

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, November 14, 2018,
commencing at 3:17 p.m., Ed Ball Building, 214 North
Hogan Street, Conference Room 1002, 1st Floor,
Jacksonville, Florida, before Matthew S. McKinney, a
Notary Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman
RYAN P. DAVIS, Commission Member
ERIK C. KASPER, Commission Member
MAXIMILIAN GLOBER, Commission Member
MAIJU STANSEL, Commission Member

ALSO PRESENT:

SHANNON ELLER, Office of General Counsel
CANDACE LONG, Planning and Development Dept.
LISA SHEPPARD, Planning and Development Dept.
CHRISTIAN POPOLI, Planning and Development Dept.

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1 issues, please fill out a speaker card and
2 bring it up to the front. We're going to be
3 taking a break every two hours.
4 And I will entertain a motion to approve
5 the minutes from the October 24th meeting.
6 COMMISSIONER DAVIS: Motion to approve the
7 minutes from the October 24th meeting.
8 COMMISSIONER STANSEL: Second.
9 THE CHAIRMAN: All those in favor?
10 COMMISSION MEMBERS: Aye.
11 THE CHAIRMAN: Those opposed?
12 COMMISSION MEMBERS: (No response.)
13 THE CHAIRMAN: Hearing none, you have
14 approved the minutes from the October 24th
15 meeting.
16 Let's see. We have no deferred items on
17 our list today and no consent agenda. We're
18 actually going to go straight into new
19 business. First on our docket, 604 North Hogan
20 Street.
21 Do I have a staff report?
22 MR. POPOLI: You do. I'd love to show you
23 visuals. I apologize that I can't.
24 So this is a request for demolition for a
25 contributing structure to the Downtown National
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1 P R O C E E D I N G S
2 November 14, 2018 3:17 p.m.
3 - - -
4 THE CHAIRMAN: We're going to go ahead and
5 start the November 14th meeting of the
6 Jacksonville Historic Preservation Commission.
7 We're going to start with some introductions.
8 Christian can start.
9 MR. POPOLI: Christian Popoli, Planning
10 and Development.
11 MS. ELLER: Shannon Eller from Office of
12 General Counsel.
13 COMMISSIONER GLOBER: Max Globber,
14 commissioner.
15 COMMISSIONER DAVIS: Ryan Davis,
16 commissioner.
17 THE CHAIRMAN: J.C. Demetree, Chair.
18 COMMISSIONER KASPER: Erik Kasper,
19 commissioner.
20 COMMISSIONER STANSEL: Maiju Stansel,
21 commissioner.
22 THE CHAIRMAN: If you haven't silenced
23 your cell phones, please do so. And any
24 conversations you may have, please have them in
25 the hallway. And if you'd like to speak on any
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1 Register District. The property is located at
2 604 North Hogan Street. It's basically at the
3 corner of North Hogan and Ashley. Currently,
4 the property is owned by the First Baptist
5 Church. They haven't used it in a number of
6 years.
7 The structure was built in 1947. It falls
8 under the Art Moderne or Art Deco style. I'm
9 just going to go through the criteria. Staff
10 generally found that it met five out of the
11 seven criteria, first being its value as a
12 significant reminder of cultural historic
13 architectural or archaeological heritage of the
14 city, state or nation.
15 The property was originally built by the
16 Gulf Life Insurance Company. It was built in
17 what's called Jacksonville's decade of
18 progress, which is basically the post-war
19 expansion. This is not a very heavily
20 represented period in Downtown. There's really
21 not a large quantity of buildings, so this is
22 one of roughly 10 that fit into the Art Deco
23 category from this period. So it's reflective
24 of that time period and its importance to the
25 city. We did not feel it met the site of
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1 significance for local, state or national
 2 events, nor is it identified with a particular
 3 person of historic significance or development.
 4 We did feel that it represents a work of a
 5 master builder, designer or architect,
 6 specifically Eugene Cellars. He is a local
 7 architect from Jacksonville. He did a lot of
 8 post-war housing, churches, other institutional
 9 buildings. He was one of eleven contributors
 10 to the Jacksonville Architectural Booklet,
 11 which was published in 1940, which highlighted
 12 modern design trends. Even though he was a
 13 registered architect, he probably did most of
 14 his work as a draftsman for architectural firms
 15 like Roy Benjamin and other smaller firms
 16 throughout Florida.
 17 We did feel that its value was recognized
 18 as a building for its quality of architecture
 19 and retains sufficient elements. The style,
 20 again, it's an Art Deco, probably more
 21 specifically an Art Moderne structure, which is
 22 typically noted for its curved corners and
 23 somewhat plain exterior. In this case it's a
 24 brick structure. Originally, it had block
 25 glass characteristics on the corners. But a
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1 very simple building. It has some detailing
 2 along the parapet. The original cornerstones
 3 that signify Gulf Life with the GL initials are
 4 still there. It has distinguishing
 5 characteristics of a particular architectural
 6 style, in this case, again, the Art Deco, Art
 7 Moderne. It's one of ten Art Deco style
 8 buildings that were listed in the application
 9 for the Downtown National Register District.
 10 Again, not a very well-represented style
 11 in the Downtown area, but significant in that
 12 this one's pretty much intact, which goes into
 13 criteria number 7, which is the suitability for
 14 preservation. We don't have a lot of
 15 information on the interior of the structure,
 16 but at least from the exterior, a lot of the
 17 original elements are still there. The most
 18 notable loss unfortunately is the blocked
 19 glass that was noted in the corners of the
 20 building in sort of a curved fashion. Those
 21 have been lost. But a lot of the minimal
 22 decorative elements, the long parapet, are
 23 still there, the original awnings in most
 24 cases, at least one of the original doors. But
 25 again, without an interior visit to the
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1 structure, it's difficult to say what condition
 2 it is on the inside.
 3 But that's our findings with regards to
 4 the seven criteria for your consideration. I'm
 5 happy to take any questions.
 6 THE CHAIRMAN: Does anybody have questions
 7 for staff?
 8 COMMISSION MEMBERS: (No response.)
 9 THE CHAIRMAN: Hearing none, we open the
 10 public hearing.
 11 Is the applicant here?
 12 AUDIENCE MEMBER: (Indicating.)
 13 THE CHAIRMAN: Come on up.
 14 (Audience member approaches the podium.)
 15 AUDIENCE MEMBER: Good afternoon. My name
 16 is Kurt Wilson. I'm the director fire chief
 17 for Jacksonville Fire Rescue.
 18 THE REPORTER: Do you solemnly swear or
 19 affirm that the testimony you are about to give
 20 will be the truth, the whole truth, and nothing
 21 but the truth?
 22 MR. WILSON: I do.
 23 THE REPORTER: Thank you.
 24 MR. WILSON: I think Lincoln said it best
 25 that he who represents himself has a fool for a
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1 client, although I think he was talking about
 2 attorneys and courts. It was long before fire
 3 chiefs came before historic preservation
 4 commissions and asked for demolition permits.
 5 So I want to apologize in advance if I'm a fish
 6 out of water standing in front of you, because
 7 that's certainly how I feel.
 8 First, how we got there. We're looking at
 9 buying a large parking lot and a four-story
 10 building adjacent to our headquarters at 515
 11 North Julia. The problem is, First Baptist,
 12 it's a buy two, get the third one for free, and
 13 the third one we're talking about is the Gulf
 14 Life building in the sense that it's in
 15 extremely bad shape.
 16 And how we got there, you know, the Fire
 17 Department moved into our current headquarters
 18 in the late '90s. We renovated it, and it's a
 19 source of pride for us. We host a lot of, you
 20 know, politicians, senators, whoever comes in
 21 for our EOC activations. We recently had a
 22 tour from the Federal Reserve folks from
 23 Atlanta who wanted to come see the old
 24 building.
 25 So when fire departments or other people
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1 come into the building, they are immediately
2 amazed at the fact that the City has put this
3 much money into a fire headquarters, because we
4 have marble inlay that says "FR." And so I
5 usually give them about 10 or 20 minutes of
6 walking around before I let them know, "Hey,
7 this was the Federal Reserve. We simply took
8 it over. We didn't spend taxpayer dollars for
9 inlays to put 'Fire Rescue' in, but we're very
10 proud of the building."

11 Unfortunately, the building, although it's
12 five stories with the sixth floor having a
13 small penthouse to it, the reality is it's very
14 limited on space. Only the first through third
15 floors have offices. The entire fourth floor
16 is our emergency operations center. In the
17 event of emergencies, things like that,
18 everybody comes there. The fifth floor is a
19 cafeteria and a gym. Like I said, the sixth
20 floor just has a very small office.

21 Parking around that building is a
22 challenge, as in most Downtown Jacksonville
23 places, but in order to be a good steward and
24 facilitate the sale of the Jones furniture
25 store behind us, we had to give up 25 parking

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1 spots that were fenced in behind our
2 headquarters. And what that housed was the
3 parking for our fire communications folks.

4 In order to sell that building, they
5 wanted parking as well, and so obviously my
6 boss came to me and says, "I know I'm going to
7 put you in a pinch, but do you mind?"

8 "Absolutely, if that's what it takes,
9 let's do that."

10 Another thing that's got us into a bind
11 right now is that the old JEA building at the
12 corner of Church and Julia has now been sold
13 again, it's my understanding. The previous
14 owner kind of gave us an MOU saying, "Hey, the
15 40 parking spots off of Church Street, park
16 here if you like. Just know that when this
17 sells, you may lose your parking."

18 Well, it sold again, and they've put us on
19 notice in the sense of, "Hey, can't tell you
20 when, but the time's coming, and we're going to
21 ask you to vacate." So right now, currently,
22 I've got 16 parking spaces behind headquarters;
23 I've got four underground, and I'm at the mercy
24 of the meters, if you will, around the
25 building, for about 90 people that work there

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1 full-time.

2 So we started looking at parking, trying
3 to find a place, and First Baptist has been
4 very kind allowing us to park in between one
5 building --

6 (Timer notification.)

7 MR. WILSON: Am I limited to three
8 minutes? I better speak faster.

9 They very kindly gave us a small parking
10 in between one of the buildings on Ashley we're
11 trying to purchase from another building, but
12 the reality is they have a large parking
13 lot that goes down to Beaver Street. And so we
14 started having that conversation after some
15 hurricane activations, where we had about 175
16 people working on the fourth floor and we
17 simply had no parking whatsoever, especially
18 with surrounding residential condos coming in,
19 and after-hours, everybody's coming down
20 looking to park down there as well.

21 So we started these discussions with First
22 Baptist. And what we're really interested in
23 is the four-story building as an annex, as a
24 headquarters annex building, and the parking.
25 And unfortunately, as First Baptist put it, if

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1 you want those two, you're going to take the
2 third, and the third is the Gulf Life building
3 that we've discussed.

4 And I will tell you that I have -- I've
5 been within 5 feet of the open door of that
6 building. They will not let you in the front
7 door because of the conditions, but I will tell
8 you that when you open the side door, what
9 you're looking at -- the first thing that's
10 going to hit you is the odor of wetness. And
11 when you look inside the building, there's not
12 one square inch of white sheetrock in that
13 building. Everything's collapsed down. All
14 your steel girder supports are rusted. It's
15 just in bad condition. We have -- I don't know
16 that we are going to be the right ones to
17 renovate that, so currently we have no interest
18 in that two-story building.

19 The four-story building, however, is in
20 decent shape, good roof, interior's good,
21 electrical's good. You can tell that the
22 church has used it for a number of years for
23 kids, maybe as like a Sunday school, if you
24 will, because there's a lot of things having to
25 do with that. We're looking at it as kind of a

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1 way to expand headquarters, if you will, a mini
2 HQ.

3 So we're in front of you today to ask for
4 permission for demolition of the two-story. I
5 know that the report that was given to you --
6 you know, the criteria set forth as it
7 relates -- I guess 324.07 lists seven different
8 criteria, and I think we're conceding criteria
9 1 and 6. The staff report states that criteria
10 2 and 3 are not met.

11 However, 4, the only thing I wanted to
12 bring up is that it says he was mostly known as
13 a draftsman, and I'm not sure if a false
14 equivalency exists as to equate him to a master
15 or not. I can't stand in front of you to give
16 you any kind of educated argument as to why
17 that is. Like I said, a fish out of water
18 standing in front of you; just if he's known as
19 a draftsman here, I'm not quite sure he equates
20 to a master over here.

21 Again, the criteria 5, the exterior, when
22 you look at the pictures from the outside, yes,
23 you know, we've lost some things to stucco as
24 it relates to some of the round windows. Yes,
25 the signage. And I'm not saying that's

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1 anything that we couldn't overcome. The
2 exterior's not the issue for us. It's not that
3 it's -- you know, it's an ugly building; it's
4 nothing like that. It's just simply the fact
5 that the interior -- with the means that we
6 have to do what we have, that building's going
7 to be a challenge for us, and we need space for
8 parking. That's the big thing.

9 Again, we conceded 6. And the last one,
10 criteria 7, I wish I had an engineering report
11 in front of you that could tell you the true
12 condition of the inside. I don't. You know,
13 the reality is, under oath, like I said, you
14 open the door and you can't get within 5 feet
15 for the odor. And I'm not suggesting somebody
16 couldn't overcome that. It's just where we're
17 at and what we're trying to do with this block,
18 it's beyond us.

19 Historically, the Fire Department has been
20 a good steward with Downtown preservation.
21 Fire Station No. 3, the first
22 all-African-American fire station in the city,
23 has been our fire museum for a number of years
24 and continues to be our fire museum, and we
25 just sunk almost \$1 million into renovating the

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1 interior of that building. Certainly, with
2 possibility of Downtown development, shipyard,
3 Shad Khan and everything coming down there, the
4 ideas of buildings moving, you know, we're not
5 simply coughing it up. So we're maintaining
6 ownership of that; it's just we're not sure
7 where that's going to be.

8 We've also been stewards as it relates to
9 the Jones building behind us, you know. In
10 order to get that going and to get that
11 occupied -- I believe it's going to be
12 apartments -- we had to cough up parking, and
13 so we did that.

14 In the end, I'll just close. I appreciate
15 your time, and I appreciate your consideration.

16 Thank you.

17 THE CHAIRMAN: Thank you.

18 Does anybody have any questions for the
19 applicant?

20 COMMISSIONER KASPER: We can bring him
21 back up later.

22 THE CHAIRMAN: Yeah. We'll bring him back
23 up.

24 Thank you.

25 Anybody else here to speak on this COA, on
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1 this demo?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: Hearing none, we'll close
4 the public hearing, and I'll entertain a
5 motion.

6 COMMISSIONER DAVIS: Motion to approve the
7 demolition of 320 -- I'm sorry -- 604 North
8 Hogan Street.

9 COMMISSIONER GLOBER: Second.

10 THE CHAIRMAN: All right. Christian,
11 quick question for you. The other two
12 buildings they're moving into, do we have any
13 information on those?

14 MR. POPOLI: Well, in what regard?

15 THE CHAIRMAN: When were they built? I
16 mean, are they resurrecting two more buildings?

17 MR. POPOLI: The one on Ashley Street,
18 which is the immediate neighbor to this one, I
19 believe it was built in the '30s. It's
20 definitely more the Art Deco versus the Art
21 Moderne. According to them and from what we've
22 seen, it's in pretty good shape. The other
23 building, the Jones furniture building, is a
24 local landmark as well.

25 (Audience member approaches the podium.)

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1 AUDIENCE MEMBER: If I may, Mr. Chairman?
 2 THE CHAIRMAN: Sure.
 3 MR. KILLINGSWORTH: Bill Killingsworth,
 4 Director of Planning and Development.
 5 THE REPORTER: Would you raise your right
 6 hand for me?
 7 MR. KILLINGSWORTH: (Complies.)
 8 THE REPORTER: Do you solemnly swear or
 9 affirm that the testimony you are about to give
 10 will be the truth, the whole truth, and nothing
 11 but the truth?
 12 MR. KILLINGSWORTH: I do.
 13 So the Federal Reserve building that
 14 they're in is a contributing structure to the
 15 National Historic District. The Jones building
 16 that they gave up their parking lot for is both
 17 a contributing structure to the National and I
 18 believe it's a local landmark. And then the
 19 Ashley building is a contributing structure.
 20 So of the four buildings on that block, per se,
 21 they are either rehabbing themselves or causing
 22 the rehab of three of the four buildings.
 23 THE CHAIRMAN: Okay. Thank you.
 24 COMMISSIONER KASPER: Question for staff.
 25 What the Commission is asked to do is to weigh
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1 this, Shannon?
 2 MS. ELLER: Through the Chair, yes, the
 3 standard that you have is whether or not you
 4 would approve or deny demolition, and the
 5 standard in 320 punts you over to an evaluation
 6 under 320.407 of whether or not you think the
 7 building could be eligible based upon the seven
 8 criteria.
 9 Now, what you have presented before you is
 10 a staff report that found -- what did you find,
 11 five -- seven. And then you have additional
 12 evidence that's been presented by the
 13 applicant, disputing the findings in the staff
 14 report as to, I think, two of the criteria,
 15 which drops you down below the requisite
 16 requirement to deny the demolition and move
 17 forward to seek the landmark status and
 18 recommend that to the city council.
 19 So it's up to you to weigh the evidence
 20 that's been presented and determine how you
 21 feel about criteria 1 through 7. And you have
 22 a motion to approve the demolition, and I would
 23 suggest as part of your discussions here, you
 24 work through that in support of that motion to
 25 approve.
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1 in on whether this building satisfies four of
 2 the seven criteria?
 3 MR. POPOLI: Yes.
 4 COMMISSIONER KASPER: Okay. And in the
 5 evaluation of the individual items, we are to
 6 review those on the merits of the item itself,
 7 meaning that item number 1, you know, does it
 8 have value reflecting of a certain time period,
 9 was the architect of significance, does the
 10 building have distinguishing style. And those
 11 are criteria that are evaluated based on that
 12 criteria and that building, whether it's
 13 architecture and architect and such.
 14 Is there any -- do we allow circumstances
 15 to adjust or affect our decision?
 16 Where I'm leading to is that if this was a
 17 house for the nuns of such and such that saved
 18 all the children of the world, and we were
 19 going to displace these poor kids out on the
 20 street, is that a criteria, or are we simply
 21 evaluating based on these seven criteria?
 22 MR. POPOLI: I was trying to pull up the
 23 code just to verify the language.
 24 THE CHAIRMAN: That's a good question.
 25 MR. POPOLI: Have you got any thoughts on
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1 COMMISSIONER KASPER: Okay. Excellent.
 2 Thank you. That clarifies it.
 3 So then I would like to begin a discussion
 4 on item 4, as the architect. I did read this
 5 sentence, and it does say "master builder" and
 6 then, comma, "architect."
 7 THE CHAIRMAN: "Or designer."
 8 COMMISSIONER KASPER: I really don't think
 9 you're adding "master" to "architect." I think
 10 "master builder" was a term or is a term, and
 11 then "architect" is a separate term, so we're
 12 not evaluating whether or not he was a master
 13 architect. We're evaluating whether he was an
 14 architect that, through his individual work,
 15 influenced the development of the city.
 16 So we would have to ask ourselves: Did
 17 Mr. Cellars' work that he did influence the
 18 development of the city? So his projects,
 19 which we've heard, are residential, some
 20 churches and other items, and then he was a
 21 contributor to a booklet on modern
 22 architecture, which I'm assuming meant that he
 23 wrote an article or some of his projects were
 24 in that book. So for me, that's probably a
 25 gray area, 1. I think he is an architect. He
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1 did do things. Are those few buildings
2 tremendously influencing the development of the
3 city? So that one's a potential.

4 And then if we skip down to number 7,
5 which is the other one that was brought up as a
6 point of contention by the applicant, the
7 condition for rehabilitation, I guess maybe
8 it's another question on this one. We really
9 are not evaluating how much would it cost.
10 We're evaluating could it be done. So it
11 appears from the image -- from the photographs,
12 that the exterior is in very good condition for
13 the year.

14 We're hearing that the interior -- I'm
15 assuming the roof leaks because of the water
16 that's in the building and some of the steel, I
17 think I heard, rusted. I didn't hear
18 "falling." So I would think that just by
19 looking at the building, that things aren't
20 falling down, that it would be suitable, that
21 it could be preserved. And a lot of what we
22 deal with on the historic commission is really
23 the exterior look. We don't comment on how the
24 interior's laid out or the interior condition.
25 So on the exterior, I believe it would be

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1 suitable for preservation.

2 COMMISSIONER DAVIS: Does "suitable"
3 mean -- you know, anything could be done for
4 some amount of money. Does "suitable" mean is
5 it possible to restore this building, or does
6 it mean that it would be considered suitable
7 from an economic standpoint, you know, and is
8 it likely to be restored before it just
9 disintegrates?

10 THE CHAIRMAN: That's exactly what I wrote
11 down, going through 7. I mean, is it suitable?
12 Is it a question of whether it can be or not?
13 Those are two different answers.

14 I also think number 5 is somewhat
15 questionable. The glass blocks missing, to me,
16 that's one of the most distinguishing parts of
17 this building, and they've obviously been
18 missing for some time. And then number 4, I
19 would tend to agree with you on number 4. I
20 think we have enough there and enough
21 information. But 5 and 7, I'm not sold on.

22 COMMISSIONER KASPER: When we evaluate
23 other certificates of appropriateness, really
24 as it relates to window restoration, we have
25 applicants that come and make the claim that

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1 the windows are beyond repair and they won't
2 open and such and such, and then we usually ask
3 for like an expert opinion or evaluation. I
4 think we had another one that maybe potentially
5 had some structural stuff. And so if number 7
6 is in question, maybe there needs to be or
7 could be some additional information that
8 would --

9 Through the Chair to maybe Counsel, is
10 there other interpretation on the number 7? Is
11 there more information or more qualifiers for
12 the simple statement "suitability for
13 preservation"?

14 MR. POPOLI: Looking through 307, which is
15 where that language is, there's not a defined
16 "suitability" definition anywhere. It's not
17 clearly stated what makes it suitable for
18 restoration.

19 COMMISSIONER KASPER: Okay. But does it
20 define what -- well, I guess you just answered
21 that. It doesn't say "suitable." So is it
22 suitable? Am I --

23 MR. POPOLI: It says "suitability for
24 preservation or restoration."

25 THE CHAIRMAN: Well, yeah, I think that
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1 comes down to: Is anybody actually going to
2 spend the money to do it, depending on the
3 building's condition? It's not if it can be
4 done, to me.

5 COMMISSIONER DAVIS: Well, again, how far
6 do you push the standard of can it be done? I
7 mean, really, anything can be done.

8 COMMISSIONER KASPER: Yes. So where would
9 you draw that threshold? So if we go along
10 that line of thinking that it's suitable, it
11 has -- the walls are still standing; the roof
12 is still there, and it has interior drywall
13 damage. So somebody who wants to come in and
14 convert it back to an office building would
15 need to gut it, would need to take out all the
16 walls and take out all the systems, the
17 electrical, mechanical, maybe even plumbing,
18 and then so what you're left with are walls and
19 a floor and a roof.

20 I would think that's not an unreasonable
21 task. I mean, we renovate buildings. And I'm
22 sure the applicant wasn't saying this, and he
23 was just saying the way the negotiation was,
24 but, "I take two; I get one for free." So if
25 somebody offered the building for free,

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1 somebody probably could convert it. So if that
2 is the threshold of whether or not it would
3 be...

4 THE CHAIRMAN: Well, it sounds like you
5 had to buy the others to get the third.

6 Also, I'm a fan of what looks to be two
7 more historic buildings renovated because of
8 this, so that to me aids number 7 also, that,
9 yeah, is it suitable? Sure. But in the
10 scenario they're put in and the scenario the
11 owners are put in with the potential buyer, I
12 don't know if it's suitable.

13 COMMISSIONER STANSEL: So in the past,
14 when we have had this type of building come in
15 front of us for demolition, we have been given
16 the opportunity to also request the staff do a
17 much further and deeper investigation. In the
18 past, we've not managed to make that happen
19 because there was some division in the staff
20 and the commissioners. But if there is
21 question about the interior and its
22 suitability, and if we wanted to take that off
23 the table as an item that was available because
24 maybe it's not suitable to rehab the inside of
25 it, staff was not allowed to actually go inside

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1 the building and investigate that.

2 So we're working off of an exterior
3 picture and a -- and the applicant's quick
4 visual of the inside and maybe little olfactory
5 influences there. So in my mind, we don't have
6 enough information to say that 7 is or isn't on
7 the table. I think that one is a pure question
8 mark because I don't think anybody in this room
9 has enough information for that.

10 I think we can all agree that it complies
11 with 1 and 6, applicant included. We can all
12 agree that 2 and 3 are off the table, applicant
13 included. The only ones that are in question
14 are 4, 5 and 7. We need to either decide
15 whether Eugene Cellars was a designer or
16 architect of note, which would make 4 valid or
17 not, and then I think J.C., you had some issues
18 with 5.

19 COMMISSIONER KASPER: Because of the glass
20 block.

21 COMMISSIONER STANSEL: Because of the
22 glass block. The key feature of the building
23 is actually missing. And to me, that
24 actually -- I mean, it's a square building with
25 rounded corners and the -- I mean, it's got

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1 some great fluting on the sides, and it's got
2 some other detail there. I'd be curious to
3 find out from the applicant what they would
4 plan to do after this was demolished.

5 COMMISSIONER KASPER: Parking lot.

6 COMMISSIONER DAVIS: On number 5, I would
7 tend to agree on some of the key elements being
8 missing. I mean, and you can say they could be
9 replaced, but really what we're evaluating is
10 how much of the actual original historic fabric
11 is intact.

12 COMMISSIONER KASPER: But which features
13 are missing? If you look at the elevations,
14 the brick's there; the windows are there; the
15 concrete awnings, the precast insets up at the
16 parapet that have the "1947" and the "GL,"
17 the -- yeah. But that one corner piece, which
18 does have stucco, and maybe there's glass block
19 behind it maybe.

20 COMMISSIONER STANSEL: We have not been
21 inside to find out.

22 COMMISSIONER KASPER: So I think the
23 question -- so of -- I'm trying to figure out:
24 On the entire building of the original
25 architectural features, the only ones that I

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1 see that are missing is that one corner glass
2 block window. The corner fluting is still
3 there. The cornerstones are still there. So I
4 would -- I think the features are there.

5 COMMISSIONER DAVIS: Number 1, so I know
6 the applicant conceded that and we've seen this
7 come up before for buildings, you know, being
8 significant because of significant commerce in
9 the city at that time. And I kind of had a
10 problem with that before and still do. You
11 know, I don't know that just because a building
12 was built in an era of an economic boom
13 necessarily counts as something that -- how's
14 it read -- has a significant reminder of
15 cultural, historical, architectural or
16 archeological heritage of the city, state or
17 nation.

18 You know, to me, that would read like a
19 building built during restoration after the
20 Civil War or some truly significant time
21 period, not so much, you know, economic
22 prosperity for a particular time.

23 COMMISSIONER KASPER: That's a good point.
24 So they're making the case that because there
25 was an economic boom during this time period,

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1 that anything that was built during that time
 2 period is reflective of that economic boom, and
 3 therefore, we should preserve it.
 4 COMMISSIONER DAVIS: Right.
 5 COMMISSIONER KASPER: So that's a good
 6 question.
 7 COMMISSIONER DAVIS: So, you know, for me,
 8 really, I would argue that 1 is -- does not
 9 meet the criteria. And then, you know, to go
 10 back to 4 that we kind of said was a gray area,
 11 you know, it was kind of along the same lines
 12 as my argument on number 1. It was designed by
 13 an architect who was alive during that period,
 14 but, you know, I don't -- and the projects that
 15 he worked on were kind of a variety of
 16 residences and churches and a warehouse here
 17 and there, and he had a couple of big projects
 18 like this.
 19 But, you know, I don't know that -- and
 20 this sounds terrible to say, I guess, talking
 21 about somebody and their legacy, but it doesn't
 22 seem like he made a mark on the city that
 23 would, again, live up to the language of --
 24 sorry. Let me go back to it.
 25 COMMISSIONER KASPER: Yeah. It says --
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1 THE CHAIRMAN: I think it's a fair point.
 2 COMMISSIONER DAVIS: "Whose individual
 3 work influenced the development of the city,
 4 state or nation."
 5 THE CHAIRMAN: I think it's a fair point.
 6 Just because he did a lot of work doesn't
 7 necessarily make him influential.
 8 COMMISSIONER STANSEL: Well, and it may
 9 not be reflective of the work that he was doing
 10 at the time that he was doing work. You know,
 11 as an architect, they do a lot of custom homes.
 12 Occasionally, I do a warehouse building. Is
 13 the warehouse building representative of what I
 14 do? No; the homes are. So his legacy is maybe
 15 not this. It's maybe in other structures. I
 16 think that's what you're saying.
 17 COMMISSIONER DAVIS: Yes. Yeah, you know,
 18 his resume reads more -- and this is a
 19 beautiful building. But if you look at the
 20 projects he's done, it looks like he was more
 21 developed -- or he was more influenced by the
 22 time he lived in, more than he influenced the
 23 time.
 24 COMMISSIONER STANSEL: I have a question
 25 for staff. In our packet, there is a series of
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1 pictures with addresses. So we have the Gulf
 2 Life building, Willow Branch Apartments,
 3 Brewster hospital, Allen High School, First
 4 Baptist Jacksonville Beach. The purpose of
 5 these images is to show us what?
 6 THE CHAIRMAN: I was thinking the same
 7 thing. And then in the staircase photo, we've
 8 got Gulf Life, question mark? It might be that
 9 building?
 10 COMMISSIONER KASPER: Is that Mr. Cellars'
 11 work?
 12 THE CHAIRMAN: I don't know.
 13 COMMISSIONER STANSEL: That's what I think
 14 I'm asking.
 15 MR. POPOLI: Yes. I believe those are
 16 examples of his work from the file that we have
 17 on him individually.
 18 COMMISSIONER STANSEL: Okay.
 19 MR. POPOLI: I had a thought that they
 20 were examples of the style from the period in
 21 the city, but I'm pretty sure they're not. So,
 22 yeah, I'm pretty confident these are examples
 23 of his work.
 24 COMMISSIONER GLOBER: I have a question
 25 for staff, if I may. What makes someone a
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1 master builder or architect? Is that pretty
 2 wide open, or is there a definition?
 3 MR. POPOLI: I don't think there's a hard
 4 fast definition. I mean, a lot of these are
 5 deliberately vague to be more all encompassing.
 6 I would probably defer to Erik or Maiju as
 7 architects, since they're kind of students in
 8 this field. But I think, you know, someone --
 9 Jacksonville doesn't have a huge quantity of
 10 noteworthy architects, and I think the most
 11 obvious example would be, you know, Klutho, who
 12 did a very specific style that's not common to
 13 Florida and Springfield, the Prairie style, so
 14 he's someone that obviously stands out. But I
 15 don't know that there's a hard fast way to get
 16 that definition.
 17 COMMISSIONER STANSEL: In looking at his
 18 body of work that's included in this packet,
 19 that is located in Jacksonville, because some
 20 of it's not, there's a -- some of these other
 21 buildings are much more notable and much more
 22 desirable in speaking to the Moderne, the Art
 23 Deco/Modern style, that was claimed on this
 24 Gulf Life building. I'm inclined -- even
 25 though Cellars is of note, has done some stuff
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1 in Jacksonville, I would say that the Gulf Life
 2 building is probably not as representative of
 3 his body of work.
 4 COMMISSIONER DAVIS: Well, and I would say
 5 that in looking at those other examples, in
 6 particular the ones that were exemplary,
 7 would -- those examples would more lend
 8 themselves to, if we were evaluating those,
 9 number 5, for being recognized for the quality
 10 of their architecture and the sufficient
 11 elements showing their architectural
 12 significance. Even if he had other projects
 13 that would qualify as number 5, not to say
 14 whether this one does or not right at this
 15 moment, I still don't -- I don't think that
 16 those are necessarily an argument for him, as
 17 an individual, influencing the development of
 18 the city.
 19 THE CHAIRMAN: I mean, it sounds to me
 20 like we've got enough here to take a vote,
 21 unless anybody has anything else to add.
 22 COMMISSIONER KASPER: I need a moment.
 23 THE CHAIRMAN: Sure. Take a moment.
 24 COMMISSIONER KASPER: So item number 1,
 25 was this work representative of a -- was a
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1 COMMISSIONER KASPER: No, I think we're --
 2 THE CHAIRMAN: I don't think it's
 3 necessary.
 4 COMMISSIONER STANSEL: I'm asking the
 5 question.
 6 THE CHAIRMAN: Yeah. I mean, if you're
 7 looking at it as 1, 2, 3 and 4, then we just
 8 went through 4 again, I mean, there's your four
 9 misses right there, so that -- I mean, if we're
 10 all in agreement there, then I don't think we
 11 need to dig any further. But that's just my
 12 thought.
 13 COMMISSIONER KASPER: Maybe we don't have
 14 to be unanimous.
 15 THE CHAIRMAN: Do we have five today? No,
 16 we don't.
 17 COMMISSIONER KASPER: Yeah, we do.
 18 THE CHAIRMAN: That's what I meant. I'm
 19 going to go ahead and call for a vote.
 20 All those in favor?
 21 COMMISSION MEMBERS: Aye.
 22 THE CHAIRMAN: Those opposed?
 23 COMMISSION MEMBERS: (No response.)
 24 COMMISSIONER KASPER: Sorry. The motion
 25 was to approve demolition --
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1 reminder of a certain heritage of the city;
 2 number 4, did his work influence the city;
 3 number 5, does this work have key features;
 4 number 6, is it representative of
 5 distinguishable style; and number 7, is it
 6 suitable for restoration.
 7 On number 1, I'm tending to lean more with
 8 Ryan now that only -- that the heritage of the
 9 boom and buildings that were built during the
 10 boom doesn't necessarily mean it reminds me of
 11 the boom.
 12 Number 4, I don't think it has to be
 13 master builder. I think the question is: He
 14 was an architect, yes. Did his work influence
 15 the city? I don't know. There's other
 16 buildings that were in the city. They were
 17 nice buildings. Did that influence? I don't
 18 know. Key features, yes. Distinguishable
 19 style, yes. Suitable, I believe yes.
 20 Anybody else want to comment?
 21 THE CHAIRMAN: I still have an issue with
 22 5 and 7, personally.
 23 COMMISSIONER KASPER: And 4, you say no?
 24 COMMISSIONER STANSEL: Do we want to
 25 request having staff dig further into this?
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1 THE CHAIRMAN: I can re-call.
 2 COMMISSIONER KASPER: Yeah.
 3 THE CHAIRMAN: All those in favor?
 4 COMMISSION MEMBERS: Aye.
 5 THE CHAIRMAN: Those opposed?
 6 COMMISSIONER KASPER: Nay.
 7 COMMISSIONER STANSEL: Nay.
 8 THE CHAIRMAN: I'm hearing three ayes and
 9 two nays. You've approved -- yeah?
 10 MS. ELLER: Correct.
 11 My reading is that a quorum consists of a
 12 majority of the Commission. So you have a
 13 quorum because you are fully staffed at seven
 14 and you have five, and favorable action by the
 15 Commission requires that a majority of the
 16 commissioners present and voting concur. So a
 17 majority is three.
 18 What you are recalling in some of your
 19 discussions is that if you were to actually
 20 designate a landmark, you do have the
 21 majority-plus-one requirement, but this is not
 22 the vote to actually designate the landmark.
 23 This was a vote on the demolition. So my
 24 reading of the bylaws is that the motion
 25 carried.
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1 THE CHAIRMAN: Thank you.
 2 MR. WILSON: Thank you.
 3 THE CHAIRMAN: Uh-huh.
 4 So we're going to move on to our
 5 previously deferred items. First on our list
 6 is COA-18-21263, 2363 Ernest Street.
 7 Do you have a staff report?
 8 MR. POPOLI: We do. It's the same staff
 9 report from the previous meeting. We can cover
 10 the highlights.
 11 COMMISSIONER STANSEL: Refresh our
 12 memories, please.
 13 THE CHAIRMAN: We've had a lot of
 14 deferreds lately.
 15 MR. POPOLI: Let me see if I can get the
 16 computer to work.
 17 Yeah, no. Sorry to get everyone's hopes
 18 up.
 19 MS. SHEPPARD: Through the Commission,
 20 this application is for window replacement.
 21 Staff recommendation was approve with
 22 conditions. These included limiting the window
 23 replacement and requiring, instead of
 24 replacement, the restoration of the historic
 25 windows that are on the structure, the 8-over-1
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1 side porch and an upstairs corner porch area
 2 that probably had casement windows at some
 3 point, or at least there was evidence of
 4 casement window on the back of the wraparound
 5 porch -- or not wraparound, but the side porch.
 6 So that kind of skews your count a little
 7 bit just because there probably wasn't windows
 8 there to begin with, so it certainly has been
 9 enclosed for a while, and there was evidence of
 10 casements in the back, but I think that's an
 11 important distinguishing -- you know, it's not
 12 that when you're looking at the structure, the
 13 majority of the historic sash-style windows
 14 have been replaced, which is kind of what
 15 that -- the intent of that percentage was
 16 trying to get at, you know, that if you lost so
 17 much of the integrity of the historic windows,
 18 then it would probably be a basis for allowing
 19 for replacement in order to bring the whole
 20 structure back, and that's not really the case
 21 in this situation.
 22 THE CHAIRMAN: All right. Thank you.
 23 Does anybody have any questions for staff?
 24 COMMISSIONER KASPER: Yeah. Through the
 25 Chair, to that point, I think maybe one of the
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1 and the 6-over-1 that are currently there, and
 2 that allowing for the nonhistorical aluminum
 3 windows to be replaced and then providing more
 4 basic window replacement conditions related to
 5 the new windows fitting the opening, being
 6 properly recessed.
 7 We were also conditioning the materials,
 8 limiting it to wood, wood clad or a cellular
 9 PVC, that those would be the appropriate
 10 materials that would give the -- match to
 11 historic materials the best and meet our
 12 criteria that's in the design regulations; and
 13 requiring that the exterior trim work also be
 14 either retained or replicated. And I believe
 15 at the last meeting -- I was not in attendance
 16 at that meeting, but the discussion was around
 17 a count of the windows.
 18 I did have an opportunity to go by the
 19 site. We arranged a second site inspection
 20 with the applicant. Unfortunately, they were
 21 not able to get there, so I was limited to the
 22 outside. But I wanted to make sure that the
 23 commissioners understood that the windows that
 24 have been replaced are specific to the porch
 25 areas. The aluminum windows are enclosing a
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1 items when we left was relating to a
 2 percentage, and if you were to get to a
 3 percentage, then therefore it could be a
 4 wholesale.
 5 So as staff, are you making a declarative
 6 statement that the percentage should be based
 7 on the original windows of the original
 8 structure, or the percentage is based on every
 9 window that's on the property today?
 10 MS. SHEPPARD: I was speaking to how we've
 11 looked at that previously. I mean, it doesn't
 12 go into detail in the design regulations on how
 13 to break that down. But if you are taking
 14 things into consideration, like porch
 15 enclosures, that's a lot of windows. And
 16 suddenly, if you're using that as part of your
 17 basis, then it really skews the loss of fabric
 18 that might be in perfectly good shape on the
 19 main body of the house.
 20 COMMISSIONER KASPER: So the spirit of the
 21 percentage idea is to preserve as many original
 22 windows as possible, and the implication is
 23 that windows that were installed in an enclosed
 24 porch at a later date are not historic and
 25 therefore would be --
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1 MS. SHEPPARD: It's something that I would
2 recommend at least taking into consideration.
3 And we're fine with replacing those. They've
4 been previously replaced and certainly detract
5 from the building, and so that -- just be
6 conscious of it.

7 COMMISSIONER DAVIS: I think that makes
8 sense. I mean, you can take it, you know, a
9 step in a different direction and say, if you
10 put an addition on a home and add 10 windows to
11 it, as soon as those are installed, you don't
12 go back and say, "Well, now the percentages are
13 off."

14 MS. SHEPPARD: Through the Chair, that's
15 another example. We've dealt with this at the
16 staff level. I don't know that anything got to
17 the commission level. But when we've been
18 talking to people in a situation where you've
19 got a large addition and suddenly you're kind
20 of using those as the basis, that's kind of
21 missing the spirit, as Commissioner Kasper
22 mentioned.

23 THE CHAIRMAN: All right. Does anybody
24 else have questions of staff?

25 COMMISSION MEMBERS: (No response.)
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1 THE CHAIRMAN: I'm going to open the
2 public hearing.

3 Is the applicant here?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: Not seeing the applicant.

6 So anybody else here to speak on this COA?

7 AUDIENCE MEMBERS: (No response.)

8 THE CHAIRMAN: Okay. I'm going to close
9 the public hearing and ask you guys what we
10 need to do here.

11 MS. SHEPPARD: I'm sorry. Through the
12 Chair, when I set up the meeting for going out
13 in the field to meet with him, I mean, the
14 premise of that was that we wanted to get it
15 done before the meeting this week, so I
16 can't -- they didn't say that they weren't
17 going to be here. They didn't say that they
18 were, but I did mention that to them on the
19 phone in setting that appointment.

20 COMMISSIONER STANSEL: Do we need to defer
21 this because the applicant is not here?

22 THE CHAIRMAN: I'm going to go ahead and
23 defer, then, COA-18-21263, 2363 Ernest Street,
24 and we're going to move right along.

25 COA-18-21268, 0 Park Street.
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1 I believe you have to recuse yourself,
2 yes?

3 COMMISSIONER DAVIS: Yes, I do. And I'm
4 listed as the applicant, but the owner is here
5 to speak on it.

6 THE CHAIRMAN: And I will take a staff
7 report.

8 MR. POPOLI: All right. This is
9 COA-18-21268, for 0 Park Street. It's a vacant
10 lot in the Riverside area in the historic
11 district. The request is to construct a new
12 two-story, single-family residence on the
13 vacant lot. The proposed design is for a
14 two-story structure that is -- excuse me --
15 here we are. It's a gabled front-pitched roof,
16 has a protruding front porch. It's situated on
17 a block that has a number of
18 one-and-a-half-story structures.

19 Sorry. More technical difficulties.

20 There we go. So basically you have a
21 side-facing gable, one-story porch. The
22 structure's overall height on the plans was
23 listed as just over 28 feet -- 28-10, so almost
24 29 feet. Other than its height, we felt that
25 the design and scale and massing, setbacks,
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1 were all -- at least with the typical
2 conditions, in keeping with the surrounding
3 structures and would generally be compatible
4 with the structures in the district.

5 The height was the only thing that we
6 really had issue with. Generally, the
7 one-and-a-half-story structures along the block
8 wouldn't be 30 feet, so we had conditioned that
9 the overall height of the structure be 25 feet
10 or less to be more compatible. But the issue
11 with that is once you bring that height down,
12 the roof pitch gets a little bit odd, so we'd
13 also condition that the roof pitch be adjusted
14 to better match the style of the house at that
15 height. Because as it comes down, that pitch
16 would be a little flatter.

17 Other than that, we're conditioning all
18 the typical conditions for recessed windows
19 with trim, division of window pairs with a
20 4-inch mullion, wood spindle railings, wood or
21 Hardie-style siding and soffit boards, front
22 doors with clear glass and no etching; the
23 setbacks, again, this condition to match the
24 neighboring properties; the overall design and
25 minor changes be reviewed by staff; the front

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1 steps we're conditioning to be brick or
2 concrete, and that the front door would be
3 centered on the steps, which based on the
4 designs, it would be.

5 So that's generally the conditions we're
6 recommending. I know the applicant generally
7 was fine with most of them, other than the
8 height and roof pitch. I think that's really
9 the point of discussion, but I'll let them
10 answer to that. So if you have any questions,
11 I'll be happy to answer them.

12 COMMISSIONER KASPER: Through the Chair,
13 the 25-foot is a number that comes from where?

14 And then, as I looked through images and
15 as you walk down the street, you tend to --
16 especially houses in -- well, you tend to focus
17 on the elevation and then kind of the eave or
18 the eave line, where the roof begins, and that
19 tends to kind of frame the house. And then the
20 roof seems to normally kind of disappear.

21 So do we really know, to the tippy top of
22 each one of these roofs in the neighborhood,
23 that they do not exceed 25 feet?

24 MR. POPOLI: We don't. It's an estimate.
25 Generally, in Riverside, you tend to see
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1 MR. POPOLI: Yes. I think that was the
2 intent. The impact of the height would not be
3 as noticeable at the forward slope on the
4 side-facing gable.

5 THE CHAIRMAN: Does anybody else have
6 questions for staff?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: Hearing none, we will open
9 the public hearing for public comment.
10 Is the applicant here?

11 AUDIENCE MEMBER: (Indicating.)

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

14 THE REPORTER: Would you raise your right
15 hand for me, please?

16 AUDIENCE MEMBER: (Complies.)

17 THE REPORTER: Do you solemnly swear or
18 affirm that the testimony you are about to give
19 will be the truth, the whole truth, and nothing
20 but the truth?

21 AUDIENCE MEMBER: I do.

22 THE REPORTER: Thank you.

23 THE CHAIRMAN: You can go ahead and state
24 your name and address.

25 MR. HENDERSON: Chris Henderson, 3452 San
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1 structures that are smaller in height than,
2 say, in Springfield, where 29, 30 feet is the
3 standard generally for a two-story or a large
4 one-and-a-half. They tend to be tall, narrow
5 structures. Here, a lot of the one-and-a-halves
6 are smaller than that; the two-stories may be,
7 but it's difficult to say.

8 The thought process was stylistically the
9 one-and-a-half story, and as we've seen with
10 some of the new construction in the Green
11 Street project and things like that, 25, 26
12 feet seemed to be kind of the high end of a
13 one-and-a-half story. 20, 21 feet seemed to be
14 the norm.

15 COMMISSIONER KASPER: Okay. So you're
16 making more of a distinction that because it's
17 one-and-a-half, it should be lower, versus if
18 it was a two-story...

19 MR. POPOLI: Right. We were reflective of
20 the style.

21 COMMISSIONER KASPER: To stay on that
22 point, it's not really that the massing is
23 larger than the surrounding homes. It's just
24 that the style of a one-and-a-half story should
25 be of this particular massing?

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1 Jose Boulevard, 32207.

2 First, I want to thank the staff for all
3 of their review of our project. I think, as
4 staff eluded to, there were 12 conditions they
5 requested to be added to our proposed design.
6 We're comfortable with 11 of them. They're
7 fine. I think they're nice additions, so I
8 think it will produce a good house.

9 Really the issue holding us up, and really
10 kind of is an issue with our design, is height.
11 So I think the issues are on the table there.
12 Because my time's limited, I could tell you all
13 about myself; I don't want to bore you with all
14 that. I think probably we can get down to the
15 crux of it. I'm grateful that I brought some
16 hardcopies, based on technology challenges
17 today.

18 May I provide you with some information?

19 THE CHAIRMAN: Sure.

20 MR. HENDERSON: Okay. This is -- first,
21 before I get into what this is attempting to
22 demonstrate, two kind of caveats to it. First,
23 I don't believe there's too many absolutes in
24 life, so this gets to the question of 25 feet,
25 29 feet, how tall is everything. I don't have

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1 the technology or even the capability -- people
2 would think I'm pretty weird if I started
3 knocking on doors and trying to measure the
4 height of their homes.

5 What this is trying to depict is homes
6 that I believe to be either one-and-a-half or
7 two-story homes. I didn't make a distinction
8 between one or the other. I hadn't really
9 considered that as an issue, but that's one
10 caveat to this list.

11 The other thing I want to point out, in
12 showing you this list, is that it's not
13 exhaustive. These are just a handful of
14 examples that we were able to identify of
15 one-and-a-half or two-story homes, and we
16 focused -- we didn't go all up and down
17 Riverside Avondale. We tried to focus within
18 this exact neighborhood.

19 Our house, I'll show you on the map. Our
20 proposed site is right across from Boone Park
21 tennis courts. It's a site for me that I've
22 always enjoyed. I had some good tennis battles
23 right across the street in high school, and so
24 this is a site I never knew I'd come back and
25 visit necessarily.

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1 But as I mentioned, I will say -- and
2 without trying to suck up too much -- I live in
3 an older neighborhood. My background is as an
4 appraiser -- and I hesitate to admit this --
5 also an attorney. I have a strong bias towards
6 older neighborhoods. I'm also a real estate
7 agent. I try to direct my clients to these
8 older neighborhoods. I like living in them.
9 And I always scratch my head when I see, in San
10 Marco, for example, that it doesn't have the
11 protection that you-all provide, where you see
12 homes that don't really fit in go up, and they
13 go in because they make sense financially. And
14 they go in --

15 (Timer notification.)

16 MR. HENDERSON: If you'll indulge me for a
17 little longer.

18 THE CHAIRMAN: A couple minutes, yeah.

19 MR. HENDERSON: My team tried to design a
20 house that was complementary with this
21 neighborhood. I don't see it up there, but
22 hopefully you at least have the design before
23 you.

24 THE CHAIRMAN: Uh-huh.

25 MR. HENDERSON: Good.

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1 So with that said, we really did try to
2 design a house that fit into the neighborhood.

3 So back to my demonstrative. These are, I
4 believe, homes that are one-and-a-half or
5 two-story homes, and they are plotted on this
6 map. We tried to -- there's clearly a lot of
7 two-story homes, one-and-a-half to two-story
8 homes that are on the east kind of corridor of
9 Park Street, east of our property. I wanted to
10 give a full sample. And I really believe
11 there's a lot of two-story homes and
12 one-and-a-half to the west of our site as well.
13 There's also two-story properties just north
14 and just south of us.

15 A couple that, as you're going through my
16 pictures, the homes that are highlighted, those
17 are newer homes. Those are contemporary homes
18 that have been built within the last five
19 years. For example, on page 1, 1541 Ingleside
20 is a new home. If you turn to page 5, page 5
21 is meaningful to me. It has three contemporary
22 homes on it. 3930 Park Street is west of our
23 site on Park Street. 3654 Valencia is just
24 southeast of our site. I think that's a
25 one-and-a-half-story home. And then 3879 Park

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1 Street, that is also west of our site. I'm
2 trying to not bias the analysis too much by
3 just looking east. There's clearly two-story
4 homes to the east, but I believe there's also
5 homes west, north and south.

6 If you turn to page 7, there's a duplex
7 you'll see on the top left-hand corner, 1425
8 Menna Street. That property is adjacent to
9 ours. So that is really -- there's not much
10 more science to my explanation of this
11 particular height issue. It's important to our
12 project to be able to build to the height we
13 proposed, but we're comfortable with the rest
14 of the conditions, so I'm happy to answer any
15 questions or sit down and let you-all talk
16 about it.

17 THE CHAIRMAN: Thank you. Does anybody
18 have any questions?

19 COMMISSIONER STANSEL: No.

20 THE CHAIRMAN: All right. We'll call you
21 back.

22 MR. HENDERSON: Thank you.

23 THE CHAIRMAN: Thank you.

24 Is there anyone else here to speak on this
25 COA?

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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: Seeing none, we'll close
 3 the public hearing.
 4 Oh, yeah, do any commissioners have any ex
 5 parte to declare?
 6 COMMISSIONER KASPER: Yes.
 7 THE CHAIRMAN: Please declare.
 8 COMMISSIONER KASPER: I received a phone
 9 call from Chris Henderson today. I returned
 10 his phone call. He mentioned that he was
 11 presenting on this project and that he was
 12 going to be discussing the height of the roof.
 13 And I suggested that he would bring some
 14 supporting information, and that was it.
 15 THE CHAIRMAN: Thank you.
 16 I will entertain a motion, actually.
 17 COMMISSIONER KASPER: I will make a motion
 18 to approve COA-18-21268 with staff
 19 recommendations and to alter recommendation
 20 number 1 and adjust that to 28 -- 29 feet.
 21 COMMISSIONER STANSEL: I second.
 22 COMMISSIONER GLOBER: Second.
 23 THE CHAIRMAN: Two seconds. Okay.
 24 Okay. Does anybody have any thoughts?
 25 MR. POPOLI: Through the Chair, just a
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1 back reduces its scale.
 2 Yes, ma'am.
 3 MS. ELLER: Thank you.
 4 Would you just clarify for me that the
 5 motion made was to modify Condition 1 to change
 6 the height of the structure shall be limited to
 7 29 feet, and did you include or not include the
 8 language after that to say "have an
 9 appropriately pitched roof for the conditioned
 10 height"? I was concerned that that additional
 11 text only applied to the reduced 25 feet. So I
 12 just wanted clarification on that modification
 13 you made in your motion.
 14 COMMISSIONER KASPER: Sure. So the
 15 clarification, the modification to Condition 1,
 16 would read that the height of the structure
 17 shall be limited to 29 feet or less, period.
 18 MS. ELLER: Thank you.
 19 THE CHAIRMAN: All right. Does anybody
 20 else have any thoughts?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: I believe I agree with
 23 Commissioner Kasper, that to me it blends right
 24 in. I feel like they've done a good job of
 25 meeting the rest of the conditions, so I'm fine
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1 little bit of context.
 2 THE CHAIRMAN: Sure.
 3 MR. POPOLI: So this property is one that
 4 resulted from a request for demolition that
 5 then resulted in a relocation of the structure.
 6 That structure is a one-story structure,
 7 one-and-a-half-story. It's fairly small. The
 8 other was that the 1428 Menna Street is not a
 9 contributing structure to the district, so if
 10 that weighs into your thought process at all.
 11 THE CHAIRMAN: Thank you.
 12 COMMISSIONER KASPER: Okay. I would just
 13 like to comment that as I look through the
 14 neighborhood and as we think through context, I
 15 think we want to make sure that the structures
 16 that we approve fit into the context. I
 17 appreciate, Christian, that the existing
 18 structure was smaller. I think I'm going to
 19 still move with the proposed structure is
 20 contextual and that it doesn't exceed the
 21 massing.
 22 Well, that's it. I think as a structure,
 23 it's contextual. I think it approaches the
 24 street properly. I think the proportions and
 25 symmetry works well. I think the sloping roof
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1 with moving on number 1.
 2 If nobody else has anything, we'll take a
 3 vote.
 4 COMMISSIONER KASPER: Do we have to vote
 5 to approve the amended motion and then...
 6 MS. ELLER: Actually, for this one, you
 7 included in your original motion the
 8 modification, so you saved us a step. So right
 9 now your pending motion is approval with the
 10 conditions as modified to number 1.
 11 THE CHAIRMAN: So all those in favor?
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Those opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, you've
 16 approved COA-18-21268, and we'll move right
 17 along to COA-18-21369, 1802 Bayard Place.
 18 Do I have a staff report?
 19 MR. POPOLI: You do. But prior to that,
 20 on the dais, when you arrived, there was an
 21 e-mail that was handed out. This is from the
 22 applicant. This is a conversation that they
 23 had with Blair, who was the planner for this
 24 report.
 25 Basically, on the lower half of the first
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1 page, it says, "Mr. Fisher has decided not to
2 have any renovations done to the third floor
3 front of the home. We would like to proceed
4 with the additions to the back of the home."
5 They're basically withdrawing the front dormer,
6 and so with that we would be moving forward
7 with a recommendation of approval with
8 conditions, basically eliminating the first
9 request, which was the beginning of the staff
10 report there. That first condition or the
11 first request was denial for the front shed
12 dormer.

13 So with that, for COA-21369, staff is
14 simply recommending approval with conditions at
15 this point. Those conditions are that the new
16 siding shall match the historic siding on the
17 home in dimension and profile; each dormer
18 shall have a window added with a light pattern
19 to be approved by staff. The new windows shall
20 be recessed within the wall plane, which have
21 exterior profile muntins. And then minor
22 changes to the design will be approved by
23 staff, and final plans will be approved at the
24 time of construction -- or permitting, rather.

25 So the addition of the rear dormers we
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1 felt was appropriate for the house. It
2 improves the upstairs living space. It's to
3 the rear of the structure. It's not readily
4 street visible. It satisfies the criteria for
5 additions and alterations for the Secretary of
6 Interior standards as well as the design
7 guidelines. So it's a secondary elevation.
8 They're fairly minor alterations, so we support
9 those with the proposed conditions.

10 THE CHAIRMAN: Okay. Anybody have any
11 questions for staff?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: Hearing none, we'll open
14 the public hearing.

15 Is the applicant here?

16 AUDIENCE MEMBERS: (No response.)

17 THE CHAIRMAN: Do not see them.

18 Is anybody else here to speak on this COA?

19 AUDIENCE MEMBERS: (No response.)

20 THE CHAIRMAN: Seeing none, we'll close.

21 So with them not being here, usually I
22 would defer, but I'm assuming --

23 MS. ELLER: Through the Chair, my
24 recommendation is to proceed based upon the
25 e-mail that you received.

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1 THE CHAIRMAN: Right, okay.

2 MS. ELLER: For the record, so that way we
3 have it in our transcript, Mr. Davis says,
4 "Mr. Fisher has decided not to have any
5 renovations done to the third floor front of
6 the home. We would like to proceed with the
7 addition to the back of the home. Thank you."

8 So my recommendation is that's sufficient
9 without the applicant present.

10 THE CHAIRMAN: We'll close the public. I
11 will entertain a motion.

12 COMMISSIONER DAVIS: Motion to approve
13 COA-18-21369 with staff conditions.

14 COMMISSIONER STANSEL: Second.

15 THE CHAIRMAN: Does anybody have anything
16 to add?

17 COMMISSIONER STANSEL: No.

18 THE CHAIRMAN: All right. All those in
19 favor?

20 COMMISSION MEMBERS: Aye.

21 THE CHAIRMAN: Those opposed?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: Hearing none, you have
24 approved COA-18-21369, and we'll move on to
25 COA-18-21373, 2163 Post Street.

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1 Do you have a staff report?

2 MR. POPOLI: Yes.

3 THE CHAIRMAN: Before we go through all
4 this, is the applicant here for this?

5 AUDIENCE MEMBER: Yes.

6 THE CHAIRMAN: Okay. Cool.

7 MS. SHEPPARD: Through the Chair, this
8 application came to you last month as well, and
9 it was the one that you -- yes, you voted to
10 approve with certain conditions and deferred
11 part -- the part of the application that was
12 pertaining to window replacement was the
13 portion that was deferred. Everything else was
14 voted out. So even though it was a very
15 complicated report -- it was a lot of
16 information -- the only thing that should be
17 before you today is the window replacement
18 component.

19 And for that, we were recommending
20 approval with conditions. This is very similar
21 to the Ernest Street property that we just
22 discussed in the sense that our conditions was
23 to limit the windows that are being replaced to
24 those that were identified by staff as either
25 being nonhistoric or missing, and that the rest

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1 would be repaired, restored as emphasized in
2 our design regulations.
3 I have not personally been to this
4 residence to review the windows, but the
5 applicant put together a pretty thorough window
6 survey, and our other staff member, Devon, did
7 go on site and review it as I understand it, in
8 developing our recommendation. And so we stand
9 by our recommendation to repair versus replace
10 the vast majority of the windows and limit the
11 replacement to those identified.

12 THE CHAIRMAN: Does anybody have any
13 questions for staff?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: All right. We're going to
16 open the public hearing.

17 Is the applicant here?

18 AUDIENCE MEMBER: Yes.

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

21 THE REPORTER: Would you raise your right
22 hand for me, please?

23 AUDIENCE MEMBER: (Complies.)

24 THE REPORTER: Do you solemnly swear or
25 affirm that the testimony you are about to give

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1 will be the truth, the whole truth, and nothing
2 but the truth?

3 AUDIENCE MEMBER: I do.

4 All right. I am back because --

5 THE CHAIRMAN: Can you state your name and
6 address for the record?

7 MS. OLDHAM: My name is Andrea Oldham, and
8 my address is 2163 Post Street. I'm located in
9 the Five Points section of Riverside.

10 One of the things that I wanted to bring
11 up is if Devon did in fact visit the property,
12 I wasn't present and he didn't have -- we
13 didn't set up anything, so he has not been in
14 the interior. So he has not -- I tried to
15 document as best I could in photographs.

16 Ironically, the ones I was allowed to
17 replace in the current report are already
18 replacement windows. They're the only ones
19 that do not leak and do not require any repair,
20 other than two windows that are missing. So
21 I'm still going to proceed with replacing those
22 because as we go through, I'm going to try and
23 match things a little bit better and remove
24 aluminum. There's one aluminum window. The
25 rest are wood replacement, single pane.

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1 But what I wanted to mention -- where we
2 left off last meeting was that you-all wanted
3 me to have a window expert come. And the issue
4 that I had with that -- I actually had two
5 people come out to provide me with an estimate.
6 I could not locate a single person who was just
7 a window expert that did not have an interest
8 in selling me their services to repair my
9 windows, and for me that was sort of a conflict
10 of interest. Because here I am asking them to
11 bolster my argument to replace them, and
12 they're wanting to earn my business.

13 What I did learn is that my cheapest
14 estimate for window repair was \$800 a window.
15 My most expensive was just under \$2,000 for
16 those windows. And those windows that were
17 just under 2,000, there were eight of them.
18 And not only is that cost prohibitive for me,
19 but also even if I have the funds sitting here
20 to do \$2,000 a window, I would never recoup
21 that in a sale. I just can't weigh that out.

22 And I'd be living with quite a few windows
23 boarded up. I have three tenants. It would
24 contribute to a blighted appearance of my
25 property to have so many windows boarded up at

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1 the same time.

2 The process to restore these windows takes
3 months. I have enough friends in the
4 neighborhood who have done this, and some of
5 them are still waiting for windows to be
6 reinstalled. So I'm looking for efficiency.
7 I'm looking to strike a happy medium between --
8 you know, I want them to look historic, but I
9 also don't want to have to fully rebuild things
10 at a cost of \$2,000 apiece.

11 As I mentioned, we didn't have a site
12 visit. The experts, I have price quotes, and I
13 also solicited some pricing from a company
14 called Austin that's located in the Tampa area.
15 They have very similar -- you know, I was
16 trying to see if I could ship them out and
17 bring them back in or deliver them or whatever.
18 So what I came here for today is to not ask for
19 full window replacement --

20 (Timer notification.)

21 MS. OLDHAM: -- but to ask if we could
22 maybe include some -- the ones that were on the
23 \$2,000 end of repair to be included as
24 potentials for replacement.

25 And some things that were said that rung
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1 true with me today: A point was made that
2 you're not evaluating cost, but can it be done.
3 Anything can be done, but as a homeowner, it
4 has to be an investment. It has to make sense.
5 And I look at everything like, "Am I going to
6 sell my house in six months? And if I do that,
7 will I recoup that cost that I've paid? Will
8 it solve other issues that I have, like bug
9 intrusion, water intrusion, draft, energy
10 efficiency, all those things?" And that cost
11 of \$2,000 would not address those issues.

12 The other thing is, if it's not -- the
13 other question that was raised: Is it suitable
14 economically? And I'm telling you, for me, it
15 is not. And at that point, is it likely that I
16 would be willing to repair those at that cost?
17 And I'm telling you no. As long as I own this
18 house, I'm not going to throw \$2,000 into
19 windows that have not been cared for in 40
20 years. I'm just not going to do it. So if the
21 goal is preservation here, it's not going to
22 happen either way. I'm essentially waiting for
23 the windows to rot out of the wall, so it's
24 like nobody wins, and I'm trying to ask you to
25 create a situation where everybody wins.

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1 Like, let's do things that make sense
2 where my house is warm and comfortable in the
3 winter and cooler in the summer and I'm not
4 dealing with water actually pooling through my
5 windows, onto my hardwood floors that are hard
6 pine, and they're gorgeous because I have
7 preserved that stuff. I'm asking for a little
8 bit of leniency to help people -- like, to be
9 more of a resource to homeowners rather than a
10 roadblock here, because this is the most
11 expensive investment I've made in my life.

12 And I have to say that if I can't live in
13 it and enjoy it and feel comfortable, it
14 becomes not important to me anymore as a home.
15 I treat it as the investment property it is. I
16 have three tenants. And I start to not focus
17 my attention on Jacksonville and Riverside, and
18 I start to put my money in other places rather
19 than back into my neighborhood. So I'm just
20 trying to appeal to you in a commonsensical
21 approach. There's a little bit of emotional
22 appeal as well, and I hope you'll consider.

23 I can name the windows that I'm asking for
24 replacement. Those are the worst windows in
25 the house that have the most warping, bug

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1 damage, where the meeting rails don't align and
2 all that kind of stuff. I can't even install
3 sash locks without those falling apart. So I
4 can mention those window numbers if you'd like
5 to look at them, but that's kind of my peace
6 for today.

7 THE CHAIRMAN: If you would, yeah.
8 MS. OLDHAM: Okay. What was approved, if
9 I'm not mistaken, was 1, 3, 4, 5 --

10 COMMISSIONER KASPER: Excuse me, ma'am.
11 Are we looking at a document?

12 COMMISSIONER STANSEL: Here.

13 COMMISSIONER KASPER: Oh, the one --
14 excuse me one second. Let me just get to that
15 picture.

16 Okay. It's on -- for some reason my page
17 number thing went away. What page is it?

18 COMMISSIONER STANSEL: 251.

19 THE CHAIRMAN: Thank you. Yeah, okay.

20 COMMISSIONER STANSEL: That's where it
21 starts.

22 MS. OLDHAM: Okay. So the windows that
23 were approved were 1, 3, 4, 5, 26 and 27, and
24 then 28 is a window that I was granted
25 permission to change it out to a French door.

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1 It's on the back of my house, alley facing.
2 The ones that I'm asking for -- these are my
3 worst windows in terms of just being faulty and
4 contributing to other issues within the
5 house -- are 2, 7, 8, 9, 30, 31 and 32, and
6 originally 19 was not included for approval,
7 but I think it was added at the end of last
8 meeting, but I wanted to confirm. And that
9 one, it is a historic window, but the sash
10 sizes are too large for the opening, so they
11 actually overlap. I think that was approved
12 before, but I just wanted to confirm that
13 number 19 was added to the approval.

14 THE CHAIRMAN: All right. Does anybody
15 have any questions?

16 COMMISSIONER KASPER: Yes.

17 For clarification, the first group of
18 windows that you referenced were windows that
19 were already approved to be replaced?

20 MS. OLDHAM: With conditions. Two are
21 missing, one's aluminum, and three are
22 replacements, and one will be a French door.

23 COMMISSIONER KASPER: Okay. And then the
24 next group of windows were windows that --
25 based on your inspection and on a

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1 repairperson's quote, those are severely
2 damaged and would require an exorbitant amount
3 of money to restore, and so you're asking for
4 that final group to be replaced as well?

5 MS. OLDHAM: Yes, sir.

6 COMMISSIONER KASPER: And so which
7 windows -- is that all the windows?

8 MS. OLDHAM: No. I have 34 on the house
9 currently.

10 COMMISSIONER KASPER: And so the balance
11 of the windows are what? Going to remain as
12 is?

13 MS. OLDHAM: For now, because I wasn't
14 successful. I asked for a full window
15 replacement because I just wanted there to be
16 some cohesiveness. My house is sort of a boot
17 and a shoe as it is, the way I bought it.

18 COMMISSIONER KASPER: So you're making the
19 point that the balance of the windows are
20 original, I'm guessing, historic, original, but
21 they're not in such damage that, for you
22 personally and your tenants, that they're a
23 nuisance, as in they're leaking and bugs and
24 stuff, so therefore you're conceding or
25 allowing them to just remain as is?

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1 replaced -- or no. I'm sorry. 26.

2 MS. OLDHAM: Let me think where that is.
3 6 is on the front center. That's my tenant's
4 bathroom. It's not in the best shape, but
5 again, I chose my battle. That one actually
6 opens. That's one of the few that will open
7 and stay up.

8 COMMISSIONER KASPER: Of the total 30 --
9 how many total?

10 MS. OLDHAM: 34.

11 COMMISSIONER KASPER: So of the 34, we're
12 replacing...

13 THE CHAIRMAN: 15, I believe.

14 COMMISSIONER STANSEL: 15.

15 COMMISSIONER KASPER: Okay. So through
16 the -- well, that's all I have for you.

17 MS. OLDHAM: Okay. Thank you.

18 THE CHAIRMAN: Yeah, we'll call you back.
19 Thanks.

20 MS. OLDHAM: Thank you.

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

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: Seeing none, we'll close
25 the public hearing, and I'll entertain a

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1 MS. OLDHAM: They're not functional. They
2 don't open, and a lot of the muntins are
3 missing or cracked or broken, but I decided to
4 choose my battle here and say, well, if I'm
5 being overly nit-picky about it being, you
6 know, too much, if I had to choose, these are
7 the ones that I could keep because they
8 wouldn't impact the house, like, structurally
9 in terms of water intrusion.

10 COMMISSIONER KASPER: Okay.

11 MS. OLDHAM: However, the ones that I
12 listed in the second grouping are currently --
13 the 7, 8 and 9 are on the front of my house on
14 a second-story bay window, and they are vastly
15 deteriorated. Those are in awful shape, and in
16 fact the water continues to run through, and my
17 siding's starting to fall off.

18 COMMISSIONER KASPER: Understood.

19 And so some of these windows that are
20 going to remain would be on the same elevation
21 as windows that are being replaced. So, for
22 example, if I look at this front elevation, I
23 see number 6 would remain as is, and number 33
24 would remain as is.

25 COMMISSIONER DAVIS: 6 is being

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1 motion.

2 COMMISSIONER KASPER: So the motion now is
3 the portion that is the staff recommendations
4 on the amount of windows to replace?

5 THE CHAIRMAN: Correct.

6 COMMISSIONER KASPER: If I were to make a
7 motion, I would make an amended motion, so I'm
8 not really sure what it is yet. I'd prefer to
9 ask staff a question.

10 THE CHAIRMAN: Sure. Let's ask them a
11 question.

12 COMMISSIONER KASPER: Actually, I think
13 Lisa was just about to say something. I want
14 to hear what she has to say.

15 MS. SHEPPARD: I just wanted to emphasize,
16 as far as the design regulations go and just
17 preservation standards in general, we probably
18 talk about windows more than anything else.
19 It's one of the most important things about a
20 historic structure. It needs -- it speaks to
21 the style. It's an element that people notice,
22 whether it's the wavy glass or the detail of
23 the windows. There are some very nice window
24 products out there. They're very rarely
25 proposed as being the replacement product, but

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1 overall they don't tend to match a lot of the
 2 qualities of the historic windows.
 3 As far as determining, you know, what is
 4 the threshold for replacement, the best example
 5 that I have, that has a visual for you, I can
 6 pass around. It was put together by the
 7 National Trust for Historic Preservation. It's
 8 got pictures of windows, and it tells you,
 9 "This is a repairable window." And I think you
 10 might be surprised as far as what you would
 11 see. And these are based on, you know, when
 12 something goes through the Park Service review
 13 or other jurisdictions.
 14 I've attended a lot of window repair
 15 workshops where these things get discussed. It
 16 is one of those things that when you are
 17 dealing with a historic house, you're kind of
 18 taking on that responsibility. Unfortunately,
 19 there's a lot of properties out there -- and
 20 I'm sure this is one of them -- that had a lot
 21 of deferred maintenance, and so out of the gate
 22 you're going to be spending a lot of money to
 23 bring those windows up to where they need to
 24 be.
 25 I would hate to go just by, you know, some
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1 far-off pictures without having seen them up
 2 close. I apologize. I was under the
 3 impression that our staff had gone out there.
 4 And if it comes down to that then, you know,
 5 maybe we need to look at that, just to make
 6 sure everything's on the same level. But the
 7 product that's being proposed in this
 8 particular application is what we normally see
 9 as a new construction-level window, which is
 10 a -- you know, a different look than the
 11 historic windows, when you look at them side by
 12 side.
 13 So I wanted to bring that to your
 14 attention. If I didn't cover any of your
 15 specific questions, please let me know.
 16 COMMISSIONER KASPER: No, no. I think
 17 you've got it. Regarding the window type,
 18 that's Condition Number 4. That would be
 19 brought to you for your approval, so -- and the
 20 applicant hasn't made comment on that.
 21 Regarding the replacement of windows and
 22 determining the threshold of whether they
 23 should be replaced or not, I think what I'm
 24 hearing, the applicant is presenting us 15
 25 windows that she's going to replace and leaving
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1 the other original windows, so I'm not sure
 2 where the discussion is in the sense -- is it
 3 an all or nothing? Do they have to replace
 4 everything?
 5 MS. SHEPPARD: No. I mean, I think that
 6 we're taking -- having not seen them, and I
 7 don't know if you had time to go back and look.
 8 COMMISSIONER KASPER: Oh, I see.
 9 MS. SHEPPARD: I mean, the ones that we
 10 identified initially that we agreed were, you
 11 know, previous replacement or missing or
 12 clearly not, you know, compatible. These
 13 others, as far as whether they would meet the
 14 threshold that we've, you know, had others
 15 meet, I can't speak to that because we haven't
 16 seen them, and this was the first that I've
 17 heard as far as the additional windows that are
 18 being sought.
 19 I would assume that would have been
 20 considered by Devon in our office that was
 21 handling this application, but, I mean, you
 22 would have to be comfortable with what you're
 23 seeing there, without the benefit of somebody
 24 having seen it up close other than the
 25 applicant. And the window product that we're
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1 looking at in the proposal would not meet the
 2 standard that we've set up, so from a cost
 3 standpoint, you know, I don't know how that
 4 compares to the \$800 for repair.
 5 THE CHAIRMAN: So, to me, it still seems
 6 like we have a lack of information here.
 7 COMMISSIONER STANSEL: I think we need to
 8 make a motion or ask if the applicant would
 9 like to defer so the staff can make a review of
 10 these windows that she's requesting.
 11 THE CHAIRMAN: Let's go ahead and
 12 entertain a motion, because I'd like to discuss
 13 this more, and I presume without a motion on
 14 the table, we're not supposed to be discussing
 15 it, so...
 16 COMMISSIONER KASPER: Then we'll go ahead
 17 and make a motion to approve COA-18-21373 with
 18 staff recommendations.
 19 COMMISSIONER STANSEL: Second.
 20 THE CHAIRMAN: Okay. So I still don't
 21 think we have enough information. I'm less
 22 lenient on these windows because, you know, the
 23 applicant brought up our discussion earlier on
 24 the demo, but they have come to us before
 25 making a purchase. You, unfortunately, made
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1 this purchase already and are already in this
 2 situation, but that's the breaks of buying a
 3 home in the historic district, and that's
 4 knowledge, before you make a purchase, that you
 5 have to deal with. I would think maybe getting
 6 in touch with staff --
 7 Could you guys recommend some window
 8 people that would be able to come --
 9 MS. OLDHAM: They already have. The two
 10 people that came out were from their list.
 11 MR. POPOLI: Through the Chair, we have a
 12 list of contractors that we have worked with
 13 that do window repair work. We don't recommend
 14 anybody, but that's a list we have, people we
 15 know that work in the district and do window
 16 repair, so they're probably the most qualified
 17 contractors that we've dealt with when it comes
 18 to this topic.
 19 THE CHAIRMAN: Sure.
 20 MS. SHEPPARD: Just so it's clear in the
 21 record, the applicant is on record that she did
 22 call from that list. I don't know the first
 23 group that she had come out, but Austin
 24 Restoration Group is definitely on the list.
 25 MS. OLDHAM: Lovejoy Construction, and
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1 there was a third that I can't think of right
 2 now.
 3 THE CHAIRMAN: Thanks.
 4 So I feel like we're kind of stuck between
 5 a rock and a hard place here.
 6 COMMISSIONER KASPER: So where we left it
 7 last was that we wanted more information to
 8 determine whether or not these windows were
 9 actually repairable or not?
 10 THE CHAIRMAN: Right.
 11 COMMISSIONER KASPER: And what we received
 12 from the applicant was a window repairperson or
 13 company who said they could repair them, but
 14 there was just a threshold of cost, and then I
 15 think maybe the applicant is connecting the
 16 dots and telling us that the windows that cost
 17 \$2,000 to repair are beyond repair, so I guess
 18 we have to -- what would we want? Do we want
 19 pictures? We want...
 20 THE CHAIRMAN: I mean, it would be nice --
 21 COMMISSIONER KASPER: So, obviously, that
 22 repairperson is saying, yes, they can repair
 23 them.
 24 THE CHAIRMAN: Yeah. The best-case
 25 scenario for me would be for staff to go out
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1 and say, "Okay. This is a \$2,000 window.
 2 Sure, it's repairable, but is it actually
 3 repairable, because that's unreasonable?" It
 4 goes back to the point that anything's
 5 repairable to a certain extent.
 6 COMMISSIONER KASPER: So we're asking
 7 staff to make an additional visit?
 8 THE CHAIRMAN: Yeah, to me, I mean, that
 9 helps me, especially if she's compromised to
 10 the point where she's now looking for seven
 11 more windows. I'm inclined to give them to her
 12 because she's made a big compromise, but I
 13 understand at the same time that this is a big
 14 part of the house and that's -- that's just a
 15 tough call now because I don't have enough
 16 information.
 17 COMMISSIONER DAVIS: It is hard to make a
 18 determination with, you know, nobody really
 19 having, like, seen the inside of the windows
 20 or...
 21 MS. SHEPPARD: Through the Chair, I mean,
 22 there are pictures -- I mean, I don't want to
 23 discount that she did put together a window
 24 survey. I mean, you can look at those windows,
 25 and if you feel that what you're seeing in
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1 those pictures supports, you know, what you're
 2 saying -- I know that you haven't had an awful
 3 lot of window replacement applications, but
 4 certainly you've had some, and you can kind of
 5 compare what you were seeing then, what I just
 6 passed out in way of recommendations compared
 7 to the pictures that have been provided.
 8 I mean, if you feel like that's enough as
 9 it compares to those other things, then I don't
 10 want to stop you from making a determination,
 11 but certainly we would be willing to go out
 12 there and take a closer look.
 13 COMMISSIONER STANSEL: Having looked at
 14 what you passed around, which is the National
 15 Register Reason for Repair or Replacement
 16 Guidelines, and having looked at the images
 17 provided by the applicant, I see no windows
 18 that qualify for replacement in comparison to
 19 picture to picture. That being said, if we
 20 were to vote today, I would be in complete
 21 agreement with staff because I don't have
 22 enough information from staff reviewing the
 23 interiors to confirm that, yes, these are
 24 repairable.
 25 The information the applicant has given us
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1 is that, yeah, they are repairable. They're
2 costly, but that's part of a historic building.
3 I can't -- as this board, it's not our job to
4 figure out how much it costs. It's that: Is
5 it repairable? It's repairable. It's kind of
6 cut and dry for me, regretfully so, but that's
7 where I stand on this.

8 THE CHAIRMAN: Yeah. I think that's a
9 very fair point.

10 Can the applicant please come back up?

11 (Ms. Oldham approaches the podium.)

12 THE CHAIRMAN: So I know you probably
13 don't want to hear another deferral, but that
14 would be my suggestion, is to meet with staff
15 and get staff out to your house and get them
16 inside.

17 MS. OLDHAM: Okay. That's fine.

18 THE CHAIRMAN: That would be my
19 suggestion, and maybe, you know, if you have
20 another window person out, have them write
21 something up.

22 MS. OLDHAM: Okay.

23 THE CHAIRMAN: Because that's a lot more
24 tangible and a lot easier for us to deal with,
25 an actual window report --

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1 MS. OLDHAM: Well, I'm not arguing that
2 they cannot be repaired --

3 THE CHAIRMAN: Sure. Well, yeah. But
4 from a window person, we can at least read what
5 they have to say on each window, and I think
6 that would go a long way.

7 MS. OLDHAM: The other thing I wanted to
8 mention, in regard to the replacements, the
9 products that I listed, it wasn't a matter
10 of an aesthetic choice from my perspective.

11 What I did is I drove around the neighborhood,
12 and I thought there was a higher likelihood to
13 choose a product that had already been chosen
14 and approved as a replacement window. So
15 everything you see in that report, like the
16 Jeld-Wen and the Eagle View -- and there was a
17 third one, and I know that Anderson has done a
18 lot, you know, for the new construction -- I
19 was basing it off of that.

20 But with that being said, I want it on
21 record that I am very receptive to looking at
22 alternatives.

23 THE CHAIRMAN: Sure.

24 MS. OLDHAM: So I don't want it to be
25 like, "I want these three and that's it." But

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1 with that being said, the Eagle View windows,
2 which are on the 2300 block of Myra Street on
3 street-facing elevation, those are less than
4 \$600 for the most expensive window, just as a
5 comparative analysis, and I do have a written
6 estimate for that. So we can defer, and we can
7 set up an appointment for staff to come out.

8 That's fine.

9 THE CHAIRMAN: I think that would probably
10 be best.

11 MS. OLDHAM: Okay.

12 THE CHAIRMAN: All right.

13 MR. POPOLI: Through the Chair, I just
14 want to address that typically what we evaluate
15 on the staff level with a window replacement is
16 if it's a historic window, typically the
17 replacement window is also a wood window. It's
18 not an alternative product. That's typically
19 for previously replaced windows. So there
20 would be different products that we would
21 approve if they were missing. But for the wood
22 windows, we would be talking about, at least
23 from our perspective, a wood window.

24 THE CHAIRMAN: Yeah. Well, we can get
25 through which ones we're going to replace and

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1 then go to what we're using.

2 But, yeah, let's go ahead and defer
3 COA-18-21373. Thank you.

4 MS. OLDHAM: Thank you.

5 THE CHAIRMAN: And we're going to move on
6 to our first and only COA of the day,
7 COA-18-21431, 1249 North Market Street.

8 Do I have a staff report?

9 MS. SHEPPARD: Okay. Through the Chair,
10 this application is for the installation of
11 solar panels. Just to give you a little bit of
12 background on this, solar panels are -- it is
13 an activity that we have approved for historic
14 districts. There are jurisdictions that don't
15 allow them, but in Florida the rules are a
16 little different.

17 So at the staff level, in our
18 administrative review matrix, there's certain
19 parameters that we can approve solar panels at
20 the staff level, and that's done on a regular
21 basis. This -- the amount of solar panels and
22 the visibility in this particular application
23 is what tripped the Commission's review. So
24 it's not that it doesn't happen, but it doesn't
25 often come to you guys.

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1 A number of years ago -- I believe it was
2 19 -- or I'm sorry -- 2016 or probably started
3 in 2015, the whole interest in solar was really
4 starting to kind of gain some ground, and there
5 was a lot of interest in the neighborhood, and
6 there had been a couple of applications. And
7 so the Commission at that time actually
8 designated a special committee to look at solar
9 panels and how we could review them, what was
10 available.

11 Your design regulations don't really get
12 into that level of detail. I think it only
13 references a solar collector, and so we looked
14 at it a lot closer. And it was with the intent
15 of not so much trying to regulate them away or
16 anything like that, but just to allow for solar
17 with the least amount of visual impact on the
18 historic structure. So that committee put
19 together a report -- that was part of your
20 package, so you have it available to you in the
21 book -- that outlined different details that
22 are related to solar panels and some kind of
23 best practices as far as how to minimize that
24 impact.

25 And so, you know, some of the things we're
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1 looking at are the color, you know, how it's
2 installed, how far it's going to be off of the
3 top of the roof, the reflectivity, those type
4 of things. And from what I understand in
5 talking to our fellow planner, Blair Mullins,
6 who handled this application, the one thing
7 that was an issue was the roof color.

8 There was an emphasis to -- it's obviously
9 difficult or impossible to change the color of
10 the panel. Usually, they only offer one.
11 Different manufacturers have slightly different
12 colors, but in this particular case, we had a
13 dark panel that would probably blend fairly
14 well with a dark roof. But the roof that's
15 currently there is a lighter color, and so our
16 condition that we have for you is that the roof
17 color be changed to black to match the proposed
18 solar panels, to ensure the least visual
19 impact.

20 And, you know, if you're installing
21 panels, we felt comfortable in having that as a
22 potential condition when the committee was
23 reviewing this type of work, in the sense that
24 if you're installing the panels, obviously
25 you're not going to want to take off the panels
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1 to replace your roof, so a new roof to start
2 out with before you install the panels wasn't
3 that -- you know, it actually might make some
4 sense as far as how you approach the project.

5 The other two conditions that you see are
6 our normal conditions related to site changes,
7 and that's our recommendation. So we're
8 looking at an approval. And this is on one
9 side, you know, the most -- where you get the
10 biggest bang for your buck as far as the
11 elevation goes, and that's the one condition
12 that we had.

13 THE CHAIRMAN: Does anybody have any
14 questions for staff?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: All right.

17 Is the applicant here?

18 AUDIENCE MEMBER: Yes, sir.

19 THE CHAIRMAN: We'll open the public
20 hearing. Come on up.

21 (Audience member approaches the podium.)

22 THE REPORTER: Would you raise your right
23 hand for me, please?

24 AUDIENCE MEMBER: (Complies.)

25 THE REPORTER: Do you solemnly swear or
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1 affirm that the testimony you are about to give
2 will be the truth, the whole truth, and nothing
3 but the truth?

4 AUDIENCE MEMBER: Yes, sir.

5 THE REPORTER: Thank you.

6 THE CHAIRMAN: You need to state your name
7 and address, please.

8 MR. GILLIM: My name is Jonathan Gillim.
9 My personal address is 6040 Marina Court,
10 Keystone Heights, Florida.

11 THE CHAIRMAN: Thank you.

12 MR. GILLIM: Okay. So basically, since
13 2012, I own Clear Sky Solar. I've done 25
14 installs in Springfield in the exact same way
15 you're asking me not to do now, which is kind
16 of why I'm wondering why we're here. I've had
17 over 25 installs with light gray roofs about
18 the color of this sheet or these chairs, with
19 dark black panels all over them. Matter of
20 fact, five of them are just one block away from
21 this man's house.

22 Now, this gentleman's roof is a dark
23 brown. It can't match any better than -- it
24 matches a heck of a lot better -- and these are
25 also new construction, historical rated. So if

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1 a new construction was allowed to put a light
2 roof with a dark panel when they could have
3 actually had the opportunity to change that
4 color roof, considering it was new
5 construction, and they weren't made to, then I
6 don't see any reason to deny this.

7 And I've got a picture of one in
8 Riverside, since you do handle that area, and
9 I'll give you the address briefly real quick.
10 Basically, what it is, it is at 1519 Mallory
11 Street, and it's on the dead front. It's a
12 light gray roof with silver panels. But it's
13 right on the front, dead on the front.

14 Would you-all like to see it?

15 THE CHAIRMAN: Yeah, sure.

16 MR. GILLIM: So that was approved, right.
17 But that's right on the main thing, right.
18 That's on the front yard. This is on the side
19 of the house we're doing here, okay.

20 Now, the thing is, I've done 25 in six
21 years in this same neighborhood, without any
22 issues, through TerraWise Homes. I'm the only
23 solar contractor he's used until recently, only
24 because I moved further away and started moving
25 myself to Clay County because of the issues in

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1 What's going on with the 25 that we approved
2 prior?

3 MS. SHEPPARD: Through the Chair, I'm
4 happy to address that. As you are aware, new
5 construction standards are completely different
6 than, you know, the standards that we deal with
7 when it comes to an historic structure. At the
8 end of the day, any of those 25 or the new
9 constructions that he referenced could be torn
10 down tomorrow without coming to you guys or
11 anything else. They're not protected as far
12 as, you know, longevity. And we allow
13 different things on new construction that we
14 would not allow on a historic structure, so it
15 is a very different situation.

16 But regarding 1519 Mallory, that is the
17 poster child for why we had a solar committee.
18 The situation there is a little complicated,
19 but if my memory serves, there was a permitting
20 issue. So they somehow got a permit bypassing
21 the COA process, and there was a lot of, you
22 know, discussion as far as how to, you know,
23 handle solar and how to deal with these types
24 of situations. It's one of the reasons the
25 Commission decided that if we're going to have

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1 Duval County. It's just starting to get to the
2 point where it's not worth doing anymore.

3 I mean, I was one of the good contractors
4 out there doing good work for people at an
5 affordable cost, and now it's like I don't want
6 to anymore because of all this. But I don't
7 see any reason why any of this should be denied
8 because you've already approved 25 others right
9 down the street.

10 THE CHAIRMAN: All right. Well, does
11 anybody have any questions?

12 COMMISSIONER STANSEL: Not at this time.

13 THE CHAIRMAN: We'll call you back up.

14 MR. GILLIM: Thank you.

15 THE CHAIRMAN: Thanks.

16 Is anybody else here to speak on this COA?

17 AUDIENCE MEMBERS: (No response.)

18 THE CHAIRMAN: Seeing none, we'll close
19 the public hearing, and I'll entertain a
20 motion.

21 Anybody?

22 COMMISSIONER DAVIS: Motion to approve
23 with staff conditions.

24 COMMISSIONER STANSEL: Second.

25 THE CHAIRMAN: Okay. Big question:

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1 this interest in solar, let's make sure that we
2 get it right. And the committee was set up to
3 kind of ensure that if somebody wanted to do
4 solar in that type of location, that we can
5 ensure that it had less visual impact as what
6 happened in that particular instance.

7 THE CHAIRMAN: Can I ask you this?
8 Obviously, in Springfield they don't
9 necessarily have to match the solar panel to a
10 color if it's new construction, is that
11 correct?

12 MR. POPOLI: It is something that is one
13 of the conditions that's listed in the new
14 construction applications typically. I'll give
15 you some examples. The black versus gray on
16 shingles is a bit of a -- black shingles tend
17 to be more gray than they are genuinely black.
18 But there were some examples that she gave in
19 her report where -- this is a TerraWise house.
20 They did a dark-colored roof with a
21 dark-colored panel, and I think it meets the
22 spirit of the condition.

23 I don't know the specific examples he's
24 referring to. Technically, they were
25 conditioned to be that way, so if they didn't

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1 end up being that way, then I don't know if
2 that's an issue. I think mostly to Lisa's
3 point, new construction is a very different
4 standard than an historic structure.

5 THE CHAIRMAN: Well, I guess where my
6 question was leading: Are the new construction
7 standards for Springfield, when it comes to
8 solar panels, the same for Riverside?

9 MR. POPOLI: They're the same, yeah.

10 MS. SHEPPARD: Through the Chair, it's not
11 that the solar conditions are different. We
12 would just apply them a little differently as
13 far as, you know, what we're most interested in
14 when they're being applied to an historic
15 structure versus new construction.

16 COMMISSIONER KASPER: Through the Chair to
17 Counsel, the solar committee report did
18 reference the Florida Statutes requirement that
19 does not allow a government body to prohibit
20 the use of renewable energies -- or energy.
21 How does it say? Prohibits the installation of
22 solar collectors or renewable resources.

23 THE CHAIRMAN: It does give us the
24 authority?

25 COMMISSIONER KASPER: No, you cannot. It
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1 specifically says that the adoption of any
2 ordinance by a governing body which prohibits
3 or has the effect of prohibiting the
4 installation of solar collectors or energy
5 devices is not allowed. So as a governing
6 body, we cannot prohibit the use of solar
7 devices, is the way I read that.

8 MS. ELLER: Through the Chair to the
9 Commission, at the time that the committee met
10 and went through and created the guidelines
11 that are now in place, the Office of General
12 Counsel did review that and opine that there
13 was the leeway within the Florida Statutes to
14 impose these types of design restrictions
15 because it wasn't a straight-out prohibition.

16 So I know that there are members of the
17 solar community that disagree and want to
18 dispute those things. However, the ordinances
19 and the regulations at the time they were put
20 in place were not challenged, and so our
21 position remains the same, that we do have the
22 authority to regulate in the way that we are
23 regulating.

24 COMMISSIONER KASPER: Okay. Thank you.
25 Through the Chair to staff, I'm assuming
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1 the spirit of the solar guidelines is that the
2 panel would blend as well as possible to the
3 roof line -- to the roof, so that it would not
4 adversely affect the appearance of the historic
5 structure. And so if I look at the photographs
6 provided in the document, it is -- appears to
7 be a bit of a long skinny house, two-story, and
8 the skinny portion with a gable fronts the main
9 road. The long slope of the roof runs the
10 length of the property or length of the house,
11 and that's where they're proposing the panels.
12 I see in the picture there's a -- seems to be a
13 pretty tight side yard or something maybe.

14 So to staff, could there be an argument
15 made that you really don't see this roof well
16 and, therefore, it may not affect the
17 elevation, or are you still taking the position
18 that it affects the historic character of the
19 house?

20 MS. SHEPPARD: The fact that it was coming
21 all the way up into the front portion of that
22 roof, that's what put it into the visibility
23 category. I will tell you that the -- one of
24 the things that came out of the committee was
25 establishing within the administrative review

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1 matrix what we could do at the staff level, and
2 that includes this type of installation for 50
3 percent, you know...

4 COMMISSIONER KASPER: Back?

5 MS. SHEPPARD: Right. Thank you.

6 COMMISSIONER KASPER: Okay. So what I'm
7 hearing is that if the panels were at the
8 midpoint of the house back, it would be
9 acceptable?

10 MS. SHEPPARD: We would probably still
11 recommend that the --

12 COMMISSIONER KASPER: The color?

13 MS. SHEPPARD: You know, the color, but
14 certainly that would make it less visible.

15 There's no -- unfortunately, there's no
16 projection or anything on that side of the roof
17 that kind of helps obscure the panels from the
18 street. If the house was reversed and you had
19 the side gable coming out, then -- we get a lot
20 of those that we handle administratively
21 because they truly aren't visible. But if it
22 was pushed back, that would be another way of
23 addressing our criteria.

24 THE CHAIRMAN: So can we get the applicant
25 back up?

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1 (Mr. Gillim approaches the podium.)
 2 MR. GILLIM: One thing I want to say is
 3 all TerraWise homes have been approved through
 4 the historical society because they had to meet
 5 historical standards. Just to let you know
 6 that, that was all approved --
 7 THE CHAIRMAN: Yep, that's fine.
 8 MR. GILLIM: Same standards, is what I
 9 was --
 10 COMMISSIONER DAVIS: Well, different
 11 standards between new construction --
 12 MR. GILLIM: Okay. Well, that's what I'm
 13 trying to figure out.
 14 COMMISSIONER DAVIS: There's different
 15 standards between new construction and --
 16 MR. GILLIM: Even though it has to be
 17 approved --
 18 COMMISSIONER KASPER: This is a new
 19 construction.
 20 THE REPORTER: One at a time, please.
 21 COMMISSIONER KASPER: This isn't historic.
 22 This is a new --
 23 MR. POPOLI: If you're going to talk, you
 24 have to come to the microphone.
 25 COMMISSIONER DAVIS: Wait. Sorry. This
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1 roof is a lot darker.
 2 THE CHAIRMAN: I understand.
 3 MR. GILLIM: It's as dark as it can be.
 4 They're not going to give you black shingles
 5 and still be efficient for the home. They'll
 6 degrade so quick these days. They always put
 7 color in somewhere.
 8 THE CHAIRMAN: Give us just one second.
 9 MR. GILLIM: Yes, sir.
 10 THE CHAIRMAN: Actually, we'll call you
 11 back up in a second.
 12 MR. GILLIM: Yes, sir.
 13 THE CHAIRMAN: Thanks.
 14 I'm still waiting on an answer from -- how
 15 old is this house?
 16 MR. POPOLI: It was listed as
 17 noncontributing in the report, and it appears
 18 from the property record card it was built in
 19 2006.
 20 MS. SHEPPARD: My apologies. Through the
 21 Chair, the downside of giving somebody else's
 22 report. I will say that when we're doing all
 23 those standard conditions for the TerraWise
 24 homes, we're pulling directly from this
 25 document and referencing the color of the roof.
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1 is a new construction now?
 2 MR. POPOLI: It's a 12-year-old house.
 3 THE REPORTER: I'm sorry. Everybody, one
 4 at a time, please.
 5 COMMISSIONER DAVIS: This house was built
 6 12 years ago?
 7 MR. GILLIM: Yes, sir.
 8 THE CHAIRMAN: Is this correct, staff?
 9 COMMISSIONER STANSEL: Am I hearing that
 10 this is not a historic or contributing
 11 structure?
 12 MR. GILLIM: It was built in 2006. And
 13 can I show you something real quick?
 14 THE CHAIRMAN: Sure.
 15 MR. GILLIM: This is the Google Earth view
 16 of the applicant's home. See how dark that
 17 roof is compared to all these that we've
 18 already done? There's four there now and one
 19 across the street. That's your approval from
 20 TerraWise, and they're historical standards. I
 21 know they're new construction, but they're
 22 still historical standards.
 23 THE CHAIRMAN: Yeah, but there's different
 24 standards between --
 25 MR. GILLIM: I'm agreeing on that, but his
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1 So I'm not sure what's going on with that, but
 2 I just wanted to clarify that it's not that
 3 we're trying to hold a different standard to
 4 this one.
 5 THE CHAIRMAN: All right. So from my
 6 point of view, '06 built, looking at the
 7 picture he passed out and to the fact -- to
 8 Erik's point earlier that I don't think you're
 9 going to be able to see it from the street
 10 anyway, I don't have a problem with this.
 11 COMMISSIONER DAVIS: Agreed. I just have
 12 to say this:
 13 Erik, your question earlier about state
 14 statute not allowing you to prohibit or
 15 effectively prohibit, I mean, I understand that
 16 it was reviewed at the time, but requiring a
 17 \$10,000, \$15,000 roof replacement, I would
 18 argue in my quasi-judicial role, is effectively
 19 prohibiting it, just for future reference.
 20 THE CHAIRMAN: Okay. Anybody else have
 21 points?
 22 COMMISSIONER KASPER: So I would like to
 23 make a motion to modify my motion and modify
 24 condition -- staff condition number 1 --
 25 actually, to strike staff condition number 1.
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1 COMMISSIONER STANSEL: I second.
 2 THE CHAIRMAN: Okay. All those in favor
 3 of the amendment?
 4 COMMISSION MEMBERS: Aye.
 5 THE CHAIRMAN: Those opposed?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, I'll now take
 8 a vote on the application as amended.
 9 MS. ELLER: Someone needs to move the
 10 application as amended.
 11 THE CHAIRMAN: I'll move the application
 12 as amended. All those in favor?
 13 COMMISSION MEMBERS: Aye.
 14 THE CHAIRMAN: Those opposed?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Hearing none, you've passed
 17 COA-18-21431.
 18 COMMISSIONER STANSEL: Do you want this
 19 back?
 20 MR. GILLIM: You can keep it, unless
 21 there's something wrote on the back.
 22 So we're good?
 23 THE CHAIRMAN: Yep. Thank you.
 24 MR. GILLIM: Thank you.
 25 THE CHAIRMAN: And unless anybody else has
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1 anything --
 2 MR. GILLIM: It was just a really big
 3 waste of time, but we really appreciate your
 4 understanding.
 5 THE CHAIRMAN: Thanks.
 6 Unless anybody has anything else, we'll
 7 adjourn. Thank you.
 8 (The above proceedings were adjourned at
 9 5:19 p.m.)
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1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
 4 COUNTY OF DUVAL)
 5
 6 I, MATTHEW MCKINNEY, Florida Professional Reporter,
 7 do hereby certify that I was authorized to and did
 8 stenographically report the foregoing proceedings and
 9 that the foregoing transcript is a true and complete
 10 record of my stenographic notes.
 11
 12
 13 DATED this 24th day of November, 2018.
 14
 15
 16
 17
 18 _____
 Matthew McKinney, FPR
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