

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, April 24, 2019,  
commencing at 3:00 p.m., Ed Ball Building, 214 North  
Hogan Street, Conference Room 1002, 1st Floor,  
Jacksonville, Florida, before Diane M. Tropia, FPR, a  
Notary Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.  
ERIK C. KASPER, Secretary.  
ANDRES LOPERA, Commission Member.  
MAIJU STANSEL, Commission Member.  
TIMOTHY BRAMWELL, Commission Member.  
MAX GLOBER, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.  
LISA SHEPPARD, Planning and Development Dept.  
DEVIN SCOTT, Planning and Development Dept.  
KEALEY A. WEST, Office of General Counsel.  
CANDACE LONG, Planning and Development Dept.

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1 your cell phones, if you please would. Any  
2 private conversations, please have them in the  
3 hallway. If you would like to speak on any  
4 COA, you're going to fill out a form and bring  
5 it up to the front here. We're going to take a  
6 break every two hours. Hopefully, we won't  
7 need that.  
8 We'll go ahead and get started. I'll take  
9 a motion to pass the minutes from the  
10 March 27th meeting.  
11 COMMISSIONER LOPERA: Motion to pass  
12 minutes from the March 27, 2019, meeting.  
13 COMMISSIONER STANSEL: Second.  
14 THE CHAIRMAN: All those in favor?  
15 COMMISSION MEMBERS: Aye.  
16 THE CHAIRMAN: Those opposed?  
17 COMMISSION MEMBERS: (No response.)  
18 THE CHAIRMAN: Hearing none, we passed the  
19 minutes from the 27th meeting.  
20 We're going to go into our deferred items.  
21 We have none on the agenda today, so we'll  
22 start with our consent agenda. I do think we  
23 need to pull COA-19-22047, 3507 Riverside  
24 Avenue. That's going to go to a separate  
25 consent agenda because I have some ex-parte to  
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1 PROCEEDINGS  
April 24, 2019 3:00 p.m.

2 - - -  
3 THE CHAIRMAN: We're going to start the  
4 April 24th meeting of the Jacksonville Historic  
5 Preservation Commission. We're going to start  
6 with some introductions.  
7 Christian, if you would.  
8 MR. POPOLI: Christian Popoli, Planning  
9 and Development.  
10 MR. SCOTT: Devin Scott, Planning and  
11 Development.  
12 MS. WEST: Kealey West, Office of General  
13 Counsel.  
14 COMMISSIONER GLOBER: Max Globler,  
15 commissioner.  
16 COMMISSIONER BRAMWELL: Tim Bramwell,  
17 commissioner.  
18 COMMISSIONER LOPERA: Andres Lopera,  
19 commissioner.  
20 THE CHAIRMAN: J.C. Demetree, chairman.  
21 COMMISSIONER KASPER: Erik Kasper,  
22 commissioner.  
23 COMMISSIONER STANSEL: Maiju Stansel,  
24 commissioner.  
25 THE CHAIRMAN: If you haven't silenced  
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1 declare, I presume.  
2 COMMISSIONER BRAMWELL: No, not ex-parte,  
3 a conflict.  
4 THE CHAIRMAN: Excuse me, a conflict.  
5 COMMISSIONER BRAMWELL: The applicant is  
6 the spouse of a partner in my law firm.  
7 THE CHAIRMAN: Got you. So that will be  
8 pulled for a separate consent agenda, I  
9 suppose?  
10 MS. WEST: Separate.  
11 THE CHAIRMAN: Okay. Do any commissioners  
12 have any ex-parte to declare on consent?  
13 COMMISSION MEMBERS: (No response.)  
14 THE CHAIRMAN: Hearing none, does anybody  
15 want to pull anything from consent?  
16 COMMISSIONER KASPER: I would like to  
17 discuss -21970.  
18 THE CHAIRMAN: All right.  
19 MR. POPOLI: Through the Chair, did you  
20 want to move from consent --  
21 THE CHAIRMAN: Yes. We're also moving  
22 COA-19-21977, 2981 Riverside Avenue. That is  
23 coming off of the COA docket onto the consent  
24 agenda.  
25 Erik, I'm sorry, which COA are we pulling  
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1 for you?

2 COMMISSIONER KASPER: COA-19-21970,  
3 1618 Walnut Street.

4 THE CHAIRMAN: So we're going to go ahead  
5 and pull that from the consent agenda, and I'll  
6 go ahead and open the public hearing.

7 Does anybody in the audience have anything  
8 to speak on the consent agenda?

9 AUDIENCE MEMBER: I'm sorry, that's mine.  
10 It's being pulled from consent?

11 THE CHAIRMAN: 1618 Walnut Street?

12 AUDIENCE MEMBER: Yes.

13 THE CHAIRMAN: Yes, it's being pulled from  
14 consent, so we will discuss that momentarily.

15 Anybody else to speak on anything  
16 currently on consent?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Seeing none, I'll close the  
19 public hearing and I'll take a motion to pass  
20 the consent agenda.

21 COMMISSIONER LOPERA: Motion to pass  
22 consent agenda except for COA-19-21970 --

23 THE CHAIRMAN: And also --

24 COMMISSIONER LOPERA: And which one?

25 THE CHAIRMAN: Number 6.  
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1 COMMISSIONER LOPERA: -- and COA-19-22047.

2 COMMISSIONER BRAMWELL: Second.

3 THE CHAIRMAN: All those in favor?

4 COMMISSION MEMBERS: Aye.

5 THE CHAIRMAN: Those opposed?

6 COMMISSION MEMBERS: (No response.)

7 THE CHAIRMAN: Hearing none, you've passed  
8 your consent agenda.

9 We're going to go right to Number 6 real  
10 quick, our separate consent agenda. Tim will  
11 recuse himself from voting. COA-19-22047,  
12 3507 Riverside Avenue. I'll take a motion.

13 COMMISSIONER KASPER: Make a motion to  
14 approve adjusted consent agenda COA-19-22047.

15 COMMISSIONER STANSEL: Second.

16 THE CHAIRMAN: All those in favor?

17 COMMISSION MEMBERS: Aye.  
(Commissioner Bramwell abstains from  
19 voting.)

20 THE CHAIRMAN: Those opposed?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: Hearing none, you passed  
23 the second consent agenda. And we will move  
24 right into COAs.

25 COMMISSIONER STANSEL: Through the Chair,  
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1 we were to move one of the items off of the COA  
2 list into the consent agenda, and I'm not sure  
3 we did that appropriately. I think we need to  
4 vote to have that on the COA, to move  
5 COA-19-21977, for 2981 Riverside Avenue, and  
6 that was not listed in our voting for the  
7 consent agenda.

8 THE CHAIRMAN: Okay. Is that -- I did  
9 mention it. I don't know if I needed to  
10 formally move it again.

11 MS. WEST: Did it get moved?

12 THE CHAIRMAN: I did mention it. I didn't  
13 read the entire consent agenda. I can go back  
14 and read the entire --

15 MS. WEST: You can vote on that one  
16 separately now.

17 THE CHAIRMAN: Okay. We'll go ahead and  
18 vote on that one. That is --

19 MS. WEST: I thought I heard you say the  
20 consent agenda as amended, but if you didn't  
21 say "as amended" --

22 THE CHAIRMAN: We're going to go ahead and  
23 double check here. COA-19-21977, 2981  
24 Riverside Avenue, is a third consent agenda at  
25 this point. I'll take a motion.  
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1 COMMISSIONER STANSEL: Make a motion to  
2 approve COA-19-21977, 2981 Riverside Avenue, as  
3 part of the consent agenda.

4 COMMISSIONER KASPER: Second.

5 THE CHAIRMAN: All those in favor?

6 COMMISSION MEMBERS: Aye.

7 THE CHAIRMAN: Those opposed?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: Hearing none, 2981  
10 Riverside Avenue is passed on the consent  
11 agenda.

12 Okay. So we're going to go into COAs.  
13 Let's start with the one we pulled from  
14 consent, COA-19-21970, 1618 Walnut Street.  
15 We'll take a staff report, please.

16 MR. POPOLI: Through the Chair, this is  
17 COA-19-21970 for a new construction of a  
18 single-family home at 1618 Walnut Street. The  
19 site was previously occupied by a contributing  
20 structure that suffered a catastrophic fire,  
21 and the interior structure of the building  
22 collapsed. It was deemed a structural  
23 emergency by Municipal Code Compliance and the  
24 Building Division and was torn down.

25 So the applicant has requested to build a  
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1 new home on that site. The home that's  
 2 proposed is actually substantially similar to  
 3 what was there in a lot of ways. But it is a  
 4 two-story frame vernacular style home. It's  
 5 got a mix of roof forms, between some nested  
 6 front gables and side-facing gables, the  
 7 half-width porch with simple columns and brick  
 8 piers. The building is -- has an element to  
 9 the front that resembles a partially enclosed  
 10 porch, which is actually very similar to what  
 11 was there originally, because the previous  
 12 house had been altered over the years.  
 13 They're proposing a six-pane,  
 14 three-quarter-lite front door with lower  
 15 panels, 6-over-1 lite pattern windows  
 16 throughout the structure. Window pairs are  
 17 predominant on the front elevation, and then  
 18 individually vertically oriented windows  
 19 throughout the majority of the rest of the  
 20 house. There's a side deck with doors exiting  
 21 from that -- sort of interior to the house,  
 22 sort of stepped in, and then windows facing out  
 23 to the side.  
 24 It faces -- it fronts on Walnut Street,  
 25 facing east. The lot is roughly 43 feet by  
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1 125 feet deep. Its design and massing, overall  
 2 height and scale, are consistent with the  
 3 structures on the street. This portion of  
 4 Springfield is fairly close. The houses are  
 5 spaced fairly close together, and the front  
 6 setbacks are conditioned to meet the setbacks  
 7 similar to the surrounding properties. The  
 8 side setbacks are consistent.  
 9 They're also requesting to build a  
 10 detached garage that would be accessed off the  
 11 alley. This is a one-story, simple design with  
 12 horizontal siding and a front-facing and  
 13 rear-facing gable.  
 14 We are recommending approval with standard  
 15 conditions. I think there was a question  
 16 regarding the garage condition on the door from  
 17 Commissioner Kasper, so we can discuss that,  
 18 but, as I said, we're recommending approval  
 19 with the listed conditions.  
 20 THE CHAIRMAN: Does anybody have any  
 21 questions for staff?  
 22 COMMISSION MEMBERS: (No response.)  
 23 THE CHAIRMAN: I'm going to go ahead and  
 24 open the public hearing.  
 25 Is the applicant here?  
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1 AUDIENCE MEMBER: Yes.  
 2 THE CHAIRMAN: You can come on up.  
 3 AUDIENCE MEMBER: (Approaches.)  
 4 THE CHAIRMAN: Just state your name and  
 5 address.  
 6 AUDIENCE MEMBER: Carl Kizer,  
 7 4072 Dunraven Lane, Jacksonville, 32223.  
 8 THE CHAIRMAN: She's going to swear you  
 9 in.  
 10 THE REPORTER: If you would raise your  
 11 right hand for me, please.  
 12 MR. KIZER: (Complies.)  
 13 THE REPORTER: Do you affirm that the  
 14 testimony you are about to give will be the  
 15 truth, the whole truth, and nothing but the  
 16 truth?  
 17 MR. KIZER: I do.  
 18 THE REPORTER: Thank you.  
 19 THE CHAIRMAN: I presume, Commissioner  
 20 Kasper --  
 21 COMMISSIONER KASPER: Yeah. So through  
 22 the Chair, just to ask a question, I think the  
 23 design is -- I'd agree with staff, it's  
 24 acceptable. I just noticed that the condition  
 25 for the garage door is to have carriage-style  
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1 hardware.  
 2 MR. KIZER: Yes, sir.  
 3 COMMISSIONER KASPER: I personally think  
 4 that the garage door, as designed, should  
 5 remain as is and doesn't need the  
 6 carriage-style hardware. So if you're in  
 7 agreement, I would like to strike that. And we  
 8 could have discussion, but it seems like it's a  
 9 standard note that we tend to put on, but -- I  
 10 think that the design of the door that you've  
 11 submitted is in keeping with the character of  
 12 the house and the district, so I would  
 13 recommend that it remain.  
 14 MR. KIZER: I'd appreciate that being  
 15 removed.  
 16 COMMISSIONER KASPER: Okay. That's it.  
 17 THE CHAIRMAN: Does anyone have any more  
 18 questions?  
 19 MR. KIZER: I have one for you.  
 20 THE CHAIRMAN: Sure.  
 21 MR. KIZER: The setback. The original  
 22 structure on my property was set back farther  
 23 than the other homes on the street. There's  
 24 a -- to the left of that is a vacant lot  
 25 presently, and then next to that vacant lot is  
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1 a commercial property that butts right up to  
 2 the sidewalk. To keep a 10-foot gap between  
 3 the garage and the main structure, I'm looking  
 4 at a 19-foot setback on the house as opposed to  
 5 the 20 that's being put in there as one of the  
 6 conditions. I'm asking if there can be a  
 7 consideration for removing that one as well.  
 8 THE CHAIRMAN: You would like it to be  
 9 19 feet?  
 10 MR. KIZER: Nineteen instead of 20, yes,  
 11 sir.  
 12 THE CHAIRMAN: All right.  
 13 Any other questions to the applicant?  
 14 MR. KIZER: That is it.  
 15 THE CHAIRMAN: Okay. Thank you. We'll  
 16 call you back up if we need you.  
 17 MR. KIZER: Thank you.  
 18 THE CHAIRMAN: Is anybody else here to  
 19 speak on this COA?  
 20 AUDIENCE MEMBERS: (No response.)  
 21 THE CHAIRMAN: Seeing none, we'll close  
 22 the public hearing and I will entertain a  
 23 motion.  
 24 COMMISSIONER KASPER: Through the Chair,  
 25 Christian, could you comment on that setback?  
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1 MR. POPOLI: I don't think a foot  
 2 difference will make a substantial impact on  
 3 the street.  
 4 COMMISSIONER KASPER: Okay. I will make a  
 5 motion to approve COA-19-21970, 1618 Walnut  
 6 Street, with conditions, and remove the  
 7 carriage-style hardware garage condition and  
 8 adjust the -- Condition 11, front porch aligned  
 9 with property to the north, a setback of  
 10 approximately 19 feet instead of 20 feet.  
 11 COMMISSIONER STANSEL: I second.  
 12 THE CHAIRMAN: 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-19-21970.  
 18 And we're going to move right along.  
 19 We're going to go right into COAs here.  
 20 COA-19-21841, 1009 Stockton Street.  
 21 MR. POPOLI: Through the Chair, there is  
 22 the National Register nomination. If you want,  
 23 we can move that to the back, if that would be  
 24 easier.  
 25 THE CHAIRMAN: Yeah, that's fine.  
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1 So I'll take a staff report when ready.  
 2 MR. SCOTT: Thank you, Mr. Chairman.  
 3 COA-19-21841, 1009 Stockton Street, is a  
 4 request for the replacement of 18 wood prairie  
 5 lite windows that are original to the  
 6 structure. The structure is an eight-unit,  
 7 two-story, Mediterranean Revival apartment  
 8 building constructed in 1927, and is listed as  
 9 a contributing structure in the Riverside  
 10 Avondale Historic District due to its age,  
 11 style, and materials. Currently unoccupied,  
 12 the residence is undergoing a complete interior  
 13 renovation.  
 14 The applicant had previously requested the  
 15 replacement of 48 aluminum windows on the  
 16 structure and has replaced them with new vinyl  
 17 windows. That COA was approved  
 18 administratively in October of 2018 and is back  
 19 to request for the replacement of the 18  
 20 remaining wood windows. These wood windows  
 21 have prairie lites on them, in contrast to the  
 22 1-over-1 vinyl windows that are currently on  
 23 the structure that replaced jalousie aluminum  
 24 windows.  
 25 Based on the staff report -- or based on  
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1 the site visit, the staff report indicates a  
 2 recommendation for approval that the windows be  
 3 repaired and not replaced.  
 4 When I visited the structure, I observed  
 5 the windows were much like a lot of windows in  
 6 the historic district; they have been neglected  
 7 for a period of time, but they retain a lot of  
 8 their original elements. There are very few  
 9 cable pulleys left on the windows. There is  
 10 one that is missing a pane of glass. There are  
 11 some of them that have Fiberglass window  
 12 inserts. However, the windows do not show a  
 13 significant amount of rot, deterioration, and  
 14 an inability to be repaired.  
 15 So staff is recommending that the windows  
 16 be repaired and not replaced.  
 17 THE CHAIRMAN: Thank you.  
 18 Do any commissioners have any questions  
 19 for staff?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: All right. Hearing none,  
 22 I'm going to go ahead and open the public  
 23 hearing.  
 24 Is the applicant here?  
 25 AUDIENCE MEMBER: I am.  
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1 THE CHAIRMAN: You can come on up.  
 2 AUDIENCE MEMBER: (Approaches.)  
 3 THE CHAIRMAN: Please state your name and  
 4 address.  
 5 AUDIENCE MEMBER: Obadiah Dorsey,  
 6 1980 Greenwood Avenue.  
 7 THE CHAIRMAN: She's going to swear you  
 8 in.  
 9 THE REPORTER: If you would raise your  
 10 right hand for me, please.  
 11 MR. DORSEY: (Complies.)  
 12 THE REPORTER: Do you affirm that the  
 13 testimony you are about to give will be the  
 14 truth, the whole truth, and nothing but the  
 15 truth?  
 16 MR. DORSEY: I do.  
 17 THE REPORTER: Thank you.  
 18 THE CHAIRMAN: All right. So I'm assuming  
 19 you've looked through these windows. Give us a  
 20 rundown.  
 21 MR. DORSEY: Yeah. So we're undergoing an  
 22 extensive renovation. These photos from the  
 23 staff report are from about two months ago,  
 24 prior to exterior work being completed. We  
 25 submitted for the original replacement of the  
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1 jalousie aluminum windows and got that  
 2 approved, went back with the windows that were  
 3 recommended. As the renovations went on -- our  
 4 original plan was to repair these. As our plan  
 5 went on, we determined that it's -- they're  
 6 really in poor condition, so much so that,  
 7 like, it's my opinion that, like, I really  
 8 don't want to do all the work that we're doing  
 9 to the building and then retain these windows.  
 10 They're not consistent with the balance of the  
 11 building, the windows that were recommended,  
 12 and they really are -- not only are they going  
 13 to look poor in relation to the rest of the  
 14 building, but they're not going to be  
 15 functional, they're not going to be safe, and  
 16 it's really going to be a -- cost prohibitive  
 17 and time prohibitive to Band-Aid these windows  
 18 back together.  
 19 I'd respectfully like to request to have  
 20 permission to go ahead and make it conforming  
 21 to the rest of the building, current to 2019  
 22 standards from an energy efficiency standpoint,  
 23 from a safety standpoint, and just from an  
 24 aesthetic appeal standpoint.  
 25 THE CHAIRMAN: Okay. Does anybody have  
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1 any questions for the applicant?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: Okay. So right off the  
 4 bat, my advice if you want to replace these  
 5 would be to have some sort of contractor or  
 6 some sort of window replacement person come in  
 7 and say, hey, you know, these windows are not  
 8 replaceable -- or they're not reusable, because  
 9 we get a lot of windows that come through here,  
 10 and these don't look all that bad. So,  
 11 frankly, if I had to guess, if we vote today  
 12 it's not probably going to go your way.  
 13 If you want to do something along that  
 14 line, I would recommend maybe a deferral, but  
 15 we can chat about it and get you back up here  
 16 in a second. So we'll -- I can talk amongst  
 17 the commissioners and see what else they think,  
 18 but off the top of my head, that's probably  
 19 where I think this would probably go.  
 20 MR. DORSEY: Okay. And that's bearing in  
 21 mind that there's wood rot, there's Plexiglass  
 22 panes missing, sashes missing. I mean, like,  
 23 we're really kind of --  
 24 THE CHAIRMAN: Which I do understand.  
 25 Like I said, unfortunately, we see a lot of  
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1 these cases, and as far as windows go, these  
 2 don't look as bad as a lot that we've seen  
 3 repaired. But again, I can call you back up.  
 4 Let me talk to everybody else and we'll call  
 5 you back up just here in a second.  
 6 MR. DORSEY: Okay.  
 7 THE CHAIRMAN: Thank you.  
 8 Is anybody else here to speak on this COA?  
 9 AUDIENCE MEMBERS: (No response.)  
 10 THE CHAIRMAN: Seeing none, we'll close  
 11 the public hearing and I'll entertain a motion.  
 12 COMMISSIONER KASPER: Well, having just  
 13 said that, do we motion -- I guess we can defer  
 14 the motion.  
 15 THE CHAIRMAN: Yeah. You still have to  
 16 motion to get the conversation going.  
 17 COMMISSIONER LOPERA: Motion to approve  
 18 COA-19-21841 with staff conditions.  
 19 COMMISSIONER KASPER: Second.  
 20 THE CHAIRMAN: Does anybody else have  
 21 different thoughts on this?  
 22 COMMISSIONER KASPER: I kind of wrote down  
 23 the applicant's comments. You know, functional  
 24 and safe. So once the windows are repaired,  
 25 they will be functional and safe. They will  
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1 have the proper cables and weights and such.  
2 2019 standards is not a criteria. It's a  
3 historic district. They're historic windows.  
4 They won't meet any 2019 energy standards.  
5 Cost prohibitive, they do appear to be in good  
6 condition. Yes, they will cost more, but I  
7 don't think it's cost prohibitive.

8 And then the comment that they would want  
9 to match the vinyl windows, the new vinyl  
10 windows is not really relevant, because the  
11 original windows looked like this. The vinyl  
12 windows replaced a jalousie replacement, which  
13 was obviously not historic.

14 So I would tend to move in the direction  
15 with staff's conditions that all the remaining  
16 wood windows be repaired.

17 THE CHAIRMAN: Does anybody else have any  
18 comments?

19 COMMISSIONER STANSEL: I agree with  
20 Commissioner Kasper. There's nothing in here  
21 that says that these should be coming out.  
22 I've done -- I'm slightly bummed that the  
23 jalousie windows were replaced with vinyl  
24 windows without the muntin orientation that's  
25 on these windows so that they could look the

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1 same.

2 THE CHAIRMAN: That's a fair point.

3 COMMISSIONER BRAMWELL: I agree with  
4 previous comments from the commissioners as  
5 well. I actually live near this building and I  
6 know it's on a prominent corner for the  
7 district as well, and so replacing all of the  
8 historic windows with vinyl windows would have  
9 a disproportionately negative effect on the  
10 historic district as a whole.

11 THE CHAIRMAN: All right. I'll bring you  
12 back up real quick, if you wouldn't mind.

13 MR. DORSEY: (Approaches.)

14 THE CHAIRMAN: As I mentioned earlier,  
15 there's the option to defer. Looking at it off  
16 the top of my head, though, I don't know if  
17 that's going to do anything. It might just  
18 hold you up a month.

19 I mean, obviously, from what you can tell,  
20 I'm in a position -- pretty standard. So I  
21 think we're probably just going to go ahead and  
22 vote because I don't think a contractor coming  
23 in is going to do a whole lot for us at this  
24 point.

25 MR. DORSEY: Well, I mean, let me just  
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1 make one more pass at this thing.

2 THE CHAIRMAN: Okay.

3 MR. DORSEY: I know your job is to retain  
4 the historical significance of the windows, but  
5 I guess I would just like for a little bit of  
6 consideration in the fact that, like, we've  
7 done over \$350,000 worth of renovation work to  
8 this property. We've maintained the historical  
9 significance of it. We've tried to maintain it  
10 as much as possible.

11 When we looked at doing the vinyl windows,  
12 the offer was made to do, you know, muntin so  
13 that it looked like the existing windows, like  
14 the wood windows. That was not the staff's  
15 recommendation, so we went the route that we  
16 went with it.

17 But at the end of the day, we're --  
18 we're -- I think we might be losing sight of  
19 like -- we're investing a significant amount of  
20 time and energy into making this building  
21 better. I respect the council's idea to  
22 preserve some old windows, but these are --  
23 these are a shadow and a shell of what they  
24 once were. We're going to -- I mean, it's -- I  
25 think we might be losing sight of the overall

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1 end goal, which is to make the property better,  
2 and I think replacing these windows goes a long  
3 way to do that.

4 THE CHAIRMAN: And I completely respect  
5 that opinion, but end of the day, the fact of  
6 the matter is, if you do go redo buildings in  
7 Riverside or if you redo buildings in Avondale  
8 that's historic, there are standards you have  
9 to follow. And windows, time and time again,  
10 is the one that comes up that people don't --  
11 think they can slide by. It just doesn't --  
12 from our Commission's standpoint, it just  
13 doesn't work like that.

14 COMMISSIONER LOPERA: And to add to that,  
15 the Secretary of the Interior's Standards are  
16 also cognizant of building codes and things  
17 like that, and windows does fall into one of  
18 those categories of things that are very  
19 important for the historic fabric of the  
20 building, just the same as roof pitches and  
21 roof type.

22 MR. DORSEY: So let me ask a different  
23 question. Is there an opportunity to find some  
24 compromise? I mean, I don't know why I'm so  
25 persistent on this, but I really want to see if

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1 there's something that can find some middle  
 2 ground. So is it the Commission's opinion that  
 3 the aesthetic of the muntin is the most  
 4 important component or --  
 5 COMMISSIONER LOPERA: It has to do with  
 6 the original construction of the wood, the  
 7 original weights, the original lumber that was  
 8 used that cannot be obtained any longer. You  
 9 know, the density of the wood back then is  
 10 different from what we see today. So I would  
 11 almost be okay with it if the vinyl windows  
 12 that you had replaced were replaced with the  
 13 wood ones with the raised muntins that matched  
 14 these. You know, I would almost be inclined to  
 15 see if there's ones that we could, you know,  
 16 replace rather than have to repair. But with  
 17 the one-over-one configuration of the vinyl  
 18 windows of the previous ones that you replaced,  
 19 and now these wood windows, you know, most of  
 20 them still have the glass panes on there and  
 21 they are not falling off --

22 MR. DORSEY: They're Plexiglass.  
 23 COMMISSIONER LOPERA: Okay. Still, you  
 24 know, the windows are not falling off of the  
 25 building. And I understand that most of the  
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1 ropes get cut. So I'm inclined to agree with  
 2 the remaining commissioners about repairing  
 3 rather than replacing and agreeing with staff's  
 4 recommendations.  
 5 MR. DORSEY: I mean, go back to that  
 6 picture real quick. I mean, that's not just  
 7 a -- that's not just one window. There's  
 8 multiple like that.  
 9 COMMISSIONER KASPER: That's a sill.  
 10 MR. DORSEY: And we've got --  
 11 COMMISSIONER LOPERA: That's actually not  
 12 part of the actual wood frame. That's just the  
 13 bottom sill.  
 14 THE CHAIRMAN: And again, I'll give you  
 15 the option to defer and come back with a  
 16 contractor that says, hey, here's the price  
 17 to --  
 18 MR. DORSEY: Well, this is my second  
 19 attendance. The last time, I got the report  
 20 48 hours before the meeting and I found out  
 21 that there was Plexiglas windows the day of.  
 22 So, you know, I'd like -- I'm offering to see  
 23 if there's a compromise. It doesn't sound like  
 24 there is.

25 THE CHAIRMAN: With the info --  
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1 MR. DORSEY: I feel like an undue burden  
 2 is being placed on somebody that's trying to do  
 3 the right thing and has really made a solid  
 4 effort here, and I don't really -- I'm  
 5 struggling to understand, like, how 18 windows  
 6 in a building that we're doing this much work  
 7 to, there's not some consideration being given  
 8 for that, but maybe I'm missing it.

9 THE CHAIRMAN: No, I think there is. It's  
 10 just this is important. It's an important  
 11 characteristic of the building.

12 MR. DORSEY: I think we're -- yeah.  
 13 THE CHAIRMAN: And it's kind of our job to  
 14 be tasked to maintain that. So, I mean, again,  
 15 I completely understand the sentiment coming  
 16 from having to spend a lot of money to redo  
 17 this, but that is the nature of the game when  
 18 it comes to working on these old houses.

19 COMMISSIONER LOPERA: Are there 18 total  
 20 windows on this building?

21 MR. DORSEY: No, sir. There's --  
 22 MR. SCOTT: There's 66.  
 23 MR. DORSEY: There's 66, yeah.  
 24 COMMISSIONER LOPERA: Okay. Through the  
 25 Chair, so it does not meet the 50 percent  
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1 threshold?  
 2 MR. SCOTT: The 50 percent -- it's  
 3 colloquially referred to as the "50 percent  
 4 rule." It's not necessarily a rule. It's not  
 5 an obligation that the Commission has to  
 6 approve that. The language in the design  
 7 guidelines is that it can be allowed.  
 8 COMMISSIONER LOPERA: Right.  
 9 MR. SCOTT: And in this situation, staff  
 10 felt that in order to retain what historic  
 11 character is left of this building or retain  
 12 the historic character of this building and  
 13 preserve the historic fabric, that it would be  
 14 in the best interest to retain the 18 wood  
 15 windows, understanding that the other windows  
 16 had been previously replaced, and with -- the  
 17 October COA replacement brought the majority of  
 18 the building to a standard that the applicant  
 19 felt was best for them.  
 20 COMMISSIONER LOPERA: All right. Thank  
 21 you.  
 22 MR. SCOTT: Yes, sir.  
 23 COMMISSIONER STANSEL: Through the Chair,  
 24 I have a question for staff. The applicant is  
 25 indicating that the glass in the 18 windows is  
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1 Plexiglas and is not historic glass. Can you  
 2 confirm that?  
 3 MR. SCOTT: I cannot confirm that all 18  
 4 windows have all Plexiglas. It was something  
 5 that, when I looked at the windows, I noticed  
 6 that none of the glass was 100 percent  
 7 consistent with one another, but I also did not  
 8 spend enough time verifying each individual  
 9 pane.  
 10 COMMISSIONER STANSEL: Thank you.  
 11 THE CHAIRMAN: I have another question for  
 12 staff. Did the applicant come originally  
 13 with -- we said -- how many windows got  
 14 replaced originally?  
 15 COMMISSIONER KASPER: Forty-eight.  
 16 THE CHAIRMAN: Did the applicant come with  
 17 48 windows to be replaced or did the applicant  
 18 come with all windows to be replaced and we  
 19 agreed on 44 at the staff level?  
 20 MR. SCOTT: Mr. Dorsey can correct me if  
 21 I'm wrong, but I believe the original  
 22 application was for the 48 window replacement,  
 23 leaving the other 18 untouched at the time.  
 24 MR. DORSEY: Yeah. So that's correct. My  
 25 original plan and intent was to repair the  
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1 remaining ones?  
 2 MR. DORSEY: I mean, I don't think those  
 3 windows would survive moving. I mean, I could  
 4 do new windows like ...  
 5 COMMISSIONER LOPERA: Because that's  
 6 sometimes -- you know, during past Commission  
 7 meetings we've been able to compromise,  
 8 especially with window replacement, so where  
 9 you're moving the ones that are still working  
 10 and still remaining to the front elevations, to  
 11 the prominent elevations, and then replacing  
 12 the side and the rears. You know, this  
 13 Commission has approved things like that.  
 14 MR. DORSEY: Yeah. The --  
 15 COMMISSIONER LOPERA: And I'm wondering to  
 16 perhaps lessen the burden to just have them on  
 17 the prominent elevations, because that's like  
 18 a -- that's the --  
 19 MR. DORSEY: That's the south elevation.  
 20 The west and north elevations are the two that  
 21 face main thoroughfares, and those have already  
 22 been replaced with the vinyl. So ...  
 23 COMMISSIONER BRAMWELL: Do you see this  
 24 coming up Stockton?  
 25 MR. DORSEY: Yeah. If you're headed north  
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1 windows, until I started to understand what was  
 2 involved with it, the cost associated with it,  
 3 and the overall plan for the building. It's  
 4 kind of -- you know, these old buildings, you  
 5 start taking them apart, it's like a sweater.  
 6 You pull one thing, the next thing you know --  
 7 right? So my original plan was to repair the  
 8 windows.  
 9 Back to your original question, how much  
 10 is Plexiglass, about half of them. Half of the  
 11 remaining 18 windows are Plexiglass, some part  
 12 of them is Plexiglass. So it's a pretty  
 13 substantial amount. Glass is not cheap. It's  
 14 not easily obtainable.  
 15 COMMISSIONER LOPERA: Through the Chair,  
 16 this -- I recognize this building. I drive by  
 17 it on a regular basis. There's two prominent  
 18 corners to this building. I'm not looking at  
 19 the layout of the building right now, but would  
 20 it potentially be maybe a compromise to move  
 21 the wood windows to the prominent corners  
 22 perhaps?  
 23 MR. DORSEY: No, sir. It's too late to do  
 24 that.  
 25 COMMISSIONER LOPERA: And then replace the  
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1 on Stockton, that's the view (indicating).  
 2 I mean, I wish I had current -- well, you  
 3 guys have seen it. You guys drive by it. I  
 4 mean, that's a far cry from what it looks like  
 5 today.  
 6 Work with me, guys. Work with me.  
 7 THE CHAIRMAN: We'll call you back up if  
 8 we need you.  
 9 Thank you.  
 10 MR. DORSEY: Thank you.  
 11 COMMISSIONER LOPERA: Looking at this --  
 12 sorry.  
 13 THE CHAIRMAN: No, go ahead.  
 14 COMMISSIONER LOPERA: Through the Chair,  
 15 I'm looking at this picture, and there's a  
 16 difference in the configuration of the muntins  
 17 on the second floor and the first floor. So if  
 18 you look at the top left corner, the south  
 19 elevation, there's a -- raised muntins, and  
 20 then the bottom sash is 6-lite. And then go  
 21 two over, and then you've got a bottom sash  
 22 with a 1-lite.  
 23 COMMISSIONER KASPER: You could make an  
 24 assumption that the original was a 1-lite on  
 25 the bottom, and the bottom sash are normally  
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1 the one that's operable and may be the one that  
2 breaks, and so they found that one somewhere  
3 else and replaced it.

4 COMMISSIONER STANSEL: And I'm going to  
5 take a stab that the reason the upper sashes  
6 have some variants on that second floor is  
7 simply because, being repaired over time, the  
8 muntin bar got taken out.

9 THE CHAIRMAN: I'm going to propose the  
10 question to all the commissioners here for a  
11 second. Had this come to the Commission at 66  
12 windows and we said that 48 need to be  
13 replaced, I, for one, would have argued very  
14 hardly for letting him replace all of them.  
15 I'm --

16 COMMISSIONER LOPERA: Yes, because if the  
17 owner, Mr. Dorsey, if he would have known the  
18 cost associated with trying to repair wood  
19 windows at that time, he likely would have come  
20 in to replace all the windows or would have  
21 recommended that, and at that point it would  
22 have gone beyond that 50 percent rule and the  
23 Commission at that time would have likely been  
24 inclined to allow the owner to replace them  
25 all.

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1 THE CHAIRMAN: It would have gone well  
2 beyond. I mean ...

3 COMMISSIONER KASPER: Agreed.

4 COMMISSIONER BRAMWELL: Through the Chair,  
5 forgive my ignorance, is replacement with wood  
6 reproductions viable? Sometimes repairing  
7 something is far more expensive than actually  
8 just taking it out and redoing it. We're  
9 talking about trying to seek a compromise.

10 THE CHAIRMAN: Well, for me, at this  
11 point, I mean, if you're going to replace them,  
12 I want you to match the other 48. I mean, I --  
13 it doesn't make sense to me to go back with a  
14 replacement that looks different than the other  
15 48.

16 COMMISSIONER LOPERA: Through the -- go  
17 ahead, Max.

18 COMMISSIONER GLOBER: Through the Chair,  
19 are these windows here on the top right of the  
20 south elevation image some of the windows that  
21 were replaced through the administrative COA?

22 THE CHAIRMAN: Yes.

23 COMMISSIONER GLOBER: Okay.

24 THE CHAIRMAN: So I think, personally,  
25 contrary to what I said earlier, now that I've

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1 gotten all the facts here, I'm -- I do think --  
2 I do think the current windows give it some  
3 character and I do think it's somewhat of a  
4 defining feature, but at 66 windows, that --  
5 what's left of that defining feature? And I do  
6 think it will look somewhat strange having 18  
7 windows one way when you have 48 the other.  
8 Does anybody else have thoughts? Because  
9 I'm -- this is a tough one.

10 COMMISSIONER STANSEL: I'm conflicted  
11 because our job is to maintain historic  
12 character. These windows, whether they are all  
13 exactly the same, it's still the historic  
14 character of this building. And when we go and  
15 make them 1-over-1 flat nothings set further  
16 out and not back and they're not wood and  
17 they're not -- they're now vinyl, they're all  
18 this new material, we have lost some fabric.  
19 And it's -- the Secretary of the Interior's  
20 Standards would -- says all day long that we  
21 should be repairing those windows as they sit,  
22 and shame on us for not making those other 66  
23 windows have muntin patterns to match the  
24 windows that are there. I mean, I don't think  
25 that ever came before us. It was handled

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1 administratively. But just in general, you  
2 know, I'm having a hard time with this.

3 THE CHAIRMAN: Me too. Had they matched  
4 the window pattern, I think it's an easy  
5 choice. This is a tough one.

6 COMMISSIONER STANSEL: It's kind of  
7 dumbing down the building, so to speak.

8 COMMISSIONER BRAMWELL: Through the Chair,  
9 to that point, I don't know what the  
10 administrative approval said, but I assume that  
11 it applied a condition that, while you could  
12 use these materials and this is the minimum  
13 design, nothing prevented the owner from  
14 putting in the matching muntins. So I don't  
15 know that we should be granting sort of  
16 leniency here because there's a mismatch on  
17 three windows that were replaced under the  
18 administrative approval from before.

19 MR. SCOTT: Through the Chair, if I could  
20 speak on that a moment?

21 THE CHAIRMAN: Sure.

22 MR. SCOTT: The conditions for the October  
23 COA for the administrative approval of the 48  
24 windows was written in a way that would allow  
25 flexibility in materials for the applicant;

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1 wood, wood clad, cellular PVC, or vinyl. It  
2 did specify 1-over-1, that was a decision made  
3 at the staff level, to differentiate the new  
4 windows from the old historic windows.

5 They are replacing a jalousie window, and  
6 our analysis of the administrative matrix would  
7 be that it would be within every right of the  
8 applicant to install pretty much the minimum  
9 standards for a window, so a 1-over-1 lite  
10 pattern.

11 Also, at the time, you know, none of us  
12 knew we'd be here today, and I think that would  
13 have been a different conversation. I don't  
14 necessarily know if staff would have encouraged  
15 the replacement of those windows and the wood  
16 windows with a vinyl product. We would have  
17 probably specified a more appropriate product  
18 to match similar to the wood, probably wood,  
19 wood clad, cellular PVC. But the vinyl product  
20 that's installed here would not have been  
21 something that we would have encouraged.

22 THE CHAIRMAN: Okay. Thank you.  
23 MR. SCOTT: Yes, sir. Thank you.  
24 THE CHAIRMAN: Hmm.  
25 COMMISSIONER KASPER: Through the Chair,  
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1 do we know if these are double-hung windows or  
2 single-hung windows? They appear to be single  
3 hung.

4 COMMISSIONER LOPERA: I believe they're  
5 double hung. There's a photo if you go --

6 COMMISSIONER KASPER: Yeah, but I looked  
7 at that closer, and it appeared to be a  
8 transom, not a -- no, I'm sorry, the vinyl  
9 replacements. Meaning, could you replace the  
10 top sash?

11 MR. POPOLI: Through the Chair, so there  
12 was a bit of confusion, I think, when the  
13 administrative COA was approved. Our typical  
14 condition of the window filling the opening,  
15 when the previous windows were installed -- the  
16 jalousie windows, that transom was created, I  
17 think, to make a space that would fit a  
18 standard window. And when the approval was  
19 given, it wasn't clearly specified that they  
20 would have replicated the original opening, but  
21 they put in windows that fit that opening.

22 We didn't condition it in such a way that  
23 we really could go back and say you did it  
24 wrong. It was on us the way we wrote it. So  
25 that transom is not historic, and those are, as  
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1 I recall, single-hung windows.

2 But again, it is an attempt to offer some  
3 gesture of compliance -- or compromise when  
4 you've got previously historic, really  
5 inappropriate windows, that you can go back  
6 with something simple and a modern product.

7 COMMISSIONER LOPERA: Through the Chair,  
8 if the owner would have approached you with a  
9 full window replacement back in October, would  
10 you have been inclined to allow them to replace  
11 everything with the 1-over-1?

12 MR. POPOLI: I think if it came to us as a  
13 full window replacement and it was going to  
14 come before you guys, one, I think the  
15 conditions would have been better written. And  
16 we may have supported full window replacement,  
17 but certainly with something that would have  
18 better replicated the historic window. I think  
19 there just wasn't really much thought given to  
20 full window replacement because the intent was  
21 to repair these, and so replacing the jalousie  
22 windows with something simple made sense at the  
23 time. But, yeah, I mean, to come at it from a  
24 fresh perspective, probably. But with a more  
25 appropriate product to go back in versus what  
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1 ended up getting approved.

2 COMMISSIONER LOPERA: Could that perhaps  
3 be a compromise, to maybe go back -- if the  
4 owner wanted to replace all the windows, that  
5 he could replace all the windows with a more  
6 energy-efficient product, with something that's  
7 easier to install, but it has to be something  
8 that the staff would approve, like a wood --  
9 basically, a wood kind of product or --  
10 something that would look more historical than  
11 a 1-over-1 vinyl?

12 MR. POPOLI: Just for my clarity, so what  
13 you're saying, if they did want to replace all  
14 the windows, they would go back with -- I mean,  
15 I think for the previously replaced windows,  
16 it's pretty standard that they can do something  
17 like a vinyl or a vinyl clad window. So if we  
18 were going to condition it, we would probably  
19 allow that material, but the design and the  
20 space would be filled properly and it would be  
21 more of a prairie style.

22 As far as the back windows, we probably  
23 would have conditioned that those had been wood  
24 because they were replacing historic existing  
25 windows with a similar design. I don't know  
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1 that we would have required them to put wood  
2 all around.

3 COMMISSIONER LOPERA: Okay. What I'm  
4 thinking is, you know, perhaps an option would  
5 be to allow, you know, full window replacement  
6 of the entire building with a vinyl product,  
7 but a vinyl product that looks more like -- a  
8 more architecturally appropriate window for the  
9 historic area.

10 MR. POPOLI: It sounds like an appealing  
11 compromise. I don't know if you'll get a lot  
12 of support from the applicant, but we would  
13 support that.

14 COMMISSIONER LOPERA: Well, because I  
15 think once the applicant realized the cost of  
16 repairing original wood windows, it is  
17 significant.

18 MR. POPOLI: It can be, yeah.

19 COMMISSIONER BRAMWELL: All right. I  
20 think I have one alternative as well. Since  
21 what we're looking at is -- the other faces of  
22 this building are not going to match the south  
23 elevation. They have already been replaced  
24 with vinyl, if I'm correct. And so, I mean,  
25 perhaps -- we're looking at this one south

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1 hung, because these are currently double hung,  
2 if that matters to you.

3 COMMISSIONER KASPER: I think we go all  
4 the way. We go double hung.

5 COMMISSIONER BRAMWELL: I would be  
6 inclined to go, yeah, as close as possible.

7 COMMISSIONER LOPERA: Through the Chair,  
8 that leaves five windows. Do you know where  
9 the other five are?

10 COMMISSIONER STANSEL: They're on the east  
11 elevation. They're on the bottom left of the  
12 east elevation.

13 COMMISSIONER BRAMWELL: That's facing a  
14 fence?

15 COMMISSIONER STANSEL: I don't know what  
16 that's facing.

17 COMMISSIONER KASPER: I believe so.  
18 Maiju is looking at that hand sketch.

19 COMMISSIONER LOPERA: So it is on the east  
20 elevation, just -- from this Page 393, it's  
21 just the far side that we can't see.

22 COMMISSIONER KASPER: So in keeping with  
23 Tim's concept, all the east elevation will be  
24 replaced with the 1-over-1 to match --

25 THE CHAIRMAN: Correct.

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1 elevation here, and perhaps we -- we have a  
2 mismatch in the top right corner. Perhaps we  
3 allow them to replace all of them on this side  
4 with something that could be approved by staff,  
5 that is closer to what is here, and replace the  
6 ones that were previously replaced. I mean,  
7 that's three windows. And then --

8 COMMISSIONER KASPER: So I think what  
9 you're saying is have the entire south  
10 elevation replaced with a prairie-style window  
11 that would have the full raised muntins, which  
12 is what staff would have approved, in  
13 replacement of the prairie wood windows?

14 COMMISSIONER BRAMWELL: That's correct.

15 COMMISSIONER KASPER: For the south  
16 elevation. So that one entire elevation would  
17 all have brand-new, prairie-style, raised  
18 muntin windows.

19 COMMISSIONER BRAMWELL: That's --

20 MR. POPOLI: Is that a question?

21 COMMISSIONER BRAMWELL: That's a  
22 clarification.

23 MR. POPOLI: The only thing I would ask  
24 is, if that's the direction you're going,  
25 whether you intend those to be single or double

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1 COMMISSIONER KASPER: -- and all the south  
2 elevation would be replaced with the prairie  
3 style --

4 THE CHAIRMAN: Correct.

5 COMMISSIONER KASPER: -- correct?

6 COMMISSIONER LOPERA: That way, the owner  
7 gets new windows, of course, energy efficiency  
8 and, you know ...

9 THE CHAIRMAN: You can come on back up.  
10 (Mr. Dorsey approaches the podium.)

11 MR. DORSEY: Just so I'm clear, what I  
12 heard you say was the south elevation with  
13 modern windows that match that aesthetic.

14 THE CHAIRMAN: Correct.

15 COMMISSIONER LOPERA: That match the  
16 muntins, yeah, just the configuration, the  
17 horizontal, vertical configuration. And then  
18 on the bottom sash, you know, single sash on  
19 the bottom. It basically would match the  
20 windows that are there.

21 MR. DORSEY: Okay.

22 COMMISSIONER LOPERA: But they would be  
23 brand new.

24 MR. DORSEY: Or very, very close, right?

25 COMMISSIONER LOPERA: Yes, but they would  
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1 be new.

2 MR. DORSEY: And then on the east side

3 that faces the fence, go ahead and replace

4 those with what we've already replaced them

5 with?

6 THE CHAIRMAN: Right.

7 COMMISSIONER LOPERA: With the 1-over-1

8 with that same configuration where you have the

9 fake transom up there.

10 MR. DORSEY: I can do that. That's good.

11 Let's do it.

12 COMMISSIONER LOPERA: Would that work for

13 you?

14 MR. DORSEY: If you guys are happy, I'm

15 happy.

16 THE CHAIRMAN: All right. Thank you.

17 COMMISSIONER LOPERA: We need to revise

18 the COA.

19 THE CHAIRMAN: Thank you.

20 MR. DORSEY: Thank you.

21 COMMISSIONER BRAMWELL: Will you allow

22 comment from anybody else?

23 THE CHAIRMAN: Tim, this is your idea.

24 You can take a stab at it.

25 COMMISSIONER BRAMWELL: Well, I mean, do  
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1 approve the COA with the following conditions:

2 That the historic windows on the east face --

3 five historic windows on the east face may be

4 replaced with windows matching the already

5 replaced windows, subject to staff's approval;

6 and the historic windows on the south elevation

7 may be replaced with --

8 COMMISSIONER KASPER: Historic windows on

9 the south and the new windows on the south.

10 COMMISSIONER BRAMWELL: -- yes -- and the

11 vinyl windows that were replaced on the south

12 elevation may be -- shall be all replaced with

13 new windows of a material and a design to most

14 closely resemble the existing historic windows,

15 subject to approval by staff; and including the

16 existing Conditions Number 3 and 4, renumbered

17 as necessary.

18 MR. SCOTT: Through the Chair to

19 Commissioner Bramwell, when you talk about the

20 elevation to have the windows replaced to match

21 the prairie lite profile, would you intend that

22 wood windows be replaced -- wood windows being

23 the new material?

24 COMMISSIONER BRAMWELL: Well, I intended

25 for that to be subject to staff's discretion,  
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1 we -- given that we've kind of deviated far, do

2 we want to open up discussion to the public on

3 it all or no?

4 COMMISSIONER LOPERA: We've already

5 discussed it.

6 THE CHAIRMAN: It's been done.

7 COMMISSIONER BRAMWELL: Okay.

8 COMMISSIONER STANSEL: Give us an

9 amendment, Tim.

10 COMMISSIONER BRAMWELL: Motion to amend

11 COA-19-21841 to strike, I guess, let's see,

12 just the first condition. I think that's

13 correct.

14 MS. WEST: I think you would need to

15 revise the conditions and then add conditions.

16 So you would need to add conditions relevant to

17 the south elevation and the type and style of

18 window you would like there, as well as the

19 east elevation.

20 COMMISSIONER BRAMWELL: Okay.

21 MS. WEST: And perhaps approval by such

22 materials with staff prior to replacement of

23 such windows.

24 COMMISSIONER BRAMWELL: All right. So we

25 will amend to strike all the conditions and  
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1 as far the materials.

2 MR. SCOTT: Yes, sir.

3 COMMISSIONER BRAMWELL: That it doesn't --

4 while my preference would be solid wood, I

5 understand that there are alternatives that I

6 may have to defer to.

7 COMMISSIONER KASPER: Yeah. I think you

8 mentioned cellular PVC or some other product.

9 MR. SCOTT: Yes, sir. A wood or a wood

10 clad or a cellular PVC window would be a window

11 that we could view as appropriate there.

12 COMMISSIONER KASPER: Correct.

13 THE CHAIRMAN: So I will --

14 COMMISSIONER KASPER: Second that motion.

15 THE CHAIRMAN: The amendment, right?

16 COMMISSIONER KASPER: Second that

17 amendment.

18 THE CHAIRMAN: All those in favor?

19 COMMISSION MEMBERS: Aye.

20 THE CHAIRMAN: Those opposed?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: Hearing none, we will take

23 a vote on the motion as amended.

24 All those in favor?

25 COMMISSION MEMBERS: Aye.  
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1 THE CHAIRMAN: Those opposed?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: Hearing none, we've passed  
 4 COA-19-21841, 1009 Stockton Street.  
 5 MR. DORSEY: Thank you, guys.  
 6 THE CHAIRMAN: We are going to move on  
 7 to -- we're going to move on to -- let's see  
 8 here. Christian, you want me to pull up --  
 9 MR. POPOLI: Yeah. Through the Chair, if  
 10 we could hear Number 1 under the work without a  
 11 COA.  
 12 THE CHAIRMAN: So we're going to jump  
 13 around a little bit, work initiated or  
 14 completed without a COA. We're going to jump  
 15 to that real quick and do COA-19-21766, 1610  
 16 Donald Street.  
 17 And I'll take a staff report.  
 18 MR. SCOTT: Yes, sir. Thank you.  
 19 COA-19-21766, 1610 Donald Street, this is  
 20 an after-the-fact Certificate of  
 21 Appropriateness application requesting approval  
 22 for a series of changes made to the structure  
 23 and the setting identified as a violation by  
 24 the historic preservation code inspection  
 25 process.

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1 work to the accessory structure, the stucco  
 2 repairs and the garage doors would be approved,  
 3 but having carriage style hardware. The  
 4 railing on the second floor wood deck would be  
 5 approved.  
 6 And the replacement of a series of window  
 7 trim boards, which I believe has already been  
 8 performed, that had matching material and  
 9 design would be approved.  
 10 The sections that staff has approved  
 11 for -- is recommending approval with conditions  
 12 would be to alter the configuration of the  
 13 previously enclosed side porch. Currently, it  
 14 has cementitious, stucco-style boards placed  
 15 over there.  
 16 What you see here is a portion of brick  
 17 that's been painted, and what you're seeing  
 18 where the boards are, there was a -- it's kind  
 19 of like a screen porch. And staff has  
 20 recommended that this be reconfigured to have  
 21 windows that match the other windows on the  
 22 structure, creating a new facade that would  
 23 mirror the rest of the facade on the house.  
 24 The house is mostly -- the structure is  
 25 mostly stucco, and the windows are all 6-over-6

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1 Prior to the issuance of a Stop Work  
 2 Order, the following was performed: A  
 3 previously enclosed side porch, which  
 4 previously was brick and mesh screening, was  
 5 re-enclosed with cementitious, stucco-style  
 6 boards; the eaves on the roof of the previously  
 7 enclosed porch were boxed in; a new wood  
 8 railing was installed on the rear deck on the  
 9 corner of the left and east elevations; a  
 10 partial replacement of the stucco and new  
 11 garage doors were installed on the accessory  
 12 structure; and a new wood fence was partially  
 13 installed.  
 14 Staff is recommending a series of approval  
 15 with conditions, and I broke the different  
 16 requests into separate sections on the  
 17 Commission's summary. If we can skip the first  
 18 two and go down to the bottom, staff is  
 19 approving pretty much as is for the majority of  
 20 the work performed.  
 21 The fence would have to meet the standard  
 22 fencing guidelines of 6 feet beyond the front  
 23 plane of the structure and 4 feet in front of  
 24 the front plane of the structure.

The garage door work -- I'm sorry, the  
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1 lite patterned. This is an aluminum window  
 2 that's not original that I spoke to the  
 3 applicant about on Tuesday that we agreed would  
 4 be -- could be removed and replaced with a more  
 5 appropriate 6-over-6 window. And then the  
 6 remainder of the area would be framed and --  
 7 with stucco over.  
 8 Additionally, they have boxed a number of  
 9 the eaves over the soffits that is currently  
 10 hiding a significant amount of damage to the  
 11 wood soffits. Staff is recommending those  
 12 eaves be unboxed and the wood be repaired to  
 13 the soffits.  
 14 THE CHAIRMAN: Okay. Does anybody have  
 15 questions for staff?  
 16 COMMISSIONER KASPER: I was just slightly  
 17 unclear on the front porch. That picture  
 18 showed a door on one side and then a small  
 19 window on the other side, and that smooth  
 20 siding or panels. And that would have been all  
 21 screened?  
 22 MR. SCOTT: Yes, sir. This was the side  
 23 of the structure (indicating).  
 24 COMMISSIONER KASPER: Oh. Okay. Carry  
 25 on.

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1 MR. SCOTT: This was a previously altered  
 2 feature that --  
 3 COMMISSIONER KASPER: Yeah. Thank you.  
 4 THE CHAIRMAN: Any other questions for  
 5 staff?  
 6 COMMISSION MEMBERS: (No response.)  
 7 THE CHAIRMAN: I'll open the public  
 8 hearing.  
 9 Is the applicant here?  
 10 AUDIENCE MEMBER: Yes.  
 11 THE CHAIRMAN: You can come on up.  
 12 AUDIENCE MEMBER: (Approaches.)  
 13 THE CHAIRMAN: Please state your name and  
 14 address.  
 15 AUDIENCE MEMBER: Jonathan McQueary,  
 16 1660 Tomoka Farms Road, Port Orange, Florida.  
 17 THE CHAIRMAN: She will swear you in.  
 18 THE REPORTER: If you would raise your  
 19 right hand for me, please.  
 20 MR. McQUEARY: (Complies.)  
 21 THE REPORTER: Do you affirm that the  
 22 testimony you are about to give will be the  
 23 truth, the whole truth, and nothing but the  
 24 truth?  
 25 MR. McQUEARY: Yes, I do.  
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1 THE REPORTER: Thank you.  
 2 THE CHAIRMAN: All right. Talk us through  
 3 it.  
 4 MR. McQUEARY: Okay. So when we came to  
 5 this property, this rear porch area where the  
 6 window is, to the right, was all dilapidated  
 7 plywood and that particular window. We took  
 8 the dilapidated plywood off and just put a  
 9 stucco siding on there which matched the stucco  
 10 that was around the rest of the house.  
 11 The only part that was screened was the  
 12 two -- where the door is, there was a screen  
 13 door there and screen on either side of it.  
 14 That's the only place that we closed in that  
 15 was not originally closed in when we reached  
 16 the property.  
 17 The reason the tenant in this place  
 18 requested the owner to close it in is because  
 19 there is a laundry room on that porch and it is  
 20 accessible to anyone, with a screen room there.  
 21 So they didn't feel comfortable leaving their  
 22 expensive washer and dryer on a screen porch  
 23 without it being enclosed.  
 24 So I know the condition is to add windows  
 25 that are appropriate, but, like I said, there  
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1 was no -- that whole thing was closed in aside  
 2 from the door and the two small panels. That  
 3 wouldn't even fit a window, or not a  
 4 significant window, anyway.  
 5 THE CHAIRMAN: I'm assuming you read  
 6 through the rest of the conditions?  
 7 MR. McQUEARY: Yes. The other  
 8 conditions -- the only other condition that  
 9 we -- that soffit that we boxed in is directly  
 10 above that. When we got there, it was half  
 11 boxed in. They had one piece of plywood going  
 12 over half of that soffit, so we just went ahead  
 13 and boxed the rest of it in because all of the  
 14 boards there. And then we boxed in one other  
 15 soffit on the other side of the home that is  
 16 underneath a deck because the boards are  
 17 completely rotted away. And in order to change  
 18 out those boards, we would have to completely  
 19 remove the deck that is a second-floor deck  
 20 with a spiral staircase and the roof. So --  
 21 It was very unsightly. There's no way to  
 22 repair it without taking all of that stuff  
 23 down. And then putting it back would be nearly  
 24 impossible because that spiral staircase is so  
 25 old. So we boxed it in and we put a -- we made  
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1 that front elevation -- or the side elevation,  
 2 excuse me, a bead board that more closely  
 3 matched the board and batten look of the  
 4 soffit.  
 5 This one in the rear -- I know I talked to  
 6 Mr. Scott -- it's plywood, and we talked about  
 7 changing it and going over it with a bead board  
 8 as well to more closely resemble the board and  
 9 batten style of the soffit as well, just  
 10 because replacing those soffit boards would  
 11 require probably just to reroof the whole thing  
 12 because you can't -- the roof is nailed to the  
 13 soffit boards.  
 14 THE CHAIRMAN: All right. Does anybody  
 15 have any questions for the applicant?  
 16 COMMISSION MEMBERS: (No response.)  
 17 THE CHAIRMAN: All right. We'll call you  
 18 back up if we need you.  
 19 Thank you.  
 20 Is anybody else here to speak on this COA?  
 21 AUDIENCE MEMBER: (Indicating.)  
 22 THE CHAIRMAN: You can come on up.  
 23 (Audience member approaches the podium.)  
 24 AUDIENCE MEMBER: I just have to fill out  
 25 one of these cards, right?  
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1 THE CHAIRMAN: Yes. Just drop it off, if  
 2 you would.  
 3 Please state your name and address.  
 4 AUDIENCE MEMBER: I'm actually the tenant  
 5 that he's referring to. Is that okay?  
 6 THE CHAIRMAN: Yes.  
 7 AUDIENCE MEMBER: Okay. I actually --  
 8 THE CHAIRMAN: Give us your name and  
 9 address first.  
 10 AUDIENCE MEMBER: Laleska Espinosa,  
 11 1610 Donald Street.  
 12 THE CHAIRMAN: And she's going to swear  
 13 you in.  
 14 THE REPORTER: If you would raise your  
 15 right hand for me, please.  
 16 MS. ESPINOSA: (Complies.)  
 17 THE REPORTER: Do you affirm that the  
 18 testimony you are about to give will be the  
 19 truth, the whole truth, and nothing but the  
 20 truth?  
 21 MS. ESPINOSA: I do.  
 22 THE REPORTER: Thank you.  
 23 MS. ESPINOSA: I just wanted to mention --  
 24 because it seems like we were used as a reason  
 25 that this was closed off. It was previously  
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1 screening. I actually begged them not to close  
 2 it in, and I have e-mail proving that. So if  
 3 anybody wants to take a look at it.  
 4 I also -- sorry, I'm really nervous. I  
 5 also attached pictures. I just don't  
 6 appreciate being lied about.  
 7 THE CHAIRMAN: Sure.  
 8 MS. ESPINOSA: So, yeah, that's all I have  
 9 to say.  
 10 THE CHAIRMAN: Thank you.  
 11 MS. ESPINOSA: Because it closes off --  
 12 the kitchen is dark because they closed this  
 13 off, and I knew that would be an issue. So  
 14 that's also why I mentioned that in the e-mail.  
 15 Not him, but the owner, I begged them to please  
 16 not do that, because they did it while we were  
 17 there.  
 18 THE CHAIRMAN: Okay. Thank you.  
 19 COMMISSIONER LOPERA: Thank you.  
 20 MS. ESPINOSA: You're welcome.  
 21 THE CHAIRMAN: Is anybody else here to  
 22 speak on this COA?  
 23 AUDIENCE MEMBERS: (No response.)  
 24 THE CHAIRMAN: Seeing none, I'll close the  
 25 public hearing and entertain a motion.  
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1 COMMISSIONER KASPER: Make a motion to  
 2 approve COA-19-21766 with staff conditions.  
 3 COMMISSIONER STANSEL: Second.  
 4 THE CHAIRMAN: Okay. Quite a bit to go  
 5 through here.  
 6 COMMISSIONER KASPER: Can we summarize  
 7 what the applicant was -- he was okay with  
 8 everything except for the -- he wanted to put  
 9 bead board at the soffit, and then he was okay  
 10 doing the windows by the door?  
 11 THE CHAIRMAN: Well, yeah. He said the  
 12 windows were not quite viable, so they wouldn't  
 13 be very big windows, but they seem to be -- I  
 14 can get him back up here, if need be.  
 15 Actually, if you would come back up,  
 16 applicant, real quick, just to run us through  
 17 this one more time.  
 18 MR. McQUEARY: (Approaches.)  
 19 THE CHAIRMAN: Give us what you -- long  
 20 story short, what you're okay with and what  
 21 you're not okay with.  
 22 MR. McQUEARY: Well, the picture you have  
 23 here now is what is under that screen room  
 24 porch soffit. That's what's under there. So  
 25 we would like to keep the box soffits. And  
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1 there's bead board on the side elevation, and  
 2 add bead board to the rear elevation to make it  
 3 look more like the bead board and batten. But  
 4 actually, this one, I forgot that it's actually  
 5 just plywood up there in that soffit area  
 6 underneath it. So, realistically, the plywood  
 7 soffit that we put up there to box it in is  
 8 just as -- I mean, we would be more than happy  
 9 to put bead board over it to make it match the  
 10 higher elevations, but the lower elevation is  
 11 just plywood, so you're really looking at the  
 12 same thing you would be, except for exposed  
 13 boards.  
 14 THE CHAIRMAN: And then talk to us about  
 15 the windows real quick.  
 16 MS. McQUEARY: The windows, we didn't  
 17 close in originally that other side of the  
 18 large portion of that screen room. It was  
 19 already previously screened in -- or it was  
 20 already previously done with that window that's  
 21 in there, and the only thing that we enclosed  
 22 was the two small sections --  
 23 THE CHAIRMAN: Right.  
 24 MR. McQUEARY: -- and the door.  
 25 THE CHAIRMAN: Okay. How -- so staff has  
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1 requested that those --  
2 MR. McQUEARY: So they are requesting us  
3 to unbox the whole thing and then add windows  
4 in to the whole thing, which, obviously, we --  
5 it wasn't that way before. We just would  
6 prefer to not do it that way again.

7 THE CHAIRMAN: Let me ask it a different  
8 way: Would it be easier to go back to the  
9 screen that was there previously?

10 MR. McQUEARY: We could go back to the  
11 screen, but it wasn't original either. It was  
12 an after-the-fact screen with aluminum screen  
13 rail and just -- it was pretty hideous.

14 COMMISSIONER KASPER: Through the Chair,  
15 what is staff recommending for the right-hand  
16 side with the small window?

17 MR. SCOTT: Our recommendation would be  
18 for this elevation to match -- be similar to  
19 the remaining elevations of the house. So our  
20 idea would be that it would be framed in and  
21 would have 6-over-6 windows at some point  
22 replicating what the house looked like.

23 The conversation Christian and I had about  
24 it, basically, was if they came to us and  
25 asked, hey, we'd like to alter this, what do

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1 you guys think, we would have said we think it  
2 should look like the remainder of the house.  
3 If you want to close this in, then give it  
4 windows and make it look like a similarly  
5 original feature.

6 COMMISSIONER LOPERA: Through the Chair,  
7 you would not have had them frame it in with a  
8 brick for this room?

9 MR. SCOTT: That brick was already there.

10 MR. POPOLI: The majority of the house is  
11 stucco over lath, so we're pretty sure that  
12 this was a -- may have just been an open stoop  
13 at some point or a much simpler porch. The  
14 brick was added at a later time, creating this  
15 nonconforming material.

16 The thought process was that, since it was  
17 previously altered -- typically, if it was a  
18 porch, we would want them, if they were going  
19 to enclose it, to just make it solid glass to  
20 retain that sense of openness. Being that it  
21 was a previously altered space, we were going  
22 to allow them to enclose it from a structural  
23 standpoint, but replicating what the house  
24 would have looked like by making it stucco and  
25 providing evenly spaced windows that are

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1 vertically oriented that sort of try and make  
2 it at least similar.

3 COMMISSIONER LOPERA: Okay. So making it  
4 all stucco, stucco over the brick and  
5 everything?

6 MR. POPOLI: Well, I don't think we had  
7 really considered that because the brick was  
8 there and it was -- but at least the areas that  
9 had been enclosed, that are just concrete fiber  
10 panels at this point, would at least be a  
11 similar material finish to the rest of the  
12 house, and then adding windows to make that not  
13 a blank wall space.

14 COMMISSIONER LOPERA: Okay. Thank you.

15 THE CHAIRMAN: Christian, I'm assuming we  
16 don't have any pictures of what was original  
17 there?

18 MR. POPOLI: Not good ones. The survey  
19 pictures are very dark and old, and then the  
20 street view didn't particularly well capture it  
21 either.

22 MR. McQUEARY: I probably have some.

23 THE CHAIRMAN: Of what was original?

24 MR. McQUEARY: Uh-huh. I have to find  
25 them.

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1 COMMISSIONER LOPERA: I would be inclined  
2 to have the entire elevation be consistent,  
3 including stucco over the brick and everything,  
4 to make it look like the other elevations.

5 MR. POPOLI: (Inaudible.)

6 COMMISSIONER LOPERA: Yeah.

7 THE CHAIRMAN: All right. Any more  
8 questions for the applicant currently?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: All right. We'll call you  
11 back if --

12 MR. McQUEARY: If it were an option  
13 between putting windows in and going back to  
14 screen, we would obviously rather go back to  
15 the screen porch.

16 THE CHAIRMAN: All right. Thank you.  
17 We'll call you back up.

18 COMMISSIONER KASPER: I don't see any  
19 compelling reasons not to go with staff  
20 recommendations.

21 THE CHAIRMAN: Neither do I, top of my  
22 head here.

23 COMMISSIONER KASPER: And then, I guess,  
24 do we want to add the option to return to  
25 screen?

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1 COMMISSIONER BRAMWELL: How does staff  
2 feel about that?

3 MR. SCOTT: I don't think we're crazy  
4 about the idea of returning to screen, because  
5 it was a previously -- it was a previously  
6 enclosed feature that was nonconforming with  
7 the rest of the structure.

8 Do you have a different opinion?

9 MR. POPOLI: Since it's not original and  
10 that was the condition, it would be fine to go  
11 back to that if that's a better option.

12 THE CHAIRMAN: You can come back up if you  
13 have a question.

14 (Mr. McQueary approaches the podium.)

15 MR. McQUEARY: So my question would be, if  
16 we have to undo the soffit boxing, it would  
17 cause us to either have -- we would have to  
18 either do a full reroof, which is going to be  
19 expensive because those boards are nailed onto  
20 that and this is a giant roof for this house.

21 So my reasoning for undue, it would be  
22 for, you know, monetarily to cause them to have  
23 to do a reroof on this entire house for two  
24 small soffits. Or could we -- are we allowed  
25 to use, like, a rock hard (phonetic) to fix and

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1 mend and then paint over some of those boards  
2 and kind of just piecemeal it in?

3 COMMISSIONER KASPER: So it appears that  
4 that roof structure we're referring to is the  
5 roof that's over the laundry room, which  
6 appears to be a smaller portion of roof.

7 MR. McQUEARY: That one is, but the other  
8 one is on the other side of the house, and that  
9 requires -- like I said, it requires removing  
10 the whole deck that's on the two-story and the  
11 spiral staircase and reroofing that whole other  
12 side of the house.

13 COMMISSIONER KASPER: I don't want to get  
14 into means and methods, but I would think that  
15 it's possible to maybe add a piece of plywood,  
16 you know, cut it out and add it in between  
17 rafters.

18 MR. McQUEARY: That one, yes. That one,  
19 yes. I'm more concerned about the opposite  
20 side of the house, which I don't know if you  
21 have any pictures of. It's under that -- where  
22 that deck is.

23 COMMISSIONER STANSEL: Can I ask how old  
24 the --

25 MR. McQUEARY: So that soffit right there  
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1 is board and batten, so it's just boards. It's  
2 individual boards over there.

3 COMMISSIONER KASPER: That you  
4 constructed?

5 MR. McQUEARY: No, original.

6 COMMISSIONER KASPER: That was original.

7 MR. McQUEARY: So --

8 COMMISSIONER KASPER: Is staff asking --  
9 excuse me. Is staff asking to remove that?

10 MR. SCOTT: Removing the boxed eave?

11 COMMISSIONER KASPER: The boxed eave that  
12 was not installed by this gentleman.

13 MR. McQUEARY: No, the boxed eave was  
14 installed by us.

15 COMMISSIONER KASPER: Oh, I'm sorry.

16 MR. McQUEARY: The boards and battens were  
17 not.

18 COMMISSIONER KASPER: I see.

19 COMMISSIONER STANSEL: Which is the roof  
20 structure?

21 MR. McQUEARY: Which is the roof  
22 structure.

23 COMMISSIONER KASPER: Okay.

24 COMMISSIONER STANSEL: How old is the  
25 roof, just out of curiosity?

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1 MR. McQUEARY: Probably as old as I am.  
2 It's very old. I'm not saying that it doesn't  
3 need to be replaced anyway, but this company is  
4 not prepared to redo it, because we priced it  
5 out as, like, almost \$30,000.

6 MR. POPOLI: Through the Chair, one of our  
7 concerns, aside from the hiding of the  
8 architectural features and the rafter ends, is  
9 that there is obviously damage to the house,  
10 and covering it up is not going to do it any  
11 favors. And maintenance of the historic  
12 structure is part of the obligation in the code  
13 of owning a historic structure. It genuinely  
14 becomes a Code Enforcement issue at some point  
15 if it gets that bad.

16 COMMISSIONER STANSEL: Agreed.

17 COMMISSIONER LOPERA: Agreed.

18 COMMISSIONER KASPER: Agreed.

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

21 MR. McQUEARY: Okay. My other question,  
22 can we use a rock hard (phonetic) and just  
23 piece it in if that's the case and paint it?

24 THE CHAIRMAN: We're going to talk about  
25 it and I'll let you know.

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1 Thanks.  
 2 MR. McQUEARY: Thank you.  
 3 THE CHAIRMAN: I'm leaning towards what  
 4 we've got here, the conditions that staff laid  
 5 out.  
 6 COMMISSIONER STANSEL: Agreed.  
 7 THE CHAIRMAN: Unless anybody has any  
 8 other thoughts, I'm going to call for a vote.  
 9 COMMISSIONER GLOBER: Through the Chair,  
 10 where did we land as far as necessitating the  
 11 windows versus the screen?  
 12 THE CHAIRMAN: That's a good question. We  
 13 need to talk through that.  
 14 Any thoughts there?  
 15 COMMISSIONER STANSEL: I'm fine with the  
 16 staff recommendations as they are written. It  
 17 gives the owner or the occupant of this  
 18 structure the ability to have that space as a  
 19 laundry space, which they have been using it  
 20 as. If you take it all out and put in a  
 21 screen, they have lost space. I mean, it's  
 22 kind of cut and dry. But if you put windows  
 23 in, now they actually have light into their  
 24 space, which is good for living.  
 25 COMMISSIONER LOPERA: Through the Chair,  
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1 Our typical conditions require the fence  
 2 on a front setback adjacent to a street to  
 3 either be 4 feet high or set back 10 feet. And  
 4 based on our fencing guidelines, that's  
 5 basically what we're recommending.  
 6 The reality of the situation is that, were  
 7 the fence pushed back 10 feet, it would  
 8 virtually be on the house. And I'll let the  
 9 applicant speak to some of the reasons why they  
 10 are asking this request, but I think they do  
 11 have a legitimate concern that the fence may  
 12 help resolve. So although our recommendation  
 13 is for, either to lower it to 4 feet and  
 14 additional landscaping or the 6 foot, I think  
 15 you should be somewhat receptive to the  
 16 applicant's reasoning.  
 17 THE CHAIRMAN: Any questions for staff?  
 18 COMMISSION MEMBERS: (No response.)  
 19 THE CHAIRMAN: We'll open the public  
 20 hearing.  
 21 Is the applicant here?  
 22 AUDIENCE MEMBER: Hi.  
 23 THE CHAIRMAN: Come on up.  
 24 (Audience member approaches the podium.)  
 25 AUDIENCE MEMBER: I actually have  
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1 I'm also okay with denying the screen option.  
 2 THE CHAIRMAN: All right. I'm going to go  
 3 ahead and call for a vote.  
 4 All those in favor?  
 5 COMMISSION MEMBERS: Aye.  
 6 THE CHAIRMAN: Those opposed?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: Hearing none, you have  
 9 approved COA-19-21766, 1610 Donald Street, with  
 10 staff conditions.  
 11 We're going to move on to COA-19-21934,  
 12 2865 Forbes Street. I will take a staff report  
 13 when ready.  
 14 MR. POPOLI: Through the Chair, this is  
 15 COA-19-21934, located at 2865 Forbes Street.  
 16 The request is for a 6-foot fence along the  
 17 Cherry Street right-of-way.  
 18 Fundamentally, the house has a very tight  
 19 setback from the street along Cherry Street.  
 20 Let me see if I could find a good picture here.  
 21 There. A lot of the greenspace between the  
 22 actual asphalt and the house has been taken up  
 23 by on-street parking. The applicant has,  
 24 currently, landscaping and a small fence along  
 25 their side yard.  
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1 additional photos that I'm not sure made it to  
 2 you guys, if that's okay.  
 3 THE CHAIRMAN: Yeah, you can pass them  
 4 around. That's fine.  
 5 AUDIENCE MEMBER: (Complies.)  
 6 THE CHAIRMAN: If you would, state your  
 7 name and address.  
 8 AUDIENCE MEMBER: My name is Melanie Card.  
 9 I reside at 2865 Forbes Street.  
 10 THE CHAIRMAN: She's going to swear you  
 11 in.  
 12 THE REPORTER: If you would raise your  
 13 right hand for me, please.  
 14 MS. CARD: (Complies.)  
 15 THE REPORTER: Do you affirm that the  
 16 testimony you are about to give will be the  
 17 truth, the whole truth, and nothing but the  
 18 truth?  
 19 MS. CARD: I do.  
 20 THE REPORTER: Thank you.  
 21 MS. CARD: Okay. So the reasoning -- so,  
 22 currently, we have 6-foot fencing around about  
 23 75 percent of the property, and then 3-foot  
 24 fencing basically from the rear of the house to  
 25 the rear of the sun room, and there's jasmine  
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1 overlaying that. So some of the -- typically,  
2 in Riverside, you've got your property line,  
3 then you have a sidewalk, and then an island,  
4 and then you have street parking. That island  
5 and the sidewalk were removed at some point  
6 next to this home to make room for specified  
7 public church parking. So on Sundays and on  
8 Tuesdays and Thursdays, when people get out of  
9 their cars to go to the church for meetings or  
10 things like that and they say, oh, go to the  
11 red door behind the church, that's my back  
12 door, and that is where people end up when they  
13 try to go to AA meetings or anything else, and  
14 I'm the wrong house for it. So -- and, you  
15 know, when it's dark, it's very confusing and,  
16 for me, it's also scary to see a stranger in my  
17 backyard.

18 So I've requested, basically, to where  
19 exactly the fence is, to replace it with 6 foot  
20 all the way around to create more of a physical  
21 barrier.

22 The recommendation from staff was to move  
23 the fence 10 feet in to get at the 6 foot line.  
24 However, you can see from what I passed out, if  
25 you move it 10 feet in, you're on a driveway

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1 and my steps are on the wrong side, making me  
2 look more welcoming. If you move it 10 feet  
3 from my home, my steps are still on the wrong  
4 side.

5 There are also three trees just about  
6 2 feet inside the fence line. Two are crepe  
7 myrtles and one is a pine tree that the  
8 driveway was built kind of around. So I can't  
9 put it directly on the driveway line. And then  
10 on the other side of the driveway line, my deck  
11 extends over the driveway. So, again, I can't  
12 put posts on the inside of the driveway. It  
13 has to sort of go on the outside of those  
14 trees.

15 Where the jasmine is right now, we're  
16 looking at about 4 feet of height. That still  
17 has not deterred anyone's confusion as far as  
18 where they're supposed to be going. So, like I  
19 said, I'm just trying to create more of a  
20 barrier, whereas if there was maybe 10 feet of  
21 space where those cars currently park now, it  
22 might not be so confusing. But I've had to  
23 escort several people, so I'm just trying to  
24 get more of that.

25 THE CHAIRMAN: Fair enough.

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1 Any questions for the applicant?  
2 COMMISSIONER KASPER: Yes. Just to the  
3 extent -- Christian, could you roll the --  
4 scroll down to maybe Slide 479, maybe?

5 So it's not running the entire length of  
6 Cherry?

7 MS. CARD: No.

8 COMMISSIONER KASPER: It's just the  
9 portion of Cherry that is kind of your back  
10 porch and your driveway, and it would stop  
11 where the portion of the house extends out?

12 MS. CARD: So -- yeah. There is a sun  
13 room that is on the front part of the house.

14 My deck essentially goes right up to the sun  
15 room. So the fence, I'm requesting it to be --

16 COMMISSIONER KASPER: That one right there  
17 (indicating)?

18 MS. CARD: Correct.

19 So, yeah. You see, there is my sun room  
20 in the foreground. I am requesting 6 foot  
21 facing the front, but behind the sun room, and  
22 then going all along the side.

23 COMMISSIONER KASPER: Okay. So that  
24 portion of the sun room would still be visible?

25 MS. CARD: Correct. Yeah, the full sun

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1 room would be visible.

2 COMMISSIONER KASPER: No fence.

3 And the fence would kind of tuck behind  
4 those bushes?

5 MS. CARD: Correct.

6 COMMISSIONER KASPER: Okay. Seems  
7 reasonable.

8 THE CHAIRMAN: Any other questions?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: Thanks. We'll call you  
11 back up.

12 MS. CARD: All right.

13 THE CHAIRMAN: Is anybody else here to  
14 speak on this COA?

15 AUDIENCE MEMBER: (Indicating.)

16 THE CHAIRMAN: Come on up.

17 (Audience member approaches the podium.)

18 AUDIENCE MEMBER: Angela Schifanella, 1352  
19 Avondale Avenue.

20 I'm speaking on behalf of Riverside  
21 Avondale Preservation.

22 THE REPORTER: Do you affirm that the  
23 testimony you are about to give will be the  
24 truth, the whole truth, and nothing but the  
25 truth?

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1 MS. SCHIFANELLA: I do.  
 2 THE REPORTER: Thank you.  
 3 MS. SCHIFANELLA: Fencing on corner lots  
 4 is something that the preservation organization  
 5 is dealing with. We understand it's -- right  
 6 now, it's a very hard, cut and dry between  
 7 6 foot with a 10-foot setback and 4 foot at the  
 8 property line, so one of our goals as a  
 9 facilitator for the neighborhood is to address  
 10 conditions like this.  
 11 We think this may be a reasonable  
 12 application, but one of the things we're  
 13 looking at with applications on corner lots is  
 14 the requirement for landscaping. So perhaps  
 15 this 6-foot fence goes in with a 2-foot setback  
 16 and a hedge in front of it or there's a  
 17 landscape plan that indicates vines or  
 18 something to soften these green edges.  
 19 We find that the 6 foot on the corner lots  
 20 is not necessarily offensive if it's well  
 21 landscaped, so we encourage you to consider  
 22 that in your review of the application.  
 23 Thank you.  
 24 THE CHAIRMAN: Thank you.  
 25 Is anybody else here to speak on this COA?  
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1 AUDIENCE MEMBERS: (No response.)  
 2 THE CHAIRMAN: Seeing none, we'll close  
 3 the public hearing and I'll entertain a motion.  
 4 COMMISSIONER LOPERA: Motion to approve  
 5 COA-19-21934 with staff conditions.  
 6 COMMISSIONER KASPER: Second.  
 7 THE CHAIRMAN: All right. Thoughts here?  
 8 Seems like a pretty reasonable request to  
 9 me.  
 10 COMMISSIONER STANSEL: Well -- and in the  
 11 past we've allowed taller fences when there are  
 12 dissimilar uses, which makes sense to me.  
 13 THE CHAIRMAN: Right.  
 14 COMMISSIONER STANSEL: We've also recently  
 15 had a couple of fences come through kind of in  
 16 the after-the-fact category where the rules we  
 17 have applied have been that as long as you show  
 18 the feature prominent of the house, the sun  
 19 room, you know, that we'll allow a taller piece  
 20 in the back.  
 21 I do agree with RAP in providing some sort  
 22 of landscaping and I would let staff work that  
 23 out, just to soften that edge a little bit.  
 24 THE CHAIRMAN: Okay. I'm fine with some  
 25 landscaping. I'm also fine with the fence.  
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1 Unless anybody else has thoughts, I would  
 2 need an amendment.  
 3 COMMISSIONER KASPER: So we would amend  
 4 COA- -- amend the motion to COA-19-21934, staff  
 5 conditions, the 6-foot-high fence from the west  
 6 Cherry Street property line to the sun room  
 7 would be allowed. Is that even -- do we even  
 8 need to add a condition to say it's allowed?  
 9 COMMISSIONER LOPERA: Well, the staff  
 10 conditions right now are to have it 10 feet  
 11 from the property line, so we would allow it to  
 12 be where the existing fence is now.  
 13 Is that correct?  
 14 MS. CARD: Yes, please.  
 15 COMMISSIONER KASPER: So we would really  
 16 just strike the condition of the 10-foot  
 17 setback.  
 18 THE CHAIRMAN: Right. Strike the 10 feet.  
 19 COMMISSIONER KASPER: And then the next  
 20 condition is -- what about Condition Number 2?  
 21 MS. CARD: If you put it in either  
 22 direction, 10 feet from the structure or  
 23 10 feet from the property line, my deck is on  
 24 the wrong side of the fence.  
 25 COMMISSIONER KASPER: Right. We're on the  
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1 property line. There's a condition regarding  
 2 stepping it down to 4 feet.  
 3 One second.  
 4 THE CHAIRMAN: Christian, can you walk us  
 5 through this?  
 6 MR. POPOLI: I'll let Ms. Sheppard do that  
 7 since this is her department.  
 8 MS. SHEPPARD: Sorry to be coming late to  
 9 the table here.  
 10 The conditions that were outlined were  
 11 just the strict letter of the law, what would  
 12 be bringing it into compliance. If you feel  
 13 that there are some special circumstances here  
 14 with the right-of-way being eaten into with the  
 15 parking and stuff, probably the easiest thing  
 16 would be just to approve it as submitted with  
 17 the only condition being that it be a vertical  
 18 board fence, because I think the original  
 19 submittal was a horizontal, which we don't  
 20 normally allow. So the only condition that you  
 21 would have to worry about at that point would  
 22 be the vertical.  
 23 COMMISSIONER KASPER: Okay. Then we will  
 24 amend the motion to approve COA-19-21934 and  
 25 strike Staff Conditions A1 and A2 and remain  
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1 Condition B for a vertical board design.  
 2 COMMISSIONER BRAMWELL: Do we need to  
 3 address vegetation?  
 4 COMMISSIONER KASPER: And --  
 5 COMMISSIONER LOPERA: There's already  
 6 vegetation there with the bushes because the  
 7 fence is just behind.  
 8 COMMISSIONER BRAMWELL: Sometimes people  
 9 do demo in the process.  
 10 MS. CARD: We're planning for it to grow  
 11 back.  
 12 COMMISSIONER KASPER: Add a condition to  
 13 provide --  
 14 COMMISSIONER LOPERA: Sunflowers.  
 15 COMMISSIONER KASPER: -- to provide a  
 16 landscaping vine to --  
 17 COMMISSIONER BRAMWELL: I mean, we're all  
 18 right with the existing shrub, right?  
 19 THE CHAIRMAN: I would just say  
 20 "landscaping plan." Somebody will just have to  
 21 bring a landscaping plan.  
 22 COMMISSIONER KASPER: Add landscaping.  
 23 THE CHAIRMAN: Perfect. And I'm looking  
 24 for a second.  
 25 COMMISSIONER STANSEL: Second.  
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1 THE CHAIRMAN: All those in favor?  
 2 COMMISSION MEMBERS: Aye.  
 3 THE CHAIRMAN: Those opposed?  
 4 COMMISSION MEMBERS: (No response.)  
 5 THE CHAIRMAN: And I'll take a vote on the  
 6 motion as amended.  
 7 All those in favor?  
 8 COMMISSION MEMBERS: Aye.  
 9 THE CHAIRMAN: Those opposed?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: Hearing none, you have  
 12 passed COA-19-21934, 2865 Forbes Street.  
 13 And we will move right along to  
 14 COA-19-21990, 2830 Park Street.  
 15 MS. SHEPPARD: Through the Chair, this  
 16 application is for two scopes of work, one of  
 17 which is an after-the-fact request, being  
 18 painting of an unpainted masonry structure.  
 19 That's the first request. And then window  
 20 replacement, which has not been initiated. So  
 21 that's just coming to us for the first time.  
 22 Basically, the applicant has already  
 23 applied an acrylic conditioner to the building,  
 24 and that's what you're seeing on the photo  
 25 that's on the screen. The front corner that  
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1 isn't -- looks like it's missing or it's been  
 2 removed a little bit, there have been some  
 3 attempts at removing what was applied in three  
 4 different locations at this front corner and  
 5 then two spots on the back, which I think is  
 6 the next picture. Maybe not. The one after  
 7 that. There we go. So those are the other two  
 8 spots. And I'll let the applicant speak to  
 9 what was used in each location and speak to the  
 10 reasoning that they had for doing what they  
 11 have done.  
 12 The design regulations are very specific  
 13 as far as, while we don't regulate paint, as in  
 14 color and stuff, it does state that there is an  
 15 exception for the painting of unpainted  
 16 masonry. That's on Page 25 of the design  
 17 regulations. So in reading the design  
 18 regulations and all of the resources we have  
 19 related to historic masonry buildings, nothing  
 20 is terribly supportive of applying paint to it  
 21 unless it's a very extreme situation where you  
 22 have actual damage to the brick itself, not so  
 23 much to the mortar, which I believe is more the  
 24 reasoning under this application, but if you've  
 25 had something that's been sandblasted or  
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1 something where that brick exterior has been  
 2 compromised, and even then there's some clear  
 3 coat solutions that don't necessarily require  
 4 an opaque finish. So we are recommending  
 5 denial of that work.  
 6 We did go meet in the field in response to  
 7 some of the information that was provided by  
 8 the applicant, and I asked Commissioner Lopera  
 9 to come with me since there was some  
 10 indications that there may have been some  
 11 structural reason why they did this, and I'll  
 12 let him speak to his impressions in the field.  
 13 In contacting some masonry restoration  
 14 experts -- and again, just in reading over  
 15 things, we couldn't find anything that really  
 16 supported this as an alternative to addressing  
 17 deteriorating mortar joints, and the proper  
 18 approach for that would be repointing. So we  
 19 are recommending denial of the painted masonry  
 20 as part of this application.  
 21 The second part, being window replacement,  
 22 that was also kind of a tough one on this  
 23 application. There is a combination of  
 24 previously replaced metal windows and historic  
 25 wood windows, and it's right at the borderline  
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1 as far as falling into that potential for  
2 wholesale replacement if there's 50 percent  
3 missing or beyond repair.

4 Now, that's an allowance. That's  
5 certainly up to the Commission as far as if  
6 they feel that wholesale should be supported.  
7 From a purely Secretary of the Interior's  
8 Standards point of view, you always want to  
9 repair versus replace. So, ideally, the  
10 remaining historic windows would be repaired  
11 and you would just be replacing those that had  
12 been previously replaced and the ones that are  
13 beyond repair. So it would be kind of a  
14 combination of restoration and replacement.

15 To kind of even this out in our  
16 evaluation, our recommendation was to try to  
17 preserve the historic windows on the front  
18 most-visible elevation and utilizing the  
19 windows from the sides to fill in where two  
20 windows at the bottom -- or at the first floor  
21 of the front elevation have already been  
22 replaced, using the windows from the side to  
23 fill in there. And if those are in better  
24 shape, they could replace the ones that are on  
25 the second floor of the front elevation as

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1 well, if the sashes are better from some of the  
2 side windows. I think they are a similar or  
3 matching size.

4 So we were supportive recommending  
5 approval with the condition of the window  
6 replacement, but with that condition that the  
7 front be preserved or reworked with the  
8 remaining historic windows from the side  
9 elevations.

10 There is some alteration that is occurring  
11 at the back corner where there's a bedroom  
12 that's being installed -- or the floor plan is  
13 going to have a bedroom and the windows are  
14 kind of small. We will be working with them  
15 under Condition 4 on the final plans to come up  
16 with a window for those locations that will  
17 meet egress requirements.

18 So there might be a slight alteration to  
19 the size of the windows, but this is the back  
20 corner and not terribly street visible at that  
21 point, so we felt comfortable allowing them to  
22 come back when they had looked into what they  
23 want to do a little bit further.

24 THE CHAIRMAN: Does anybody have questions  
25 for staff?

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1 COMMISSION MEMBERS: (No response.)  
2 THE CHAIRMAN: Hearing none, I'll open the  
3 public hearing.

4 Is the applicant here?

5 AUDIENCE MEMBER: Yes.

6 THE CHAIRMAN: You can come on up.

7 AUDIENCE MEMBER: (Approaches.)

8 (Discussion held off the record.)

9 MS. SHEPPARD: Through the Chair, while  
10 we're waiting on the applicant's presentation,  
11 in the back of your report we also included  
12 some pictures showing the previously enclosed  
13 porch area, side porch areas that have a good  
14 view of the brickwork prior to any kind of  
15 painting so you have a comparison.

16 (Discussion held off the record.)

17 MR. POPOLI: I'm not sure that we'll be  
18 able to get it to work.

19 THE CHAIRMAN: I'll tell you what. We'll  
20 take a quick five-minute break and let you guys  
21 figure it out.

22 (Brief recess.)

23 THE CHAIRMAN: We're going to go ahead and  
24 restart. Let's work through it here.

25 THE REPORTER: Your name and address,  
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1 please.

2 AUDIENCE MEMBER: Matt Thompson, 4444  
3 McGirts Boulevard, Jacksonville, Florida,  
4 32210.

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

7 MR. THOMPSON: (Complies.)

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

12 MR. THOMPSON: I do.

13 THE REPORTER: Thank you.

14 MR. THOMPSON: So, as Lisa mentioned,  
15 we're here on two accords, one obviously being  
16 the windows, and that was where I was going to  
17 start presentation-wise and also give you a  
18 little better background on the property  
19 itself.

20 I currently own another duplex that's in  
21 close proximity of this property. It was owned  
22 by the State. It was originally a duplex that  
23 was turned into a halfway house for rehab in  
24 the early '80s and was owned by the State for a  
25 number of years. As the property kind of

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1 progressed under State ownership, it kind of  
2 fell into a rapid state of deterioration, so  
3 the State found it no longer inhabitable. They  
4 moved out the halfway home process and  
5 basically put it up for bid through the State  
6 process. It went through iterations related to  
7 the bid process from everything from  
8 aggressively pricing it, et cetera.

9 The problem ultimately was there was  
10 significant failure of the roof. We replaced  
11 over 1,600 linear feet of decking.

12 COMMISSIONER KASPER: Excuse me, are you  
13 referring to this house or this other duplex?

14 MR. THOMPSON: No, the one I'm talking  
15 about today that's in question.

16 COMMISSIONER KASPER: Okay.

17 MR. THOMPSON: So, in short, there was a  
18 lot of water damage within the property, a lot  
19 of mold damage, et cetera. That forced us to  
20 gut the house and obviously bring it up to  
21 current code, which is affecting some of the  
22 decisions related to today.

23 The windows, as Lisa mentioned, it's about  
24 a 50/50 split related to metal windows and  
25 existing wood windows. Many of the wood

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1 windows to a more updated product. I am  
2 requesting to put in wood windows, traditional  
3 styling. We do have to meet some egress issues  
4 related to some of the bedrooms, so it would  
5 require probably resizing. In order to resize  
6 properly, you know, it would be different than  
7 the double hung. So -- so that was that.

8 Should I discuss the paint real quick?

9 It's kind of two --

10 THE CHAIRMAN: Yeah.

11 MR. THOMPSON: So, obviously, if I knew  
12 then what I know now, we would probably not be  
13 standing here. But, ultimately, as I  
14 mentioned, there was a lot of water ingress  
15 through the brick related to mortar failure, so  
16 there was a lot of mold behind the walls. In  
17 many cases, we were trying to come up with  
18 ideas on how to, obviously, solve the problem.

19 The masons I've used and the builders I've  
20 used for a while on some various projects --  
21 the issue is that not all the brick is well  
22 tied to the sheathing. So there are areas  
23 inside of the house where there's -- basically,  
24 the brick is just standing up on the footer.

25 So there's no sheathing or any kind of ties to

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1 windows are in -- you know, at least in my  
2 opinion, deteriorated enough to be replaced, in  
3 addition to the number of metal windows in the  
4 thing.

5 One thing that -- you know, related to  
6 some of the property -- so when the State  
7 bought it, they had to put in a number of  
8 egress systems and commercial-type things, so  
9 they basically added a number of stairwells.

10 And if you look at this one specifically, on  
11 the upper and lower, they didn't have gutters  
12 on the house, so there were about 20 years of  
13 water falling on these steps and basically  
14 bouncing on the windows and really rotting out  
15 the windows. So this has happened on a number  
16 of windows.

17 In addition to those aspects, we are  
18 15 feet away from the playground at the  
19 elementary school, so in a given day you have  
20 hundreds of children playing. So on some of  
21 these windows, even though they are somewhat  
22 okay, there is a significant noise issue  
23 potentially with the house.

24 So, again, you know, just kind of pointing  
25 it out related to the desire to change the

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1 that.

2 Ultimately, because of all the water  
3 ingress, a lot of the ties have rusted and have  
4 failed. So you call -- you know, the idea of  
5 repointing or manipulating the masonry was very  
6 difficult and obviously very costly because  
7 this is a rather large two-story structure.

8 The brick siding or facade is very tall.

9 And, basically, the State had also -- and  
10 you'll see in some of these -- I don't know how  
11 to get rid of this thing. I'm sorry.

12 COMMISSIONER BRAMWELL: It's on the bottom  
13 bar, the icon to the right.

14 COMMISSIONER LOPERA: You can use your  
15 magnifying glass to find it. I think you found  
16 it. Zoom in there.

17 COMMISSIONER BRAMWELL: Zoom in there and  
18 then click the "close" button.

19 MR. THOMPSON: Sorry. I'll keep talking.

20 So, basically, the State poured concrete  
21 around three-quarters of the building,  
22 including the front porch, so you had all this  
23 runoff from the roof, off the stairs, and on  
24 this concrete. There was no -- like I said, no  
25 guttering, so nowhere for the water to go. So,

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1 basically, the bottom third of the brick facade  
2 is really tender, for lack of a better term.  
3 And you can see, there's multiple places  
4 where the State had contracted people, so to  
5 speak, to come in and patch. And if you see  
6 these, you know, darker white spots, et cetera,  
7 there's a lot of gray concrete-type repointing,  
8 for lack of a better term, but, basically, they  
9 smeared concrete on top of the brick and on top  
10 of the existing mortar to kind of shore it up.

11 There were a number of places where the  
12 brick had failed that they had redone, and that  
13 wasn't repaired in kind of the traditional  
14 manner related -- I'm not going to make this  
15 stay.

16 So same kind of issue, you'll see these  
17 are the stairs (indicating). This is the brick  
18 by the stairs. Again, the water degrading the  
19 brick.

20 Sorry, guys.

21 THE CHAIRMAN: It's not you.

22 MR. THOMPSON: If I can get to the next  
23 slide, it's probably more -- there it is.

24 So over the years -- this is the back  
25 (indicating) -- there's been a significant

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1 number of repairs. The State obviously made --  
2 closed in rooms, did things. They created  
3 another egress. There was a staircase back  
4 there. We had to take it down because it was  
5 unsafe. It was rotten. But you can see -- all  
6 those arrows are pointing to areas that have  
7 either been filled in, pointed, or whatnot  
8 prior to us acquiring the property.

9 So these were all done, obviously, with  
10 similar brick. The brick is available today.  
11 But the repair work, so to speak, it's all gray  
12 mortar. It's not in the traditional sense of  
13 the original.

14 I know this is well over my time, but you  
15 can see, again, more gray. Anywhere that  
16 was -- especially on that facade, you can see  
17 some of the brick is collapsed on minor  
18 repairs. You can see where they used different  
19 brick, obviously, to make repairs throughout.  
20 But again, just a number of instances where the  
21 State had done things.

22 On the other side that didn't have the  
23 driveway or the parking areas, there are number  
24 of repairs where they kind of put in a  
25 caulking, a masking-type product that can't be

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1 easily removed as well. And -- because it's  
2 sitting on a very narrow footer that's kind  
3 of -- because of the water draining on the dirt  
4 and the dirt, obviously, degrading the footer  
5 below it.

6 And this is a set of the stairs to the  
7 upstairs unit (indicating). You can just see  
8 how they are sinking and are in need of repair  
9 as well.

10 So the idea, obviously, from the masons  
11 and from my feedback was, literally, you know,  
12 it's going to be a great risk to try to repoint  
13 this correctly. And when -- and I -- for lack  
14 of a better term, I've done this a number of  
15 times. You know, I am an individual, but,  
16 ultimately, I've gone through the COA process.  
17 And, you know, when I turned to the pages,  
18 there were 14 things there, and painting  
19 masonry was not clearly spelled out except on  
20 Page 20-something.

21 The reality is we're here. It is a way to  
22 prevent the water from getting in behind the  
23 walls and causing the mold problems. And that  
24 was our justification for doing it.

25 In addition -- the aesthetics is

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1 regardless. Honestly, we would have never  
2 painted a building that had brick, unless there  
3 was a greater need. It wasn't for -- you know,  
4 to try to match windows or anything of that  
5 nature.

6 So that's it in a nutshell. Feel free to  
7 ask me any questions.

8 THE CHAIRMAN: Do you have any questions  
9 for the applicant?

10 COMMISSIONER KASPER: Yes. I think you  
11 started in the beginning saying that you were  
12 going to replace the windows with wood windows?

13 MR. THOMPSON: Correct. It's a Jeld-Wen  
14 product. It's -- they are solid wood windows.

15 The only issue is when we get to egress --  
16 COMMISSIONER KASPER: Right. And then  
17 were you proposing, as staff, to salvage some  
18 for the front elevation?

19 MR. THOMPSON: I guess my preference, just  
20 with the street noise, would be to do  
21 everything. But if that's the condition that  
22 ultimately happens -- I don't know. We'll have  
23 to see, obviously, if there are windows that  
24 are of the same size.

25 COMMISSIONER KASPER: Okay.

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1 MR. THOMPSON: One thing that you will see  
2 in there, there were a number of header  
3 changes, too. A lot of -- it was, basically, a  
4 2-by-4 header system early on. We had to go to  
5 2-by-12. So many of those windows, even on the  
6 front, are twisted. So they're going to have  
7 to be replaced. It's just a matter of is there  
8 enough of the same size from the rest of the  
9 house.

10 And I'm not opposed to it. Again, I just  
11 want to have the option of replacing them all  
12 if we find that we can't make one of the other  
13 ones work.

14 COMMISSIONER KASPER: Okay.

15 MR. THOMPSON: And we do have some  
16 tempering requirements now in the bathrooms  
17 that weren't there before related to some of  
18 the windows you wouldn't see from the street,  
19 but, you know, again, another reason for doing  
20 what we're trying to do.

21 THE CHAIRMAN: Does anybody else have  
22 questions for the applicant?

23 COMMISSION MEMBERS: (No response.)

24 THE CHAIRMAN: We'll call you back up.  
25 Thanks.

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1 Is anybody else here to speak on this  
2 application?

3 MS. SCHIFANELLA: (Indicating).

4 THE CHAIRMAN: Come on up.  
5 (Ms. Schifanella approaches the podium.)

6 MS. SCHIFANELLA: Angela Schifanella for  
7 Riverside Avondale.

8 We're thrilled to see the building  
9 undergoing an extensive repair and remodel.

10 The use of wood windows where there is  
11 necessarily a replacement is a wonderful thing.

12 Unfortunately, on the painting of masonry,  
13 I think the standard has been very clear that  
14 that is not an acceptable action within the  
15 historic district. And it's unfortunate that  
16 it was partially painted. It does appear that  
17 the paint is coming off adequately in the areas  
18 where they tried to remove it. And for the  
19 argument that the painting somehow protects the  
20 interior from mold, I just question that. If  
21 the building needs repointing, it probably  
22 needs repointing as a solution.

23 Thank you.

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

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1 AUDIENCE MEMBERS: (No response.)

2 THE CHAIRMAN: Seeing none, we'll close  
3 the public hearing and I'll entertain a motion.

4 COMMISSIONER KASPER: Make a motion to  
5 approve COA-19-21990 for 2830 Park Street with  
6 staff conditions.

7 COMMISSIONER STANSEL: Second.

8 COMMISSIONER LOPERA: Through the Chair, I  
9 was out there with Lisa and your contractor and  
10 one other person.

11 MR. THOMPSON: Could have been my wife. I  
12 was out of town.

13 COMMISSIONER LOPERA: Yes, your wife.

14 So addressing your points, I'm going to  
15 start with the brick. Yes, as you know, the  
16 painting of a brick is -- you know, the  
17 original brick is part of the historical fabric  
18 of the building per the Secretary of the  
19 Interior's Standards. And one thing that we  
20 look for with brick is (inaudible) interior  
21 damage. And in your case, the wall sheathing  
22 had minimal damage to the wall sheathing, which  
23 are the pores on the planks of wood that make  
24 up the wall sheathing. There was minimal water  
25 damage to it, and it was limited to the areas

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1 next to the windows, which is not a brick  
2 issue, it's more of a flashing issue around the  
3 windows.

4 We saw no out-of-plane deflection in the  
5 wall, which means that, if you look at the side  
6 of the wall, the wall was not buckling at all  
7 throughout the entire building, which leads me  
8 to believe that the brick has not failed nor  
9 has the mortar failed completely.

10 There's no stairstep-type cracks in the  
11 brick, which is yet another thing that we look  
12 for. Stairstep cracks would occur at the  
13 corners of the building. That would show that  
14 the brick is in a weakened state and that the  
15 mortar -- the connection between the mortar and  
16 the brick has failed. But we didn't see that  
17 kind of evidence.

18 And also -- there's also an airspace  
19 between the brick and the wall sheathing. So  
20 even when water does penetrate through the  
21 mortar, it drains behind the brick, which means  
22 that the brick is doing exactly what it's  
23 designed to do, which is protecting that wall  
24 sheathing. Because that wall sheathing, those  
25 are the structural elements of the building, is

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1 that wall sheathing attached to the studs. So  
2 the brick is working the way it should.

3 There were some -- a couple areas I saw  
4 where there was, basically, gaps between the  
5 mortar and the brick, but those were very, very  
6 few areas, which means that even if you had to  
7 repoint it, you would be talking about  
8 repointing 10 square feet rather than  
9 repointing every single joint in the entire  
10 elevation, which would not be practical and not  
11 be economically feasible.

12 But as far as the mortar goes, the mortar,  
13 even the way it stands, is not causing any  
14 damage to the interior of the building. So the  
15 mortar could have been left the way it was  
16 before without any kind of painting or anything  
17 and just repairing and repointing the areas  
18 where the mortar is obviously falling off the  
19 building, like the one picture that you showed,  
20 which if you could go back to that --  
21 Christian.

22 MR. POPOLI: I can't, actually.

23 COMMISSIONER LOPERA: Let's skip that.

24 MR. THOMPSON: I know what you're talking  
25 about.

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1 vinyl. So it's right at 50 percent. And when  
2 I was discussing it with your contractor at the  
3 job site, we were leaning towards -- it seemed  
4 like there were enough windows to be able to  
5 move likely repairable windows to the front  
6 elevation to keep that historical fabric, and  
7 then replacing all the left, right elevation,  
8 and rear elevation windows with something  
9 that's historically acceptable to the staff,  
10 which would eliminate the issues that you're  
11 having with -- not only with egress, but with  
12 also the tempering of the windows within the  
13 showers.

14 So, for the Commission, there are two  
15 bathrooms that have windows in them, like  
16 within the shower area. And, of course, we  
17 know that those are required to be tempered.  
18 Those are dangerous. Those are called "hazard  
19 glass" because it's a dangerous condition to  
20 have standard single-pane glass next to --  
21 within a shower enclosure.

22 So by allowing you to replace the left,  
23 right, and rear elevations, all the egress  
24 issues, as well as the tempering issues,  
25 would -- you would be able to deal with those

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1 COMMISSIONER LOPERA: There was a picture  
2 there.

3 So those are the areas that you would have  
4 repointed. You would not have repointed every  
5 joint. And the thing is that, if you got to  
6 the point where every single joint had to be  
7 repointed in an entire brick structure, a brick  
8 veneer, all the brick has to come down because  
9 it's not -- it would not be feasible.

10 And in this particular building, there was  
11 no evidence to show that the brick mortar had  
12 failed. So that's why the whole reasoning  
13 behind the brick painting, I believe, was  
14 unsubstantiated.

15 And as far as the brick not being tied to  
16 the sheathing, that is a requirement that we do  
17 have today, but, again, it's not causing any  
18 damage, so it can be left the way it is.

19 Let's see. What's next? Oh, the egress  
20 issues. Yes, you're right, there have been  
21 several openings that have been added to and  
22 removed from the building and -- oh, yeah, we  
23 were talking about the windows. So the count  
24 is right at 50 percent as far as windows that  
25 could not be repaired and windows that were

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1 because you would just find a window that has  
2 tempered glass in it and you wouldn't have to  
3 worry about that section of the building code.

4 MR. THOMPSON: Sure.

5 COMMISSIONER LOPERA: So is there anything  
6 else? Did I miss anything?

7 MS. SHEPPARD: No. Just to clarify, I  
8 believe the application -- or within our report  
9 we were approving the replacement of the two  
10 windows that are actually in the shower in the  
11 bathroom, and those were historic locations for  
12 a vinyl equivalent to the wood that's being  
13 proposed for the rest of the structure.

14 There is one other bathroom that's being  
15 added to their floor plan where you've got a  
16 pair of windows in the bathroom. I believe  
17 those were still proposed as being wood, but  
18 part of the replacement would address the glass  
19 itself to bring it to code. And we were fine  
20 with both of those situations as discussed.

21 COMMISSIONER LOPERA: Do you all have any  
22 questions for me?

23 COMMISSIONER KASPER: So you mentioned the  
24 brick ties, that brick ties were not a  
25 requirement at that time. And because the

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1 brick is still in plane, there's no evidence  
 2 that it's -- that the brick veneer is falling  
 3 off of the building.  
 4 COMMISSIONER LOPERA: Right. If the brick  
 5 veneer was out of plane or was buckling or had  
 6 buckled in areas, then we would have obviously  
 7 had to address those with replacement of that  
 8 brick, and at that point you would have  
 9 installed ties within the area that has failed  
 10 and left the rest of the brick alone. But when  
 11 there's no evidence that lack of ties is  
 12 causing any damage, then, for the most part, we  
 13 leave the brick to do its job and we leave it  
 14 alone.  
 15 MR. THOMPSON: Yeah. I think it was more  
 16 of an issue of just, what if you started  
 17 manipulating it and the ties are not there?  
 18 You know, if you're repointing it or -- there  
 19 is a bow --  
 20 THE CHAIRMAN: You can come on back up and  
 21 talk for a second.  
 22 MR. THOMPSON: There is a bow in the wall  
 23 where it did fail, where you saw the -- that's  
 24 where the stairs were, and all the water came  
 25 down that wall, so that whole area has to be

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1 rebricked. Additionally, above the second  
 2 entrance, when we were redoing the roof, the  
 3 entire front facade above the second door fell  
 4 off and has to be repaired. That's where  
 5 you'll see in the pictures what looks like some  
 6 gray wrap. It's just there to keep anything  
 7 from falling off.  
 8 MS. SHEPPARD: Through the Chair, these  
 9 may very well be comments pertaining to the  
 10 brick structural issues and the need for  
 11 repairs. We just -- staff did not feel that  
 12 these were necessarily speaking to why it  
 13 needed to be painted. So all repairable  
 14 issues, but not necessarily related to the  
 15 proposal for painting.  
 16 COMMISSIONER LOPERA: Right. Yeah.  
 17 And I would agree with staff that the  
 18 brick did not require painting for -- it was  
 19 just -- it was not substantiated. Based on the  
 20 condition of the brick and the condition of the  
 21 mortar, the paint was substantiated in order to  
 22 protect the brick nor the structure, so we do  
 23 not agree that the painting should have been  
 24 done.  
 25 MR. THOMPSON: So as it relates to --

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1 could you go to --  
 2 MR. POPOLI: Where do you want to go?  
 3 MR. THOMPSON: I think it's the next  
 4 slide. One more, I'm sorry. There you go.  
 5 So throughout the property -- so, again,  
 6 it is hard to see with the paint that's on  
 7 there, but there are -- the top course of the  
 8 brick is -- again, it is repaired, but it is  
 9 very sandy, you know, related to it. But  
 10 because of all the repairs -- and if you see  
 11 where we tried to strip it, there is a gray  
 12 patchwork across the building of where the  
 13 State did their repairs. So it's not a clean  
 14 white, you know, tan mortar.  
 15 Throughout the entire facade, there's  
 16 patches of this gray repair. So I'm not saying  
 17 from an aesthetic standpoint that it makes any  
 18 difference, but I'm just saying, you know, it  
 19 does, I guess, as it relates to that factor.  
 20 COMMISSIONER LOPERA: That's an example of  
 21 an area that would have just been repointed for  
 22 that one square foot of area there, and then  
 23 the rest of soldier course and the mortar  
 24 within the soldier course would have been left  
 25 alone.

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1 MR. THOMPSON: The entire bottom third has  
 2 been redone that way. And it's hard to see  
 3 with -- you know. And I guess at this point,  
 4 you know, if we attempt to strip it, what kind  
 5 of damage are we going to do? Because it is  
 6 sandy.  
 7 COMMISSIONER LOPERA: I believe there's a  
 8 photo where the paint has been removed.  
 9 MR. THOMPSON: That's it right there.  
 10 COMMISSIONER LOPERA: But I thought there  
 11 was a large photo where a section --  
 12 MR. THOMPSON: That's just a close-up so I  
 13 could show you what the mortar looked like  
 14 underneath it. So that was where it was  
 15 stripped, and the gray is that -- the gray  
 16 matter, so to speak, is where the repairs were  
 17 done.  
 18 COMMISSIONER LOPERA: But there was -- I  
 19 thought there was a photo where you had  
 20 attempted -- you had removed the paint?  
 21 MR. THOMPSON: There's two of them, yeah.  
 22 Sorry. That was just a close-up of one of the  
 23 two.  
 24 COMMISSIONER LOPERA: Right. How did you  
 25 remove the paint?

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1 MR. THOMPSON: There were two -- we did  
 2 two things. One, we tried the gel kind of  
 3 strip thing, and it didn't work so well because  
 4 there are grooves in the brick.  
 5 COMMISSIONER LOPERA: Okay.  
 6 MR. THOMPSON: And the second was a test  
 7 of what's called the Pharaoh (phonetic) system,  
 8 which is a low pressure water, slash, glass  
 9 kind of -- the new technologies are dry ice or  
 10 kind of a glass mesh that uses low pressure,  
 11 and that was a test site for that. It still  
 12 had a little bit of deterioration of the  
 13 mortar. Again, I just don't know how it's  
 14 going to hold up, you know, long term.  
 15 Since the brick is all grooved, it's --  
 16 without some kind of pressure or something,  
 17 it's going to be impossible to get it out.  
 18 COMMISSIONER LOPERA: I understand. I  
 19 understand. So what you would do is you would  
 20 monitor the location of the mortar before you  
 21 start, you know, doing an entire facade, and  
 22 just see, like, how that -- you know, see if  
 23 the mortar continues to basically be removed  
 24 from the brick, and then you would go back in  
 25 and repoint the areas where the mortar has been

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1 completely removed.  
 2 MR. THOMPSON: Yeah.  
 3 COMMISSIONER LOPERA: But from the photo,  
 4 it looks like the -- whatever you did with the  
 5 low pressure, it looks like it's working.  
 6 MR. THOMPSON: It's really the only  
 7 choice, you know, whether it works or not.  
 8 And, you know, it will ultimately lead to  
 9 further repairs, obviously, and we would need  
 10 to have --  
 11 MS. SHEPPARD: Just -- I'm sorry. Through  
 12 the Chair, just to clarify, usually the way  
 13 that we approach these is to take it as if it  
 14 was coming to you without having already been  
 15 done. If the work is -- or the proposed work  
 16 is denied, then we would work with the  
 17 applicant as far as how to resolve the  
 18 enforcement situation and finding, you know, if  
 19 there is a way to remove it, what the  
 20 appropriate would be, not necessarily getting  
 21 into that at this point in time.  
 22 COMMISSIONER LOPERA: Sorry.  
 23 THE CHAIRMAN: Right. Okay. So --  
 24 MR. THOMPSON: It was the last page on  
 25 Lisa's report.

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1 THE CHAIRMAN: Yeah. We can't support  
 2 painting, long story short.  
 3 MR. THOMPSON: I guess -- there it is. So  
 4 that's -- the close-up I was showing you with  
 5 the gray and whatnot is that corner there  
 6 (indicating).  
 7 THE CHAIRMAN: All right. We'll call you  
 8 back up.  
 9 MR. THOMPSON: Sure.  
 10 MS. WEST: Through the Chair, I just want  
 11 to point out that in the staff report it's  
 12 actually two separate requests, and one of the  
 13 requests is a denial and the second request is  
 14 an approval with conditions, and so you might  
 15 want to take those separately.  
 16 THE CHAIRMAN: So --  
 17 COMMISSIONER KASPER: Or we -- the motion  
 18 on the table is to approve the COA with staff  
 19 conditions.  
 20 THE CHAIRMAN: Okay. Do we not agree with  
 21 anything in the staff --  
 22 COMMISSIONER STANSEL: I agree with staff.  
 23 COMMISSIONER KASPER: I think we do agree  
 24 with staff.  
 25 COMMISSIONER LOPERA: I agree with staff.

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1 COMMISSIONER BRAMWELL: So would the  
 2 motion, then, be to deny in part and then  
 3 approve with conditions?  
 4 COMMISSIONER KASPER: But that's already  
 5 in the motion.  
 6 THE CHAIRMAN: It's already like that.  
 7 COMMISSIONER BRAMWELL: Okay.  
 8 THE CHAIRMAN: So I would just call for a  
 9 vote.  
 10 COMMISSIONER LOPERA: Yeah. So we're  
 11 basically just saying yes to staff.  
 12 THE CHAIRMAN: So all those in favor?  
 13 COMMISSION MEMBERS: Aye.  
 14 THE CHAIRMAN: Those opposed?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: Hearing none, you have  
 17 approved COA-19-21990.  
 18 We're going to backtrack a little bit and  
 19 go to our historic designation. So I'll take a  
 20 staff report on the historic designation,  
 21 please.  
 22 MR. POPOLI: Through the Chair, so this is  
 23 a request that came to us from the State for a  
 24 National Register nomination for the Henry C.  
 25 Arpen house. It's located at 3318 O'Connor

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1 Road. As a certified local government, any  
 2 National Register nomination comes to you guys  
 3 for comment from the State. A lot of times  
 4 they come to us first because they work with  
 5 us, but this one was done through a private  
 6 citizen.  
 7 So I'm going to go through, briefly, the  
 8 packet that you guys received, but what we'll  
 9 be looking for is, basically, a letter of  
 10 recommendation from the Commission to send on  
 11 to the State as part of that packet that goes  
 12 to the National Park Service. We did this a  
 13 couple of years ago on the train engines in  
 14 front of the Prime Osborn center. Similar  
 15 situation, though that was initiated through  
 16 us.  
 17 So this property is located in Mandarin,  
 18 and it sits on what was known as the Hagan  
 19 Arpen parcel, which at the time was a large  
 20 citrus farm. Currently, it is one of the  
 21 largest existing historic parcels in the  
 22 Mandarin area. It's received a lot of pressure  
 23 from development throughout the years. It was  
 24 a Spanish land grant from the second Spanish  
 25 occupation of Florida. The second Spanish

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1 period is from 1784 to 1821.  
 2 The building, which was constructed in  
 3 1891, yeah, was an active citrus farm until  
 4 what is called "The Great Freeze of 1894,"  
 5 which basically wiped out the citrus groves in  
 6 the area, and the farm went under at that  
 7 point.  
 8 The structure itself is a wood frame  
 9 vernacular. It's what is referred to in a lot  
 10 of cases as a cracker vernacular. It was a  
 11 style indicative to rural areas, agricultural,  
 12 farm-type locations, but it -- well, let me  
 13 bring up a picture.  
 14 Just for some context, this is the main  
 15 structure (indicating). There are several  
 16 noncontributing structures from the '60s and  
 17 '70s that are on the property as well, but both  
 18 the parcel itself and the structure are what's  
 19 being proposed as the National Register site.  
 20 Basically, it represents not only the  
 21 history of this particular site and the family,  
 22 but what really remains of what Mandarin once  
 23 was before it had development. It's a very  
 24 significant site, not only in the history of  
 25 Florida for the sake of the citrus industry and

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1 what it was in the past, but also specifically  
 2 to Jacksonville. It's something that has been  
 3 researched in the past. It was actually --  
 4 Wayne Wood contributed a lot to this particular  
 5 application, and I think it's a really stellar  
 6 application to go to the National Park Service,  
 7 so I hope you guys would be willing to support  
 8 it.  
 9 THE CHAIRMAN: All right. Thank you.  
 10 Any questions for Christian?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: Am I taking a vote on this?  
 13 MR. POPOLI: You can or you can -- I don't  
 14 know what the proper -- I don't know if there's  
 15 a delineated procedure for this. You can do it  
 16 by general consent.  
 17 COMMISSIONER STANSEL: I'm all for it.  
 18 THE CHAIRMAN: Let's just vote. All those  
 19 in favor?  
 20 COMMISSION MEMBERS: Aye.  
 21 THE CHAIRMAN: Those opposed?  
 22 COMMISSION MEMBERS: (No response.)  
 23 MR. POPOLI: I'll prepare a letter for the  
 24 Chair's signature and run that through the  
 25 Chair.

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1 THE CHAIRMAN: Okay. Moving along to  
 2 demos. We'll start with Chapter 320,  
 3 Demolition Delay, 4134 Baltic Street.  
 4 AUDIENCE MEMBER: (Approaching.)  
 5 THE CHAIRMAN: I'm going to let them do a  
 6 staff report first, and then I'll call you up.  
 7 AUDIENCE MEMBER: Okay.  
 8 THE CHAIRMAN: Thank you.  
 9 MS. SHEPPARD: So these are coming to you  
 10 as 320 Reviews, or 320.407, which is not our  
 11 Historic Preservation Code, but actually in the  
 12 Building Code. And this sets up a procedure  
 13 for reviewing demolition of a structure that's  
 14 not fully protected under Chapter 307. In this  
 15 case, Ortega is a National Register historic  
 16 district, so they don't come to you on a  
 17 regular basis for work, but a contributing  
 18 structure within that district, if a demolition  
 19 permit comes up, then that is something that  
 20 gets forwarded.  
 21 It's basically kind of just a cool-off  
 22 period so everybody understands that there is a  
 23 historic structure that would potentially be  
 24 lost and see if there are options. It might  
 25 buy some time to have something relocated, what

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1 have you.

2 But the code basically outlines the time

3 frame for which the Commission has to take an

4 action on both the demolition and if you were

5 to deny the demolition, a timeline on when you

6 would have to provide a ruling on whether it

7 would qualify for landmarking.

8 So what staff has done is put together a

9 memo that basically speaks to, in our limited

10 research at this point, what criteria it would

11 qualify for. And under Chapter 307, the

12 landmark designation, you only have to meet two

13 of seven criteria in normal circumstances. But

14 if the owner is in opposition to landmarking,

15 then you have to meet four, which is a pretty

16 high bar for these kind of cases.

17 So for Baltic, it's a cute structure

18 that's currently lived in. It is a small

19 building. It's located at the back of the lot.

20 And I'm going let the applicant speak to some

21 of the reasoning why they're coming forward.

22 She's in the process of selling the structure.

23 But I'll let her speak to, you know, kind of

24 the reasoning.

25 I do want to point out that Chapter

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1 320.407 does not require any kind of

2 notification. So there is no sign that's

3 posted. Anybody in the Ortega area that might

4 be concerned or what have you, they don't --

5 they only know what the applicant has told

6 them. So I didn't want you to assume that

7 since nobody showed up today that -- or that

8 only the applicants are here, that nobody

9 cares, what have you. There's just no

10 notification process.

11 In this particular case, we found that it

12 met two and -- which is not enough for the

13 landmarking against the property owner's

14 wishes. We did feel that it met Criteria A,

15 regarding the value as a significant reminder

16 of the cultural, historic, or architectural

17 heritage of a city, state, and nation, and --

18 because of its contributing -- or contribution

19 to the Ortega district. That's kind of the

20 reasoning behind meeting that criteria.

21 And we felt that it met G, which is the

22 suitability for preservation and restoration.

23 Obviously, it's lived in today, so that's

24 really not a problem. It could certainly work

25 in its current state or be preserved, so to

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1 speak.

2 And that's really kind of the basis of it,

3 or the summary of it.

4 THE CHAIRMAN: All right. Thank you.

5 Any questions for staff, for Lisa?

6 COMMISSION MEMBERS: (No response.)

7 THE CHAIRMAN: All right. I'll open the

8 public hearing.

9 Is the applicant here?

10 AUDIENCE MEMBER: (Indicating.)

11 THE CHAIRMAN: Come on up.

12 (Audience member approaches the podium.)

13 AUDIENCE MEMBER: My name is Pat Gurley,

14 and I live at 4134 Baltic Street.

15 THE CHAIRMAN: All right. She's going to

16 swear you in.

17 THE REPORTER: If you would raise your

18 right hand for me, please.

19 MS. GURLEY: (Complies.)

20 THE REPORTER: Do you affirm that the

21 testimony you are about to give will be the

22 truth, the whole truth, and nothing but the

23 truth?

24 MS. GURLEY: I do.

25 THE REPORTER: Thank you.

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1 MS. GURLEY: I just found out about this

2 quite by accident, that my house -- I mean,

3 that I even had to do this. I bought the house

4 15 years ago. I bought it through a Realtor.

5 I even said, oh, gosh, I am so lucky that I got

6 this house for one person before somebody tore

7 it down. And I will probably be the last

8 person to live in it. It was a two-bedroom,

9 one-and-a-half bath when I bought it. I had a

10 Grand Piano, and so I converted it to a

11 one-bedroom, and it is a one-person house.

12 So now that I'm getting ready to go to a

13 retirement community, I put it -- I put that

14 sign that you can see up. I have banners

15 across my house all the time. And, actually,

16 John, my friend, and his wife Margie came to

17 look at the house first, and they were thinking

18 about building on it for their own home. And

19 he called me that night and he said, what is

20 this designation? And I was, like, I don't

21 know. So that's how I even found out about it.

22 Well, since then, John has got an answer

23 to his problem and he is not buying my house.

24 But at that point, I didn't feel like it was

25 ethical to try to sell it to somebody and they

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1 not know that there's a possibility it cannot  
2 be torn down. Since I've lived there for  
3 15 years, the house directly -- if you're  
4 looking at my house, to the right, which was a  
5 little cottage, was torn down and a family now  
6 lives in a much larger home. It went from  
7 being a rental of people I never met, you know,  
8 coming in like every year, to now it's had two  
9 families in it. I know all their family  
10 members. I know their pets. They are really  
11 active members in our community.

12 I don't see tearing down a one-person home  
13 at some point -- and I'm not tearing it down,  
14 but I'm just getting this to go with the house,  
15 where it wouldn't be kind of a benefit to our  
16 community to have families move in. I'm  
17 directly across the street from one elementary  
18 school, and two blocks down from another.  
19 There may be some neighborhood opposition to  
20 that. We all love old homes, obviously, or we  
21 wouldn't be there.

22 But the reason I chose Ortega rather than  
23 Avondale -- and I came from Avondale -- was  
24 because I thought I was preventing this. I  
25 thought I had more rights as a property owner.

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1 And I love Avondale, but it just didn't fit my  
2 needs.

3 (Timer notification.)

4 MS. GURLEY: Do I have to stop now?

5 THE CHAIRMAN: No, you're good.

6 MS. GURLEY: Okay. But one of the things  
7 my neighborhood is completely against is taking  
8 a lot like mine, having a developer buy it, and  
9 then try to get a variance to break the lot  
10 into two parcels. That's why I'm selling it by  
11 owner, because I want to do everything I can to  
12 make sure that that doesn't happen.

13 So far, the two variances have -- well,  
14 one was denied, and one they took off the  
15 agenda. The one on Doric Street was built in  
16 1921. It looks fine from the outside. It  
17 hadn't been lived in for about five years.  
18 Owned by (inaudible). It was granted  
19 permission to be demolished, and she has been  
20 trying to get that lot divided in two.

21 The other one is on Baltic Street, about  
22 three blocks down from me, and Mr. Trip Stanley  
23 bought that, and he was denied, and his lot is  
24 exactly the same size as this.

25 So while I would like to see some little

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1 old lady like me buy my house, you know, I  
2 don't want to lose 90 percent of my market  
3 share. But I would like to sell it to either a  
4 little old lady like me or a family that wants  
5 to build a nice family home. And that way, the  
6 property will be safe as one parcel for the  
7 next hundred years.

8 I guess that's all I have to say.

9 THE CHAIRMAN: Thank you.

10 MS. GURLEY: You're welcome.

11 MS. SHEPPARD: Through the Chair, just to  
12 clarify a couple things. The other issues  
13 related to the lot splitting and what can  
14 happen on this property -- this is the only  
15 thing that will come to you. So right now, the  
16 house where it is, you know, that's kind of a  
17 reason to, you know, potentially not split it  
18 up, because of the historic nature, but once  
19 the house is gone, that's pretty much the last  
20 time you will see it, because there's nothing  
21 tripping your review. That would be done  
22 through other measures.

23 THE CHAIRMAN: Anybody else here to speak  
24 on this COA?

25 AUDIENCE MEMBERS: (No response.)

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1 THE CHAIRMAN: I'll close the public  
2 hearing, entertain a motion.

3 MS. WEST: Just for clarification, this is  
4 not a COA.

5 THE CHAIRMAN: Right.

6 MS. WEST: This is not under 307.

7 THE CHAIRMAN: Right. So what -- we're  
8 still voting, I presume?

9 MS. WEST: Yes.

10 COMMISSIONER LOPERA: You just called it a  
11 COA.

12 THE CHAIRMAN: Yeah, right.

13 COMMISSIONER LOPERA: Big mistake.

14 THE CHAIRMAN: So I don't need to  
15 entertain a motion or what -- same procedure?

16 MS. WEST: Yes. You will still vote on  
17 the item, but it wouldn't be in the form of a  
18 COA, because it isn't a 320.

19 THE CHAIRMAN: Right.

20 MS. WEST: So your vote is whether or not  
21 you are going to support or -- if you deny --  
22 you can move to deny the demolition; however,  
23 then it would put you in a posture where you  
24 would have to then proceed with landmarking,  
25 and staff has already explained to you why they

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1 don't feel it's eligible in that regard.  
 2 THE CHAIRMAN: Right.  
 3 COMMISSIONER KASPER: I'll make a motion  
 4 to approve the request for demolition of 4134  
 5 Baltic Street.  
 6 COMMISSIONER STANSEL: Second.  
 7 THE CHAIRMAN: All those in favor?  
 8 COMMISSION MEMBERS: Aye.  
 9 THE CHAIRMAN: Those opposed?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: Hearing none, you have  
 12 approved the demolition of 4134 Baltic Street.  
 13 We will move on to another demo, 4364  
 14 Longfellow Street. I'm assuming I have a staff  
 15 report?  
 16 MS. SHEPPARD: Yes, similar to the last  
 17 one, this structure is down as a contributing  
 18 structure to the Ortega National Register  
 19 Historic District. Unlike the last structure,  
 20 it probably has less architectural interest and  
 21 value. It's not currently lived in. And, you  
 22 know, we found that it met the same two  
 23 criteria, perhaps to a lesser degree, as far as  
 24 previous alteration. It's got vinyl siding.  
 25 There's been some interior floor plan changes.

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1 It doesn't actually follow -- even though the  
 2 outside looks very much like a typical  
 3 bungalow, the interior is -- doesn't  
 4 necessarily follow what you would normally find  
 5 inside a bungalow.  
 6 So, again, our analysis would show that it  
 7 would only meet two criteria. The first  
 8 criteria being its association with Ortega  
 9 history and the National Register District, and  
 10 then the last one -- certainly, there have been  
 11 houses in this state that have been renovated  
 12 or preserved in our historic districts, and if  
 13 this was in a district setting, we would not be  
 14 recommending approval of a demolition  
 15 application based on what we saw in the field,  
 16 but -- so we did feel that it met that last  
 17 criteria for being able to be preserved.  
 18 THE CHAIRMAN: Thank you.  
 19 Any questions for staff?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: Is the applicant here?  
 22 AUDIENCE MEMBER: Yes.  
 23 THE CHAIRMAN: I'll open the public  
 24 hearing.  
 25 Come on up.

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1 (Audience member approaches the podium.)  
 2 AUDIENCE MEMBER: My name is John Parr,  
 3 2753 Algonquin Avenue.  
 4 THE REPORTER: If you would raise your  
 5 right hand for me, please.  
 6 MR. PARR: (Complies.)  
 7 THE REPORTER: Do you affirm that the  
 8 testimony you are about to give will be the  
 9 truth, the whole truth, and nothing but the  
 10 truth?  
 11 MR. PARR: I do.  
 12 THE REPORTER: Thank you.  
 13 MR. PARR: Okay. It looks like there's  
 14 not going to be a problem, so -- I know y'all  
 15 want to go home, so I thank you for your time.  
 16 The house is in rough shape. It needs to  
 17 come down. And I'm going to be using it for  
 18 my -- I'm going to add on to my property. So  
 19 it's not like it's going to cause problems with  
 20 the neighborhood. The neighborhood loves what  
 21 I'm going to do. So it's pretty cut and dry.  
 22 I was going to go over and dispute stuff,  
 23 but I thought, I'm done. So ...  
 24 THE CHAIRMAN: Thank you.  
 25 I'll take a motion.

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1 COMMISSIONER LOPERA: Close the public  
 2 hearing?  
 3 THE CHAIRMAN: Oh, I'm going to close the  
 4 public hearing, yes.  
 5 Now, I'll take a motion.  
 6 COMMISSIONER LOPERA: Motion to approve  
 7 demolition of 4364 Longfellow Street.  
 8 COMMISSIONER BRAMWELL: 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 approved  
 14 the demo of 4364 Longfellow Street.  
 15 Unless anyone has anything else -- and we  
 16 do.  
 17 Christian.  
 18 MR. POPOLI: Just a friendly reminder that  
 19 May, according to your bylaws, is when you have  
 20 to go through elections. So you will be  
 21 looking at electing a new chair, vice chair,  
 22 and secretary. If you have any ideas on being  
 23 that person or wanting to be that person -- I  
 24 have spoken with the Chair. Traditionally,  
 25 there's no set way to do it. Last time, you

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1 guys just did nominations at the meeting  
 2 towards the end. So it will be on the agenda.  
 3 And we don't have to elect anybody new. You  
 4 can choose to elect somebody new. It's all up  
 5 to you guys. But you are required to go  
 6 through elections every year.  
 7 THE CHAIRMAN: All right. Everybody good?  
 8 COMMISSION MEMBERS: (Nod heads.)  
 9 THE CHAIRMAN: Then we are adjourned.  
 10 (The above proceedings were adjourned at  
 11 5:47 p.m.)

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1 CERTIFICATE OF REPORTER

2  
 3 STATE OF FLORIDA)  
 )  
 4 COUNTY OF DUVAL )

5  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.

12  
13  
14  
15 DATED this 3rd day of May 2019.

16  
 17 \_\_\_\_\_  
 18 Diane M. Tropa  
 Florida Professional Reporter

19  
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25  
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