

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, January 23, 2019,
commencing at 3:05 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.
SHANNON ELLER, Office of General Counsel.
CANDACE LONG, Planning and Development Dept.

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1 commissioner.
2 THE CHAIRMAN: If you haven't silenced
3 your cell phones, if you'd please do so.
4 Any private conversations, please be out
5 in the hallway.
6 If you would like to speak on any COA or
7 any issue, please bring a speaker card up to
8 the front here.
9 We're going to take a break every two
10 hours, although I don't think we'll need that
11 today.
12 I'm going to go ahead and entertain a
13 motion for the December 12th minutes.
14 COMMISSIONER KASPER: Make a motion to
15 approve the December 12th meeting minutes.
16 COMMISSIONER LOPERA: Second.
17 THE CHAIRMAN: All those in favor?
18 COMMISSION MEMBERS: Aye.
19 THE CHAIRMAN: Those opposed?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: Hearing none, you've passed
22 the December 12th minutes.
23 So we're going to jump right in here. If
24 anybody's here for the Mount Sinai Missionary
25 Baptist Church historic designation, that has
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1 PROCEEDINGS
2 January 23, 2019 3:05 p.m.

3 THE CHAIRMAN: We're going to go ahead and
4 start the January 23rd meeting of the
5 Jacksonville Historic Preservation Commission.
6 We're going to start with some
7 introductions.
8 Lisa, if you would start.
9 MS. SHEPPARD: Lisa Sheppard, Historic
10 Preservation section of the Planning
11 Department.
12 MR. POPOLI: Christian Popoli, Planning
13 and Development.
14 MS. ELLER: Shannon Eller, Office of
15 General Counsel.
16 COMMISSIONER GLOBER: Max Globber,
17 commissioner.
18 COMMISSIONER BRAMWELL: Tim Bramwell,
19 commissioner.
20 THE CHAIRMAN: J.C. Demetree, chairman.
21 COMMISSIONER LOPERA: Andres Lopera,
22 commissioner.
23 COMMISSIONER KASPER: Erik Kasper,
24 commissioner.
25 COMMISSIONER STANSEL: Maiju Stansel,
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1 been deferred until next month. So just FYI,
2 if anybody's here for that.
3 AUDIENCE MEMBER: Are you going to do
4 Allen Chapel?
5 THE CHAIRMAN: No, not the Allen Chapel.
6 It's not on the agenda.
7 AUDIENCE MEMBER: Oh, okay.
8 THE CHAIRMAN: It was just a late
9 addition, but it will be deferred until next
10 month. That's LM-18-02.
11 And then we're going to go right into our
12 consent agenda. We're moving a COA --
13 COA-18-21650, 1840 Seminole Road, we're going
14 to go ahead and move that to the consent
15 agenda.
16 Do any commissioners have any ex-parte on
17 anything on consent?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: Hearing none, we'll go
20 ahead and open the public hearing.
21 Is anyone here to speak on any of the
22 consent agenda items?
23 AUDIENCE MEMBERS: (No response.)
24 THE CHAIRMAN: Hearing none, I'll close
25 the public hearing.
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1 Do any commissioners have anything to pull
 2 from consent?
 3 COMMISSION MEMBERS: (No response.)
 4 THE CHAIRMAN: Hearing none, I will take a
 5 motion to approve the consent agenda.
 6 COMMISSIONER BRAMWELL: I motion to
 7 approve the consent agenda.
 8 COMMISSIONER KASPER: 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've passed
 14 the consent agenda.
 15 We're going to go into our previously
 16 deferred items to be heard. COA-18-21263, 2363
 17 Ernest Street.
 18 Is that applicant here?
 19 AUDIENCE MEMBERS: (No response.)
 20 THE CHAIRMAN: I'm not seeing the
 21 applicant here. I'm going to go ahead and open
 22 the public hearing for it.
 23 Nobody here to speak on this COA?
 24 AUDIENCE MEMBERS: (No response.)
 25 THE CHAIRMAN: I'm going to close the
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1 public hearing.
 2 MR. POPOLI: Through the Chair, we've
 3 reached out to the applicant over the course of
 4 a few months and we're just recommending that
 5 you guys make a motion to withdraw it.
 6 THE CHAIRMAN: I will take that motion
 7 when somebody is ready.
 8 COMMISSIONER GLOBER: Motion to withdraw
 9 COA-18-21263.
 10 COMMISSIONER LOPERA: Second.
 11 THE CHAIRMAN: All those in favor?
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Those opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, that COA has
 16 been withdrawn.
 17 And we'll go right into our historic
 18 designations. We've got a landmark, LM-19-01,
 19 1529 Swan Street, New Allen Chapel.
 20 Christian, do I have a staff report?
 21 MR. POPOLI: You do.
 22 This is a request for a landmark
 23 designation. It came from the New Allen Chapel
 24 AME Church directly. They are the property
 25 owners, so this is a request with the consent
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1 of the property owners.
 2 Because of the way the code is written,
 3 out of the seven landmark criteria, the project
 4 only needs to meet two to move forward to City
 5 Council. Staff actually collaborated with some
 6 outside planners who are members of the
 7 community and advocates for the church who did
 8 a lot of the background research for the
 9 church, and it's -- it's an interesting
 10 project. It's a little different than some of
 11 the landmarks you've seen.
 12 I'm going to kind of go through the
 13 history of the structure, but I just want to
 14 touch on a couple of points that Mr. McEachin
 15 made when he wrote this, in that -- this is a
 16 culturally significant application. The
 17 structure itself is not what you'd consider to
 18 be a monumental structure as far as the
 19 architecture and things like that, but its
 20 impact on the community and what it represents
 21 is really the core of why it's historic or why
 22 it's worthy of landmark designation. And this
 23 is probably something that you're going to see
 24 in the future moving forward as the importance
 25 of some of these sites come into that 50-year
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1 point.
 2 So going through -- Criteria A, which is
 3 its value as a historic -- or a significant
 4 reminder of cultural, historic or architectural
 5 or archaeological heritage. We did find that
 6 it met this criteria. We found that it has a
 7 history of cultural and racial, ethnic
 8 minorities, which is really the category that
 9 this is representative of. It's like I said,
 10 kind of the coming up and developing thing that
 11 you will see more often.
 12 Allen Chapel AME Church is an example of
 13 an important cultural landmark that was found
 14 in a once vibrant African-American community.
 15 The church is located at 1529 Swan Street, and
 16 it's the only remaining institutional building
 17 constructed during the historic period in what
 18 was known as the Campbell's Hill, Johnson
 19 Subdivision of the Hull Tract, and Campbell's
 20 Addition to LaVilla, all platted in the second
 21 half of the 19th century. Further, it's one of
 22 the few remaining historic structures in the
 23 area.
 24 The area is basically the intersection of
 25 downtown and LaVilla. Campbell's Hill, along
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1 with the Johnson Subdivision and Hull Tract
2 of -- and Campbell's Addition to LaVilla at one
3 time, as I said, was a vibrant African-American
4 neighborhood.

5 The presence of the church in the area
6 goes back about 113 years. The church is
7 located on the north side of Swan Street. It
8 was originally organized in 1905.

9 In 1923, it purchased the property at 1529
10 Swan Street. And in September of 1924, a
11 permit was issued for the construction of the
12 church.

13 It's of a masonry vernacular style. And
14 as I said, it doesn't really incorporate any
15 particular high style elements, but it is a
16 great example of what was usually considered
17 the work of a lay or a self-taught builder of a
18 common masonry construction.

19 In a lot of cases, these churches in this
20 era were built by the congregation or members
21 of the clergy of the congregation.

22 It's, again, masonry vernacular, and it's
23 built of concrete block. It's not clear
24 whether block was constructed on the site
25 or if they were brought in, but on-site

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1 construction of block from this period is
2 pretty typical, so it's certainly a
3 possibility.

4 So based on a very lengthy history -- this
5 is just a quick summary -- we do feel that it
6 meets Criteria A.

7 And then the other main criteria is G, its
8 suitability for preservation. The structure is
9 well-maintained. It doesn't show any real
10 signs of deterioration over the 90-plus years
11 that it's been there.

12 The major changes have been the inclusion
13 of a brick veneer on the front elevation and
14 then a series of additions that date from 1970
15 to 19- -- 2014. All, again, are -- were
16 done -- we found permit records for most of
17 them.

18 And kind of an additional point, this is
19 really the last vestige of this community.
20 Unfortunately, a great deal of the residential
21 structures and other institutional structures
22 are gone.

23 So the building itself is of note for its
24 applicability -- I'm sorry, its suitability for
25 preservation, but just as kind of a closing

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1 thought, that, you know, it really is the only
2 significant structure left. So landmarking it
3 really is going to preserve what's left of the
4 idea of that neighborhood, physically, for
5 people to see who aren't from there, who don't
6 necessarily have a memory of it.

7 So we're recommending approval of this, in
8 that it be forwarded to City Council for final
9 approval.

10 THE CHAIRMAN: Thank you.

11 Does anybody have any questions for staff
12 currently?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: All right. I'll open the
15 public hearing.

16 Is the applicant here?

17 AUDIENCE MEMBER: Yes.

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

20 AUDIENCE MEMBER: How are you doing?

21 Just one correction --

22 THE CHAIRMAN: Real quick, if you'd just
23 state your name and address.

24 AUDIENCE MEMBER: Thank you.

25 THE CHAIRMAN: And she's going to swear
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1 you in real quick.

2 AUDIENCE MEMBER: Okay. Oh, I'm sorry.

3 THE CHAIRMAN: No problem.

4 AUDIENCE MEMBER: This is the first time.

5 THE CHAIRMAN: No problem.

6 AUDIENCE MEMBER: Reverend Leslie
7 Washington. I'm the pastor of Allen Chapel AME
8 Church.

9 THE REPORTER: If you would raise your
10 right hand for me, please.

11 REVEREND WASHINGTON: (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 REVEREND WASHINGTON: Yes.

17 THE REPORTER: Thank you.

18 REVEREND WASHINGTON: To the Chair,
19 through -- and the committee, we just want to
20 make one correction. It's Allen Chapel. It's
21 A-l-l-e-n, not A-l-l-a-n.

22 We thank you for your approval. Praise
23 God for your presence.

24 THE CHAIRMAN: Thank you.

25 MR. POPOLI: Through the Chair, it is
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1 spelled correctly in the report. My
 2 pronunciation is the problem, so I apologize.
 3 THE CHAIRMAN: Is there anybody else here
 4 to speak on this landmark?
 5 AUDIENCE MEMBER: (Indicating.)
 6 THE CHAIRMAN: You can come on up.
 7 MR. POPOLI: Through the Chair, if any of
 8 the commissioners would like, I have hard
 9 copies of the full report if you're interested.
 10 THE CHAIRMAN: Thank you.
 11 (Audience member approaches the podium.)
 12 THE CHAIRMAN: If you'd state your name
 13 and address.
 14 AUDIENCE MEMBER: Tia Kitt, 1437 Van Buren
 15 Street.
 16 THE CHAIRMAN: She's going to swear you
 17 in.
 18 THE REPORTER: If you would raise your
 19 right hand for me, please.
 20 MS. KITT: (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 MS. KITT: Yes.
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1 THE REPORTER: Thank you.
 2 MS. KITT: So I heard about the church
 3 through a friend of mine who was doing
 4 research, and I was so excited, and I support
 5 the -- this church being designated as a
 6 historic site. Just to learn about the
 7 history, African-American history in the
 8 neighborhood, and to also see that the
 9 structure survives, and that they offer noontday
 10 worship is a beacon of light in the
 11 neighborhood. So I just want to support this.
 12 I'm also (inaudible) of the rail yard
 13 district, so we, of course, want to support all
 14 structures in this area.
 15 THE CHAIRMAN: Great. Thank you.
 16 Is there anybody else here to speak on
 17 this designation?
 18 AUDIENCE MEMBER: (Indicating.)
 19 THE CHAIRMAN: Come on up.
 20 (Audience member approaches the podium.)
 21 THE CHAIRMAN: If you will state your name
 22 and address.
 23 AUDIENCE MEMBER: Thank you.
 24 Carmen Godwin, 1260 Edgewood Avenue South.
 25 THE REPORTER: Do you affirm that the
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1 testimony you are about to give will be the
 2 truth, the whole truth, and nothing but the
 3 truth?
 4 MS. GODWIN: I do.
 5 THE REPORTER: Thank you.
 6 MS. GODWIN: My name is Carmen Godwin. I
 7 am the former executive director of Riverside
 8 Avondale Preservation. I was there for eight
 9 years. I've been on the Florida Trust for
 10 Historic Preservation, and I'm currently a
 11 consultant for museums and historic
 12 preservation.
 13 I am here in support of the designation
 14 for Allen Chapel. I've been doing some
 15 research, my most recent project, on the
 16 Brooklyn area. And as part of that research,
 17 I've been doing oral history interviews with
 18 people who live in the neighborhood, so I just
 19 want to share some additional information with
 20 you.
 21 I do believe that it meets the criteria
 22 for all the reasons that are outlined in the
 23 report. I just wanted to add some things.
 24 One thing is that, I do think it's really
 25 important to think about the area, not just as
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1 Campbell [sic] Hill, but as the whole, because
 2 before I-95, all these neighborhoods were kind
 3 of one neighborhood. You know, they said
 4 so-and-so came from Campbell Hill or so-and-so
 5 came from Brooklyn, but people who lived and
 6 worked in this area were neighbors and friends,
 7 they went to church together, they went to
 8 school together. The children who lived in
 9 Brooklyn walked through the different
 10 neighborhoods to get to school. They went --
 11 at first they went to West Louisville, which is
 12 now Mixon Town, and then later on they went to
 13 Forest Park, also in Mixon Town.
 14 They walked by stores, like the
 15 confectionary, where they bought candy out of
 16 brown bags, out of the back door. They went by
 17 neighbors' houses and talked to them on their
 18 way to and from school.
 19 So I think it's important to think of this
 20 as an overall community. People who live in
 21 this neighborhood, they didn't just go to one
 22 church. Every single person I talked to, when
 23 they grew up in Brooklyn, they went to all the
 24 churches in that area at one time or another,
 25 and it depended on what pastor was speaking,
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1 what events were happening at that church, and
2 everyone was really connected to one another.

3 And then also they knew lots of people
4 from outside of the neighborhoods, from LaVilla
5 and from neighborhoods on the Northside, who
6 came to churches in that area. It wasn't
7 uncommon to visit churches in that area, and I
8 think that's important because it shows that
9 the churches in this area were not just
10 important to this area but were important to
11 the city as a whole.

12 And so I do think -- and I do think
13 that -- from an architectural standpoint, I
14 think there's -- I do think the prominent part
15 of the original structure is still the focal
16 point, and so I do think that it qualifies.

17 And I just wanted to read one thing from
18 the National Trust Report called Preserving
19 African-American Historic Places because I
20 think it's relevant.

21 "There is a common perception among the
22 general public that historic preservation is
23 only about saving sites associated with rich
24 white men's history. Historically, there's
25 truth in that perception, preservation being an

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1 attempt to memorialize the founding fathers,
2 but in the past few decades more focus has been
3 on sites that tell the story of all Americans.

4 "African-American heritage is often found
5 in small, unadorned structures. For the most
6 part, these are not as grand or visually
7 impressive as traditionally recognized places,
8 such as the homes of political leaders. Many
9 are in poor condition or have been altered. In
10 spite of this, they can and do offer a tangible
11 and rich reminder of African-American
12 heritage."

13 Thank you.

14 THE CHAIRMAN: Thank you.

15 Is anybody else here to speak on this
16 landmark?

17 REVEREND WASHINGTON: Can I add to that?

18 THE CHAIRMAN: Yeah. Come on back up.

19 That's fine.

20 REVEREND WASHINGTON: Do I have to be
21 sworn in again?

22 THE CHAIRMAN: No.

23 REVEREND WASHINGTON: I just want to
24 inform the committee that the matriarch of this
25 church is 97 years old and she's still living.

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1 Her name is Ms. Doritha Richardson, and she's
2 still a part of our church.

3 THE CHAIRMAN: That's awesome.

4 AUDIENCE MEMBER: (Indicating.)

5 THE CHAIRMAN: Come on up.

6 (Audience member approaches the podium.)

7 THE REPORTER: Name and address, please.

8 AUDIENCE MEMBER: Nancy Powell, 1848
9 Challen Avenue, Jacksonville, 32205.

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

14 MS. POWELL: I do.

15 THE REPORTER: Thank you.

16 MS. POWELL: Hi.

17 I am the board chair of Riverside Avondale
18 Preservation, and I wanted to thank Carmen for
19 the work that she's done, and also Joel
20 McEachin and Ennis Davis and Adrienne Burke.
21 If you read the report, there's just a lot of
22 thoughtfulness put into this application.

23 I was contacted by Alicia Covington, who
24 is involved with the Brooklyn Neighborhood
25 Association. What's left of Brooklyn, as you

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1 know, is not -- there's not a lot left of it,
2 and I had met her at a -- a different kind of
3 public meeting about something in Brooklyn and
4 she had called me to ask me to come and speak
5 on the -- about this project.

6 And I think we owe a lot of debt to these
7 people; Ennis and Adrienne, Carmen, Joel, and
8 people who have made us -- the city aware of
9 the lost history of Brooklyn, LaVilla, and
10 those neighborhoods.

11 So when I saw this application, it really
12 is a cultural -- the cultural impact on the
13 community, something that physically we can
14 still see. And it's unfortunate there's not
15 more of those left, but we support this
16 application.

17 Thank you.

18 THE CHAIRMAN: Thank you.

19 Is there anybody else here to speak on
20 this landmark?

21 AUDIENCE MEMBER: Yes.

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

24 THE CHAIRMAN: State your name and
25 address.

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1 AUDIENCE MEMBER: Cipeo Walker, 311 West
 2 Ashley Street, Jacksonville, Florida 32202.
 3 THE REPORTER: If you would raise your
 4 right hand for me, please.
 5 MR. WALKER: (Complies.)
 6 THE REPORTER: Do you affirm that the
 7 testimony you are about to give will be the
 8 truth, the whole truth, and nothing but the
 9 truth?
 10 MR. WALKER: Yes.
 11 THE REPORTER: Thank you.
 12 MR. WALKER: I just wanted to make a
 13 comment on -- as a member of Allen Chapel, a
 14 current member of the church and one of the
 15 people that helped get this started and get the
 16 group. I just wanted to also bring up the fact
 17 that it's still an active church that -- even
 18 though we're trying to get a historical
 19 landmark, and unlike a lot of things in the
 20 neighborhood, the church and its members are
 21 one of the most die-hard people that --
 22 throughout that entire 114-year history of the
 23 church, from like -- like, what's said earlier,
 24 it was a community that was -- where members
 25 that have -- literally was born and raised in
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1 You still have people that's there that
 2 could tell you the exact history of everything,
 3 they can point out what house used to be there,
 4 what store was over here, what was there,
 5 but --
 6 This landmark is not only just for the
 7 community that was but the community that is,
 8 that may not be where they used to be and they
 9 may be displaced, they may be on different
 10 areas of the city of Jacksonville, they could
 11 be out at the beaches, the Northside, but they
 12 still make the trek to go back to where they
 13 was raised and to their home place.
 14 THE CHAIRMAN: Thank you.
 15 Is there anybody else here to speak on
 16 this landmark?
 17 AUDIENCE MEMBERS: (No response.)
 18 THE CHAIRMAN: Hearing none, we're going
 19 to close the public hearing, and I will
 20 entertain a motion.
 21 COMMISSIONER KASPER: I make a motion to
 22 approve landmark LM-19-01.
 23 COMMISSIONER LOPERA: Second.
 24 THE CHAIRMAN: Any discussion? Any
 25 concerns?
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1 that neighborhood, who grew up in the church,
 2 that have -- literally lived next door, behind
 3 the church, that they literally would go there
 4 and remember the times when literally I-95 came
 5 in and destroyed the neighborhood, but they are
 6 still resilient.
 7 Even though -- the fact that they were
 8 forced to move out or because of all the
 9 changes that were done in the community,
 10 racism, whatever, progress, gone through --
 11 they still stayed strong and they still kept
 12 the church going, and there are still members
 13 of the church now.
 14 Like the pastor brought up Sister
 15 Richardson, we have people -- Marva Sampson,
 16 the Kings, all the families that are still
 17 there that -- literally, we have windows within
 18 the church with their names that are still an
 19 active congregation and it's still with new
 20 members and it's still open for service for the
 21 community, and I just -- you know, for the ones
 22 that used to live there, but for every --
 23 people like me, who did not grow up in that
 24 neighborhood but was led to go to this church
 25 and enjoy the history --
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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: I'll call for a vote, then.
 3 All those in favor?
 4 COMMISSION MEMBERS: Aye.
 5 THE CHAIRMAN: Those opposed?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, you have
 8 approved the landmark status.
 9 MR. POPOLI: Through the Chair --
 10 THE CHAIRMAN: Yes.
 11 MR. POPOLI: -- just for everyone's
 12 benefit, this is going to go on to City
 13 Council.
 14 THE CHAIRMAN: Approved and (inaudible) --
 15 MR. POPOLI: Yeah. So there will be
 16 another round of notices that will go out, and
 17 we'll actually let the congregation know when
 18 it's going to be. So if you guys want to turn
 19 out and say your piece there, be happy to have
 20 you.
 21 REVEREND WASHINGTON: Thank you so much.
 22 THE CHAIRMAN: Thank you all.
 23 And we're going to move on to our only COA
 24 of the day, COA-18-21601, 828 James Street.
 25 I'll take a staff report.
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1 MR. SCOTT: Thank you, Mr. Chairman,
2 members of the Commission.
3 Staff is here to present COA-19-21601, 828
4 James Street, which is a request for wholesale
5 window replacement of 17 windows, 10 of which
6 have been deemed historic wood windows, and 7
7 of which have been previously replaced.

8 Staff surveyed the windows. As indicated
9 in the photos in your packet or on the iPad, my
10 observation was that all of the wood windows
11 were in varying degrees of good to great shape.
12 A lot of them are in need of some reglazing.
13 There are some window panes that need to be
14 replaced, but the wood construction on all the
15 windows appeared to be in positive shape.
16 There was no noticeable warping, swelling, rot,
17 wood damage. Some of the -- most of the
18 windows opened, if they weren't -- if they
19 didn't open, they probably just needed a little
20 bit of force to get them open. I didn't really
21 try. There are some cracked panes.

22 And then the previously replaced windows
23 are all very low quality, aluminum and vinyl
24 windows. One is on a previously enclosed front
25 porch. And staff recommends the replacement of
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1 those for the window product that the applicant
2 has requested, but does not recommend the
3 replacement of the wood windows. We think that
4 they're not -- they do not warrant replacement,
5 they don't need replacement, and they actually
6 are the kinds of windows that we're looking for
7 in historic homes as far as -- they have been
8 kept up very well. Most of them don't have
9 paint on the inside, which means that someone
10 has treated them very well.

11 The house is undergoing a full interior
12 rehabilitation. And staff understands that
13 this is part of the applicant's desire to have
14 this house ready for sale at some point, but
15 does not feel that the windows should be a part
16 of that.

17 THE CHAIRMAN: Thank you.
18 Does anybody have any questions for staff?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: I'll open the public
21 hearing.
22 Is the applicant here?
23 (Audience member approaches the podium.)

24 THE CHAIRMAN: Please state your name and
25 address for me.
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1 AUDIENCE MEMBER: Mark Smith. I'm at 330
2 Basswood Street, Jacksonville.

3 THE CHAIRMAN: She's going to swear you
4 in.

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

7 MR. SMITH: (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. SMITH: I do.

13 THE REPORTER: Thank you.

14 MR. SMITH: A lot -- as you said, a lot of
15 the windows in the entire house are in varying
16 degrees of either replacement, damage.

17 I, myself, live in a house that was built
18 over a hundred years ago. The window
19 replacements that we do -- my company is the
20 one doing the repairs on the home, or at least
21 some of them. We like to maintain the original
22 character of the home. Even when we replace
23 the windows, we still keep the original frame,
24 casings, window sills, everything other than
25 the upper and lower sash. And we've replaced

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1 that with a newer solar PVC, which will also
2 have thermal panes in it, which will add to the
3 energy efficiency of the home.

4 Homes of this age, just like mine, have
5 nothing to do with either insulation or energy
6 efficiency, so we do try and improve on the
7 efficiency of the home and still keep its
8 original integrity when it was built, and its
9 character, but try and -- to bring it more to
10 today's -- you know, if somebody's going to buy
11 the house today, even though it's a hundred
12 years old, they don't want a \$1,000 electric
13 bill.

14 So a lot of the windows are in need of
15 repair or, like he said, they were replaced
16 with very inferior quality. So we would like
17 to replace as many of them as possible. Every
18 window in the house has some degree of damage
19 to it, be it the -- the weights are -- the
20 weight ropes are gone or damaged, the panes are
21 broken, the glazing is going. So something
22 would have to be done to these windows where we
23 would like to improve the quality of all of the
24 windows in the home.

25 THE CHAIRMAN: Okay.

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1 MR. SMITH: Okay?

2 THE CHAIRMAN: Quick question for you --

3 MR. SMITH: Yes, sir.

4 THE CHAIRMAN: -- before -- so I've got my

5 list here of the historic windows and then the

6 windows that have been previously replaced.

7 MR. SMITH: Uh-huh.

8 THE CHAIRMAN: I don't think -- it doesn't

9 sound like they have a problem with you

10 replacing the previously replaced. Of the ten

11 historic windows, are there any that you --

12 you've pointed out that are really, you know,

13 worse than the others?

14 MR. SMITH: Yeah, there are a couple.

15 I even took all of the pictures when we

16 submitted the application. The bulk of them

17 have some sort of damage to them, either the

18 glass is cracked or the -- there's even one

19 window where there's none. The glass that was

20 put in there was missing glass on the -- two or

21 three inches on each side of it. They just

22 stuck one through the middle of the opening.

23 But even if we were to put new windows in,

24 we would still keep all of the original window

25 frames, casings, window sills, and we would try

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1 and maintain the original appearance from

2 outside of the home as well as inside.

3 THE CHAIRMAN: Okay. Does anybody else

4 have questions?

5 COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: We'll call you back up if

7 we need you.

8 Thanks.

9 MR. SMITH: Thank you.

10 THE CHAIRMAN: Is there anybody else here

11 to speak on this COA?

12 AUDIENCE MEMBERS: (No response.)

13 THE CHAIRMAN: Seeing none, I'm going to

14 close the public hearing, and I'll entertain a

15 motion.

16 COMMISSIONER KASPER: Make a motion to

17 approve COA-19-21601 [sic] with staff

18 conditions.

19 COMMISSIONER STANSEL: Second.

20 THE CHAIRMAN: Just FYI, it's

21 COA-18-201601.

22 COMMISSIONER KASPER: That's a good

23 question. I did write 18, but the application

24 has 19.

25 MR. POPOLI: Sorry, I meant to address

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1 that.

2 Yeah, it's a typo. The application came

3 in last year, so it got assigned an 18 number.

4 THE CHAIRMAN: Okay. From what it looks

5 like to me -- I'm much pretty in agreeance with

6 staff. It sounds like all the windows need

7 work, but it doesn't mean they can't be

8 repaired rather than replaced.

9 COMMISSIONER KASPER: I would agree.

10 Based on the pictures, it appears they can

11 be replaced, replacing broken glass, replacing

12 pulleys. The reality of single-pane glass is

13 it's not as energy efficient, but that's not

14 one of our criteria.

15 THE CHAIRMAN: Does anybody else have

16 thoughts?

17 COMMISSIONER BRAMWELL: I agree with all

18 that.

19 THE CHAIRMAN: All right. I'm going to

20 call for a vote.

21 All those in favor?

22 COMMISSION MEMBERS: Aye.

23 THE CHAIRMAN: Those opposed?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Hearing none, you've

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1 approved COA-18-21601 with conditions.

2 And we're going to move on to our

3 information section.

4 MR. POPOLI: So for a couple of you who

5 weren't here last time, there are calendars on

6 the dais of the upcoming meeting dates. If any

7 of you need a copy, I have more over there. It

8 is on the website as well, but those should be

9 the hard, fast dates because we reserved the

10 room.

11 The only other thing I wanted to discuss

12 was the upcoming awards. You have the mock-up,

13 I guess, is the best way to put it, of the

14 proposed award application. We'll be preparing

15 an actual PDF that people can fill out. We're

16 going to take the electronic submissions so

17 everything will be scanned and ready to go.

18 I just want to go through, basically, the

19 concept and some of the history on what we're

20 trying to do here.

21 So, historically, our awards had covered a

22 large span of topics. And going back through

23 kind of the history of this board and the

24 history of some of the legislation that enabled

25 the board, we felt that we should try and get

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1 back to the sort of core mission of the
2 Commission, which really is based on the
3 preservation and rehabilitation of structures.
4 And in that, we have a budget that we get every
5 year to hold the awards. A majority of that
6 had gone into the actual rental of the space
7 where we had the ceremony.

8 We wanted to propose something that was a
9 little bit more meaningful, both for the
10 applicant and for the history of the city. So
11 what we've come up with is an award program
12 that's really designed to honor quality
13 projects and preservation by providing a
14 marker, a physical plaque that would be
15 attached to the building, you know, some kind
16 of cast metal that would withstand the elements
17 and the test of time and really demonstrate
18 that this is a prime example of the kind of
19 preservation work that the City is looking for
20 and would be an opportunity for the public to
21 engage in that by seeing this plaque and
22 recognizing the building is something
23 monumental, really.

24 As most of you know, Joel McEachin, who
25 has been referenced in the landmark
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1 rehabilitation, so something like the
2 Chophouse, which is a great project and saved a
3 structure that was really in danger but maybe
4 didn't go through the entire Secretary process,
5 but is still a worthy project, to things like
6 what we're calling basically "stewardship
7 projects," where you have an historic structure
8 that's been maintained for a hundred years and
9 doesn't need rehabilitation but is still an
10 excellent example of what preservation is.

11 So this is kind of the format that we're
12 proposing. The application covers the type of
13 information we think we need to put together a
14 package for you guys to look at these
15 applications.

16 We do have a couple of things we need some
17 clarity from you guys on. The first of which
18 is -- traditionally, the Commission is sort
19 of -- nominated a committee to review these
20 applications and kind of thinned them out. I
21 don't know how many we're going to get this
22 year.

23 When we had 10 or 15 categories, we'd get
24 60 applications, so that was a big deal. I
25 don't know how many we're going to get this
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1 applications, pretty much was the guy from the
2 beginning in this program. He was with the
3 City for 32 years. He started with the
4 Landmarks Commission, which actually predates
5 this body. They were a recommendation body
6 that didn't have any authority. And he
7 established most of the procedures, worked with
8 the Office of General Counsel to establish the
9 ordinances that really govern this whole
10 program. And we felt as a tribute to him and
11 all the work that he's done -- because he's not
12 somebody that stands up and takes credit for
13 anything -- we would call this the McEachin
14 Award. One, to honor that legacy; and, two, to
15 differentiate it from the previous awards that
16 we've done, so it's kind of clear that this is
17 a different path.

18 We're, as I said, gearing this toward
19 structures. We've generally not tried to zero
20 in on a particular type of project in that
21 we're not looking just at landmarks, we're not
22 looking just at districts, but we're looking at
23 things that are preservation in the sense of --
24 you know, true preservation, following the
25 Secretary of Interior standards inside and out;
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1 year, but -- whether that's something you want
2 to do as a committee or you want to do as a
3 full body it's up to you guys, but that's
4 something to think about.

5 We'll be taking applications from February
6 to the end of March, and then we'll be
7 compiling those, and get them to you in April.
8 The awards will be in May.

9 On top of that, since we're not renting a
10 big venue and having a big event, because we're
11 trying to create these plaques, we're kicking
12 around the idea of either doing the awards
13 itself at the end of a regular meeting, which
14 tend to be pretty short these days, or having a
15 special meeting, but probably in this chamber
16 or another City venue that's ADA accessible and
17 meets all the public requirements and wouldn't
18 cost us any money.

19 So just to get some feedback from you guys
20 generally, do you -- are you okay with this
21 concept? Do you -- are you good moving forward
22 with it? And then, two, how do you want to
23 handle the nominations? And how do you want to
24 handle the awards themselves?

25 COMMISSIONER KASPER: Question. Maybe I'm
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1 a little confused. So the awards method in the
2 past was X, Y, Z, and that's being thrown away
3 and we're replacing it with the McEachin Award,
4 which has -- what you mentioned, it doesn't
5 have a particular category, but it's not
6 limited to just one project; it's some number
7 of projects?

8 MR. POPOLI: This year it will be limited
9 to three, based on our budget.

10 COMMISSIONER KASPER: Okay. So that's
11 what you're proposing, is --

12 MR. POPOLI: Yes.

13 COMMISSIONER KASPER: The old is gone, the
14 new is moving forward in this direction. This
15 year it will be three awards. They're all
16 going to be called the McEachin Award; they're
17 all going to have a plaque that will be
18 installed on the site?

19 MR. POPOLI: Yeah. So we don't have a
20 specific design yet. I will say that it will
21 have the City logo, it will have some -- you
22 know, the name of the building, which is one of
23 the things we're going to try and get from the
24 applicant because, like, the Chophouse is the
25 Bostwick building, is the Cowford building, is

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1 makes it seem a little bit more important, but
2 that's -- if anybody else has thoughts on that?

3 COMMISSIONER STANSEL: Yeah, I don't like
4 tacking it on to a meeting. It seems like,
5 "Oh, by the way, we're going to give out awards
6 now."

7 THE CHAIRMAN: Yeah. Just in case it
8 happens to be a long meeting.

9 COMMISSIONER STANSEL: A special meeting
10 would be legitimate.

11 MR. POPOLI: Okay. We'll explore some
12 venues. If we can find something maybe
13 different, we will. Again, we have to try and
14 reserve this room if we're going to use this
15 one. So we'll get back to you sooner rather
16 than later on that, but --

17 Well, if you guys are good with it, then
18 we'll move forward. And, like I said, this
19 is -- if you have any comments on the
20 application, if you want to e-mail me
21 individually, you can, just feedback.

22 But otherwise, like I said, we're going to
23 convert this into a digital document so people
24 can fill it out and just submit it as sort of a
25 uniform -- probably for the description, it

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1 the -- so we're getting at what the name should
2 be.

3 COMMISSIONER KASPER: I like the idea. I
4 think it makes sense.

5 MR. POPOLI: Okay.

6 THE CHAIRMAN: Yeah. I fully support
7 moving forward with this.

8 MR. POPOLI: Awesome.

9 THE CHAIRMAN: As far as designating a
10 committee versus full council here, I think
11 full council -- I mean, there's only seven of
12 us, but --

13 COMMISSIONER LOPERA: I agree.

14 COMMISSIONER KASPER: I think if we
15 receive the information ahead of time, we could
16 review it on our time and come and just discuss
17 it at this meeting.

18 MR. POPOLI: Okay. Yeah. It would be
19 something we would get to you by April and then
20 the awards would be in May, and we can shoot
21 for maybe the middle of April so you'll have a
22 couple of weeks.

23 THE CHAIRMAN: Okay. And then I'm fine
24 with doing a special meeting for it. I think
25 it's a little -- I think it's -- you know,

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1 will end up being like an attached Word
2 document or something like that.

3 And then our goal is to give the
4 applicants an opportunity to do a presentation
5 and speak on the project as well, so they can
6 provide pictures and do a PowerPoint and that
7 sort of thing.

8 All right.

9 THE CHAIRMAN: All right.

10 MR. POPOLI: Thank you, guys.

11 THE CHAIRMAN: Thank you.

12 MR. POPOLI: That's all we had.

13 THE CHAIRMAN: Thank you.

14 And if anybody else has anything --

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: All right. We are

17 adjourned.

18 (The above proceedings were adjourned at
19 3:42 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

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15 DATED this 1st day of February 2019.

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Diane M. Tropa
Florida Professional Reporter

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