

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Tuesday, June 26, 2018,
commencing at 3:05 p.m., Ed Ball Building, 214 North
Hogan Street, Conference Room 1002, 1st Floor,
Jacksonville, Florida, before Diane M. Tropia, a Notary
Public in and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

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

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1 issue, please bring a card up to our desk up
2 here. Other than that, we're going to get
3 started.
4 I'll take a motion to approve the minutes
5 from the May 23rd meeting.
6 COMMISSIONER LOPERA: I motion to approve
7 the minutes from the May 23rd meeting.
8 COMMISSIONER STANSEL: Second.
9 THE CHAIRMAN: All those in favor?
10 COMMISSION MEMBERS: Aye.
11 THE CHAIRMAN: Those opposed?
12 COMMISSION MEMBERS: (No response.)
13 THE CHAIRMAN: Hearing none, you've
14 approved the May 23rd minutes.
15 We have one item on the deferred items.
16 We have COA-18-20739, 3549 Riverside Avenue.
17 That will be deferred.
18 We'll go straight into the Consent Agenda.
19 We have COA-18-20665, 3898 Jean Street;
20 COA-18-20677, 3875 Eloise Street; COA-18-20697,
21 1836 Edgewood Avenue South; COA-18-20785, 407
22 East 7th Street; COA-18-20798, 1242 Ingleside
23 Avenue; COA-18-20808, 2840 Selma Street;
24 COA-18-20809, 3750 Riverside Avenue; and
25 COA-18-20817, 1624 Talbot Avenue.
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1 PROCEEDINGS
June 26, 2018 3:05 p.m.
2 - - -
3 THE CHAIRMAN: We'll go ahead and start.
4 This is the June 26th meeting of the
5 Jacksonville Historic Preservation Commission.
6 We'll start with some introductions.
7 Christian.
8 MR. POPOLI: Christian Popoli, Planning
9 and Development.
10 THE CHAIRMAN: And we'll wait on Lisa.
11 MS. SHEPPARD: Lisa Sheppard, staff,
12 Historic Preservation section.
13 MS. FETNER: Sondra Fetner, Office of
14 General Counsel.
15 COMMISSIONER LOPERA: Andres Lopera,
16 commissioner.
17 THE CHAIRMAN: J.C. Demetree, chairman.
18 COMMISSIONER KASPER: Erik Kasper,
19 commissioner.
20 COMMISSIONER STANSEL: Maiju Stansel,
21 commissioner.
22 THE CHAIRMAN: If everybody would go ahead
23 and turn their phones on silent. And if you
24 have any conversation, please have it in the
25 hallway. If you would like to speak on any
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1 Do any of the commissioners have any
2 ex-parte?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: And do any of the
5 commissioners -- anybody like to pull anything?
6 COMMISSIONER LOPERA: Yes, I do.
7 On the Consent Agenda, I met with John
8 Allmand with J.A. Architecture, on May 24th,
9 2018, for -- was it 3898 Jean Street?
10 MR. ALLMAND: (Nods head.)
11 COMMISSIONER LOPERA: For 3898 Jean
12 Street.
13 THE CHAIRMAN: Okay.
14 MS. FETNER: Are you declaring ex-parte or
15 are you --
16 COMMISSIONER LOPERA: Yes.
17 MS. FETNER: Okay. Can you just describe
18 the substance of the conversation, for the
19 record?
20 COMMISSIONER LOPERA: We talked about the
21 addition and we talked about some extra items
22 that would be helpful to bring, including the
23 size of the properties around the location of
24 the COA.
25 MS. FETNER: Okay. And you're not asking
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1 to pull it from consent?
 2 COMMISSIONER LOPERA: No.
 3 MS. FETNER: Okay.
 4 COMMISSIONER LOPERA: I just wanted to
 5 declare it.
 6 MS. FETNER: Thank you.
 7 THE CHAIRMAN: Do any other commissioners
 8 have anything to pull from the Consent Agenda?
 9 COMMISSIONER KASPER: So if we have a
 10 question, we have to pull it?
 11 MS. FETNER: Yes.
 12 COMMISSIONER KASPER: Even if we can just
 13 get one clarification maybe from --
 14 MS. FETNER: Yes.
 15 THE CHAIRMAN: Sondra.
 16 MS. FETNER: It will come up right after
 17 consent. Once the Consent Agenda is passed,
 18 then it will come up and Christian could give a
 19 brief presentation, but the Consent Agenda is
 20 not supposed to have any type of --
 21 COMMISSIONER KASPER: Okay. Well, I have
 22 two quick questions, which I really think
 23 they'll just be really quick, so I'll wait and
 24 go through the procedure, but --
 25 THE CHAIRMAN: So we will pull --
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1 COMMISSIONER KASPER: COA-18-20808 and
 2 18-20817.
 3 THE CHAIRMAN: So 6 and 8?
 4 COMMISSIONER KASPER: (Nods head.)
 5 THE CHAIRMAN: Okay. Those will be pulled
 6 from the Consent Agenda.
 7 Any other commissioners have anything from
 8 the consent?
 9 COMMISSION MEMBERS: (No response.)
 10 THE CHAIRMAN: Okay. I'm going to open
 11 the public hearing.
 12 Does anybody in the audience have anything
 13 on the Consent Agenda? Would like to speak on
 14 the Consent Agenda?
 15 AUDIENCE MEMBER: What does that mean,
 16 that you pulled the --
 17 THE CHAIRMAN: So it's coming off the
 18 Consent Agenda and will be heard under our
 19 normal COA process momentarily.
 20 AUDIENCE MEMBER: Okay.
 21 THE CHAIRMAN: Would anybody else in the
 22 audience like to speak on any of the consent
 23 items?
 24 MS. FETNER: Through the Chair, Candace,
 25 are there any items on those public comment
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1 cards that are on the Consent Agenda?
 2 MS. LONG: Yes.
 3 MS. FETNER: I just see that there are a
 4 few.
 5 I have a feeling people aren't
 6 understanding exactly what's going on, so what
 7 we have right now is what we call a "Consent
 8 Agenda," and that's really when the staff
 9 report and the applicant agree to the
 10 conditions that are in the staff report.
 11 So since that is the case, they typically
 12 go through and vote on all of them at once.
 13 There's usually a motion to approve all at
 14 once, but since I see that there are public
 15 comment cards, can you please let us know of
 16 those on your table that are in the consent,
 17 and then we'll just call those up now.
 18 MS. LONG: Yes. There are two for
 19 COA-18-20808.
 20 MS. FETNER: Okay.
 21 MS. LONG: One for -20817.
 22 THE CHAIRMAN: All right. Let's start --
 23 MS. FETNER: Okay. Well, those are the
 24 two that are pulled, so we are good to go.
 25 MS. LONG: And one for --
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1 MS. FETNER: Anything else?
 2 MS. LONG: And one for -20809.
 3 MS. FETNER: One for -20809?
 4 MS. LONG: Yes.
 5 MS. FETNER: So that one will come up now
 6 and then the other three speakers will go in
 7 the regular consent order -- or in the regular
 8 COA order.
 9 AUDIENCE MEMBER: Which ones are being
 10 pulled?
 11 MS. FETNER: Sorry.
 12 THE CHAIRMAN: So we've now pulled -- we
 13 are pulling COA-18-20808.
 14 (Simultaneous speaking.)
 15 THE CHAIRMAN: So from the consent agenda,
 16 we are pulling COA-18-20808, 2840 Selma Street,
 17 and COA-18-20817, 1624 Talbot Avenue.
 18 MS. FETNER: So those are pulled?
 19 THE CHAIRMAN: Correct.
 20 MS. FETNER: Through the Chair,
 21 Ms. Candace --
 22 MS. LONG: One more for -20697.
 23 MS. FETNER: Okay. Through the Chair, I
 24 would recommend that you have the speaker on
 25 -20697 speak first. And then after that -- I
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1 thought there was another one.
 2 THE CHAIRMAN: Yes, there is.
 3 MS. FETNER: -- that's not being pulled.
 4 THE CHAIRMAN: -09, yes.
 5 MS. FETNER: -09?
 6 THE CHAIRMAN: Yeah.
 7 MS. FETNER: Okay.
 8 THE CHAIRMAN: So whoever is speaking on
 9 COA-18-20697, would you please come forward.
 10 MR. LEUTHOLD: Are you doing the
 11 (inaudible) first or the opposition first?
 12 MS. FETNER: Through the Chair, this is
 13 just public comment. If the staff -- if the
 14 Commission decides to -- this is public
 15 comment, so he's speaking on a matter that's
 16 before the Commission. If the Commission
 17 decides to pull it from consent, then it will
 18 go back and the applicant will have an
 19 opportunity to speak. Right now -- the Consent
 20 Agenda is just intended to pass as conditioned
 21 in the staff report.
 22 MR. LEUTHOLD: I understand.
 23 THE CHAIRMAN: All right. She's going to
 24 swear you in.
 25 THE REPORTER: I need your name and
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10

1 address, please.
 2 AUDIENCE MEMBER: Arthur Dodd, 1860
 3 Edgewood Avenue South.
 4 THE REPORTER: If you would raise your
 5 right hand for me, please.
 6 MR. DODD: (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. DODD: I do.
 12 THE REPORTER: Thank you.
 13 MR. DODD: We are here to tell you that we
 14 need more time, and the reason for that is that
 15 we were on vacation out West for nine days,
 16 came back Saturday night, this last Saturday
 17 night, saw a sign in our neighbor's yard.
 18 First we had heard of any kind of construction.
 19 So Monday, yesterday, we got really hot on
 20 the phone and tried to find a lawyer. This is
 21 a pretty big thing for us. We called T.R.
 22 Hainline, Paul Harden, Bruce Duggar, and
 23 finally Rogers Towers. We found out they were
 24 conflicted. So now we're two homeowners up
 25 against the largest law firm in Jacksonville.
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1 We need to prepare. We are not prepared. We
 2 need 30 days to get that preparation done.
 3 THE CHAIRMAN: Okay.
 4 MS. FETNER: Through the Chair, do you
 5 have something to speak on about the item
 6 that's in front of you? Because, typically, a
 7 neighbor does -- at this stage, does not have
 8 the ability to -- you can request that they
 9 deny it, but a neighbor does not have the
 10 ability to request a deferral. They noticed
 11 it, it was in -- the Commission staff noticed
 12 it. So it passed all those due process
 13 procedures.
 14 So, at this moment, with the public
 15 comment, I would recommend that you state your
 16 position on the matter because you can't -- you
 17 can't personally request a deferral, that --
 18 they have to agree to it. It would have to be
 19 a Commission decision.
 20 MR. DODD: So may we get that Commission
 21 decision?
 22 THE CHAIRMAN: We would need to hear
 23 probably an argument as to why you want it
 24 pulled and how it's going to affect your house.
 25 MR. DODD: It's right outside our bedroom
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1 window, about 103 inches, and it's a large pool
 2 with a pool house and a fence.
 3 We're -- I made a stab at doing a
 4 presentation in case I couldn't find a lawyer.
 5 May I read it?
 6 THE CHAIRMAN: Sure.
 7 MR. DODD: My wife, Jean, and I built this
 8 house, 1860 Edgewood Avenue, 23 years ago,
 9 being careful to fit it into the surrounding
 10 community in keeping with the best historical
 11 design, style and construction in Avondale --
 12 of Avondale. We visited all our surrounding
 13 neighbors and presented our plans to be sure
 14 our new house was in keeping with their wishes
 15 and expectations. We were committed to making
 16 our home architecturally appropriate to other
 17 homes which date back to the 1920s.
 18 We also presented our plans to Bonnie
 19 Grissett, who became director of RAP, and
 20 explained in detail our plans and objectives.
 21 Bonnie was glad to receive our information,
 22 found no problems, and said she wished
 23 everybody would come to RAP before building.
 24 She said she knew we didn't -- that we would do
 25 the right thing even though at the time we were
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1 not required to.

2 The house ended up so well-integrated into

3 the neighborhood that one lady walking by with

4 her dog insisted that she had a childhood

5 memory of our house and always loved it.

6 Actually, we tried to explain we'd only

7 recently built it.

8 So we, as the property owners immediately

9 adjacent to the applicant of this COA, are

10 opposed to the granting of the above

11 Certificate of Appropriateness for the

12 following reasons:

13 Only 103 inches separate the proposed

14 pool, pool house, and fence from our bedroom

15 windows. This will cause irreversible damage

16 to the peace and tranquility of our residence,

17 lower our property value, and detract from the

18 appearance and quality of our home. It will

19 certainly decrease our joy and pleasure of

20 living there.

21 Noise from pool activities will easily be

22 heard outside our residence, including loud

23 music, which has often been heard from the same

24 location.

25 The lights through our bedroom windows

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1 will be a nuisance. Noise from pool electrical

2 equipment will be a nuisance day and night.

3 Backwash effluent will flow downhill into our

4 property and down our street. Degradation to

5 our irrigation well is a liability as it is

6 only 48 inches away and a new well costs about

7 \$7,000.

8 Finally and very important, we have had

9 inadequate time to secure legal representation

10 in this matter. We've had only one day,

11 today -- that was yesterday -- to prepare for

12 this hearing. One day from the time of our

13 first knowledge of this COA until this hearing

14 is not enough. We returned from vacation on

15 Saturday, June 23rd, and found the signs on

16 Sunday, leaving only today -- that is

17 yesterday -- this one day, to find counsel to

18 help us respond to this issue without success.

19 For this reason, we are asking counsel --

20 for this reason, we are without counsel and

21 finding ourselves up against the largest law

22 firm in Jacksonville. We need your help.

23 Please deny this application.

24 And I have pictures of the actual property

25 that you're welcome to look at. I have a

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1 package for each one of you, if you'd like it.

2 THE CHAIRMAN: Yeah, sure. We can pass it

3 around.

4 MS. FETNER: Through the Chair, I just

5 want to let the record reflect that the timer

6 was not turned on. So if this does get pulled

7 and we have to go through the full hearing on

8 the matter, the applicant should get -- I would

9 recommend five minutes.

10 THE CHAIRMAN: Okay.

11 MS. FETNER: Thank you.

12 COMMISSIONER LOPERA: Question for staff,

13 through the Chair.

14 MS. FETNER: Yes.

15 COMMISSIONER LOPERA: So do you have a

16 record that the sign went up at the appropriate

17 time or is that for later?

18 MS. FETNER: Yes. There is a record of

19 that.

20 If you guys do want to get into, like, a

21 discussion about this, I'd recommend you pull

22 it from consent and then go through the regular

23 consent. This is very atypical for a Consent

24 Agenda, as you know.

25 THE CHAIRMAN: Okay.

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1 MS. FETNER: All right. The next speaker

2 is on Item COA-18-20809.

3 THE CHAIRMAN: Correct.

4 AUDIENCE MEMBER: I filled out that card

5 by accident. I thought we all were -- that's

6 my fault.

7 MS. FETNER: Okay. Thank you.

8 Through the Chair, now you would read off

9 the items on consent.

10 At this point, if any commissioners do

11 want to pull an item from consent, this would

12 be the last opportunity to do so.

13 Thank you.

14 THE CHAIRMAN: All right. So I'm going to

15 go through the Consent Agenda one more time.

16 The current Consent Agenda stands at:

17 COA-18-20665, 3898 Jean Street; COA-18-20677,

18 3875 Eloise Street; COA-18-20697, 1836 Edgewood

19 Avenue South.

20 COMMISSIONER LOPERA: I would like to pull

21 the 18-20697. I have a couple of questions for

22 staff.

23 THE CHAIRMAN: All right. So start again?

24 MS. FETNER: No.

25 THE CHAIRMAN: No? We're good?

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1 MS. FETNER: Yeah.
 2 THE CHAIRMAN: All right. Number 3 has
 3 been pulled.
 4 COA-18-20785, 407 East 7th Street;
 5 COA-18-20798, 1242 Ingleside Avenue; and
 6 COA-18-20809, 3750 Riverside Avenue.
 7 And I will take a motion.
 8 COMMISSIONER LOPERA: I motion to approve
 9 the Consent Agenda as the chairman has
 10 declared.
 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 have
 17 passed the Consent Agenda.
 18 We're going to move on to our previously
 19 deferred items to be heard, 101 East Bay
 20 Street.
 21 MS. FETNER: No.
 22 THE CHAIRMAN: As far as I know, that has
 23 been deferred again until July?
 24 MR. POPOLI: That's correct.
 25 THE CHAIRMAN: Okay. No condemned, no
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1 condition for windows and doors having an
 2 exterior, raised profile muntin for the window
 3 pattern that was being proposed for the main --
 4 for the pool house, but -- the pool house was
 5 located towards the back of the property. The
 6 setbacks, I believe it was 7 feet from the side
 7 property line, which is large in -- compared to
 8 a lot of the secondary structures that we see
 9 in the neighborhood that are right to that back
 10 corner. And I believe on the back property
 11 line it was 5.3. So even though it was a
 12 two-story structure and of a larger size
 13 compared to some of the garages and stuff that
 14 we see, its placement towards the back and the
 15 larger setbacks for those type of structures,
 16 we didn't have any concerns with the design.
 17 As far as pools go, we do -- most pools --
 18 actually, I think pretty much all pools usually
 19 are done administratively, especially
 20 in-ground, as long as it's -- well, actually,
 21 I'm not even sure that we have any conditions
 22 related to fencing. If there's fencing that's
 23 required as code requires, we'll review the
 24 fencing that would be associated with it, but
 25 most of them are processed administratively and
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1 historic designations.
 2 We will go right into COAs, and we will
 3 start with COA-18-20697, 1836 Edgewood Avenue
 4 South. Do I have a staff report?
 5 MS. SHEPPARD: Yes. This is for a pool,
 6 pool house, and a fence. And as you can see on
 7 the screen, the subject property is a double
 8 lot. The house is located more towards the
 9 corner. And the location of the proposed work
 10 is in the adjacent side yard area, which sits
 11 between the main house and the adjacent
 12 property at -- I believe it's 1860 Edgewood.
 13 And reviewing the site plan and the
 14 proposed work, most of our concerns were
 15 regarding the fencing because there was some
 16 conflicting information as far as the height
 17 and the design of that, and our interpretation
 18 of the design regulations and the fencing
 19 supplement standards -- sorry -- the
 20 Commission's fencing supplement guidelines.
 21 And so your conditions that we were
 22 recommending are pertaining to that proposed
 23 wall/fencing around the -- down the side
 24 property line and across the front property
 25 line, and then we had a -- the standard
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1 so you don't see a lot of those.
 2 This particular one has a traditional
 3 design in the sense that it has like a -- kind
 4 of a curb to it. So it's not like a modern
 5 pool that you would see. It's got kind of like
 6 a sitting edge to it. And it was -- again, the
 7 placement is recessed from the front property
 8 line, so it's kind of to the side of the main
 9 house. So we didn't have any issues with it as
 10 well.
 11 So our recommendation was for approval
 12 with conditions related to the fencing. And,
 13 again, that was addressing -- I believe either
 14 the application or the site plan showed 8-foot
 15 fencing along the whole side property line.
 16 And, as you know, 8-foot fencing is not
 17 something that the design regulations generally
 18 support, so we limited it to just the wall
 19 behind the spa that is adjacent to the pool
 20 there at the side property line, just to
 21 provide a little bit more screening for that
 22 one area, almost more like a feature rather
 23 than a fence or a wall. So the 8 foot would be
 24 limited right in that one area shown on the
 25 site plan and then transition to 6 foot to
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1 either side of that, and transitioning again
2 down to 4 feet as it comes across, in front of
3 the front plane of the adjacent structure and
4 across the front property line, which is in
5 compliance with what our design regulations and
6 fencing supplements say.

7 THE CHAIRMAN: Okay. Is there any
8 questions for staff?

9 COMMISSIONER LOPERA: Yes.

10 There seems to be a lot of new concrete
11 that's going down, including pavers. Did
12 anything go through zoning as far as the
13 pervious and impervious area? Because the
14 owner of the adjacent property mentioned about
15 potential wash-out, and that would cause
16 wash-out if someone fills their entire property
17 with either concrete or pavers.

18 MR. POPOLI: So -- sort of addressed it a
19 couple of ways. First of all, at the zoning
20 level they don't deal with impervious surface.
21 Our code strictly deals with building footprint
22 coverage. Impervious surface is addressed in
23 Development Services, which is part of the
24 ten-set review, which would really be -- once
25 they get this approval and submit plans, that

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1 would go through the construction review and it
2 would be part of that discussion.

3 COMMISSIONER LOPERA: Okay.

4 MR. POPOLI: So that final design, if
5 there are changes from Development Services,
6 may require our sign-off again, which is why we
7 always have that condition for minor
8 adjustments and things at the bottom.

9 COMMISSIONER LOPERA: Sure.

10 MR. POPOLI: But, at this point, it hasn't
11 really been addressed.

12 COMMISSIONER LOPERA: Okay. And nothing
13 on the pavers as far as size or --

14 MS. SHEPPARD: Because this was a
15 secondary yard, not -- we have some regulations
16 as it pertains to paving that's more on the
17 front of the property, driveways. But since
18 this was going to be behind fencing and behind
19 landscaping, we didn't get into the specifics
20 of the paving. But it is noted that it was a
21 random paver, not a poured concrete type of
22 pool -- adjacent pool area, so that's how we
23 reviewed it.

24 COMMISSIONER LOPERA: Okay.

25 THE CHAIRMAN: Does anybody else have

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1 questions for staff?

2 MR. POPOLI: Through the Chair,
3 Commissioner Lopera, didn't you have another
4 question you tried to ask earlier regarding --

5 COMMISSIONER LOPERA: I asked them.

6 MR. POPOLI: Okay.

7 COMMISSIONER LOPERA: Thank you.

8 THE CHAIRMAN: I'm going to go ahead and
9 open the public hearing. Is the applicant
10 here?

11 (Mr. Leuthold approaches the podium.)

12 THE CHAIRMAN: Have you filled out a
13 speaker card?

14 MR. LEUTHOLD: Yes, I have.

15 THE CHAIRMAN: Great.

16 She will take your name and address and
17 have you sworn in.

18 MR. LEUTHOLD: William Leuthold, 2742
19 Herschel Street, Jacksonville, 32205.

20 THE REPORTER: If you would raise your
21 right hand for me, please.

22 MR. LEUTHOLD: (Complies.)

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

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1 truth?

2 MR. LEUTHOLD: I do.

3 THE REPORTER: Thank you.

4 MR. LEUTHOLD: Well, I'm the architect for
5 the project. I'm here just to say that we
6 followed all the procedures that were required
7 by the City of Jacksonville. We have presented
8 a COA to staff. Staff has approved it. We
9 feel that the project should be approved.

10 THE CHAIRMAN: All right. Does anybody
11 have any questions for the applicant?

12 COMMISSIONER KASPER: Just briefly,
13 architectural appropriateness, just give us a
14 little summary on that.

15 MR. LEUTHOLD: This is a large lot in a
16 really nice part of Avondale. The owner wanted
17 to build a separate structure, more of a
18 recreation structure, two-story. He's gone to
19 great lengths to make this structure tie in
20 very closely, aesthetically and quality
21 material wise, with the main house. Every
22 detail on the pool house matches very closely
23 the detailing on the main house. It's done at
24 great expense, his great expense to make this
25 fit into this piece of property, to make it a

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1 really fine addition as part of the
 2 neighborhood.
 3 The pool is something that the owner has
 4 wanted. It's a nice pool. It will be done in
 5 a very traditional fashion. The paving around
 6 it is -- your question -- is all just
 7 individual stones. There's earth between them.
 8 There's a lot of room for water to run through
 9 that without running onto the neighbor's
 10 property. And we're proposing a wall that we
 11 need for code for a swimming pool that runs
 12 between the properties. It would also prohibit
 13 any water going through there onto the
 14 neighbor's property.
 15 COMMISSIONER KASPER: Thank you.
 16 MR. LEUTHOLD: Thanks.
 17 THE CHAIRMAN: All right. Thank you.
 18 So, Sondra, we are --
 19 MS. FETNER: Unless there's anyone else
 20 from the public who'd like to speak, you can
 21 close the public hearing.
 22 THE CHAIRMAN: Okay. Would anyone else
 23 like to speak on this COA?
 24 AUDIENCE MEMBERS: (No response.)
 25 THE CHAIRMAN: Seeing none, I'll close the
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1 public hearing, and I will take a motion.
 2 COMMISSIONER LOPERA: Question for the
 3 staff. Through the Chair, the one question
 4 that I had was on the sign placement. I'm
 5 assuming that that all went through? They
 6 placed a sign out --
 7 MS. SHEPPARD: Within the book there's a
 8 copy of the affidavit that was provided by the
 9 property owner for the signage being posted,
 10 along with photos of it in place. And I
 11 believe it's dated the 11th, which is more than
 12 the 14 required days.
 13 COMMISSIONER LOPERA: Okay.
 14 COMMISSIONER KASPER: I make a motion to
 15 approve COA-18-20697 with staff conditions.
 16 THE CHAIRMAN: All right.
 17 COMMISSIONER LOPERA: I second.
 18 THE CHAIRMAN: Anything to talk about
 19 here? Are we --
 20 COMMISSIONER KASPER: I'll just make a
 21 statement. I think the building is
 22 appropriately designed to be compatible with
 23 the existing structure. I think it's set back
 24 to be subordinate to the existing structure. I
 25 think it's been pulled off the property line
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1 more than required to give kind of deference to
 2 the neighbor. I think the fence will be an
 3 appropriate kind of barrier between the two,
 4 and I think it's compliant with the historic
 5 guidelines, and I think an owner has the right
 6 to enjoy their property.
 7 THE CHAIRMAN: Anybody else have thoughts?
 8 COMMISSION MEMBERS: (No response.)
 9 THE CHAIRMAN: I would tend to agree with
 10 most of that statement.
 11 All those in favor?
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Those opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, you've passed
 16 COA-18-20697.
 17 We will move on to COA-18-20808, 2840
 18 Selma Street.
 19 Christian, do we have a staff report?
 20 MR. POPOLI: Momentarily.
 21 This is COA-18-20808, located at 2840
 22 Selma Street. It is a request to relocate a
 23 historic contributing structure 35 feet from
 24 fundamentally the middle of two historic lots
 25 of record, onto one, to free up the second lot,
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1 potentially for future construction.
 2 This is similar to an application that you
 3 had a few months ago that started out as a
 4 demolition application that ended up being a
 5 relocation. They're -- in this case, you can
 6 just start with the relocation.
 7 They are requesting to move the structure
 8 35 feet to the left of its current position.
 9 We had a couple of -- we were supportive of the
 10 idea, but we did have some conditions related
 11 to how it would be relocated, where it would
 12 end up, and then how the condition of the
 13 structure would be once it was relocated.
 14 Those conditions are:
 15 That the front setback of the porch shall
 16 align with the porches of the existing houses
 17 to the right and left of the property.
 18 The finished floor height shall be the
 19 same as the original finished floor height.
 20 The right property sideline setback shall
 21 be at least 5 feet from the property line to
 22 the plane of the house to match the average on
 23 the block.
 24 The new foundation shall be the same as
 25 the original brick piers or have the appearance
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1 of the original.

2 The new stairs shall be located in the

3 same location as the original, composed of the

4 same material and feature the same cheek wall

5 design.

6 The brick fireplace shall be preserved and

7 repaired with the same brick post relocation.

8 Any changes to the foundation that may be

9 required after the engineering drawings are

10 drafted shall be approved by staff prior to the

11 relocation.

12 And then our standard -- reflecting the --

13 any changes -- small changes that conflict --

14 I'm sorry, any small changes that do not

15 conflict with the design regulations or

16 reflected downgrade in the design or conflict

17 with the stated concerns of staff or the

18 Commission would be reviewed and approved by

19 staff.

20 And then any amendments to the plans would

21 be provided to us for us administrative

22 approval a week prior to the permit.

23 Just to give you a quick tour, so this is

24 the structure immediately to the left

25 (indicating), which this house will be closer

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1 to once it's relocated.

2 This is the current location of the house

3 here (indicating). So it will end up being

4 roughly in this position, five or so feet off

5 that property line.

6 And this is just showing you various

7 instances where, on this block, typically the

8 lot is house and then driveway and then house

9 and then driveway. So there's a fair amount of

10 separation between the two buildings. The

11 smallest that we found was about 5-and-a-half

12 feet and the largest was more than 12, but

13 overall the average was about 5 feet, so -- or

14 just over that.

15 This, again, is the house (indicating).

16 And then this would be, once it's relocated,

17 that potential vacant buildable lot that, if

18 they choose to construct a house on, would come

19 back before you guys at a later date.

20 I'm happy to take any questions.

21 COMMISSIONER KASPER: Yes. Through the

22 Chair, could you go to the site plan, which I

23 think is Slide 280 and 281.

24 MR. POPOLI: Well --

25 COMMISSIONER KASPER: Right there. So

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1 that's existing; is that correct?

2 MR. POPOLI: Right.

3 COMMISSIONER KASPER: And that's going to

4 be shifted -- so the next slide -- all right.

5 Right there. So that shows it in its new

6 proposed location, a little bit to the right,

7 to the east?

8 MR. POPOLI: Yeah. The orientation is

9 different on these.

10 COMMISSIONER KASPER: But when it's in its

11 final relocated state there will be

12 approximately 1 foot, 2 inches from the

13 building to the new assumed property line?

14 MR. POPOLI: No. That would be -- there

15 would be basically -- I'm trying to remember my

16 math.

17 This would be closer to 8 feet on this

18 side (indicating), and this would be that

19 minimum of 5, if I remember correctly.

20 Sorry. Let me get my orientation.

21 COMMISSIONER KASPER: Okay. So this site

22 plan is not --

23 MR. POPOLI: This was the proposed

24 (indicating). This doesn't reflect the --

25 AUDIENCE MEMBER: I brought a new one with

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1 me, if that helps.

2 COMMISSIONER KASPER: Okay. So the new --

3 its location will be 5 feet minimum from the

4 property line?

5 MR. POPOLI: Correct.

6 COMMISSIONER KASPER: Okay.

7 MR. POPOLI: Well, we can pass this

8 around.

9 COMMISSIONER KASPER: That's it. That was

10 just my --

11 AUDIENCE MEMBER: (Inaudible.)

12 MR. POPOLI: Okay. Yeah. When you get

13 up, if you want to pass them out --

14 But, yes, my understanding from the

15 conversation staff had with the applicant, they

16 have an updated site plan that shows that

17 condition.

18 COMMISSIONER KASPER: But was that one of

19 the conditions on the staff report --

20 MR. POPOLI: Yes.

21 COMMISSIONER KASPER: -- that we're

22 approving?

23 MR. POPOLI: Right. This new site plan

24 that the applicant is passing out would reflect

25 that condition. It's in agreeance, so the

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1 approval would be the same.
 2 THE CHAIRMAN: Okay.
 3 MR. POPOLI: This is just showing their --
 4 COMMISSIONER KASPER: But is that 5 feet
 5 mentioned in the conditions?
 6 COMMISSIONER STANSEL: Uh-huh.
 7 COMMISSIONER KASPER: Yes?
 8 MR. POPOLI: Yes. Condition Number 3.
 9 COMMISSIONER KASPER: All right. I have
 10 no questions. I have no issues. I support it.
 11 THE CHAIRMAN: All right. I'm going to
 12 open up the public hearing.
 13 If you would like to come talk. It
 14 doesn't sound like you necessarily need to, as
 15 long as you're good --
 16 AUDIENCE MEMBER: I have paperwork.
 17 THE CHAIRMAN: All right. Is anybody else
 18 here to speak on this COA?
 19 AUDIENCE MEMBER: Yes.
 20 THE CHAIRMAN: All right. Come on up.
 21 (Audience member approaches the podium.)
 22 AUDIENCE MEMBER: Hello.
 23 THE CHAIRMAN: Give us your name and
 24 address and she'll swear you in.
 25 AUDIENCE MEMBER: Yes. I'm Tamatha Cain,
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1 and the address is 2841 Selma Street.
 2 THE REPORTER: If you would raise your
 3 right hand for me, please.
 4 MS. CAIN: (Complies.)
 5 THE REPORTER: Do you affirm that the
 6 testimony you are about to give will be the
 7 truth, the whole truth, and nothing but the
 8 truth?
 9 MS. CAIN: Yes.
 10 THE REPORTER: Thank you.
 11 MS. CAIN: Okay. We're -- really, the
 12 whole family -- I'm representing the family to
 13 say that we support this. We've lived across
 14 the street from this property for 24 years, and
 15 it has been sad to see the state of disrepair
 16 that it fell into, and it actually became kind
 17 of a dangerous property. It's been the view
 18 out our front door all these years. And,
 19 actually, my husband has often said, it's such
 20 a huge lot, I don't understand why it's
 21 positioned the way it is, and I don't know why
 22 they don't move it and build another house,
 23 especially with property becoming more valuable
 24 in our area.
 25 Our kids all grew up across the street
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1 from this house and have all moved out now.
 2 One of them is an architect herself now, which
 3 actually interned at RAP at one time. And all
 4 of them know that I'm here today and they asked
 5 me to tell you and to say to you to please let
 6 them do whatever they want to fix the view from
 7 their childhood home.
 8 And my only question was, what was going
 9 to happen to the lot that will be created to
 10 the west. I noticed when we were looking at
 11 the photos, the last home photo we saw, I think
 12 it was stated that that's the home and that's
 13 the one that will be -- that's actually not the
 14 one that's going to be moved. That's the one
 15 that's to the west of this home right now. And
 16 so there'd be a lot created essentially
 17 directly across the street from our house, so
 18 we'd just like to know what they plan to do
 19 with that. Will another home possibly be built
 20 there or --
 21 THE CHAIRMAN: It will have to come back
 22 through --
 23 MS. CAIN: Okay.
 24 THE CHAIRMAN: It will have to come back
 25 through for all the design stuff on the new
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1 build, so --
 2 MS. CAIN: Okay. But as of now, it's just
 3 going to --
 4 THE CHAIRMAN: It's just --
 5 MS. CAIN: -- hopefully be made into two
 6 lots?
 7 THE CHAIRMAN: Correct.
 8 MS. CAIN: Okay. All right. Well, that's
 9 all I really wanted to say.
 10 THE CHAIRMAN: Great. Thanks.
 11 MS. CAIN: All right.
 12 THE CHAIRMAN: Is anybody else here to
 13 speak on this COA?
 14 AUDIENCE MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, I'll close
 16 the public hearing and I will entertain a
 17 motion.
 18 COMMISSIONER LOPERA: I motion to approve
 19 COA-18-20808 with staff conditions.
 20 COMMISSIONER STANSEL: I second.
 21 THE CHAIRMAN: All those in favor?
 22 COMMISSION MEMBERS: Aye.
 23 THE CHAIRMAN: Those opposed?
 24 COMMISSION MEMBERS: (No response.)
 25 THE CHAIRMAN: Hearing none, you've passed
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1 COA-18-20808.
 2 We will move right along to COA-18-20817,
 3 1624 Talbot Avenue.
 4 Christian, do we have a staff report?
 5 MR. POPOLI: This is COA-18-20817, located
 6 at 1624 Talbot Avenue. It is a request to
 7 construct a one-story addition. The structure
 8 is a contributing structure to the Riverside
 9 Avondale Historic District. The property is a
 10 corner lot, located on the corner of Boone Park
 11 and Talbot Avenue.
 12 Staff is recommending approval with the
 13 following conditions:
 14 The applicant has basically requested to
 15 have two options for the materials, so either
 16 brick or potentially wood siding. So that's
 17 why some of the conditions seem like an
 18 either-or, because either we felt would be
 19 appropriate in regards to the guidelines. It
 20 just comes to how they're --
 21 COMMISSIONER KASPER: I'm sorry -- through
 22 the Chair. I'm sorry, one second. I've gotten
 23 my numbers wrong. So let's just go ahead and
 24 approve this one.
 25 Sorry. I wrote notes, but I wrote it
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1 COA-18-20817.
 2 COMMISSIONER LOPERA: I 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, we've passed
 8 COA-18-20817.
 9 COMMISSIONER KASPER: Through the Chair, I
 10 apologize for making the lady and gentleman
 11 stay later.
 12 MS. SCHIFANELLA: No worries.
 13 THE CHAIRMAN: Not a problem.
 14 And we will move along to COA-18-20738,
 15 1643 Hubbard Street.
 16 Do we have a staff report?
 17 MS. SHEPPARD: Yes. This is for window
 18 replacement and some alterations and repairs at
 19 the rear of the structure.
 20 Staff went out and reviewed the windows
 21 and developed a recommendation of approval with
 22 conditions that are outlined in our report that
 23 identified a number of windows that we felt
 24 were -- you know, could be considered beyond
 25 repair, and then outlined how those would be
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1 above it and it was really below it.
 2 THE CHAIRMAN: So you were trying to
 3 pull --
 4 COMMISSIONER KASPER: My comment was on
 5 the two-story deck. So, sorry, I'm fine with
 6 this one.
 7 MR. POPOLI: Okay.
 8 THE CHAIRMAN: All right. I will take a
 9 motion to --
 10 MS. FETNER: There was someone who wanted
 11 to speak on it, but I'm not sure if that now
 12 changes their --
 13 THE CHAIRMAN: All right. Well, I'll open
 14 the public hearing.
 15 Is there anybody here to speak on this
 16 COA?
 17 MS. SCHIFANELLA: That was me. I was just
 18 here to answer questions, if there were any.
 19 Thank you.
 20 THE CHAIRMAN: Yes, ma'am.
 21 I'm going to close the public hearing and
 22 entertain a motion.
 23 COMMISSIONER KASPER: I'll go ahead and do
 24 it since I messed it up.
 25 I'll make a motion to approve
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1 replaced as far as matching the existing lite
 2 pattern and materials.
 3 We're recommending approval with
 4 conditions as outlined. And in my recent
 5 conversation that happened a few minutes ago, I
 6 believe the applicant is actually in agreement
 7 with our conditions. We just didn't know that
 8 going into the meeting. So they are here if
 9 you have any questions, if they want to speak.
 10 THE CHAIRMAN: Okay. Does anybody have
 11 any questions for staff?
 12 COMMISSION MEMBERS: (No response.)
 13 THE CHAIRMAN: Hearing none, we'll open
 14 the public hearing.
 15 Is the applicant here?
 16 AUDIENCE MEMBER: Yes.
 17 THE CHAIRMAN: Come on up.
 18 (Audience member approaches the podium.)
 19 THE CHAIRMAN: Would you give your name
 20 and address?
 21 AUDIENCE MEMBER: Brett Cromer, 1643
 22 Hubbard Street.
 23 THE REPORTER: If you would raise your
 24 right hand for me, please.
 25 MR. CROMER: (Complies.)
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1 THE REPORTER: Do you affirm that the
 2 testimony you are about to give will be the
 3 truth, the whole truth, and nothing but the
 4 truth?
 5 MR. CROMER: I do.
 6 THE REPORTER: Thank you.
 7 MR. CROMER: I'm good with their
 8 conditions.
 9 THE CHAIRMAN: All right.
 10 MR. CROMER: And we're set to go with
 11 them.
 12 THE CHAIRMAN: All right. Easy enough.
 13 Thanks.
 14 Is anybody else here to speak on this COA?
 15 AUDIENCE MEMBERS: (No response.)
 16 THE CHAIRMAN: Seeing none, we'll close
 17 the public hearing.
 18 I'll entertain a motion.
 19 COMMISSIONER LOPERA: I motion to approve
 20 COA-18-20738 with staff conditions.
 21 COMMISSIONER STANSEL: I second.
 22 THE CHAIRMAN: All those in favor?
 23 COMMISSION MEMBERS: Aye.
 24 THE CHAIRMAN: Those opposed?
 25 COMMISSION MEMBERS: (No response.)
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1 THE CHAIRMAN: Hearing none, you have
 2 passed COA-18-20738.
 3 And we will move right along. Seeing
 4 nothing else on our docket, does anybody have
 5 anything to add?
 6 COMMISSION MEMBERS: (No response.)
 7 STAFF MEMBERS: (No response.)
 8 THE CHAIRMAN: Well, that will do it for
 9 us. Thanks for coming.
 10 (The above proceedings were adjourned at
 11 3:46 p.m.)
 12 - - -
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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 6th day of July 2018.
 16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter
 19
 20
 21
 22
 23
 24
 25
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