours;  
13 5:00 and 7:00, and hopefully not more than  
14 that.  
15 And, at this time, I will entertain a  
16 motion to approve the minutes of our May 24th  
17 meeting.  
18 COMMISSIONER LOPERA: I motion to approve  
19 the minutes of the May 24th meeting.  
20 THE CHAIRMAN: Do I hear a second?  
21 COMMISSIONER STANSEL: Second that motion.  
22 THE CHAIRMAN: All those in favor?  
23 COMMISSION MEMBERS: Aye.  
24 THE CHAIRMAN: Those opposed?  
25 COMMISSION MEMBERS: (No response.)  
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1 PROCEEDINGS  
June 28, 2017 3:10 p.m.  
2 - - -  
3 THE CHAIRMAN: Calling to order the  
4 meeting of the Jacksonville Historic  
5 Preservation Commission for Wednesday,  
6 June 28th.  
7 We now have a quorum.  
8 I'll take care of some housekeeping items  
9 first. If you plan to speak, please fill out a  
10 yellow speaker card, give it to Gloria at the  
11 table there. When you do come up to speak,  
12 give us your name, address, and be sworn in.  
13 If you would like to engage in a private  
14 conversation, please do so in the hallway  
15 because that conversation is picked up by the  
16 court reporter.  
17 If you have a cell phone, please put it on  
18 silent or vibrate.  
19 At this time, we'll do some  
20 self-introductions, starting with Christian.  
21 MR. POPOLI: Christian Popoli, with the  
22 Planning and Development Department.  
23 MS. FETNER: Sondra Fetner, Office of  
24 General Counsel.  
25 COMMISSIONER LOPERA: Andres Lopera,  
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1 THE CHAIRMAN: Hearing none, you have  
2 approved the minutes of the May 24th meeting.  
3 We have quite a few deferred items  
4 tonight. The deferred items are COA-17-034 at  
5 1243 Lechlade Street; COA-17-131 at 2500  
6 College Street, Lot A; COA-17-132 at 2500  
7 College Street, Lot B; COA-17-154 at 1649  
8 Canterbury Street; COA-17-575, 1652 North  
9 Market Street; and COA-17-577 at 1448 North  
10 Liberty Street.  
11 Do any of the commissioners have any  
12 ex-parte conversations to declare?  
13 COMMISSION MEMBERS: (No response.)  
14 THE CHAIRMAN: Okay. We'll open it to a  
15 public hearing.  
16 Is there anybody in the audience who would  
17 like to speak to any of these deferred items?  
18 AUDIENCE MEMBERS: (No response.)  
19 THE CHAIRMAN: Seeing none, we'll close  
20 the public hearing.  
21 Moving on to the consent agenda, those  
22 items on the consent agenda are: COA-16-116 at  
23 2609 Park Street; Number 2 is COA-17-458 at  
24 1319 North Liberty Street; COA-17-561 at 327  
25 West 5th Street; COA-17-572 at 1636 North  
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1 Market Street; COA-17-576 at 1137 Liberty  
2 Street; and MMA-17-563 at 3603 Pine Street.  
3 Do any commissioners have anything to  
4 recuse or any ex-parte conversations on any of  
5 those items?  
6 COMMISSION MEMBERS: (No response.)  
7 THE CHAIRMAN: Seeing none, we'll open it  
8 to the public hearing.  
9 Do any of the commissioners have any  
10 desire to pull any of these items?  
11 COMMISSION MEMBERS: (No response.)  
12 THE CHAIRMAN: Seeing none, are there  
13 anybody in the audience that would like to  
14 speak to any one of these items?  
15 AUDIENCE MEMBERS: (No response.)  
16 THE CHAIRMAN: Knowing that when we  
17 approve these items, it means that the  
18 applicants have agreed to the staff  
19 recommendations and conditions.  
20 Seeing none, we'll close the public  
21 hearing.  
22 I'll entertain a motion to approve the  
23 consent agenda.  
24 COMMISSIONER DANNHEIM: I make a motion to  
25 approve the consent agenda with the staff  
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1 recommendations.  
2 THE CHAIRMAN: Do I have a second?  
3 COMMISSIONER LOPERA: I second.  
4 THE CHAIRMAN: Any discussion?  
5 COMMISSION MEMBERS: (No response.)  
6 THE CHAIRMAN: All those in favor of the  
7 motion?  
8 COMMISSION MEMBERS: Aye.  
9 THE CHAIRMAN: Those opposed?  
10 COMMISSION MEMBERS: (No response.)  
11 THE CHAIRMAN: Hearing none, you have  
12 approved the consent agenda.  
13 We have no condemned properties tonight.  
14 We have two historic designations. The first  
15 one being the Norwood Elementary School,  
16 LM-17-02.  
17 Do we have a staff report?  
18 MR. POPOLI: Yes.  
19 Through the Chair, this is Landmark 17-02  
20 for the Norwood Elementary School. The  
21 property is located in the Norwood  
22 neighborhood, northwest of downtown  
23 Jacksonville.  
24 Norwood Elementary School opened in 1926.  
25 The two-story brick building -- it is a  
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1 two-story brick building with a one-story wing  
2 on each side that held classrooms and restrooms  
3 on the first floor. It was designed by  
4 Jacksonville architect Jefferson D Powell. The  
5 original building reflects the attractive  
6 variation of the Colonial Revival style with  
7 accentuated front entrance features, featuring  
8 a cast stone, broken pediment and arched fan  
9 lights, as well as the original half-divided  
10 light sashes.  
11 The first classroom addition was  
12 constructed in 1930, with another expansion in  
13 1946. In 1951, a new auditorium and two  
14 classroom wings were constructed from an  
15 additional -- from a design by Jacksonville  
16 architect, John Gray Louie.  
17 The school was closed and declared surplus  
18 in 2008 and was acquired by the current owner,  
19 which is Grace and Truth Development Company.  
20 In preparing the application, the Planning  
21 Department found the application to meet four  
22 of the seven criteria. The four criteria  
23 include the following:  
24 Criteria A, its value as a significant  
25 reminder of the cultural, historic,  
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1 architectural or archaeological heritage of the  
2 city, state or nation.  
3 Criteria B, it is identified as a work of  
4 a master builder, designer or architect whose  
5 individual work has influenced the development  
6 of the city, state or nation.  
7 Criteria E, it is valued as a building  
8 that is recognized for the quality of its  
9 architecture and it retains sufficient elements  
10 showing its architectural significance.  
11 And Criteria G, it is suitable for  
12 preservation or restoration.  
13 So based on these findings, the Planning  
14 and Development Department is recommending  
15 approval of this landmark designation.  
16 THE CHAIRMAN: Thank you.  
17 Do any of the commissioner have any  
18 questions for staff?  
19 COMMISSION MEMBERS: (No response.)  
20 THE CHAIRMAN: I have one.  
21 Is the property owner in favor of the  
22 designation or not?  
23 MR. POPOLI: Yes. It was requested.  
24 THE CHAIRMAN: Okay. Thank you.  
25 I'll open it to the public hearing.  
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1 Is there anyone else that would like to  
2 speak to this item?  
3 AUDIENCE MEMBER: (Indicating.)  
4 THE CHAIRMAN: Please come forward.  
5 (Audience member approaches the podium.)  
6 THE CHAIRMAN: Everyone that has an  
7 opportunity to speak has three minutes to do  
8 so, and Gloria is keeping the time.  
9 AUDIENCE MEMBER: Good afternoon.  
10 My name is Ellis Maduaka-Cain. I'm at  
11 8195 Concord Boulevard East.  
12 I'm with the -- the board chair for Grace  
13 and Truth CDC, the owner requesting this  
14 designation.  
15 MS. BLAKE: Sir, would you raise your  
16 right hand, please.  
17 MR. MADUAKA-CAIN: (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. MADUAKA-CAIN: I do.  
22 MS. BLAKE: Please continue.  
23 MR. MADUAKA-CAIN: Thank you.  
24 THE CHAIRMAN: Thank you.  
25 MR. MADUAKA-CAIN: We've owned the  
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1 building for about eight years, and it's --  
2 presently, the auditorium is being used as a  
3 community center. The plan is to develop it as  
4 a charter school or as a senior citizen  
5 residential structure. So that's what we're  
6 working toward. We're working toward getting a  
7 State designation also to get in on the  
8 National Registry of Historic Places. That's a  
9 bunch of work.  
10 So that's our -- any questions or --  
11 COMMISSION MEMBERS: (No response.)  
12 THE CHAIRMAN: Thank you for your effort.  
13 MR. MADUAKA-CAIN: Thank you.  
14 THE CHAIRMAN: Is there anyone else who  
15 would like to speak to this item?  
16 AUDIENCE MEMBERS: (No response.)  
17 THE CHAIRMAN: Seeing none, we'll close  
18 the public hearing.  
19 I'll entertain a motion to accept the  
20 recommendation of staff.  
21 COMMISSIONER DANNHEIM: I motion to accept  
22 the report and the recommendation of staff to  
23 approve this landmark designation of Norwood  
24 Elementary School, LM-17-02.  
25 THE CHAIRMAN: And by our recommendation,  
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1 that goes to the City Council?  
2 MS. FETNER: That's correct.  
3 THE CHAIRMAN: I just wanted that  
4 understood.  
5 I have a motion. Do I hear a second?  
6 COMMISSIONER LOPERA: I second.  
7 THE CHAIRMAN: Any further discussion?  
8 COMMISSION MEMBERS: (No response.)  
9 THE CHAIRMAN: Seeing none, all those in  
10 favor of the motion?  
11 COMMISSION MEMBERS: Aye.  
12 THE CHAIRMAN: Those opposed?  
13 COMMISSION MEMBERS: (No response.)  
14 THE CHAIRMAN: Hearing none, you've  
15 approved the recommendation to City Council for  
16 the historic designation of the Norwood Avenue  
17 school.  
18 Then we move on to Number 2, the Young  
19 Women's Christian Association of Jacksonville,  
20 Florida, LM-17-03, commonly referred to as the  
21 YWCA building.  
22 Staff report.  
23 MR. POPOLI: Thank you.  
24 Through the Chair, this is Landmark 17-03  
25 for the YWCA building, located at 325 East  
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1 Duval Street.  
2 The three-story brick building has  
3 significant value as a reminder of the Young  
4 Women's Christian Association or the YWCA, as  
5 one of Jacksonville's noted institutions with  
6 over a century of exemplary community service.  
7 The Jacksonville charter of the YWCA was  
8 chartered in April of 1911 with 960 subscribing  
9 members. After being in two different  
10 locations, the YWCA was able to purchase the  
11 parcel at the northwest corner of West Duval  
12 Street.  
13 After World War II, aggressive  
14 fund-raising for the construction of the new  
15 building resulted in raising enough money to  
16 construct the 54,000-square-foot, three-story  
17 building (inaudible) designed by Jacksonville  
18 architect Jefferson D. Powell. He also  
19 supervised the construction in consultation  
20 with the chairman of the Men's Advisory  
21 Committee.  
22 The Florida Times-Union described the  
23 proposed building as being a Southern Colonial  
24 style. The center gabled subtype of the  
25 Colonial Revival style reflects the YWCA  
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1 building as a centered -- sorry -- has a  
2 centered front gable at either a hip or side  
3 gable roof, mimicking a more high style of the  
4 Georgian or Adam prototypes.  
5 Other elements of the Colonial Revival  
6 style evidenced in the YWCA building are a  
7 symmetrical (inaudible) pattern with a  
8 centrally placed entryway and double-hung  
9 sashes, usually with a grid pattern, such as a  
10 six-over-six or a nine-over-nine.  
11 Other architectural features common with  
12 the Colonial Revival style found in the subject  
13 property is the presence of the accentuated  
14 entryway.  
15 The Planning and Development Department  
16 has found that the application meets four of  
17 the seven criteria. The four criteria are as  
18 follows:  
19 A, its value as a significant reminder of  
20 the cultural, historic, architectural or  
21 archaeological heritage of the city, state or  
22 nation.  
23 Criteria B, is identified as a work of a  
24 master builder, designer or architect whose  
25 individual work has influenced the development  
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1 of the city, state or nation.  
2 Criteria E, its value as a building is  
3 recognized for the quality of its architecture  
4 and it remains -- retains sufficient elements  
5 showing its architectural significance.  
6 And Criteria G, it's suitable for  
7 preservation or restoration.  
8 Based on the findings of these four  
9 criteria, we're recommending this landmark for  
10 approval.  
11 THE CHAIRMAN: Thank you.  
12 Does anybody have any questions for staff?  
13 COMMISSION MEMBERS: (No response.)  
14 THE CHAIRMAN: We'll open it to a public  
15 hearing.  
16 Is there anyone that would like to speak  
17 to this item?  
18 AUDIENCE MEMBER: (Indicating.)  
19 THE CHAIRMAN: Please come forward.  
20 (Audience member approaches the podium.)  
21 THE CHAIRMAN: State your name and address  
22 and be sworn in.  
23 AUDIENCE MEMBER: Greg Radlinski, 309 East  
24 Church Street.  
25 MS. BLAKE: Do you affirm that the  
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1 testimony you are about to give is the truth,  
2 the whole truth, and nothing but the truth?  
3 MR. RADLINSKI: I do.  
4 MS. BLAKE: Thank you.  
5 MR. RADLINSKI: I had lived at the Parks  
6 at the Cathedral, which is on the block bounded  
7 by East Church, North liberty, East Ashley,  
8 North Market Street, since it was developed in  
9 2003.  
10 I support LM-17-03, landmarking the YWCA  
11 Community Connections building and developing  
12 the site for residential purposes; however, I  
13 do not support the Jacksonville Historic  
14 Preservation Commission relying on or affirming  
15 the Cathedral Technical Assistance Panel  
16 recommendation to increase residents in an  
17 as-yet-to-be-established cathedral district  
18 which would be far larger than 325 East Duval  
19 Street by building apartments, which was the  
20 basis of the staff's determination that  
21 apartments on the landmark site satisfy  
22 Criteria G, suitability for preservation and  
23 restoration, and I recommend that the Historic  
24 Preservation Commission approve the landmark  
25 designation and find that residential use that  
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1 is not limited to apartments satisfies Criteria  
2 G. A residential use is not limited to  
3 apartments. It includes townhouses and  
4 condominiums.  
5 In the 1960s, the St. John's Episcopal  
6 Cathedral wanted to help develop a residential  
7 neighborhood in the area where the cathedral is  
8 located, and it was a clear preference for  
9 owner-occupied residential development. So the  
10 vacant lot, which it was a -- became a vacant  
11 lot used as a parking lot by the cathedral --  
12 was suggested as a site, and the cathedral  
13 partnered with the City and the Bank of America  
14 Development Corporation -- Community  
15 Development Corporation to build workforce  
16 housing, which is what the plan is ultimately  
17 for the site where the landmark is, and the --  
18 developed the Parks at the Cathedral, which  
19 were townhouses, not apartments.  
20 And the City supported that policy by  
21 Ordinance 199-451-E by offering homesteaders  
22 10-year soft second mortgages and 10-year  
23 economic development grants. And if an owner  
24 occupied the unit for ten years, the result was  
25 the second mortgage was forgiven, paid off, and  
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1 the owner got up to \$6,492 in economic revenue  
2 development grants.  
3 Well, in 2015 the cathedral hired a  
4 Technical Assistance Panel to outline  
5 development of a cathedral district. There was  
6 no indication at the time that the TAP was  
7 active, that Community Connections, YWCA could  
8 close at any time soon.  
9 A TAP stakeholder commented that in the  
10 preceding five years, the height of the great  
11 recession in the real estate crisis, no Parks  
12 units sold for more than \$110,000, and that  
13 intimidated the townhouses and condos shouldn't  
14 be built in the Cathedral District because they  
15 can't be sold at a profit, everything should be  
16 apartments.  
17 Well, in January of 2016 the TAP report  
18 recommended, build apartments on available land  
19 in the Cathedral District. Thereafter, the  
20 YWCA Community Connections closed, and reuse  
21 really hinges on residential reuse. And  
22 Cathedral District Jacksonville, Inc., and  
23 Chase Properties, Mr. Balanky, proposed  
24 apartments while the JHPC staff parrots the TAP  
25 report recommending apartments. As evidenced,  
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1 the development satisfies Criteria G,  
2 preservation and restoration.  
3 Well --  
4 (Timer notification.)  
5 THE CHAIRMAN: Go ahead. Please continue  
6 your thought.  
7 MR. RADLINSKI: In 2017, townhouses are  
8 economically viable. Three Parks units have  
9 sold in 2017 for more than \$110,000, 120,000,  
10 142,000, \$150,000. And townhouses remain  
11 consistent with the City's and the Cathedral's  
12 earlier preference for owner-occupied  
13 residential infill in the Cathedral District,  
14 and there's no evidence that townhouses aren't  
15 viable.  
16 I asked the developer's consultant,  
17 Ms. Ginny Myrick, for the developer's economic  
18 assessment that led him to conclude that  
19 townhouses weren't viable and had to go to  
20 apartments. I got nothing. So the only  
21 evidence that I can find in the record is that  
22 the townhouses can't be built because of the  
23 TAP anecdote about 2011/2016 sales prices.  
24 And the developer's applying for tax  
25 credits and incentives, which could be applied  
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19

1 to townhouse or condos, as well as apartments,  
2 like the City's soft second mortgages and the  
3 revenue grants in 2003 when everybody began to  
4 move in.  
5 In my view, having lived at the Parks at  
6 the Cathedral since 2003, apartment dwellers  
7 are not community builders. When the going  
8 gets tough, having no skin in the game, they  
9 leave. Property owners stay and try to work to  
10 protect their investment.  
11 So I recommend that you approve LM-17-03,  
12 but don't rely on outdated Parks at the  
13 Cathedral townhouse sales data and  
14 inferentially condone an apartment complex that  
15 is satisfying the suitability for preservation  
16 and restoration landmarking criteria. Don't  
17 bolster a preference for apartments when you  
18 simply favor residential use. Otherwise, when  
19 it gets down the line and the developer is  
20 looking for tax credits and grants, he's going  
21 to say, "Well, the TAP stakeholders said these  
22 places won't sell. The TAP says townhouses  
23 will not sell. Oh, Jacksonville Historic  
24 Preservation Commission says it satisfies  
25 Criteria G because it calls for apartments  
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1 because townhouses won't sell."  
2 I don't want you to help the developer  
3 build a record which really should be a matter  
4 that's decided by the people who give the  
5 grants.  
6 Thank you.  
7 THE CHAIRMAN: Thank you.  
8 For the record, Jacksonville Historic  
9 Preservation is only interested and only has  
10 the purview of the landmark designation.  
11 Anything related to planning and zoning is not  
12 the purview of this board and we have nothing  
13 to do with that.  
14 MR. RADLINSKI: I understand that,  
15 except --  
16 THE CHAIRMAN: And we have not recommended  
17 one form of housing over another. We are  
18 strictly looking at the potential of  
19 landmarking the YMCA building, and that's it.  
20 MR. RADLINSKI: And I understand that, but  
21 to satisfy the Criteria G --  
22 THE CHAIRMAN: That means --  
23 MR. RADLINSKI: -- the --  
24 THE CHAIRMAN: That means that building is  
25 suitable for preservation. It has nothing to  
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1 do with the rest of the block.  
2 MR. RADLINSKI: Well, I respectfully  
3 disagree, reading Criteria G as written in the  
4 staff report.  
5 Thank you.  
6 THE CHAIRMAN: Thank you.  
7 MR. POPOLI: Through the Chair --  
8 THE CHAIRMAN: Yes.  
9 MR. POPOLI: -- just to -- this is a  
10 requested landmark by the applicant, so  
11 technically they only need to meet two  
12 criteria.  
13 THE CHAIRMAN: Correct.  
14 MR. POPOLI: I don't know that we  
15 necessarily relied on that report, but it was  
16 certainly referenced.  
17 THE CHAIRMAN: I understand.  
18 Is there anyone else that would like to  
19 speak to this item?  
20 AUDIENCE MEMBERS: (No response.)  
21 MS. FETNER: Through the Chair, there's an  
22 important distinction that needs to be made on  
23 what is being landmarked, and I believe  
24 Christian can --  
25 MR. POPOLI: Yes. My apologies.  
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1 Just to refresh everyone, this is the L  
2 portion of the building, minus the flat roof  
3 around the rear that you guys agreed at the  
4 last hearing to approve demolition.  
5 THE CHAIRMAN: That's correct.  
6 Okay. If there's no one else to speak to  
7 this item, we'll close the public hearing.  
8 I'll entertain a motion for the acceptance  
9 of staff's recommendation for the designation  
10 of the YMCA building -- YWCA building, sorry.  
11 COMMISSIONER LOPERA: I'd like to make a  
12 motion to approve the staff report for a  
13 landmark designation of the Young Women's  
14 Christian Association of Jacksonville, Florida,  
15 LM-17-03, at 325 East Duval Street, and that is  
16 only the L-shaped portion of the building. It  
17 does not include the flat roof portion of the  
18 building.  
19 THE CHAIRMAN: Do I hear a second?  
20 COMMISSIONER STANSEL: I would like to  
21 second that motion.  
22 THE CHAIRMAN: Is there any further  
23 discussion?  
24 COMMISSION MEMBERS: (No response.)  
25 THE CHAIRMAN: I'll call the question.  
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1 All those in favor of the motion?  
2 COMMISSION MEMBERS: Aye.  
3 THE CHAIRMAN: Those opposed?  
4 COMMISSION MEMBERS: (No response.)  
5 THE CHAIRMAN: Hearing none, you've  
6 accepted the staff's recommendation and  
7 recommendation to send the YWCA to the City  
8 Council.  
9 Okay. We will move on to Certificates of  
10 Appropriateness. First we will take up Item  
11 Number 1, COA-17-477, at 2790 Post Street.  
12 Do any commissioners have any ex-parte  
13 comments on this item?  
14 COMMISSION MEMBERS: (No response.)  
15 THE CHAIRMAN: We'll open it to a public  
16 hearing.  
17 Staff report.  
18 MR. POPOLI: Thank you.  
19 Through the Chair, this is COA-17-477,  
20 located at 2790 Post Street in the Riverside  
21 Avondale Historic District.  
22 This is a request to construct a 6-foot  
23 fence along the property line adjacent to  
24 James Street and an 8-foot fence along the rear  
25 property line.  
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1 Staff is recommending two conditions:  
2 One, that the proposed 6-foot fence along  
3 James Street should be lowered to 4 feet or  
4 moved back to the rear corner of the primary  
5 structure. And Number 2, that the proposed  
6 rear yard fence shall be no higher than 6 feet.  
7 These conditions represent the district  
8 fencing guidelines that were established by the  
9 Commission, just for clarity.  
10 The home itself has existing brick piers  
11 that probably had fencing attached at one point  
12 in time. The request was to run the fencing  
13 from the corner of the house through these  
14 piers and then replace this existing fence  
15 along the back here with an 8-foot fence. So  
16 we're recommending that this remain at 6 feet  
17 and this be lowered to 4 feet.  
18 THE CHAIRMAN: Do any commissioners have  
19 any questions for staff?  
20 COMMISSION MEMBERS: (No response.)  
21 THE CHAIRMAN: Is the applicant here?  
22 AUDIENCE MEMBERS: (No response.)  
23 MR. POPOLI: It does not appear so.  
24 MS. FETNER: For the record, is the  
25 applicant present?  
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1 MR. POPOLI: I do not believe so.  
2 MS. FETNER: Has the applicant stated an  
3 agreement to the conditions that were  
4 recommended?  
5 MR. POPOLI: No. If they had, they would  
6 have been on the consent.  
7 MS. FETNER: Okay. Then my suggestion to  
8 the Chair would be to defer it until the  
9 applicant is present, but you can open -- you  
10 can take public comment now. And also, if you  
11 do speak on this matter today, you can speak on  
12 it again when it does come up. So you're not  
13 required to speak on it today, but you can  
14 speak on it today and then also at the next  
15 meeting.  
16 THE CHAIRMAN: Is there anyone here that  
17 would like to speak to this item?  
18 AUDIENCE MEMBERS: (No response.)  
19 THE CHAIRMAN: Okay. We'll close the  
20 public hearing and we'll defer the item until  
21 the applicant is present.  
22 The next item, COA-17-552, at 3723 Park  
23 Street, has been withdrawn. So I will need a  
24 motion to accept the withdrawal of that item.  
25 COMMISSIONER LOPERA: I'd like to make a  
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1 motion to withdraw COA-17-552.  
2 COMMISSIONER DANNHEIM: Second.  
3 THE CHAIRMAN: We have a motion and a  
4 second.  
5 All in favor?  
6 COMMISSION MEMBERS: Aye.  
7 THE CHAIRMAN: Those opposed?  
8 COMMISSION MEMBERS: (No response.)  
9 THE CHAIRMAN: Hearing none, you have  
10 accepted the withdrawal of COA-17-552.  
11 Moving on to Item Number 3, at 0 Park  
12 Street, COA-17-562.  
13 Do the commissioners -- any commissioners  
14 have any ex-parte conversations to declare?  
15 COMMISSION MEMBERS: (No response.)  
16 THE CHAIRMAN: I'll open it to the public  
17 hearing.  
18 MR. POPOLI: My apologies.  
19 Through the Chair, this is COA-17-562,  
20 located at 3934 Park Street. Actually, this  
21 will be a new lot created through this  
22 application, so it does not currently have an  
23 address, but this is the address of the house  
24 of the parent lot.  
25 The request is to construct a new  
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1 single-family home. Staff has recommended a  
2 number of our standard conditions. The  
3 applicant has agreed to all of the (inaudible)  
4 save for two. The first being that the  
5 finished overall height of the structure shall  
6 be within one foot of the neighboring  
7 structure, and that the roof material be  
8 architectural shingles. They are proposing a  
9 structure that would be closer to two feet in  
10 height, and they're requesting a standing seam  
11 metal roof.  
12 THE CHAIRMAN: Which items were those?  
13 MR. POPOLI: It was Condition 9 and  
14 Condition 10.  
15 THE CHAIRMAN: Okay.  
16 MS. FETNER: Can you read all the  
17 conditions for the record?  
18 MR. POPOLI: Absolutely.  
19 MS. FETNER: And also, just for the  
20 Commission's sake, for the substantial  
21 competent evidence portion of your report, that  
22 indicates why it should be your condition and  
23 not what they're disagreeing with.  
24 MR. POPOLI: Sure. Certainly.  
25 Just to briefly go through the conditions,  
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1 we're requesting that all windows shall be  
2 vertically oriented, excluding the dormer  
3 windows on the rear elevation. Specifically,  
4 all windows on both side elevations along the  
5 first story were called out because those were  
6 horizontally oriented in the plans.  
7 All windows shall be recessed within the  
8 wall plane, shall be trimmed in a traditional  
9 manner. All window pairs shall be divided by a  
10 traditional mullion.  
11 The railing system shall be made of wood  
12 and have spindles set in an upper and lower  
13 railing, no exposed ends.  
14 The fascia boards and soffits shall be  
15 composed of wood or cementitious material.  
16 Vinyl siding would be inappropriate.  
17 The front door shall have clear glass  
18 without decorative etching.  
19 The front setback shall be between the  
20 setback distances of the contributing structure  
21 on either side of the proposed home.  
22 There's a substantial variation between  
23 the two homes front setbacks, so it's hard to  
24 match one or the other.  
25 The final finished floor height elevation  
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1 would be within 6 inches of the floor height of  
2 the neighboring properties.  
3 The area between the piers shall be filled  
4 and framed with lattice or brick. The overall  
5 height of the structure shall be within one  
6 foot of the neighboring structures.  
7 The roof material shall be architectural  
8 or 3-tab shingles. Minor changes to  
9 architectural details, such as light patterns,  
10 column design, masonry stems, can be handled  
11 administratively by the Planning and  
12 Development Department.  
13 And final plans and product information  
14 will be submitted and approved to the Planning  
15 and Development Department prior to submittal  
16 of construction -- or permitting for  
17 construction.  
18 Additionally, there's a request for a  
19 detached garage, which we are recommending  
20 approval with the one condition that the garage  
21 door shall be of a carriage style.  
22 The two items that are in question -- the  
23 question of scale and height are two items that  
24 are called out on both, from the Secretary of  
25 Interior standards as well as the design  
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1 guidelines for the district. We have generally  
2 interpreted those to mean no more than a one  
3 foot variation in height of the adjacent  
4 contributing structures, which, in this case,  
5 on either side this would be roughly two feet  
6 taller. So, hence, our condition for one foot.  
7 Additionally, the two structures that are  
8 on either side that are contributing are  
9 fundamentally sister structures. They appear  
10 to be built by the same architect or builder.  
11 They have a very similar brick construction,  
12 very similar roof forms, both of which are  
13 shingle.  
14 Additionally, standing seam or a 3-tab  
15 metal roof is not a common roofing material  
16 found in the historic residential -- or the  
17 Riverside Avondale district. It is generally  
18 something for new construction that we  
19 recommend or condition be architectural  
20 shingles or 3-tab to match the more common  
21 roofing materials. But, in this particular  
22 case, all the nearby structures are also either  
23 historic or traditional style shingles.  
24 THE CHAIRMAN: Okay. Do any commissioners  
25 have questions for staff?  
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1 COMMISSION MEMBERS: (No response.)  
2 THE CHAIRMAN: Is the applicant here?  
3 AUDIENCE MEMBER: Yep.  
4 THE CHAIRMAN: Come on up.  
5 (Audience member approaches the podium.)  
6 AUDIENCE MEMBER: I have some photos for  
7 the presentation.  
8 MS. BLAKE: Sir, if you would state your  
9 name and address for the record.  
10 AUDIENCE MEMBER: Matthew Austin, 7359  
11 Rocky Lane, Macclenny, Florida 32063.  
12 MS. BLAKE: Would you raise your right  
13 hand, please.  
14 MR. AUSTIN: (Complies.)  
15 MS. BLAKE: Do you affirm that the  
16 testimony you are about to give is the truth,  
17 the whole truth, and nothing but the truth?  
18 MR. AUSTIN: Yes, ma'am, I do.  
19 MS. BLAKE: Thank you.  
20 THE CHAIRMAN: Go ahead.  
21 MR. AUSTIN: Good afternoon.  
22 As far as the conditions that are -- that  
23 are requested, I think they're all fair.  
24 As far as the metal roof or the  
25 architectural shingles with 3-tab, that's fine.  
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1 We can go ahead and do the -- the shingles.  
2 The metal roof is preferable by the owner, but  
3 it's not a sticking point, so we'd like to let  
4 that one go.  
5 The thing that I would like to argue with  
6 is the overall height. The overall height of  
7 this structure would be taller than the two  
8 right beside it, but across the street it would  
9 actually be shorter than, and I'm not sure if  
10 across the street counts or not, but it would  
11 be shorter than that one.  
12 The photos that I submitted -- and I think  
13 they're up there, and I can go through them.  
14 It just shows new construction. It seems to be  
15 there's a precedent with a lot of the new  
16 construction in Avondale that are higher than  
17 the neighboring structures.  
18 I don't want this structure to stick out  
19 like a sore thumb. That's not the intent, but  
20 with the two neighboring structures beside it,  
21 with a high pitch roof, I mean, it -- they  
22 almost appear to be a one-and-a-half story, but  
23 they're not.  
24 If we made it, you know, to match the way  
25 that those are, as far as height-wise, it would  
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1 be a one story and you wouldn't be able to do a  
2 one-and-a-half. And the house is already  
3 narrow as it is, 27 feet to be precise. The  
4 neighboring house is 31 foot 6, and the other  
5 house is 29 foot 4.

6 Obviously, back in the day cars were  
7 smaller and the driveways weren't as much of an  
8 issue, so -- we tried to make the house as  
9 narrow as possible. To make it a one story, in  
10 my opinion, anyway, would -- would not reflect  
11 what -- what is an appropriate house in  
12 Avondale. It would eventually be a shotgun  
13 house that is incredibly long, is my opinion  
14 anyway.

15 So by doing the one-and-a-half story, you  
16 are obviously doing a couple of things. You're  
17 keeping a bungalow in Avondale, which I  
18 think -- I think belongs. It's just my  
19 opinion, but I see them all the time. I see  
20 other homes -- you know, bungalows all -- I'm  
21 working on one right next door to me, and it's  
22 about an eight foot difference in height  
23 between the two houses, John Well's project.

24 And I looked at some more of these  
25 projects. I just drove around Avondale. All  
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1 of these are within a half a mile from this  
2 structure, and it seems like it -- there seems  
3 to be a precedent. A lot of new construction  
4 is taller.

5 And, again, I'm not -- I'm not trying to  
6 make this look like it shouldn't belong in  
7 Avondale, but the way the style of the roof is  
8 with the shed roof as opposed to a gable facing  
9 the street, I don't think it's going to look  
10 imposing. I don't think it's going to look  
11 awkward. I think it will fit very well.

12 I guess that's -- that's pretty much it.

13 All the other conditions we can agree to.  
14 I think they're -- they're absolutely good with  
15 Avondale. It makes sense to me.

16 We're just asking to please build this  
17 house slightly taller than the two neighbors  
18 but also shorter than the one that's across the  
19 street. I believe it does fit.

20 Thank you for your time.

21 THE CHAIRMAN: Thank you.

22 Do any commissioners have any questions  
23 for the applicant?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: I have one.

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1 MR. AUSTIN: Yes, sir.

2 THE CHAIRMAN: One of the conditions said  
3 that -- is the finished floor height shall be  
4 within six inches of the floor of the adjacent  
5 properties. Have we determined that what  
6 height is yet?

7 MR. AUSTIN: No. I don't have it.

8 If you're asking by memory, I would say  
9 it's about 1 foot, 9 inches, but I would have  
10 to put a tape on it and verify it exactly. But  
11 I've crawled under it before, and I remember --  
12 my memory tells me it's 1 foot 9.

13 THE CHAIRMAN: Is that what the adjacent  
14 one is?

15 MR. AUSTIN: Uh-huh, the one on Park  
16 Street, the one that's being renovated right  
17 now.

18 THE CHAIRMAN: Yeah. So what is the --  
19 what is the anticipated finished floor height  
20 of this building?

21 MR. AUSTIN: Oh, the new house?

22 THE CHAIRMAN: The new one.

23 MR. AUSTIN: I want to try to do it at  
24 1 foot, like, 3 inches, 1 foot 2, but I've got  
25 to talk to the Building Department because I  
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1 know there's a certain -- you don't want to do  
2 it too low, you know, because of vapor barriers  
3 (inaudible) --

4 (Simultaneous speaking.)

5 THE CHAIRMAN: You have to maintain 18  
6 inches --

7 MR. AUSTIN: Yes sir.

8 THE CHAIRMAN: -- from grade to  
9 (inaudible) --

10 MR. AUSTIN: Yes. But I'd like to get it  
11 as low as possible to, again, offset the  
12 overall height of --

13 THE CHAIRMAN: That's why I was asking.

14 MR. AUSTIN: Yes, sir.

15 THE CHAIRMAN: That's why I was --

16 MR. AUSTIN: Yes, sir. But we can stay  
17 within the six inches. I know that that  
18 shouldn't be an issue, to stay within the six  
19 inches.

20 THE CHAIRMAN: Do we have photographs of  
21 the adjacent --

22 MR. POPOLI: Yes.

23 THE CHAIRMAN: -- better than what's in  
24 our book?

25 MR. POPOLI: I don't. I have what's in

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1 the book, but I can pull them up --  
2 THE CHAIRMAN: Well even, then, if you  
3 have that on the screen --  
4 MR. POPOLI: Yeah.  
5 THE CHAIRMAN: -- it would be a help.  
6 MR. POPOLI: Unless you have some.  
7 MR. AUSTIN: This is -- I'm trying to --  
8 this would be the proposed look of the new  
9 house. I wish it was a little bigger, but,  
10 again, it's just my opinion, but I -- I think  
11 this house fits Avondale beautifully.  
12 THE CHAIRMAN: And where is this one?  
13 MR. AUSTIN: This is in -- this is the one  
14 I'm proposing to build, sir.  
15 THE CHAIRMAN: Okay.  
16 MR. POPOLI: Okay. So those are -- this  
17 house here (indicating), this brick one, and  
18 then this one here are the two immediately  
19 adjacent structures that would be on either  
20 side. I'll try to make that bigger. They are  
21 very, very similar, so --  
22 COMMISSIONER DANNHEIM: Could I ask a  
23 question?  
24 THE CHAIRMAN: Yes. Go ahead.  
25 COMMISSIONER DANNHEIM: Through the Chair,  
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1 so what is -- if it's not within a foot or  
2 18 inches, do you know --  
3 MR. AUSTIN: Yeah. I --  
4 COMMISSIONER DANNHEIM: Did you say -- I'm  
5 sorry, I'm --  
6 MR. AUSTIN: Yes, no problem.  
7 It will be between 2-and-a-half feet and  
8 3 foot would be the overall difference in  
9 height, but if -- if I may, I would also like  
10 to point out, the way that this house is  
11 oriented, being a shed style roof, when you --  
12 when you stand back and look at a structure and  
13 you're looking up high, because the roof isn't  
14 a gable facing you, it will give the appearance  
15 of the height. See what I'm saying? Where  
16 that -- that pitch line going across there?  
17 That gable of that front dormer will be pretty  
18 close to the houses to the left and to the  
19 right. And, again, the overall structure in  
20 and of itself is smaller than the house across  
21 the street by quite a bit.  
22 THE CHAIRMAN: Do we have a picture of the  
23 house across the street?  
24 MR. POPOLI: Yes.  
25 MR. AUSTIN: As you can see, it's a  
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1 one-and-a-half -- a true one-and-a-half story.  
2 THE CHAIRMAN: Okay. Does anyone else  
3 have any questions for the applicant?  
4 COMMISSION MEMBERS: (No response.)  
5 THE CHAIRMAN: Let's see if someone else  
6 has.  
7 Thank you.  
8 MR. AUSTIN: Yes, sir. Thank you for your  
9 time.  
10 THE CHAIRMAN: Thank you.  
11 Does anyone else have any comments?  
12 AUDIENCE MEMBERS: (No response.)  
13 THE CHAIRMAN: We'll close the public  
14 hearing.  
15 Before he made his last comment, I was  
16 inclined to support everything in the staff  
17 recommendation with the exception of Number 9  
18 in light of the fact that the roof is moving  
19 away from you, not a gable, but it's -- it's  
20 imposed as the two adjacent structures are. So  
21 the roof is actually receding instead of being  
22 proud in your face with the gables on either  
23 side. And it appears that the house across the  
24 street is higher.  
25 So I'm inclined to -- my own personal  
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1 opinion is I'm inclined to support everything  
2 and allow the structure height as its  
3 designated, provided it meets all the other  
4 criteria.  
5 MS. FETNER: Through the Chair, was there  
6 a motion on that?  
7 THE CHAIRMAN: No, I'm sorry.  
8 MS. FETNER: Okay.  
9 THE CHAIRMAN: We need one.  
10 MS. FETNER: We need a motion and then you  
11 can begin discussing.  
12 THE CHAIRMAN: Thank you.  
13 MS. FETNER: You're welcome.  
14 COMMISSIONER DANNHEIM: I'd like to make a  
15 motion that we approve this -- COA-17-562 with  
16 staff recommendations.  
17 THE CHAIRMAN: I need a second.  
18 COMMISSIONER STANSEL: Second that.  
19 THE CHAIRMAN: All those in favor. Well,  
20 no, discussion.  
21 COMMISSIONER LOPERA: Yeah.  
22 THE CHAIRMAN: I'm sorry.  
23 COMMISSIONER LOPERA: I agree with you as  
24 well, David, about the overall height. We have  
25 minimum building codes now from grade distance  
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1 to the bottom of the lowest structural member,  
2 which wasn't in place when the houses across  
3 the street were built. So I'm okay with  
4 whatever height is appropriate, as far as,  
5 though -- as long as it meets the minimum  
6 building code recommendations. And even if it  
7 goes up 3 or 4 feet, whatever it needs to be in  
8 order to match that same pitch that you have  
9 shown -- showed us in the picture.

10 THE CHAIRMAN: Any other comments or --  
11 COMMISSIONER LOPERA: So, through Sondra,  
12 is his --  
13 THE CHAIRMAN: Yes, you can ask Sondra a  
14 question.

15 COMMISSIONER LOPERA: Can I amend the  
16 motion to nix Number 9?  
17 MS. FETNER: Yes, you can.

18 I just want to make sure that -- once you  
19 do that, we'll just have to make sure that you  
20 have substantial competent evidence to defer  
21 from the staff recommendation. I believe you  
22 said that, but I would like to have that as  
23 part of the discussion on the amendment.

24 So you would make a motion to amend to, as  
25 you said, I think, remove Condition Number 9,  
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1 and then you would have a second and then a  
2 discussion and then you vote on that amendment  
3 and then vote on a -- after that amendment  
4 passes or fails, then you vote on the full  
5 application.

6 COMMISSIONER LOPERA: Okay. Through the  
7 Chair, I would like to make a motion to amend  
8 COA-17-562 to approve with conditions, with all  
9 the conditions mentioned in the staff report  
10 except for Number 9.

11 THE CHAIRMAN: Is there --  
12 COMMISSIONER DANNHEIM: Second.

13 THE CHAIRMAN: Any further discussion?  
14 COMMISSIONER DANNHEIM: Sure.

15 I agree with what you other commissioners  
16 have said, but I did think that if we accept  
17 this amended motion, then it needs to  
18 specifically agree with the photos or any other  
19 documentation that has been presented with this  
20 application so that -- you know, so that the  
21 staff will have something to -- and that staff  
22 would have to approve the final design, the  
23 final plans.

24 THE CHAIRMAN: Okay. Well, the staff will  
25 have to do that as part of the -- both motions.  
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1 It's the last item, so -- final plans have to  
2 be --  
3 COMMISSIONER DANNHEIM: Okay. Yeah.  
4 THE CHAIRMAN: Okay. We have a motion and  
5 a second.  
6 All those in favor of the amendment?  
7 COMMISSION MEMBERS: Aye.  
8 THE CHAIRMAN: Those opposed?  
9 COMMISSION MEMBERS: (No response.)  
10 THE CHAIRMAN: Hearing none, your changes  
11 to the motion has been accepted.  
12 Now I'll entertain --  
13 MS. FETNER: And just for clarification,  
14 the motion is to -- the amended -- the motion  
15 that is being voted on now is the staff  
16 recommendations, except for Item 9 --  
17 THE CHAIRMAN: Item 9.  
18 MS. FETNER: -- and this is the final  
19 vote, just so everyone is aware.  
20 THE CHAIRMAN: Correct.  
21 MS. FETNER: Okay.  
22 THE CHAIRMAN: Correct.  
23 MS. FETNER: Thank you.  
24 THE CHAIRMAN: All those in favor of the  
25 motion?  
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1 COMMISSION MEMBERS: Aye.  
2 THE CHAIRMAN: Those opposed?  
3 COMMISSION MEMBERS: (No response.)  
4 THE CHAIRMAN: Hearing none, you have  
5 accepted COA-17-562 with the conditions, except  
6 Item Number 9.  
7 We'll move on to Certificates of  
8 Appropriateness, work initiated or completed  
9 without a COA. I guess Number 1, COA-17-467,  
10 1492 Pearl Street.  
11 Do any of the commissioners have any  
12 ex-parte communication to declare?  
13 COMMISSION MEMBERS: (No response.)  
14 THE CHAIRMAN: Seeing none, we'll open it  
15 to a public hearing.  
16 We'll get the staff report.  
17 MR. POPOLI: Through the Chair, this is a  
18 COA for work done without a COA. COA  
19 application 17-467, at 1942 North Pearl Street.  
20 The request is for wholesale window  
21 replacement and also siding replacement.  
22 As I said, the application is for work  
23 done without a COA. The original windows were  
24 removed and replaced with a one-over-one vinyl  
25 product. The original windows were a  
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1 nine-over-one wood window.  
2 Additionally, the siding was -- the  
3 original siding was removed. It was replaced  
4 with a matching wood product, but staff did not  
5 have an opportunity to inspect the original  
6 siding, so we were unable to determine if it  
7 was salvageable.  
8 We did find that the new windows would not  
9 be appropriate based on the criteria for normal  
10 window replacement, which would be for matching  
11 the original design and materials.  
12 Additionally, the new windows are not recessed  
13 within the wall plane.  
14 We did find that the siding, both in style  
15 and in material, was appropriate, but since,  
16 again, we didn't have a chance to inspect the  
17 original siding, we can't recommend approval on  
18 that.  
19 There was a note that staff did not have  
20 an opportunity to review the rear of the  
21 structure, so we were not sure exactly if those  
22 windows were original or not. But, again,  
23 there was no COA, so there was no way to  
24 approve them regardless.  
25 Based on our inspections and the  
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1 information mentioned about the work and the  
2 products that were applied, we're recommending  
3 denial on both requests.  
4 THE CHAIRMAN: Any questions for staff?  
5 COMMISSION MEMBERS: (No response.)  
6 THE CHAIRMAN: Did I open it to a public  
7 hearing? I think I did.  
8 Is the applicant here?  
9 AUDIENCE MEMBER: I'm his representative.  
10 THE CHAIRMAN: Okay. Come forward.  
11 (Audience member approaches the podium.)  
12 AUDIENCE MEMBER: I've got some pictures  
13 here.  
14 MS. BLAKE: Sir, if you would state your  
15 name and address for the record, please.  
16 AUDIENCE MEMBER: My name is Jeff  
17 Thompson. My address is 1942 Hamilton Street.  
18 MS. BLAKE: Would you raise your right  
19 hand?  
20 MR. THOMPSON: (Complies.)  
21 MS. BLAKE: Do you affirm that the  
22 testimony you are about to give is the truth,  
23 the whole truth, and nothing but the truth?  
24 MR. THOMPSON: I do.  
25 MS. BLAKE: Thank you.  
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1 MR. THOMPSON: My name is Jeff Thompson.  
2 I'm a contractor in the Ortega, Avondale area,  
3 and have been for the last 35 years.  
4 Mr. Johnson is an employee of mine. He's  
5 a very good carpenter. He's been with me for  
6 about five years. We're really proud of him.  
7 He does a great job. We want him to keep  
8 working for us. We want him to be able to stay  
9 in his house.  
10 He bought this house, I believe it was  
11 2010, from what I could find out. At that  
12 time, he started to do major renovations  
13 throughout the house inside, outside. He's  
14 done a lot of the front.  
15 He did it in 2013, replaced the windows  
16 with vinyl windows. He had -- he was going to  
17 put the nine-light dividers on the inside or  
18 the outside. He was unsure, but he was going  
19 to make it look consistent with the old  
20 windows. He just never did that.  
21 One of the things -- the City has had a  
22 law that you had to permit windows since 1995.  
23 They have not even enforced it until recently.  
24 And there's no real time when they did that.  
25 It was four or five years ago that they started  
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1 doing this. They still don't look -- a lot of  
2 times we'll pull permits and they don't even  
3 look at them. They don't even come out. They  
4 don't care.  
5 So I guess he thought it wasn't that  
6 important and he didn't know all the  
7 historical things, so he went ahead and put  
8 these windows in. He spent the money. He has  
9 rebuilt the whole sides of the house. He's  
10 done a great job.  
11 When he bought the house, the windows were  
12 in horrible shape. Every room had a window  
13 unit in it. And I don't know if you're  
14 familiar with what a window unit does to a wood  
15 window, it just destroys it because it shakes  
16 it the whole time. They're called window  
17 shakers. And it has destroyed the windows.  
18 There is a picture there of the front side  
19 light that is under the porch. This is under  
20 the porch, and this is the shape it is with no  
21 sunlight and no water on it. And if you can  
22 imagine the ones that were outside in the  
23 weather, what they look like when he bought it,  
24 it's -- it would have been horrible. He did  
25 not save any of them. He didn't save any  
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1 pictures. Didn't take pictures.  
2 That was a terrible thing he did, but I  
3 guess the solution -- or what they're telling  
4 me, they're going to fine him and make him take  
5 those windows out and put wooden windows in.  
6 In that neighborhood, that's not financially  
7 feasible for him to do that, or with his -- I  
8 hate to say he doesn't -- he doesn't make a  
9 whole lot of money. He makes good money, but  
10 he can't afford to put wood windows in a house  
11 like that.

12 I don't understand why, in a neighborhood  
13 like Springfield -- if you look at the building  
14 beside it, it's a derelict, old, commercial  
15 building. It's horrible. And he's trying to  
16 fix it up and -- I don't know what he's going  
17 to do. He may have to walk away from it, if he  
18 has some type of lien on it or whatever.

19 The thing about the siding -- I don't know  
20 what they wanted to look at. You can see the  
21 picture of the back corner, and it shows the  
22 siding that was there. It shows the windows  
23 that are there, which are old jalousie windows,  
24 which aren't -- I wouldn't think they're  
25 historical in any way.

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1 So what I'm asking is for him to be able  
2 to leave these windows in there. The original  
3 three windows across the front are there. They  
4 have been covered up for the last 20 years.  
5 Somebody put felt over it. When he bought it,  
6 there was felt over it and then he put some  
7 plywood over it when the last hurricane was  
8 coming.

9 But what I'm asking is if -- if he could  
10 keep these windows. And the siding, I don't  
11 even understand why they're denying that. What  
12 do they want him to do? Take it off and put it  
13 back on again? Because it's the same material,  
14 same size. It's just -- everything lines up.  
15 It's perfect. And I met Blair out there and  
16 she agreed with me, but I don't know why  
17 they're denying that.

18 That's really all I have.

19 THE CHAIRMAN: Okay. Let's see if someone  
20 else has any comments.

21 Thank you.

22 (Audience member approaches the podium.)

23 AUDIENCE MEMBER: Hi.

24 I'm Christina Parrish. I live at 327 West  
25 5th Street, Jacksonville, Florida 32206.

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1 MS. BLAKE: Would you raise your right  
2 hand, please.

3 MS. PARRISH: (Complies.)

4 MS. BLAKE: Do you affirm that the  
5 testimony you are about to give is the truth,  
6 the whole truth, and nothing but the truth?

7 MS. PARRISH: I do.

8 MS. BLAKE: Thank you.

9 MS. PARRISH: I'm Christina Parrish. I'm  
10 executive director of the Springfield  
11 Preservation and Revitalization Council,  
12 located on Main Street in historic Springfield.

13 We have met with the Historic Preservation  
14 staff and reviewed all the information on this  
15 property, and we support their position  
16 regarding the windows on this property.

17 I'll go ahead address the siding. In this  
18 case, I certainly -- from what I've seen,  
19 they've done a good job replacing the wood  
20 siding, and I don't think there's any value in  
21 pursuing any sort of fine related to that  
22 siding. As this gentleman indicated, whoever  
23 installed it did a good job and it's  
24 appropriate material.

25 On the windows, we sometimes have some  
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1 flexibility, depending on where they're located  
2 in the house and what the style of windows are.  
3 This particular house, because of the  
4 architectural style, the windows that exist are  
5 very important to the house, and they're very  
6 unusual. It's not a one-over-one that can  
7 easily be replaced with new windows. And the  
8 windows on the side of the house, which were  
9 replaced, are quite visible from other houses,  
10 and we believe that they should be -- the  
11 windows -- the new replacement windows, which  
12 are not an appropriate product for the historic  
13 district, should be removed and wood windows to  
14 match the original windows should be added.

15 I would also like to address some of the  
16 representative's comments about the Springfield  
17 neighborhood. I think it is very fortunate for  
18 his employee that he purchased this house when  
19 he did. Property values have risen  
20 dramatically in Springfield over the past few  
21 years. I just did a presentation for the  
22 Rotary Club yesterday and used an example of a  
23 house that was renovated, sold for \$80,000  
24 in -- and it's probably a smaller, less  
25 attractive house than this one. It sold for

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1 \$80,000 in 2012 and just sold for \$250,000 a  
2 couple of weeks ago.  
3 And so this house certainly -- the  
4 applicant could restore these windows, and his  
5 investment would be recovered if he sold the  
6 property in the future.  
7 So, again, Springfield Preservation's  
8 position is that these windows should be  
9 restored to their original material and style.  
10 Thank you.  
11 THE CHAIRMAN: Thank you.  
12 Anyone else?  
13 MR. AUSTIN: Yes, please.  
14 (Mr. Austin approaches the podium.)  
15 MR. AUSTIN: Do I need to swear in again?  
16 MS. BLAKE: No, but if you can just state  
17 your name and address.  
18 MR. AUSTIN: Matt Austin, 7359 Rocky Lane,  
19 Macclenny, Florida 32063.  
20 I'd like to say, I actually have a lot of  
21 experience with these historic windows. I used  
22 to restore them, build them from scratch. We  
23 use old heart pine, reclaimed. I did it for  
24 years, a lot of old home renovations, windows  
25 in particular. One of my best friends still  
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1 does this every day.  
2 And I will tell you, new wood windows do  
3 not hold up. That heart pine that lasts a  
4 hundred years, it's -- they don't make that  
5 anymore.  
6 I understand trying to keep everything  
7 historically accurate, but -- go back with wood  
8 windows, I completely understand that. But, I  
9 mean, in new construction, which we do all the  
10 time right now, vinyl windows are acceptable.  
11 You have to have the exterior muntins and  
12 mullions, but, I mean, that's something that  
13 could be added to this, you know,  
14 realistically.  
15 I guess what I'm saying is, I understand  
16 he made a mistake. He obviously should have  
17 gotten the COA done and he obviously should  
18 have done the wood windows because that's  
19 what's required for an existing house. I  
20 understand that. But, listen, I've put new  
21 wood windows in before, back in 2005 and 2006.  
22 They're toast today. I could give you examples  
23 of properties where they are absolutely rotten  
24 to pieces now. They don't hold up. They truly  
25 don't. It's a different type of material.  
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1 And it's not feasible to create a new  
2 window out of heart pine. It's over a thousand  
3 dollars a window. I could show you quotes for  
4 my friend that builds these types of windows.  
5 So, again, just wanted to speak on  
6 behalf -- I understand he made a mistake. I  
7 understand maybe a fine or something would be  
8 in order, but to throw away a perfectly good  
9 window instead of just trying to dress it up  
10 and make it look appropriate -- because, again,  
11 we use vinyl nowadays. We use it on new  
12 construction. To throw away a perfectly good  
13 window is a waste of money, it's a waste of  
14 materials, it's -- it's just bad for the  
15 environment to throw things away that work.  
16 I personally feel like a fine would be in  
17 order and an apology from the homeowner who did  
18 it and maybe we could all move on with our  
19 lives.  
20 Have a good day.  
21 THE CHAIRMAN: Thank you.  
22 MR. AUSTIN: Thank you.  
23 THE CHAIRMAN: Is there any --  
24 MR. POPOLI: Just as a comment. We  
25 generally don't recommend vinyl windows on new  
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1 construction. They're typically clad or -- I  
2 mean, vinyl clad or, you know, clad wood,  
3 something along those lines.  
4 THE CHAIRMAN: Right.  
5 Would anyone else like to speak to this  
6 item?  
7 AUDIENCE MEMBERS: (No response.)  
8 MS. FETNER: Through the Chair, I have a  
9 question for the applicant.  
10 THE CHAIRMAN: Certainly.  
11 MS. FETNER: The Commission or the staff  
12 received a letter from -- dated February 16th,  
13 2017 from a Ms. Andrea Johnson (phonetic) --  
14 MR. THOMPSON: Yes.  
15 MS. FETNER: -- who is, I'm guessing, your  
16 employee's --  
17 MR. THOMPSON: Wife.  
18 MS. FETNER: -- former wife?  
19 MR. THOMPSON: Well --  
20 MS. FETNER: Because she's --  
21 MR. THOMPSON: Wife again. They are  
22 remarried.  
23 MS. FETNER: Oh, okay. In the --  
24 MR. THOMPSON: They are remarried.  
25 MS. FETNER: Okay. So in February, it  
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1 stated that she occupied the house, he no  
2 longer did, and they were divorced. But, for  
3 the record, you're saying that they're  
4 remarried?  
5 MR. THOMPSON: They are remarried and he  
6 is living there, yes.  
7 MS. FETNER: Okay. Thank you.  
8 I did not mean to get anything salacious  
9 on the record. I just wanted to know the  
10 status of who was living there.  
11 Thank you.  
12 THE CHAIRMAN: Thank you.  
13 Anyone else?  
14 AUDIENCE MEMBERS: (No response.)  
15 THE CHAIRMAN: Okay. We'll close the  
16 public hearing.  
17 I'll entertain a motion so we can discuss.  
18 MS. FETNER: Through the Chair, if we  
19 need -- does anyone need a refreshing on how  
20 these after-the-fact COAs work?  
21 THE CHAIRMAN: Why don't you do that for  
22 the newer members.  
23 MS. FETNER: Okay. I'll do that.  
24 When it's a COA after the fact, such as  
25 this one, when it's dealing with replaced  
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1 windows and replaced siding, your first  
2 analysis will be, did the applicant provide  
3 enough evidence to prove that the windows  
4 should have been replaced or that the siding  
5 should have been replaced. If the answer is  
6 yes, then you move on to the next question, was  
7 the replacement appropriate, was the siding  
8 replacement appropriate, was the window  
9 replacement appropriate.  
10 If at the first question you arrive at no,  
11 that there was not enough evidence established  
12 to prove that the replacements were  
13 appropriate, then the COA would be denied.  
14 And once that motion passes, I'm going to  
15 request that we look at a few things, but just  
16 to get you over that first hurdle, that is my  
17 guidance to you.  
18 COMMISSIONER LOPERA: So we start off with  
19 making a motion to deny the first --  
20 MS. FETNER: Right. It --  
21 COMMISSIONER LOPERA: -- topic? That way  
22 we can start discussion?  
23 MS. FETNER: Yes, that's correct.  
24 COMMISSIONER LOPERA: Through the Chair?  
25 THE CHAIRMAN: Go ahead.  
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1 COMMISSIONER LOPERA: I'd like to make a  
2 motion we deny COA-17-467 for wholesale window  
3 replacement and wholesale siding replacement.  
4 COMMISSIONER STANSEL: I second that  
5 motion.  
6 THE CHAIRMAN: A motion and a second.  
7 We can discuss.  
8 COMMISSIONER LOPERA: Christian --  
9 MR. POPOLI: Yes.  
10 COMMISSIONER LOPERA: -- how come the  
11 siding -- was this the type of siding that you  
12 would have specified if someone --  
13 MR. POPOLI: Yeah. To be clear, they did  
14 match the material and the reveal. There are  
15 two different size sidings. The -- it's sort  
16 of a belt band around the upper story. And the  
17 size of the siding did change there,  
18 historically, from what we can tell from the  
19 site file, so --  
20 What they did provide is something that  
21 would be acceptable for us. It's just we  
22 typically have to review the condition of the  
23 original to make an approval or a denial  
24 recommendation, and we didn't get that  
25 opportunity.  
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1 THE CHAIRMAN: So even though --  
2 technically, had we approved the material --  
3 the replacement of the siding, that would have  
4 been an acceptable material --  
5 COMMISSIONER LOPERA: Right.  
6 THE CHAIRMAN: -- because it matched  
7 everything else.  
8 COMMISSIONER LOPERA: Right.  
9 THE CHAIRMAN: But since we didn't get  
10 that opportunity and we have no way of knowing  
11 whether 25 percent of it was bad or 50 percent  
12 of it was bad, we have no way of knowing  
13 whether it warranted a replacement or not, and  
14 that's the criteria.  
15 COMMISSIONER LOPERA: Right.  
16 COMMISSIONER DANNHEIM: Through the Chair,  
17 Christian, is that the same case with the  
18 windows? You just were able to --  
19 MR. POPOLI: They were replaced before we  
20 were aware.  
21 COMMISSIONER DANNHEIM: Okay. So you  
22 don't have any idea about the condition of the  
23 windows that --  
24 MR. POPOLI: No. We have historic  
25 pictures, what they looked like, but we don't  
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1 know what shape they were in.  
2 THE CHAIRMAN: And the front windows and  
3 the door side lights and whatnot have not been  
4 changed out?  
5 MR. POPOLI: Correct.  
6 (Simultaneous speaking.)  
7 THE CHAIRMAN: Those were already existing  
8 (inaudible) --  
9 MR. POPOLI: Correct. Those were  
10 specifically -- the applicant was referring to  
11 the -- I'm sorry.  
12 MS. FETNER: Try not to interrupt.  
13 MR. POPOLI: Through the Chair,  
14 specifically, the upper story windows, I think,  
15 were the ones the applicant was referring to  
16 that were encased in plywood and protected.  
17 I don't recall if the -- I believe the  
18 windows on the front elevation in their  
19 entirety are original.  
20 MR. THOMPSON: Yes.  
21 THE CHAIRMAN: And if this is a current  
22 picture, then I would presume that this  
23 certainly looks original --  
24 MR. POPOLI: I would agree --  
25 THE CHAIRMAN: -- (inaudible) the side  
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1 lights and the front door.  
2 MR. POPOLI: And it wasn't specifically  
3 called out in the report, but my recollection  
4 is the front facade were -- was original.  
5 THE CHAIRMAN: So really what comes into  
6 question are the three remaining sides that  
7 were replaced?  
8 MR. POPOLI: Correct.  
9 COMMISSIONER LOPERA: And through the  
10 Chair, then, no evidence was gathered to  
11 determine the condition of the windows or the  
12 siding prior to replacement?  
13 MR. POPOLI: Right. None was presented to  
14 the staff as the work was done without a COA,  
15 so ...  
16 THE CHAIRMAN: The applicant's  
17 representative mentioned that Blair was there.  
18 What kind of input did she provide or not  
19 provide at the time?  
20 MR. POPOLI: She did the inspection for  
21 the report. I believe there was a fair amount  
22 of discussion about the siding, and that's  
23 where we, you know, determined that what was  
24 there was appropriate.  
25 I don't recall the reasons to which they  
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1 didn't investigate the rear of the house, but,  
2 obviously, the windows that were there, as she  
3 noted, were not the correct windows and were  
4 not recessed and didn't meet most of the  
5 criteria.  
6 THE CHAIRMAN: So she did not visit the  
7 site prior to any of the work being done?  
8 MR. POPOLI: No.  
9 THE CHAIRMAN: She only came in after the  
10 fact?  
11 MR. POPOLI: Correct.  
12 THE CHAIRMAN: Okay. Any further  
13 discussion?  
14 COMMISSION MEMBERS: (No response.)  
15 THE CHAIRMAN: We have a motion and a  
16 second to deny the wholesale window and siding  
17 replacement.  
18 I'll call the question. All those in  
19 favor of the motion?  
20 COMMISSION MEMBERS: Aye.  
21 THE CHAIRMAN: Those opposed?  
22 COMMISSION MEMBERS: (No response.)  
23 THE CHAIRMAN: Hearing none, you have  
24 denied the wholesale window and siding  
25 replacement.  
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1 MS. FETNER: Through the Chair, I would  
2 like to now ask you -- with respect to the  
3 siding, the staff report stated that what was  
4 put in was appropriate. So I'd like you to  
5 discuss that. And also, if you could make --  
6 you don't have to make a motion on it, but just  
7 to get some consensus on the siding that they  
8 used. And then also, once you are done with  
9 that, to discuss the windows that were used.  
10 And I'd like to have some direction, what  
11 you would like to see if -- for settlement  
12 purposes, what they could do to fix it, just  
13 for -- because moving -- the next step, moving  
14 forward.  
15 You know, if the siding -- if you agree  
16 with the siding, then that's really not an  
17 issue for enforcement. It could just be a  
18 fine. But with the windows that -- again, you  
19 need to discuss that.  
20 THE CHAIRMAN: I'm inclined to support  
21 the -- keeping the siding that's been put in  
22 place, only in light of the fact that they have  
23 matched the existing in terms of size, scale,  
24 material and whatnot. And if -- if that's been  
25 done and everybody is satisfied with that,  
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1 I'm -- personally, I'm okay with that at this  
 2 point. And I --  
 3 COMMISSIONER STANSEL: I would agree with  
 4 Commissioner Case on that front. All the RAP  
 5 and historic -- even though we weren't able to  
 6 see that the siding had any kind of  
 7 deterioration, the existing, that what they did  
 8 replace it with, if it had been bad, what they  
 9 replaced it with was appropriate.  
 10 THE CHAIRMAN: Any other comments?  
 11 COMMISSIONER DANNHEIM: So can we make a  
 12 recommendation that -- in terms of a  
 13 settlement, we all --  
 14 THE CHAIRMAN: That's what we're doing.  
 15 COMMISSIONER DANNHEIM: -- that there's a  
 16 consensus? I mean, I agree.  
 17 COMMISSIONER LOPERA: Through the Chair --  
 18 THE CHAIRMAN: Yeah. I think you've got  
 19 consensus from us in terms of the acceptance of  
 20 the siding that's been installed. The rest of  
 21 the -- the ball is in your court on that item.  
 22 MS. FETNER: Okay. Thank you.  
 23 THE CHAIRMAN: All right?  
 24 MS. FETNER: And then the windows.  
 25 THE CHAIRMAN: The windows, that's a  
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1 little more troublesome because they are --  
 2 because they do not match what was there  
 3 initially.  
 4 I mean, frankly, ideally, they should be  
 5 replaced with wood windows with the same muntin  
 6 configuration as what was originally there.  
 7 I accept the argument that the pine  
 8 windows that are wood pine windows that are on  
 9 the market today do not last well, which is why  
 10 you specify a different kind of wood species  
 11 instead of pine. You ask for Douglas fir or  
 12 mahogany because those are the only two that  
 13 are going to hold that better than the pine  
 14 that most -- that most wood window  
 15 manufacturers build it out of.  
 16 So my recommendation would be to replace  
 17 the existing ones in a wood species that  
 18 matches the existing that was there.  
 19 COMMISSIONER LOPERA: Through the Chair,  
 20 so wood species, 9-over-1?  
 21 THE CHAIRMAN: Uh-huh. That's what was  
 22 there. That's what should go back.  
 23 COMMISSIONER LOPERA: Has this commission  
 24 approved window replacement when it was  
 25 necessary to replace windows with a different  
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1 configuration from what was there before?  
 2 THE CHAIRMAN: Generally, no. At least  
 3 during my tenure we haven't.  
 4 MS. FETNER: The window replacements that  
 5 I've seen come through, they usually match the  
 6 style, reveal, lights, everything like that.  
 7 But if the material can't be matched and the  
 8 material is buried -- but the overall look is  
 9 trying to replicate the historical windows.  
 10 COMMISSIONER LOPERA: What was there.  
 11 Okay.  
 12 MS. FETNER: And I believe that's in line  
 13 with the standards.  
 14 MR. POPOLI: Correct. The only caveat I  
 15 had to that was, if there was no historical  
 16 context for the windows, then we can't really  
 17 look at things like one-over-one because  
 18 they're -- they don't reflect any particular  
 19 style.  
 20 COMMISSIONER LOPERA: Right.  
 21 MR. POPOLI: But, in this case, we  
 22 obviously have an historic context.  
 23 THE CHAIRMAN: Yeah. We have evidence of  
 24 what was there before by virtue of the  
 25 photographs, so --  
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1 COMMISSIONER LOPERA: So -- through the  
 2 Chair, then, so -- yeah. I'm inclined to agree  
 3 with replacing the windows with a 9-over-1,  
 4 with raised muntins, with a wood species that  
 5 would last, like a Douglas fir. You should be  
 6 able to find plenty of those, shipped to this  
 7 area, as the structural value would -- it would  
 8 be able to last longer than pine.  
 9 THE CHAIRMAN: Commissioner Stansel.  
 10 COMMISSIONER STANSEL: Yes. Through the  
 11 Chair, I would like to make sure that any  
 12 windows that are still existing are not removed  
 13 and they are rehabilitated as needed. So that  
 14 front entry facade that they say is still  
 15 there, that needs to be --  
 16 THE CHAIRMAN: Maintained.  
 17 COMMISSIONER STANSEL: -- I would  
 18 recommend that that's maintained.  
 19 MS. FETNER: Through the Chair, would you  
 20 like to just put that in the motion? If you  
 21 wanted to make a motion to add that to the  
 22 order of the denial regarding the existing  
 23 windows, we could do that, but I would need a  
 24 motion and a vote on something like that.  
 25 THE CHAIRMAN: Okay.  
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1 COMMISSIONER LOPERA: Do we amend the  
2 motion that's already --  
3 THE CHAIRMAN: No, I think it could be a  
4 separate one, couldn't it?  
5 MS. FETNER: It could be a second one. It  
6 doesn't have to be amended. It would be --  
7 because it's still -- you still are denying it,  
8 but you're adding almost like a condition to  
9 the denial or -- you are adding to the denial,  
10 so there's no need to amend, just a new motion.  
11 COMMISSIONER STANSEL: I would like to  
12 make a motion that -- on COA-17-467, that we  
13 deny the wholesale window replacement with  
14 the -- but to maintain any existing windows  
15 that -- or doors that are currently on  
16 premises.  
17 COMMISSIONER LOPERA: Or to rehabilitate?  
18 COMMISSIONER STANSEL: Or to rehabilitate  
19 them as needed.  
20 MS. FETNER: Can I just make a suggestion  
21 that you leave out the doors? Because that was  
22 not --  
23 COMMISSIONER STANSEL: Okay.  
24 MS. FETNER: -- discussed at all in the  
25 report and it wasn't requested. So just  
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1 leaving it to windows, if that was okay.  
2 COMMISSIONER LOPERA: That's a great  
3 point.  
4 COMMISSIONER STANSEL: That's okay.  
5 THE CHAIRMAN: Is that a motion?  
6 COMMISSIONER STANSEL: Yes.  
7 COMMISSIONER DANNHEIM: Second.  
8 THE CHAIRMAN: Second.  
9 All those in favor of the motion?  
10 COMMISSION MEMBERS: Aye.  
11 THE CHAIRMAN: Those opposed?  
12 COMMISSION MEMBERS: (No response.)  
13 THE CHAIRMAN: Hearing none, you've  
14 approved that condition.  
15 And I think we have a general consensus  
16 that the windows should -- the remaining  
17 windows that were installed should be changed.  
18 MS. FETNER: The wood species, 9-over-1,  
19 to match the historical context?  
20 THE CHAIRMAN: Uh-huh.  
21 COMMISSIONER LOPERA: Raised muntins.  
22 THE CHAIRMAN: Our standard window  
23 replacement verbiage.  
24 MS. FETNER: Yes.  
25 COMMISSIONER DANNHEIM: Through the Chair,  
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1 and recessed, correct?  
2 THE CHAIRMAN: Yes. That's all part of  
3 the standard verbiage, yes.  
4 All right.  
5 MR. THOMPSON: Can I make one more  
6 comment?  
7 THE CHAIRMAN: Yes, you can.  
8 Come up.  
9 (Mr. Thompson approaches the podium.)  
10 MR. THOMPSON: We replaced quite a few  
11 windows in Ortega and places like that. We  
12 generally never, ever put wood on the outside.  
13 It's usually vinyl or metal clad, Pella,  
14 something like that. To replace the remaining  
15 windows in this house you're talking 60- to  
16 \$100,000. That -- I mean, he'll go away. He  
17 can't do that.  
18 True wood windows, Douglas fir,  
19 mahogany -- mahogany is not what it used to be.  
20 Mahogany will last 10 to 15 years or rot.  
21 We've got a house on River Road that we do that  
22 to all the time. We go back five years later  
23 and replace them again. It's just the -- the  
24 growth of the wood these days and the stuff  
25 they're cutting is horrible.  
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1 Are the clad windows acceptable? Pella,  
2 Anderson?  
3 THE CHAIRMAN: Generally, they would be --  
4 they would be -- that would be -- if all else  
5 fails, I think that would be a backup, if wood  
6 was not available.  
7 MR. THOMPSON: It's available --  
8 THE CHAIRMAN: But I do --  
9 MR. THOMPSON: -- but it's not affordable.  
10 THE CHAIRMAN: Personally, I do take  
11 exception to your comment because we use  
12 mahogany windows all the time in our practice  
13 and we have mahogany windows on the ocean that  
14 have been there for almost 20 years. And if  
15 they're properly maintained, then they're --  
16 they're lasting.  
17 We use mahogany and Douglas fir windows  
18 here in town frequently. And as long as  
19 they're maintained, they hold up very well.  
20 Maintenance is the key to anything --  
21 MR. THOMPSON: Yeah.  
22 THE CHAIRMAN: -- so -- but I understand  
23 your point.  
24 Thank you.  
25 MS. FETNER: Just for clarification, the  
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1 decision to replace the windows has to do with  
2 the windows that have already been changed  
3 without the COA.  
4 THE CHAIRMAN: Correct.  
5 MS. FETNER: And that the windows that are  
6 existing, that are historical to the house or  
7 were not modified or altered, those you're  
8 requesting to just be maintained or repaired  
9 with the COA?  
10 THE CHAIRMAN: Correct.  
11 MS. FETNER: So you're not requiring the  
12 windows that have not been swapped out to be  
13 changed?  
14 THE CHAIRMAN: That's correct.  
15 MS. FETNER: Thank you.  
16 THE CHAIRMAN: Okay. We do not have any  
17 OOAs are MMAs. So we'll go on to public  
18 comments.  
19 Does anybody have any public comments?  
20 AUDIENCE MEMBERS: (No response.)  
21 THE CHAIRMAN: We'll go on to new  
22 business, but since --  
23 MS. FETNER: I can explain.  
24 We were supposed to have a nomination  
25 committee meeting prior to the meeting today.  
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1 We did not have a quorum for that committee  
2 meeting. So in order to elect the new  
3 officers, I will need the Commission to first  
4 make a vote to waive the bylaws which require  
5 the nominations to come through a committee.  
6 And after that, that vote passes, then  
7 we'll just have an open floor nomination.  
8 Anyone can nominate anyone or nominate  
9 themselves to those roles. And you can  
10 nominate people who are not here as well,  
11 except they won't be able to accept or deny.  
12 Has anyone that is not here stated any  
13 interest in serving?  
14 MR. POPOLI: I've gotten no feedback one  
15 way or the other.  
16 MS. FETNER: Okay.  
17 THE CHAIRMAN: Okay. Well, I'll need a  
18 motion to waive the bylaws.  
19 COMMISSIONER LOPERA: Through the Chair,  
20 I'd like to make a motion to waive the bylaws  
21 pertaining to meeting before the actual  
22 Commission meeting.  
23 COMMISSIONER DANNHEIM: Second.  
24 THE CHAIRMAN: We have a motion and  
25 second.  
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1 All in favor?  
2 COMMISSION MEMBERS: Aye.  
3 THE CHAIRMAN: Those opposed?  
4 COMMISSION MEMBERS: (No response.)  
5 THE CHAIRMAN: Hearing none, you have --  
6 you've approved waiving the bylaws for the  
7 selection process for chair.  
8 Now we will open it up to the floor for  
9 nominations.  
10 The person with the most tenure other than  
11 myself would be you, Searcy. Would you --  
12 COMMISSIONER DANNHEIM: And, I mean, I was  
13 actually thinking, like, oh, I could do that,  
14 now that I know the format and the procedures.  
15 So -- and I realize that my input on the  
16 details of the architecture and the legal are  
17 not -- actually, I could do this. I could  
18 serve in a capacity that I'm not currently,  
19 really -- so I'll do it. I mean --  
20 THE CHAIRMAN: Okay. So I would nominate  
21 Searcy as the chair. And I would -- I would  
22 nominate J.C. as the vice chair. I think he's  
23 the next in terms of tenure.  
24 MS. FETNER: J.C.?  
25 THE CHAIRMAN: Uh-huh.  
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1 MR. POPOLI: Through the Chair, I believe  
2 Cora would be the next --  
3 THE CHAIRMAN: She has routinely -- I  
4 mean, she was this time, by default --  
5 MS. FETNER: She was the secretary.  
6 THE CHAIRMAN: She was the secretary and  
7 Jennifer was the vice chair, and she rotated  
8 out and Cora moved up, but -- with reservation,  
9 but, I mean --  
10 MS. FETNER: So --  
11 MR. POPOLI: Not to influence your  
12 decision here, just for clarity.  
13 THE CHAIRMAN: Yeah.  
14 MS. FETNER: Any anyone can serve.  
15 There's no requirements for seniority.  
16 THE CHAIRMAN: Yeah.  
17 Well, I would --  
18 MS. FETNER: If some newbie -- if someone  
19 else would serve --  
20 THE CHAIRMAN: Yeah. Well, I'm just  
21 thinking in terms of length of time on the  
22 Commission, so -- Cora and Searcy are the other  
23 two that have the most time on the Commission,  
24 but -- so I would nominate Searcy for chair,  
25 and let's retain Cora as vice chair, and J.C.  
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1 as secretary. That would be my nomination.  
2 MS. FETNER: Okay. Does anyone else have  
3 a nomination? Does anyone else have some  
4 nominations?  
5 COMMISSIONER DANNHEIM: I just have a  
6 question. Through the Chair, can we elect Cora  
7 in her absence, when she doesn't have a chance  
8 to --  
9 THE CHAIRMAN: Yeah.  
10 MS. FETNER: Right. Well, usually you  
11 have someone accept their nomination and they  
12 are willing to serve. And both Cora and J.C.  
13 are not here. It was stated on the agenda that  
14 this was an election, and they did not provide  
15 anything to Christian in terms of desire to  
16 serve, so -- typically, we would want the  
17 acceptance of the nomination. Not to influence  
18 your decision in any way, but this is the  
19 reality we're stuck with.  
20 THE CHAIRMAN: But Cora has been serving  
21 since Jennifer rotated as a vice chair, so  
22 that's a logical thing that she would continue  
23 with.  
24 COMMISSIONER DANNHEIM: Oh, yeah.  
25 COMMISSIONER LOPERA: I'm okay with that.  
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1 THE CHAIRMAN: Anyone else to --  
2 COMMISSIONER STANSEL: I'm fine with that.  
3 THE CHAIRMAN: So we need to officially  
4 vote on the nominations?  
5 MS. FETNER: Yes, unless anyone else has a  
6 nomination to throw out there, and then we'd  
7 vote on each position.  
8 THE CHAIRMAN: Okay. We'll go ahead and  
9 vote on the chair.  
10 MS. FETNER: We could vote on the whole  
11 slate if no one is --  
12 THE CHAIRMAN: Okay. Let's do that.  
13 MS. FETNER: -- if no one is --  
14 THE CHAIRMAN: That would be easier, yeah.  
15 MS. FETNER: So state the slate again.  
16 THE CHAIRMAN: So the slate would be  
17 Searcy Dannheim, chair; Cora Hackley, vice  
18 chair; and J.C. Demetree as secretary.  
19 All those in favor of the slate of  
20 officers, say aye.  
21 COMMISSION MEMBERS: Aye.  
22 THE CHAIRMAN: Those opposed?  
23 COMMISSION MEMBERS: (No response.)  
24 THE CHAIRMAN: Hearing none, you have  
25 accepted that slate of officers.  
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1 Let's see. We need to approve the annual  
2 report to City Council.  
3 MR. POPOLI: Through the chair, I provided  
4 a copy on the dais, as well as a memo that we  
5 got from the council secretary's office.  
6 There was a new ordinance that was passed  
7 in 2016 that outlined a different annual report  
8 than what you typically do. This would be in  
9 addition to the annual report that we normally  
10 produce. And based on the criteria, we're  
11 supposed to provide, generally, an overview of  
12 the board, their actions for the past year --  
13 that year is from July 1st to June 30th -- as  
14 well as some statements on the efficiency and  
15 effectiveness of the board.  
16 There is no specified format for this and  
17 this is the first time it's been requested.  
18 We, as staff, took a stab at providing  
19 something. Obviously, it needs the blessing of  
20 the board, but we are required to submit this  
21 by Friday.  
22 So what I would suggest is, if --  
23 unfortunately, we -- we were also notified last  
24 week about this, so we haven't had a lot of  
25 time to generate this report. If you would  
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1 look through it. And if you have any comments  
2 about your efficiency or effectiveness that you  
3 would like to relay to the City Council, we can  
4 include that. I would consider this a draft at  
5 this point, but just know that this is,  
6 unfortunately, you're only opportunity to see  
7 this before we are required to submit it.  
8 Just to kind of briefly outline what we've  
9 done, I've tried to give an introduction on the  
10 board and what you do and how you govern.  
11 We're specifically required to give a list  
12 of the board members, which I realize I've left  
13 one of them off. Sorry about that.  
14 And then I've gone through and we've  
15 pulled some definitions from the code, just for  
16 some of the newer council members who may not  
17 be familiar with what you folks do.  
18 And then we've compiled, basically, every  
19 agenda's, you know, significant approvals or  
20 the applications that you've considered over  
21 the last year. So we've, you know, given them  
22 the actions of the Commission over the last  
23 year.  
24 And then I've tried to put together some,  
25 you know, examples of how you've addressed your  
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1 effectiveness and efficiency over the last  
2 year. Obviously, I've called out some of the  
3 changes you've made to the administrative  
4 matrix to expedite and simplify the process for  
5 certain applicants, but -- and your general  
6 effectiveness with regard to COAs that have  
7 been challenged on appeals. You've prevailed  
8 on most of those. I think that goes to show  
9 how you've effectively enforced the ordinance  
10 requirements.

11 But, again, we haven't had a lot of time  
12 to develop a real quality report at this point,  
13 so I'll take any comments you have, gladly.

14 THE CHAIRMAN: I've read it. I think it's  
15 good.

16 MR. POPOLI: Thank you.

17 THE CHAIRMAN: I really have nothing to --  
18 significant to add. I like the fact -- the way  
19 you did the table of actions. I think that's  
20 helpful, so they can see what goes on on a  
21 monthly basis.

22 MR. POPOLI: Credit (inaudible) with that.  
23 She did a lot of the legwork on compiling that.

24 THE CHAIRMAN: Do we need a formal motion  
25 on this or --

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1 MS. FETNER: Yes, please.

2 THE CHAIRMAN: Okay.

3 COMMISSIONER LOPERA: I'd like to make a  
4 motion that we approve the City of Jacksonville  
5 Historic Preservation Commission annual report  
6 dated June 30th, 2017.

7 COMMISSIONER DANNHEIM: Second.

8 THE CHAIRMAN: Any discussion? Any more  
9 comments for staff?

10 COMMISSIONER LOPERA: Great job, staff.

11 THE CHAIRMAN: Okay.

12 There's a motion.

13 Go ahead.

14 COMMISSIONER DANNHEIM: Actually, I was  
15 just going to make a comment because I thought  
16 we were missing the budget part, but I was  
17 going to vote on increasing the budget, hire  
18 some more interns or staff.

19 You know, there's just so much -- there's  
20 so much that you are already doing. I just  
21 want to acknowledge this department for an  
22 amazing job and doing the reports. I mean, you  
23 are truly serving the city of Jacksonville, in  
24 my opinion, and it's -- you know, it is unique.

25 And we have the largest historic district  
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1 in the whole country, so our history is worth  
2 preserving, and I just -- I know the torch is  
3 being passed on to you, Christian, so we'll be  
4 right there backing you up and -- just thank  
5 you so much.

6 MR. POPOLI: Thank you.

7 There's definitely a lot of other members  
8 of the staff that aren't here that have  
9 contributed quite a bit more than I have.

10 COMMISSIONER DANNHEIM: Well, absolutely.

11 THE CHAIRMAN: I agree with her comments.  
12 You do a lot with very little.

13 Thank you.

14 And we have a motion on the floor.

15 All those in favor?

16 COMMISSION MEMBERS: Aye.

17 THE CHAIRMAN: Those opposed?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: Hearing none, you have  
20 approved the annual report.

21 MR. POPOLI: Thank you.

22 THE CHAIRMAN: Now we need to agree to  
23 some letters of support.

24 MR. POPOLI: Through the Chair, there are  
25 two requests. One is for a grant for the

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1 Jacksonville Historical Society regarding the  
2 old St. Luke's Hospital. And the second one  
3 requires a bit of explanation.

4 During some of the work on Main Street,  
5 part of the original streetcar tracks were  
6 uncovered, and the Springfield Improvement  
7 Association is requesting, through DOT, to  
8 actually use part of one of the medians to  
9 recreate a portion of that track with a plaque  
10 and -- basically, you know, showing some of the  
11 interesting history that most people have  
12 forgotten because it was literally paved over.

13 So that letter of support would really be  
14 for them to approach DOT to try and get this  
15 interesting little block of track replaced in  
16 the median. From what we reviewed, it won't  
17 show any real impediment to pedestrian traffic.  
18 As explained, the median is a divider for the  
19 highway for someone to cross on the crosswalk,  
20 and it will be just slightly raised for, you  
21 know, a visual aspect, but it's a neat project.

22 THE CHAIRMAN: I like it.

23 I'll entertain a motion for the letter of  
24 support for the grant for the Jacksonville  
25 Historical Society for St. Luke's Hospital.

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1 COMMISSIONER LOPERA: I'd like to make a  
2 motion to have staff prepare this letter of  
3 support for the grant for the Jacksonville  
4 Historical Society, old St. Luke's Hospital.  
5 COMMISSIONER DANNHEIM: Second.  
6 THE CHAIRMAN: Any discussion?  
7 COMMISSION MEMBERS: (No response.)  
8 THE CHAIRMAN: All those in favor?  
9 COMMISSION MEMBERS: Aye.  
10 THE CHAIRMAN: Those opposed?  
11 COMMISSION MEMBERS: (No response.)  
12 THE CHAIRMAN: Hearing none, you've  
13 approved the writing of the support for the  
14 grant.  
15 MR. POPOLI: Thank you.  
16 THE CHAIRMAN: And the second item is for  
17 the letter of support for the placement of the  
18 streetcar tracks on the Main Street median in  
19 Springfield.  
20 COMMISSIONER LOPERA: I'd like to make a  
21 motion for the staff to prepare a letter of  
22 support for the placement of streetcar tracks  
23 in the Main Street median in [sic] the  
24 Springfield Improvement Association and  
25 Archives.  
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1 COMMISSIONER STANSEL: Second that motion.  
2 THE CHAIRMAN: We have a motion and a  
3 second.  
4 Any discussion?  
5 COMMISSION MEMBERS: (No response.)  
6 THE CHAIRMAN: All those in favor?  
7 COMMISSION MEMBERS: Aye.  
8 THE CHAIRMAN: Those opposed?  
9 COMMISSION MEMBERS: (No response.)  
10 THE CHAIRMAN: Hearing none, you've  
11 approved the letter of support for the  
12 Springfield trolley tracks.  
13 COMMISSIONER LOPERA: More work for you,  
14 Christian.  
15 MS. FARLEY: It was a magic moment when  
16 they uncovered that.  
17 THE CHAIRMAN: I bet it was.  
18 MS. FARLEY: The asphalt has simply been  
19 put on top, but when they went down further,  
20 they found the -- sorry.  
21 THE CHAIRMAN: Come on up.  
22 MS. FARLEY: Should I get up to --  
23 THE CHAIRMAN: Yeah. Come on up.  
24 (Ms. Farley approaches the podium.)  
25 MS. FARLEY: Just because it's so  
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1 exciting.  
2 MS. BLAKE: If you would just state your  
3 name and address.  
4 MS. FARLEY: Christine Farley, 402 East  
5 6th Street, Springfield, beautiful Springfield.  
6 THE CHAIRMAN: She doesn't need to be  
7 sworn in --  
8 MS. FARLEY: When they uncovered this and  
9 Joel came over to -- and Jeff and I went over  
10 there, and -- we were given the materials.  
11 They sat in my driveway in Springfield. That  
12 steel is so dense that those 10-foot pieces  
13 that they cut -- the engineers cut for us, took  
14 eight men to carry one piece with great  
15 difficulty. They say it weighs 120 pounds of  
16 (inaudible). It's amazing.  
17 But when they took this out and got down  
18 further, they found the original narrow track,  
19 and that's what we put in the City Hall window.  
20 Jeff and I took four hours cracking river  
21 rock off the original track because they used  
22 it as rebar to support the roads, and so -- and  
23 we have about a 16-page requirement from the  
24 FDOT. We can meet all of their requirements.  
25 Their biggest concern is safety, but that  
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1 crossover actually is 15 foot, and people are  
2 going to have to stand in the middle of the  
3 road if there's traffic going each way. So I  
4 think we'll get them persuaded. We're going  
5 to.  
6 Thank you very much.  
7 THE CHAIRMAN: Thank you, Christine.  
8 MS. FARLEY: (Inaudible) to be there.  
9 MS. BLAKE: Christine, I'll take that card  
10 just for the record.  
11 MS. FARLEY: Thank you.  
12 THE CHAIRMAN: For those new to the  
13 commission, Christine is a wonderful local  
14 resource.  
15 Let's see. We have no old business.  
16 We have a siding issue that we want to  
17 discuss?  
18 MR. POPOLI: Through the Chair, we've  
19 actually discussed this before. We just never  
20 had the final language to present to you, but  
21 this basically addresses a quirk that we  
22 discovered.  
23 The siding replacement in the matrix for  
24 staff approval, the way it was worded, it  
25 seemed to encourage us doing Hardiboard or a  
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1 similar style siding in place of wood when wood  
 2 would be more appropriate. So we tried to  
 3 clean that up where it makes more sense.  
 4 You had discussed it previously. We're  
 5 just presenting the language now for final  
 6 approval if you're acceptable.  
 7 THE CHAIRMAN: Okay.  
 8 MS. FETNER: Through the Chair, just so  
 9 we're clear, the column, the second column from  
 10 the left, that is for administrative approval?  
 11 MR. POPOLI: Correct.  
 12 MS. FETNER: And then the -- that one is  
 13 for Commission approval?  
 14 THE CHAIRMAN: Right.  
 15 MS. FETNER: Through the Chair, is the  
 16 highlighted the change or is all the underline  
 17 the change?  
 18 MR. POPOLI: The strikethrough and  
 19 underline are the changes. I think the  
 20 highlight is a holdover from the previous draft  
 21 of this.  
 22 MS. FETNER: So just ignore the highlight?  
 23 MR. POPOLI: Yes, because other things  
 24 have been changed --  
 25 (Simultaneous speaking.)  
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1 THE CHAIRMAN: So we're just looking at --  
 2 MR. POPOLI: -- (inaudible) and the  
 3 strikethrough and underline would be the --  
 4 THE CHAIRMAN: (Inaudible.)  
 5 MS. FETNER: Okay.  
 6 MR. POPOLI: Thank you.  
 7 MS. FETNER: Okay.  
 8 COMMISSIONER LOPERA: So you're going to  
 9 approve the cementitious siding?  
 10 MR. POPOLI: In appropriate circumstances.  
 11 Generally, we can approve up to 25 percent  
 12 siding replacement. Typically, if it's wood  
 13 siding, we would approve wood siding with a  
 14 similar reveal. There are certain cases where  
 15 cementitious siding makes sense on nonhistoric  
 16 conditions. Typically, the lowest panel, near  
 17 the ground, can be cementitious because of the  
 18 rock factor --  
 19 COMMISSIONER LOPERA: Right.  
 20 MR. POPOLI: -- but it's very specific  
 21 circumstances.  
 22 MS. FETNER: For the Commission approval  
 23 column where you're striking out the  
 24 25 percent --  
 25 MR. POPOLI: Yes.  
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1 MS. FETNER: -- and then above it, in A,  
 2 it says, "When alternative material is proposed  
 3 for replacing historic material" --  
 4 THE REPORTER: I'm sorry --  
 5 MS. FETNER: I'm just reading.  
 6 "When alternative material is proposed for  
 7 replacing historic materials beyond those  
 8 circumstances approved in this section," and  
 9 then you're striking out the "over 25 percent,"  
 10 what is the -- those circumstances? Is it  
 11 outlined in there?  
 12 MR. POPOLI: I don't think so.  
 13 COMMISSIONER LOPERA: Is it in Part C?  
 14 Beyond circumstances?  
 15 MS. FETNER: Basically, my question is,  
 16 what's the threshold?  
 17 MR. POPOLI: That's a good question.  
 18 MS. FETNER: Can I make a suggestion?  
 19 THE CHAIRMAN: Yeah, that we spend some --  
 20 a little --  
 21 MS. FETNER: Yes.  
 22 Let me --  
 23 THE CHAIRMAN: Yeah.  
 24 MS. FETNER: -- get with staff and just  
 25 review it and get my eyes on it.  
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1 THE CHAIRMAN: Yeah, get the bugs out  
 2 before we approve it.  
 3 MS. FETNER: Thank you.  
 4 THE CHAIRMAN: That's a great idea.  
 5 MS. FETNER: Thank you.  
 6 MR. POPOLI: Agreed.  
 7 THE CHAIRMAN: Okay.  
 8 COMMISSIONER LOPERA: Would -- well,  
 9 question for the staff. Would you guys have an  
 10 issue if someone wanted to replace their siding  
 11 because it's deteriorated, replacing all of it,  
 12 as long as it's appropriate cementitious or  
 13 wood siding? Would you guys have an issue,  
 14 like, approving just wholesale --  
 15 MR. POPOLI: I mean, you're asking if we  
 16 would be capable of --  
 17 COMMISSIONER LOPERA: Right.  
 18 (Simultaneous speaking.)  
 19 MR. POPOLI: -- (inaudible)? I would  
 20 think so. I mean, the material would be the  
 21 same. We just typically haven't because it's  
 22 been prescribed by this 25 percent rule.  
 23 I can say with some degree of confidence  
 24 that establishing 25 percent is a tricky and  
 25 moving target. Just from my brief time here,  
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1 one of the things we've talked about is trying  
 2 to establish more specific criteria.  
 3 Obviously, if it's -- if there's no  
 4 limitation, then that absolves that problems as  
 5 well, but --  
 6 COMMISSIONER LOPERA: I would --  
 7 THE CHAIRMAN: But to your point, I think  
 8 what you're getting at is, when we have  
 9 approved wholesale siding replacement it's been  
 10 with the same material that was on it  
 11 originally. Really, the only time that we have  
 12 approved, like, a Hardiboard or something  
 13 like -- or a cementitious-type product is on  
 14 new construction. I mean, correct me if I'm  
 15 wrong, but --  
 16 MR. POPOLI: Or if all the siding has been  
 17 removed and there's no historic evidence.  
 18 THE CHAIRMAN: Evidence of what was there  
 19 originally.  
 20 MR. POPOLI: Yeah. I mean, there are a  
 21 number of cases in both districts where the  
 22 siding was taken off and asphalt or asbestos  
 23 shingles were put on. And in those cases, we  
 24 would allowed Hardie.  
 25 THE CHAIRMAN: But if we know what's there  
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1 the meeting, and note that this is a record.  
 2 (The above proceedings were adjourned at  
 3 4:46 p.m.)  
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1 and it's beyond 50 percent and we approve a  
 2 wholesale replacement, it would be with a like  
 3 material and like profile and everything else.  
 4 COMMISSIONER LOPERA: Okay.  
 5 MS. FETNER: Has this discussion -- did  
 6 this discussion come up when I was on leave?  
 7 MR. POPOLI: Yes.  
 8 MS. FETNER: Okay. So is there --  
 9 MR. POPOLI: There would be minutes.  
 10 Yeah, we can go back through them.  
 11 MS. FETNER: Okay. So this was discussed  
 12 and there was consensus about something?  
 13 MR. POPOLI: I believe so.  
 14 THE CHAIRMAN: Yeah.  
 15 MR. POPOLI: I'm not sure if it translated  
 16 to this very (inaudible) --  
 17 THE CHAIRMAN: I would say yeah.  
 18 MS. FETNER: Okay. Well, I'll look at the  
 19 minutes and get with staff and just make sure  
 20 it makes sense.  
 21 THE CHAIRMAN: Yeah. Okay.  
 22 I don't know that we have any other issues  
 23 today to discuss.  
 24 MR. POPOLI: I didn't bring any others.  
 25 THE CHAIRMAN: Well, then I will adjourn  
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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 9th day of July 2017.  
 16  
 17  
 18 \_\_\_\_\_  
 19 Diane M. Tropia  
 20 Florida Professional Reporter  
 21  
 22  
 23  
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 25  
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