

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, April 26, 2017,
commencing at 3:00 p.m., Ed Ball Building, 214 North
Hogan Street, Conference Room 1002, 1st Floor,
Jacksonville, Florida, before Diane M. Tropia, a Notary
Public in and for the State of Florida at Large.

PRESENT:

DAVID B. CASE, Chairman.
CORA JONES HACKLEY, Vice Chair.
JOHN ALLMAND, Commission Member.
SEARCY C. DANNHEIM, Commission Member.
RYAN P. DAVIS, Commission Member.
ANDRES LOPERA, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.
JOEL McEACHIN, Planning and Development Dept.
LISA SHEPPARD, Planning and Development Dept.
BLAIR MULLINS, Planning and Development dept.
SONDRA FETNER, Office of General Counsel.
GLORIA BLAKE, Planning and Development Dept.

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1 Preservation Commission, Chairman.
2 COMMISSIONER ALLMAND: John Allmand,
3 Historic Preservation Commission.
4 COMMISSIONER DANNHEIM: Searcy Dannheim,
5 Historic Preservation Commission.
6 COMMISSIONER HACKLEY: Cora Hackley,
7 Historic Preservation Commission.
8 THE CHAIRMAN: We have a very full meeting
9 this afternoon, it looks like it's going to be.
10 If you would like to speak to any item, please
11 make sure you fill out a yellow speaker card
12 and give it to Gloria, over here to my left.
13 Those that have cell phones, please put
14 them on silent or vibrate. Please hold any
15 private conversations in the hallway as to not
16 impede our court reporter from taking her
17 minutes.
18 We will hold breaks every two hours. So
19 our next break will be at 5 o'clock and
20 7 o'clock and so on. And, hopefully, that will
21 be it for tonight.
22 At this time, I will entertain a motion
23 for approval of our last meeting's minutes.
24 COMMISSIONER HACKLEY: Mr. Chair, I move
25 that we approve the minutes from the March 22nd
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1 PROCEEDINGS
2 April 26, 2017 3:00 p.m.
3
4 THE CHAIRMAN: Welcome to the April 26th
5 meeting of the Jacksonville Historic
6 Preservation Commission.
7 We have a quorum. Commissioner Dannheim
8 is somewhere in the building, but we'll go
9 ahead and get started with some introductions
10 starting on my right.
11 There she is.
12 MS. MULLINS: Blair Mullins, Historic
13 Preservation staff.
14 MS. SHEPPARD: Lisa Sheppard, Historic
15 Preservation staff.
16 MR. McEACHIN: Joel McEachin, Historic
17 Preservation staff.
18 MR. POPOLI: Christian Popoli, Historic
19 Preservation staff.
20 MS. FETNER: Sondra Fetner, Office of
21 General Counsel.
22 COMMISSIONER DAVIS: Ryan Davis, Historic
23 Preservation.
24 COMMISSIONER LOPERA: Andres Lopera,
25 Historic Preservation Commission.
THE CHAIRMAN: David Case, Historic
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1 meeting.
2 COMMISSIONER ALLMAND: Second.
3 THE CHAIRMAN: I have a motion and a
4 second.
5 All those in favor?
6 COMMISSION MEMBERS: Aye.
7 THE CHAIRMAN: Those opposed?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: Hearing none, you have
10 approved the minutes from our last meeting.
11 I would also remind those that will be
12 speaking that -- because of the length of the
13 agenda, that we will limit your speaking to
14 three minutes.
15 Gloria has a time clock that she will be
16 setting. If it goes off, please continue your
17 thought, and then we'll go from there.
18 When you fill out your speaker card, make
19 sure you identify whether you are for the item
20 or against the item.
21 Okay. We have several items that have
22 been put on the deferred list. They are Item
23 Numbers 5 and Number 6, COA-17-131 and -132, at
24 the corner of College and Stockton. And Item
25 Number 7, COA-17-154, at 1649 Canterbury
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1 Street.

2 We have seven items on the Consent Agenda.

3 Do any commissioners -- or would any of the

4 commissioners like to pull any of those items?

5 COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: The Consent Agenda items

7 are: COA-17-272, COA-17-314, COA-17-344,

8 COA-17-366, COA-17-368, COA-17-373, and

9 COA-17-376.

10 For the general public, the reason why

11 they are on the Consent Agenda is that they

12 have agreed to all the staff comments and

13 conditions.

14 I will entertain a motion to accept the

15 Consent Agenda.

16 COMMISSIONER HACKLEY: Mr. Chair, I move

17 that we approve the Consent Agenda.

18 COMMISSIONER ALLMAND: Second.

19 MS. FETNER: Through the Chairman, you

20 need to open it for a public hearing to the

21 public. You mentioned it, but we just want to

22 make sure that it's clearly on the record.

23 Thank you.

24 THE CHAIRMAN: Would anybody like to speak

25 to any one of those seven items?

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1 AUDIENCE MEMBERS: (No response.)

2 THE CHAIRMAN: Seeing none, we'll close

3 the public hearing.

4 So we have a motion. And did I hear a

5 second?

6 COMMISSIONER DANNHEIM: Second.

7 THE CHAIRMAN: All those in favor of the

8 Consent Agenda?

9 COMMISSION MEMBERS: Aye.

10 THE CHAIRMAN: Those opposed?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: Hearing none, you have

13 approved the Consent Agenda items.

14 We have no condemned properties today and

15 no historic designations, so we will move on to

16 Certificates of Appropriateness.

17 The first one is COA-16-1132, which is

18 being withdrawn. We need a motion to accept

19 the withdrawal.

20 COMMISSIONER ALLMAND: Mr. Chair, I'm

21 going to recuse myself from this item on the

22 agenda.

23 MS. FETNER: Can you just, for the record,

24 state your reasoning for recusing yourself.

25 COMMISSIONER ALLMAND: The applicant is my

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1 client.

2 MS. FETNER: Thank you.

3 COMMISSIONER HACKLEY: Mr. Chair, I move

4 that we accept the withdrawal of COA-16-1132.

5 COMMISSIONER DANNHEIM: Second.

6 THE CHAIRMAN: I have a motion and a

7 second.

8 All those in favor of withdrawal?

9 COMMISSION MEMBERS: Aye.

10 THE CHAIRMAN: Those opposed?

11 COMMISSION MEMBERS: (No response.)

12 (Commissioner Allmand abstains from

13 voting.)

14 THE CHAIRMAN: Hearing none, you have

15 accepted the withdrawal of COA-16-1132.

16 We move on to Item Number 2, COA-17-034,

17 at 1243 Lechlade Street.

18 MR. McEACHIN: Mr. Chairman, this one has

19 been -- this has been deferred for several

20 months. And I contacted the applicant. I have

21 not heard back from her. I don't think she's

22 present. If she is not, then I would recommend

23 that we defer it again --

24 THE CHAIRMAN: Okay.

25 MR. McEACHIN: -- because I know she's

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1 trying to do some due diligence as far as

2 trying to restore the building.

3 THE CHAIRMAN: Okay. We will go ahead and

4 defer Item Number 2, COA-17-034.

5 We will move on to Item Number 3,

6 COA-17-097, at 3659 Walsh Street.

7 The staff report.

8 MR. McEACHIN: Before I give the staff

9 report, again, I am going to verify that there

10 is somebody here representing this project.

11 AUDIENCE MEMBER: Yes, there's all of us

12 on this row.

13 MR. McEACHIN: Okay. I couldn't see you

14 back there.

15 Thank you.

16 This particular request was -- has been

17 deferred for several months as well. It did go

18 before the Commission earlier this year. And I

19 think some of the members of the Commission

20 expressed some concern about whether there's

21 good documentation about the condition of the

22 building itself.

23 The residents of 3659 Walsh Street -- and

24 it's located on the north side of Walsh Street,

25 between Dancy Street and Van Wert. It's a

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1 contributing building within the Riverside
2 Avondale Historic District, constructed
3 probably in 1924, according to the property
4 appraiser records.
5 As you'll know when the slides are being
6 shown, the building has had significant
7 alterations over the years, including the
8 enclosure of the front porch, installation of
9 vinyl on metal soffits, probably covering the
10 open rafter tails, the application of a stucco
11 treatment and brick that was done in 1959 over
12 the original siding, and a shed roof addition
13 on the left side of the house which actually
14 was a -- is actually an enclosed carport. And,
15 therefore, that room that's being used now is
16 at grade.
17 The building is a frame vernacular style.
18 It probably originally had craftsman influences
19 that would have been evident by the open rafter
20 tails, the porch columns, and probably a
21 craftsman-style front door, which, it's
22 unfortunate, all that material is gone or
23 covered.
24 It was our determination that the building
25 does not have enough of its original exterior
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1 design and fabric to continue contributing to
2 the district because of all the alterations and
3 changes I mentioned.
4 As far as whether it could be
5 reproduced -- it was torn down -- yes, it
6 probably could be rebuilt. There's no real
7 difficulty in building height, massing with
8 construction materials, which would make
9 reproduction difficult or impossible. As I
10 say, it's a frame vernacular style with
11 craftsman influence. It's a very common style
12 in Riverside Avondale in other older
13 neighborhoods.
14 It's the testimony of the applicant that
15 after the building is demolished, the intent is
16 to have a new residence constructed on the
17 site.
18 Going through the building, at the time,
19 we did not find that the building was
20 structurally unsound, that it was in imminent
21 danger of collapsing by any means. There was
22 some evidence of some weakness along the
23 floors, but it seemed to be reasonably sound
24 from what we could tell, from what we could see
25 and what we read from the engineer's report in
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1 the application.
2 The property was purchased for 65,000 in
3 November of 2016. And they provided a rehab
4 estimate of \$134,700, creating a total project
5 cost of \$199,000 for a 1,170 square feet
6 building.
7 The property has a just market value of
8 138,000, which includes the land value of
9 67,000 and a building value of 69,000. And I'm
10 roughly estimating these things down, but --
11 and that -- so we felt like, or it was our
12 opinion in the report that -- that the
13 building, that combined, the purchase price
14 with the rehab cost, that it would be very
15 challenging for the building to earn an
16 economic return on its value.
17 Alternative to demolition, of course, the
18 most appropriate would be rehabilitation and
19 resale. Relocation is an option that we could
20 look at, as well as mothballing the building.
21 And, again, like I say, it's -- based on the
22 documentation provided by the applicant and the
23 records of the property appraiser, it's the
24 opinion of the Planning and Development
25 Department that the purchase price, in
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1 combination with the estimated rehab costs,
2 would make it challenging to earn an economic
3 return on its value.
4 However, a final determination of economic
5 hardship per Chapter 307.106 would be
6 determined by the Commission and may involve
7 submission of additional documentation.
8 THE CHAIRMAN: Thank you.
9 Any questions for staff?
10 COMMISSIONER DANNHEIM: What was the age
11 of the -- 1924 it was built?
12 MR. McEACHIN: I'm sorry?
13 COMMISSIONER DANNHEIM: The house was
14 built in 1924; is that correct?
15 MR. McEACHIN: According to the property
16 appraiser. At the time the house was
17 constructed, it was not in the city limits, so
18 it had no permit records, but based upon what
19 we understand, it looks like it could have been
20 built in about '24. Mid '20s.
21 COMMISSIONER DAVIS: It was recommended
22 for approval based on the modification; is that
23 right?
24 MR. McEACHIN: Yes. The degree of
25 modifications, we felt like that they were
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1 severe enough that they cover what historic
2 fabric it had. Some of the fabric has been
3 removed, other have been recovered. That, plus
4 the rehab costs, it just didn't, you know, seem
5 like it would (inaudible) its contributing
6 status.
7 THE CHAIRMAN: Any other questions for
8 staff?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: Open the public hearing.
11 Is the applicant here?
12 AUDIENCE MEMBER: Yeah.
13 THE CHAIRMAN: Come on up.
14 (Audience member approaches the podium.)
15 AUDIENCE MEMBER: Sorry. I have
16 information to pass out.
17 MS. BLAKE: Excuse me. Ma'am, would you
18 kindly just state your name and address for the
19 record?
20 Relax. It's going to be fine.
21 AUDIENCE MEMBER: My name is Mary Verlin.
22 My husband and I are the owners of this house.
23 MS. BLAKE: Your address, please?
24 MS. VERLIN: We live at 3665 Walsh Street.
25 THE CHAIRMAN: She's going to swear you
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1 in.
2 MS. BLAKE: Would you raise your right
3 hand, please.
4 MS. VERLIN: (Complies.)
5 MS. BLAKE: Do you affirm that the
6 testimony you are about to give is the truth,
7 the whole truth and nothing but the truth?
8 MS. VERLIN: Yes.
9 MS. BLAKE: Thank you.
10 MS. VERLIN: Should I hand out the --
11 THE CHAIRMAN: Gloria will take care of
12 that for you.
13 MS. BLAKE: Ma'am, if you will just relax,
14 I will hand that out for you. Get your
15 thoughts together.
16 MS. VERLIN: I was going to copy all the
17 people who came before me.
18 MS. BLAKE: That's quite all right.
19 That's quite all right.
20 THE CHAIRMAN: We're a well-oiled machine.
21 And while she's doing that, I neglected to
22 remind those that would like to speak that when
23 you come to the podium, state your name and
24 address, and you will be sworn in.
25 Thank you.
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1 MS. VERLIN: I think we can get through
2 this. May I start speaking?
3 THE CHAIRMAN: Yes, please.
4 MS. VERLIN: Okay. I'm going to --
5 THE CHAIRMAN: Okay. Pull the mic --
6 excuse me. Pull the mic closer to you.
7 MS. VERLIN: I'm going to probably repeat
8 some of what Mr. McEachin said. The front page
9 is the front of the house today. The second
10 page is the size of the house today. As RAP
11 testified, when our house was up here in
12 February, that it is a frame vernacular. It's
13 a complete rectangle. There are no wings or
14 anything jutting out. No dormer windows.
15 On the third paid, I did find a picture of
16 the house from 1974. You see, this was before
17 the -- this was before the chicken man came and
18 covered it with the brick facade and before the
19 carport was enclosed. And then the other two
20 pictures are of the back of the house.
21 On the next page, we cut away some of the
22 brick. And you can see the brick, and then the
23 asbestos shingle, and then the original siding
24 of the house.
25 I have included a few pictures of the
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1 inside that were done by AmeriSpec, a home
2 inspection company. The house is in a state of
3 neglect and disrepair. It was bought in 1999
4 by an elderly lady who literally has done no
5 maintenance in the last 17 years. Even the
6 curtains that she purchased in 1999 are still
7 on the windows.
8 As you see here, he says the floor is
9 sloped in the kitchen, unable to determine
10 cause. Major repairs are recommended. On the
11 next page is the bathroom, some pictures, major
12 repairs are recommended. The next page is some
13 of the water damage in the ceiling that you
14 can -- from the leaking roof.
15 And then I copied the summary pages from
16 this AmeriSpec's report. And if you just thumb
17 through it, as you go through, you see most
18 items are marked "major repairs are
19 recommended" over and over again. You get to
20 the kitchen, it's almost all major repairs are
21 recommended. The bathroom, major repairs are
22 recommended. The same for the converted front
23 porch, the center room, the right middle room,
24 the right rear room.
25 The house actually has five rooms. The
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1 floor plan does not include a hallway. So to
2 get from one room to the next, you have to go
3 through the rooms to reach another room.
4 The next page is the estimate that
5 Mr. McEachin mentioned, which is to take it
6 back to its original historic self is 134,000.
7 The next page, I got an estimate from
8 CenterBeam. She estimates it's between 175,000
9 and 250,000 to take it back to a total remodel
10 and recondition, but she says she cannot give a
11 price. Until she takes off the roof and the
12 walls and the floors, she doesn't know how much
13 it -- exactly how much it would cost.
14 The next page is Lou Pontigo, structural
15 engineers. I'll just read one sentence. "The
16 water appeared to be leaking for a very long
17 time, which has caused mold growth, wall and
18 ceiling coverings to peel and fall off,
19 structural members to decay and defect."
20 Then I get to the section of neighbors who
21 have written letters. I will just read one
22 sentence from each of those.
23 This lady says, "I have lived in the
24 neighborhood for 21 years. 3659 Walsh Street
25 is an eyesore and I am in favor of its being
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18

1 demolished."
2 The next one is, "I am in full support of
3 the demolition of this structure. A greenspace
4 is a positive, not a negative in the community.
5 It will be beautiful and well-maintained."
6 The next one is, "My husband and I would
7 like to see this house razed because it is a
8 disgusting mess. It would need to be
9 completely gutted and would still be an ugly
10 house and not an asset to the neighborhood."
11 The next letter, "3659 Walsh Street is
12 unsafe and infested, which not only poses an
13 imminent health hazard to the residents around
14 it, but hinders the value of the neighboring
15 properties. This property is clearly
16 deteriorated and the City should have no
17 concerns about regarding" -- "have no concerns
18 regarding its demolition."
19 So what I would like to say in summary is,
20 we live next door to this house, and we bought
21 it because we were concerned about having a
22 house like this next to us. If the house is
23 demolished, the vacant lot would serve as the
24 side yard to our house, and it would be nicely
25 landscaped and maintained.
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1 From the standpoint of financial burden,
2 we believe the cost of fixing up this house --
3 I would call it prohibitive. We've had many
4 contractors tell us it would be much cheaper to
5 it tear it down and build a new house. In
6 fact, they all said that.
7 If we renovated this house, it would still
8 just be a 657-square-foot house after spending
9 all this money with an obsolete floor plan. I
10 personally don't think any homeowner or
11 investor could recover their cost from
12 renovating this house. And we do request that
13 you give us permission to demolish it.
14 Thank you.
15 THE CHAIRMAN: Thank you.
16 MS. VERLIN: May I sit down?
17 THE CHAIRMAN: Yes.
18 MS. VERLIN: Thank you.
19 THE CHAIRMAN: Does anyone have any
20 questions for the applicant?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Seeing none -- anyone else
23 who would like to speak to this item?
24 (Audience member approaches the podium.)
25 THE CHAIRMAN: State your name and address
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1 and be sworn in.
2 AUDIENCE MEMBER: I'm Shelley Gill. I
3 reside at 3655 Walsh Street, Jacksonville,
4 Florida.
5 MS. BLAKE: Would you raise your right
6 hand, please.
7 MS. GILL: (Complies.)
8 MS. BLAKE: Do you affirm that the
9 testimony you are about to give is the truth,
10 the whole truth and nothing but the truth?
11 MS. GILL: Yes, ma'am.
12 MS. BLAKE: Thank you.
13 MS. GILL: Thank you.
14 Hi. I live on the other side of this
15 house. And I wrote a letter for the prior
16 board. I was out of town on military business,
17 and I couldn't attend, so I sent a letter. If
18 you don't mind, I'll read it -- read part of
19 it.
20 I'm in full support of the demolition of
21 the structure for the following reasons:
22 First of all, I've been at the doorway of
23 the home several times, and the smell is
24 absolutely horrendous. I don't think it will
25 ever come out.
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1 Second, there are rats. I've come across
 2 several corpse remnants in my yard.
 3 And third, the house is an eyesore. It's
 4 not only due to its condition, but the home
 5 does not have any of the positive
 6 characteristics of a historic home that people
 7 are drawn to this area for. There's no front
 8 porch, it's dark, dingy, and just plain sad.
 9 There's no character to this home. And the
 10 extraordinary measures it would take to bring
 11 this home into a liveable condition, if it were
 12 possible, would still not change its lack of
 13 curb appeal.
 14 The structure is currently on a small lot.
 15 If it were gone, the space would be a nice,
 16 greenspace with lots of citrus trees. I can
 17 envision a bench and a swing hanging from one
 18 of the trees. A greenspace is a positive, not
 19 a negative to the community. It will give a
 20 little breathing room and will be beautiful and
 21 well-maintained. So I am in full support of
 22 removing the house if possible.
 23 Thank you.
 24 THE CHAIRMAN: Thank you.
 25 Anyone else?
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1 (Audience member approaches the podium.)
 2 AUDIENCE MEMBER: Hi. I'm Adrienne Burke,
 3 2623 Herschel Street.
 4 MS. BLAKE: Would you raise your right
 5 hand, please.
 6 MS. BURKE: (Complies.)
 7 MS. BLAKE: Do you affirm that the
 8 testimony you are about to give is the truth,
 9 the whole truth and nothing but the truth?
 10 MS. BURKE: I do.
 11 MS. BLAKE: Thank you.
 12 MS. BURKE: Thank you.
 13 Hello. Adrienne Burke, with Riverside
 14 Avondale Preservation.
 15 I spoke on this case in February, when it
 16 first appeared before you guys, and I just
 17 wanted to reiterate some of what I said at that
 18 meeting and also give you an update.
 19 I did have a meeting on site with the
 20 contractor and the owner, and we did a full
 21 tour. One of the directions from the prior
 22 meeting was to go back and look and see if we
 23 could better identify historic fabric or
 24 anything remaining about the house.
 25 So just to reiterate some of the comments
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1 I had made at the February meeting, the
 2 structure has been altered beyond recognition
 3 at this point and in my professional opinion
 4 should be considered noncontributing. To call
 5 it contributing at this point is a flaw. It's
 6 not accurate.
 7 It's not possible to tell what the
 8 original style of the home was given the
 9 significant alterations. It's listed as a
 10 bungalow, but I think that it's difficult to
 11 say with a hundred percent accuracy.
 12 Speculating as to a style or a feature would be
 13 a violation of the Secretary of the Interior
 14 standards Number 3 which talks about creating a
 15 false sense of historic character or adding
 16 conjectural features to the structure.
 17 Also, the interior of the structure has
 18 been greatly modified, is in a serious state of
 19 disrepair that would render renovation
 20 impractical.
 21 So I met with the contractor and applicant
 22 on March 2nd. The house is very interesting,
 23 to say the least. From looking at the Sanborn
 24 maps and then doing the tour, it does look like
 25 the original core of the structure is a simple
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1 square, probably four rooms that had a front
 2 porch. It looks like from the maps, it
 3 probably had an outbuilding. So it didn't have
 4 any indoor plumbing is our guess.
 5 We did, in that front enclosed porch area,
 6 discover what were likely the original front
 7 windows, some wood siding, possibly original
 8 porch ceiling. It looked very simple. That
 9 was really the only fabric left that we found,
 10 but based on the floor plan, the size, the
 11 simple features of what we saw, my guess is
 12 that it would have been more of a frame
 13 vernacular style, not a bungalow.
 14 But again, that's conjectural. I really
 15 don't think we can affirmatively say what style
 16 it was. So to renovate it, we wouldn't know
 17 what we're renovating it to, and that's not
 18 good preservation. So my comments from
 19 February, combined with that site visit, I
 20 would still support demolition of the
 21 structure.
 22 Thank you.
 23 THE CHAIRMAN: Thank you.
 24 Anyone else?
 25 AUDIENCE MEMBERS: (No response.)
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1 THE CHAIRMAN: Seeing none, we'll close
2 the public hearing.
3 Any comments, discussion?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: I'll entertain a motion.
6 COMMISSIONER DANNHEIM: I move that we
7 accept the recommendation of the staff report
8 and approve the demolition of this, 3659.
9 COMMISSIONER DAVIS: Second.
10 THE CHAIRMAN: I have a motion and a
11 second.
12 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 accepted COA-17-097.
18 MR. POPOLI: May I ask a really big favor?
19 THE CHAIRMAN: Yes, sir.
20 MR. POPOLI: We have an item on the agenda
21 for an update on the preservation awards.
22 THE CHAIRMAN: Yes.
23 MR. POPOLI: And our alumni from the
24 Preservation, Autumn Martinage, who is here, if
25 she can just give a quick update on that.
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1 THE CHAIRMAN: Yes. Please, go ahead.
2 MR. POPOLI: I would appreciate it.
3 (Ms. Martinage approaches the podium.)
4 MS. MARTINAGE: Thank you, Mr. Chair.
5 It's been a while.
6 THE CHAIRMAN: It has.
7 MS. MARTINAGE: And I'm not used to
8 standing on this side.
9 THE CHAIRMAN: That's right.
10 MS. MARTINAGE: I just want to remind you
11 guys very quickly, the Preservation Awards are
12 coming up in a couple of weeks, Thursday, May
13 11th. You will be getting e-mail from me. We
14 typically have a run-through meeting about
15 4 o'clock, if you're able to make it,
16 especially those of you that end up having a
17 speaker's role.
18 I know, unfortunately, Mr. Case will not
19 be able to join us, but Jennifer Mansfield, our
20 now former vice chair, will be emceeing the
21 event this year.
22 And I will be reaching out to some of you.
23 I'm already playing phone tag with Ryan right
24 now about a willingness to serve in a speaking
25 role. So you'll probably be hearing me. I'm
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1 trying to get my program finalized. So just
2 make sure you guys have that on your calendar
3 for 4 o'clock, main library on May 11th.
4 You'll be released and free by 8 o'clock at the
5 latest, I promise.
6 Do any of y'all have any questions about
7 that?
8 COMMISSION MEMBERS: (No response.)
9 MS. MARTINAGE: All right. Great.
10 THE CHAIRMAN: Thank you, Autumn.
11 MS. MARTINAGE: Thank you so much.
12 THE CHAIRMAN: Okay. We'll move on to,
13 let's see, Item Number 4, 1837 Donald Street,
14 COA-17-125.
15 MR. McEACHIN: Mr. Chairman, this one is
16 also being deferred for, I think, at least one
17 meeting. And the applicant, I spoke with him
18 yesterday, and he wasn't sure if he was going
19 to be able to make it or not. He's not
20 present. I don't see him in the audience, but
21 I've got a column in the middle. I recommend
22 that you just go ahead and defer it.
23 THE CHAIRMAN: Okay. Then so be it, we
24 will defer that item.
25 And 5 and 6 have been deferred also, as
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1 was 7, so we will move on to Item Number 8.
2 COA-17-365, 2107 Dellwood Avenue.
3 MS. SHEPPARD: This application is for the
4 demolition of an existing two-story garage.
5 That's actually something we could do
6 administratively. It was included on the
7 application. The main thing that brings it
8 before you today is the construction of a new
9 detached equivalent of a two-story garage.
10 And just so you know, the demolition of
11 the structure and its replacement with another
12 garage was approved in the past. So we're not
13 concerned about the existing structure. It's
14 not of historic value.
15 On your screen, you're seeing the main
16 structure on the property. And you can see the
17 driveway to the left and some more shots. It
18 is visible at the end of the driveway. The new
19 construction would be as well.
20 We're recommending approval with
21 conditions. We struggled with this a little
22 bit. This is probably the first -- well, one
23 of the first times that we've had more of a
24 contemporary design for an accessory building
25 on a property.
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1 The property, in general, is categorized
2 as contributing since the main house is
3 contributing. And normally, we're very used to
4 seeing traditionally-styled buildings or
5 garages being constructed in traditional
6 locations. The proposed replacement would have
7 a more contemporary design.

8 It would have a traditional placement in
9 place of the existing accessory structure, just
10 of a smaller scale. So it's definitely in
11 keeping with the size of our typical garages in
12 the area.

13 The height was still under that of the
14 main house. We were kind of concerned with
15 that. The roof shape is a -- it's just a one,
16 single slope towards the front -- or towards
17 the back. And while that's different, we felt
18 that as viewed from the front elevation here,
19 it would appear to have a side-facing gable
20 from that perspective. So we weren't worried
21 about that as well.

22 The main concerns that we had was with the
23 actual architectural materials and some of the
24 styling. It is visible from the side street.

25 It's not a corner lot. You can barely make out

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1 the existing structure between the trees in the
2 photo that's on the screen now. I will remind
3 you, the existing structure is much larger than
4 what's being proposed, so it would probably be
5 even less visible than the new construction
6 would be.

7 And here are some slides from the
8 submittal of the house just to kind of give you
9 an idea of the materials, the area, and then
10 what's being proposed. This is the new
11 proposed floor plans. And here are the
12 elevations. And you can tell from the screen
13 what I was referring to as far as a more
14 contemporary look.

15 The applicant did point out that the -- I
16 believe it's the right elevation that has
17 the -- you can see it on the screen here -- has
18 a traditional placement of the vertically
19 oriented window and a horizontal siding
20 material that would make it pretty typical of
21 what we would see, but that's on the side that
22 would be partially visible from that side
23 street.

24 The main elevation that you would be
25 seeing would be the glass garage door that has

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1 a fiber cement panel, like an oversized panel,
2 not the type that we're used to seeing that
3 replaces the asbestos siding or kind of mimics
4 that. These are larger in scale. And you can
5 see that the rest of the three sides do not
6 have that traditional proportion of windows to
7 wall space.

8 So our recommended conditions were
9 basically trying to address that a little bit,
10 to bring it more compatible with what we would
11 typically see in the area and make it more
12 compatible with the main structure on the site;
13 replacing the larger cement panels with more of
14 a masonry that would be in keeping with the
15 front porch elements, adding additional windows
16 to the front elevation that's the most visible.

17 And verifying that the -- the horizontal
18 siding, they weren't really specific on the
19 material other than it was a horizontal siding.
20 We wanted to verify that that would either be
21 wood or Hardie board versus metal or vinyl,
22 which you normally do not approve of.

23 And so that's really the focus of our
24 conditions. And just for the record, the glass
25 door was something that came up at the last --

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1 the COA before this that was approved for this
2 site for a garage replacement. That was
3 discussed at that point in time, and that
4 concept was approved by the Commission. So we
5 did not really address that since it had
6 already been vetted by the Commission
7 previously under that application.

8 THE CHAIRMAN: Any questions for staff?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: We'll open the public
11 hearing.

12 Is the applicant here?

13 (Audience member approaches the podium.)

14 AUDIENCE MEMBER: Noah Marks, architect
15 with Content Architecture and Interiors, 100
16 North Laura Street, Suite 800.

17 MS. BLAKE: Would you raise your right
18 hand, please.

19 MR. MARKS: (Complies.)

20 MS. BLAKE: Do you affirm that the
21 testimony you are about to give is the truth,
22 the whole truth and nothing but the truth?

23 MR. MARKS: I do.

24 MS. BLAKE: Thank you.

25 MR. MARKS: Commissioners.

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1 THE CHAIRMAN: Have you read the staff
2 report?

3 MR. MARKS: I have read the staff report.

4 THE CHAIRMAN: And do you accept their
5 conditions or not?

6 MR. MARKS: I accept two conditions. I
7 would like to discuss two conditions. I'd like
8 to start with the conditions where we accept.

9 Condition 1, instead of the large, fiber
10 cement panels that we proposed, we will propose
11 a fiber cement, straight-edge, shingle-style
12 product in keeping with the scale and
13 proportion of the masonry veneer proposed by
14 the staff.

15 If you look at the screen, you'll see the
16 original elevation showing a 4-foot by 8-foot
17 size fiber cement panel and the proposed
18 updated elevation to include a smaller scale
19 fiber cement straight-edge shingle at a 12-inch
20 by 24-inch scale. It would have a materiality
21 akin to this.

22 It would also be in keeping with the
23 Condition Number 4 recommendation that the
24 composition of those materials would be fiber
25 cement and not vinyl or any other material.

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1 To move on to Condition 4, which we also
2 agree with, there would be no problem with
3 ensuring that the horizontal siding and any
4 other materials are fiber cement composition
5 and not vinyl.

6 I would like to discuss Condition Number 2
7 regarding the clerestory. We would propose and
8 submit to the Commission that this clerestory
9 and use as an architectural device is
10 appropriate with respect to both the
11 Secretary's standards for rehabilitation and
12 the Historic Preservation guidelines for
13 Riverside Avondale.

14 Standard 2, requesting that the historic
15 character of a property shall be retained and
16 preserved, the clerestory does not remove any
17 historic materials or alter the features and
18 spaces that characterize this property.

19 Standard Number 9, the new work shall be
20 differentiated from the old, we believe that
21 the clerestory and roof combination
22 substantially, subtly and clearly
23 differentiates the new work from the old work.
24 At the same time, it maintains compatibility
25 with the old work.

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1 As you can see, the elevation shown on the
2 right side, or facing Goodwin Street, maintains
3 the material reference to the existing
4 structure, but there's a differentiation
5 showing that this is the new work and not the
6 old. But at the same time, this new
7 construction would be subordinate to the
8 primary structure, not trying to overpower or
9 supplant it in any way.

10 At the same time, the Historic
11 Preservation Guidelines of Riverside Avondale,
12 if I was to read through each one of these --
13 and I would be happy to do that upon request.
14 We'll discuss the ways that it meets these
15 different criteria outlined in the Preservation
16 Guidelines. I would summarize, it's difficult
17 to see on the slide, but overall that the
18 design employed is contemporary and is
19 compatible with the feel and character of the
20 district.

21 Just some reference here, this would be,
22 as the staff has proposed, a potential way to
23 remove the clerestory and lower the roof line
24 as opposed to the original design which had a
25 continuous clerestory element, a polycarbonate

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1 glazing system that would be continuous and
2 unframed as not to appear like a punched
3 opening; not so much like fenestration, but a
4 continuation of the wall surface up to the
5 roof.

6 This is a view from the side showing the
7 garage in relationship to the existing
8 structure from Goodwin Street and showing some
9 registration between the punched open
10 fenestration that would resonate with the
11 house.

12 On to Condition Number 3, another one with
13 which we disagree, I would like to point out
14 that the space above the garage that is -- is
15 important to the design of the clerestory and
16 the garage, adding windows above that area
17 would create a forced or a cluttered facade.

18 And secondarily, that this view is really
19 only a view that is available to the owners of
20 the property as it is behind the house. It's a
21 view that you don't see from the street. As
22 you witnessed in some of the other images, it's
23 difficult to see that view of that facade from
24 Dellwood Avenue.

25 So we are proposing adding a single-fixed

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1 window above the door, creating a registration
2 with this more traditional side of the
3 structure and resonating with the single-fixed
4 window that's on the rear of the structure.
5 That's all I have.
6 THE CHAIRMAN: Any questions for the
7 applicant?
8 COMMISSIONER LOPERA: Yes. Permission to
9 speak?
10 Is there a floor plan in here somewhere?
11 MR. MARKS: There is not a floor plan.
12 COMMISSIONER LOPERA: So as I'm seeing
13 stairs in the background here, is it going to
14 be like a one-and-a-half story, or is that --
15 what's the space above? Is it like a loft?
16 MR. MARKS: That's correct.
17 There's a loft space that fits within the
18 floor plan area or in the elevation area of
19 what you see as the green, horizontal siding.
20 COMMISSIONER LOPERA: Okay. So it's like
21 a one-and-a-half story?
22 MR. MARKS: That's correct.
23 COMMISSIONER LOPERA: Okay.
24 THE CHAIRMAN: Okay. We'll see if there's
25 anyone else who would like to speak to this
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1 item.
2 MR. MARKS: Thanks.
3 MS. BLAKE: Mr. Chairman, our timer has
4 suffered a bad time.
5 THE CHAIRMAN: Its demise.
6 MS. BLAKE: And it's not properly
7 functioning, so I'm trying to use my phone as a
8 backup.
9 THE CHAIRMAN: Okay. Thank you.
10 Is there anyone else who would like to
11 speak to this item?
12 AUDIENCE MEMBERS: (No response.)
13 THE CHAIRMAN: Seeing none, I'll close the
14 public hearing.
15 Discussion? Comments?
16 COMMISSIONER ALLMAND: Well, I want to
17 thank, you know, Content Design for bringing
18 this design before us. I mean, I think it's an
19 opportunity, as I've said many times, to have
20 an architecture, as it states in the Secretary
21 of Interior standards, that kind of relates to
22 the time that it was built in.
23 And I look for -- and I would say that I'm
24 fine with approving it as the original design
25 with no conditions whatsoever. That's my
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1 position. I'm curious to see what the
2 Commission has to say.
3 MS. FETNER: Through the Chair, can we get
4 a motion on the floor before we get really deep
5 into the discussion, if that's okay?
6 THE CHAIRMAN: Yes. Thank you.
7 COMMISSIONER ALLMAND: I move to approve
8 COA-17-365.
9 THE CHAIRMAN: With conditions?
10 COMMISSIONER ALLMAND: Without conditions.
11 THE CHAIRMAN: Without conditions. Okay.
12 Is there a second?
13 COMMISSIONER HACKLEY: Second.
14 THE CHAIRMAN: Further discussion?
15 COMMISSIONER LOPERA: Permission to speak?
16 THE CHAIRMAN: Please.
17 COMMISSIONER LOPERA: Yeah, it is a -- it
18 seems like it is appropriate for, you know,
19 construction today, like a more modern
20 construction, and I do -- but I do like the
21 window that the architect is adding above the
22 door to not only add lighting to that area, but
23 to basically differentiate the front door area
24 from, you know, the big -- you know, the 4 by 8
25 paneling over the garage.
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1 COMMISSIONER ALLMAND: Yeah, I like the
2 window, too, but I'm maybe not necessarily -- I
3 mean, I understand the reasoning behind not
4 having the window and not going to -- would
5 rather not condition it, but I'm open.
6 THE CHAIRMAN: I don't particularly care
7 for it. And you know I would say that, John,
8 because I don't think it's consistent with the
9 neighborhood. It's not consistent and
10 compatible with the existing residence. It has
11 a completely different roof form from the main
12 residence. The clerestory lighting could
13 easily be done with a dormer in the same
14 fashion as done on the main house.
15 I would say the differentiation is rather
16 extreme and not subtle, and that would -- if
17 we're reviewing this and using the criteria of
18 Chapter 307, I would say it doesn't comply.
19 That's my thought.
20 COMMISSIONER ALLMAND: So this project
21 reminds me of a project I had that passed the
22 Commission. I have two separate thoughts about
23 that.
24 Number one, you know, when we -- there's
25 a -- I forget which COA it was, but they were
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1 doing some contemporary buildings off Stockton,
2 and the original -- you know, they were -- you
3 know, my advice to them, which is -- was to
4 kind of go back -- and this is one that has
5 been deferred -- was to kind of take some of
6 the kind of traditional, fundamental -- like
7 the traditional kind of concepts and kind of,
8 you know, have a contemporary -- they wanted a
9 contemporary design and kind of have -- you
10 know, incorporate those into -- the traditional
11 concepts into the design, but having it still
12 be contemporary.

13 And one of those was, you know, they had a
14 side-facing door. And they went back and had a
15 front-facing door. And there was a couple
16 other instances. And so, you know -- and I
17 think this does that in the sense -- you know,
18 it reminds me of a project. You know, we did
19 kind of this split story kind of building in
20 the backyard off of Ernest Street, and it did
21 have kind of this -- this -- and this was a
22 recommendation that staff had, that there was
23 a -- you know, the entry to it kind of be
24 brought forward, you know, to kind of relate to
25 a more traditional kind of footprint. And

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1 that's something that we incorporated into the
2 final design and was successful.

3 So one thing I think -- you know, that's a
4 long -- very long way of saying one thing I
5 think this particular building does is take
6 a -- some of the -- some fundamental kind of
7 traditional design concepts and kind of
8 translate them into a contemporary design. And
9 I think they do that in certain areas very
10 effectively.

11 And that's one of the reasons why I would
12 say that I think it does -- you know, does it
13 look like the building in front of it? No.
14 But does -- from a kind of design standpoint,
15 does it kind of have -- does it have kind of
16 pieces and parts that talk the same language as
17 the contemporary design or the traditional
18 design? I think there's kind of some evidence
19 to the case that it does.

20 THE CHAIRMAN: Well, I would agree that --
21 with your point regarding some of the parts.
22 And really, the only part is the right side
23 elevation that has the vertically oriented
24 punched windows. I think they speak to the
25 design of the original house, but that's the

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1 only side that I think does. And that's the
2 side that everybody sees.

3 And I think the roof -- and that's the
4 side that people are going to see with the shed
5 roof. It's dramatically different from the
6 roof form of the main residence, which is a hip
7 roof. I think if it had a hip roof, then it
8 would certainly be more compatible and more in
9 context with the main house and the
10 neighborhood surrounding it. And certainly, I
11 would want to keep the staff comments in
12 regards to the horizontal ...

13 COMMISSIONER ALLMAND: I mean, we seem to
14 be getting more and more contemporary design.
15 And, you know, I think that's a good thing.
16 And, you know, my hope for the Commission is
17 that it embraces that and doesn't try to kind
18 of stick a contemporary design into a
19 traditional kind of mold.

20 And I think it is possible to not -- to
21 design something that kind of blends into the
22 historic fabric without kind of sticking it
23 into that mold. And I also think there's
24 evidence within the Secretary of Interior
25 standards that allows for a design like this to

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1 be in the neighborhood, to have this be a part
2 of the fabric and a contributing part of the
3 fabric of historic neighborhoods.

4 You know, I really do believe that. And
5 I'm excited about the possibility of the
6 Commission kind of embracing that as a
7 possibility and moving forward within -- you
8 know, within kind of the design that it
9 approves. That's why I decided -- that's why I
10 think -- that's why I chose to approve the
11 design without any conditions.

12 THE CHAIRMAN: I just feel like we're
13 trying to smash a square peg into a round hole,
14 and I just have -- I have a problem with that,
15 but I'm not the only voice.

16 Any other comments, questions?

17 COMMISSIONER LOPERA: Yeah, I would just
18 point out, this is an accessory building. And
19 I was looking at some other -- one of the other
20 COAs down here for the installation of a
21 modular building in a light industrial zone,
22 you know, and I -- you know, I think that
23 it's -- I think it's a good idea to have
24 something representative of, you know, where
25 construction is going today in the neighborhood

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1 because we already have all the historical
2 buildings. And I think this is -- you know, I
3 think it was a really commendable job by the
4 architect who designed something that's, you
5 know, just different from the rest of the
6 neighborhood.
7 THE CHAIRMAN: Any other comments,
8 questions?
9 COMMISSIONER DANNHEIM: I would ask my
10 fellow commissioners, you know, if we -- if
11 this -- if we did approve this, and it sets
12 kind of a precedent or we start going in the
13 direction, like what is the thought process
14 of -- for future building, permitting, all that
15 kind of stuff?
16 THE CHAIRMAN: Well, each item that comes
17 before us is reviewed individually, but it --
18 and it's done on a case-by-case basis. And
19 it's reviewed in relationship to the buildings
20 around it, the block that it's in, the style of
21 architecture that the main house has and the
22 adjacent structures have.
23 Those are what we are -- those are our
24 guiding things that we look at. And just
25 because you might approve this one, you might
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1 not on another one based on its location within
2 the block or the corner or the size of it or
3 the style of the adjacent houses or even
4 reaction from the neighbors that oftentimes can
5 be very influential because they're the ones
6 that live with it and look at it every day.
7 So we have a motion on the floor and a
8 second for the original request without
9 conditions.
10 COMMISSIONER LOPERA: I'll second.
11 THE CHAIRMAN: Well --
12 COMMISSIONER HACKLEY: I already seconded.
13 THE CHAIRMAN: -- it's already been
14 seconded.
15 COMMISSIONER LOPERA: Oh, it's already
16 been seconded. Okay.
17 THE CHAIRMAN: I just -- I was curious if
18 anybody wanted to amend the initial motion to
19 incorporate staff comments or what.
20 COMMISSIONER HACKLEY: I move that we
21 amend staff's comments.
22 COMMISSIONER ALLMAND: Well, do you want
23 to amend staff's -- sorry. Go ahead.
24 THE CHAIRMAN: Go ahead.
25 COMMISSIONER ALLMAND: I was going to say,
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1 do you want to amend staff's comments? Because
2 I approved it without staff's comments. So you
3 would be adding them back or adding them back a
4 little bit differently.
5 COMMISSIONER HACKLEY: Well, I take
6 them -- I feel that staff comments would be in
7 line with the guidelines of the historical
8 district, so I approve -- I mean, I go along
9 with the staff's comments.
10 THE CHAIRMAN: So your motion is to amend
11 the motion to include the staff comments?
12 COMMISSIONER HACKLEY: Yes, I move that we
13 amend the motion to approve staff comments.
14 THE CHAIRMAN: Is there a second to that
15 motion?
16 COMMISSIONER DANNHEIM: Can I just second
17 it?
18 THE CHAIRMAN: Yes.
19 COMMISSIONER DANNHEIM: Okay. I mean --
20 COMMISSIONER ALLMAND: You don't have to.
21 COMMISSIONER DANNHEIM: -- I'm not in
22 favor, I'm not going to vote that way, but --
23 okay. Necessarily, just ...
24 MS. FETNER: You don't necessarily have to
25 second -- you don't have to agree with it to
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1 second it, but in this situation, this is a
2 request to amend the motion on the floor, which
3 is to approve the staff -- approve the COA
4 without staff recommendations for conditions.
5 So just approve it as it was submitted.
6 Commissioner Hackley has made a motion to
7 amend. Now, if you agree with her request to
8 amend, then I would suggest you second it. If
9 you don't agree with it, you know, it might not
10 make sense to go forward with that.
11 COMMISSIONER DANNHEIM: Okay.
12 MS. FETNER: I mean, you can do that, and
13 we could take a vote on it that way, but I just
14 want to make sure we're clear on the procedure.
15 Okay?
16 THE CHAIRMAN: So are you seconding it or
17 not?
18 COMMISSIONER DANNHEIM: I'm not going to
19 second it.
20 THE CHAIRMAN: Okay. So we just have a
21 motion with no second. And the motion is for
22 approval as presented.
23 MS. FETNER: Right. So Commissioner
24 Hackley's motion has failed -- sorry -- and the
25 motion remains on the floor, the original
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1 motion to approve without conditions. And
2 there was a second on that originally.
3 THE CHAIRMAN: There was.
4 MS. FETNER: Okay.
5 THE CHAIRMAN: There was. So I will call
6 the question. All those in favor of the
7 motion?
8 COMMISSIONER ALLMAND: Aye.
9 COMMISSIONER DANNHEIM: Aye.
10 COMMISSIONER DAVIS: Aye.
11 COMMISSIONER LOPERA: Aye.
12 THE CHAIRMAN: Those opposed?
13 Nay.
14 COMMISSIONER HACKLEY: Nay.
15 THE CHAIRMAN: So you have five [sic] in
16 favor and two against. The motion carries. So
17 you have approved COA-17-365 as presented.
18 The next item on our agenda is COA-16-374,
19 at 3654 Valencia Road.
20 MR. McEACHIN: This COA is another request
21 to demolish a single-family home in the
22 Riverside Avondale Historic District. The
23 residence is 3654 Valencia Road.
24 Mr. Chairman, it looks like the slides for
25 this particular application did not make it on
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1 the -- on our program. Probably the slides are
2 going to be very important for this
3 determination. If it's okay, do we just want
4 to table this item? And let's get some
5 photographs together.
6 THE CHAIRMAN: Yeah, we can come back to
7 it. Yeah, we'll come back to that one. We'll
8 move on.
9 Do you have the stuff for Lydia Court?
10 MR. McEACHIN: Everything but the planner.
11 THE CHAIRMAN: Is she in transit or --
12 MR. McEACHIN: Yeah, she's on her way
13 down. Yes, we have to -- because we have
14 walk-ins, we have to always keep somebody
15 upstairs until 5 o'clock.
16 THE CHAIRMAN: Bear with us just one more
17 minute.
18 (A pause in the proceedings occurred.)
19 THE CHAIRMAN: You're up, Blair.
20 MS. MULLINS: Okay. Awesome. Yes, I
21 would love to present a staff report.
22 THE CHAIRMAN: Yes. This is for
23 COA-17-377.
24 MS. MULLINS: Perfect. So we have 0 Lydia
25 Court, Lot 5. The location is off Lydia Street
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1 and King Street. So this is actually a private
2 court that was developed as a PUD. And
3 originally, the plan was -- many years ago, was
4 to develop this whole little street into
5 multifamily. They ended up only building two,
6 this one and this one (indicating). Here is a
7 picture of the actual lot. We're just going to
8 discuss one lot tonight.
9 So here's the site plan of the existing.
10 So you'll see, it's kind of a -- you know, a
11 cul-de-sac, which is very unusual to the
12 district. It was approved through a PUD.
13 There are a number of vacant lots. And as you
14 can see, the two structures on the right of the
15 street, those are the two multifamily that were
16 built.
17 The new owner is -- this is the first
18 application of many for a single-family instead
19 of multifamily. So instead of multifamily,
20 they are going to build all single-family on
21 these lots with garages.
22 Here is the proposed site plan
23 (indicating). As you can see, it's on this
24 kind of unique lot. So the design, this is the
25 front elevation. It's sort of a craftsman
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1 influence. The right elevation. The left
2 elevation. The rear.
3 Here's some floor plans for you, and
4 they -- they do have the option -- they're
5 trying -- because they're going to build them
6 as they have clients, but they're going to give
7 the option to the client to either build a
8 three-car garage or a two-car garage. And we
9 didn't have any recommenda- -- in terms of
10 conditions for the garage, we were fine with
11 either, the staff report was.
12 So let me just grab my report. One
13 second.
14 The applicant is only -- it would be on
15 consent; however, there are only -- there are
16 two conditions that they kind of wanted to talk
17 to you all about in terms of what our
18 recommendations were.
19 Going back to the front elevation, staff
20 felt that three equal-size bays would look a
21 little better than kind of squishing the front
22 door. So maybe just separate those front
23 columns out a little bit to have three equal
24 size bays. That is the condition for Number 5.
25 Number 6, the applicant is not -- doesn't
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1 quite agree with that in terms of adding either
2 windows -- you see how there's a big wall space
3 between the front corner and the next window on
4 both the first and second floor? We typically
5 like to have a window opening of some sort, 8
6 to 10 feet. It's a pretty large opening,
7 especially on the front corner -- front half of
8 the building. So we conditioned to either kind
9 of shift them or add a window to make it appear
10 more traditional in terms of craftsman.
11 COMMISSIONER LOPERA: Excuse me. What is
12 that distance now?
13 MS. MULLINS: It is -- let's see. I have
14 some accurate floor plans in here. Okay.
15 THE CHAIRMAN: It appears to be 9 foot,
16 4 inches.
17 COMMISSIONER LOPERA: Nine-four. Okay.
18 MS. MULLINS: Nine-four.
19 COMMISSIONER LOPERA: So it is within the
20 8 to 10 feet that you recommended?
21 MS. MULLINS: It is, just it looks like a
22 very large space on that elevation because of
23 that front half. So that's really what you're
24 going to see, especially on that right and
25 left. You see how on the left elevation --
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1 it's a huge, pretty large blank wall space.
2 So we kind of wanted to just kind of
3 either shift them a little, give it a little
4 extra space, or add a window. I think there's
5 more room on this left elevation to shift.
6 So I think the applicant is here and would
7 like to speak.
8 THE CHAIRMAN: Any other questions for
9 staff?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Is the applicant here?
12 (Audience member approaches the podium.)
13 THE CHAIRMAN: Open the public hearing.
14 AUDIENCE MEMBER: Patrick Wallace, 1919
15 Blanding Boulevard.
16 MS. BLAKE: Do you affirm that the
17 testimony you are about to give is the truth,
18 the whole truth and nothing but the truth?
19 MR. WALLACE: I do.
20 MS. BLAKE: Thank you.
21 MR. WALLACE: Thank you.
22 THE CHAIRMAN: Have you read the staff
23 report?
24 MR. WALLACE: Yes, sir.
25 THE CHAIRMAN: Are you familiar with it?
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1 MR. WALLACE: Yes, sir.
2 THE CHAIRMAN: And are you good with it?
3 MR. WALLACE: There are a few conditions
4 I'd like to speak with the Commission about.
5 Of the nine conditions by staff, I'm okay
6 with seven of those and would like to speak to
7 the Commission about two of them as it pertains
8 to the house itself, those being Conditions 5
9 and 6.
10 I'd like to start off first with Condition
11 6, because it affects Condition 5. And that
12 was the one where the staff report was talking
13 about the shifting of or adding a window to the
14 front.
15 Initially, in looking at that, we didn't
16 want to do that because of -- I was trying to
17 maintain, on the interior walls, room where we
18 could have a bedroom without the bed backing up
19 to the window itself.
20 I have some materials for the Commission.
21 Do you want to --
22 MS. BLAKE: I'll be more than happy to
23 pass those out for you.
24 MR. WALLACE: Thank you very much.
25 There's one. I have eight. And one is for
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1 staff and one is for each commissioner.
2 MS. MULLINS: Sondra and I could share.
3 MR. WALLACE: So I'm just going to start
4 and y'all can look at that.
5 Initially, what we looked at was in lieu
6 of adding additional windows there. We looked
7 at the possibility of wrapping the front porch
8 around the front corner.
9 Based on the site plan that was shown to
10 you earlier, there are only two of the seven
11 lots in this subdivision which would permit
12 wrapping a porch due to where they fall. So
13 what I was going to ask the Commission to do
14 was to allow us to wrap the porch in lieu of
15 adding additional windows in the thought that
16 that would provide some sort of relief or
17 architecturally be more pleasing.
18 While doing that, we realized that we
19 could wrap the porch and at the same time meet
20 the staff preference -- their conditions of
21 adding windows. We ended up adding several
22 windows there. And what we did was -- if you
23 will notice on what I provided to you is -- on
24 both the right and the left elevations is -- we
25 added two windows, one on the first, one on the
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1 second floor that were closer to the corner,
 2 the front edge of the house, which is what
 3 staff had requested.
 4 And we raised the sill height of that up.
 5 So instead of being a 6.0 height window, we
 6 went 5.0 and raised our sill height up. That
 7 enabled us to accomplish what we were really
 8 wanting, which is to make sure we had an
 9 interior wall that would function for the
 10 placement of a bed and bedside tables.
 11 So on that condition, with this Condition
 12 6, it ends up that we can meet that, but I
 13 wanted the Commission to see that we've added
 14 the wraparound porch in addition to adding, in
 15 that case, those four windows there. And my
 16 request would be that the Commission would
 17 approve this COA request as provided here with
 18 the wraparound and the additional windows that
 19 staff had requested.
 20 That then brings me to Condition Number 5,
 21 which was the request that the space between
 22 all of the front columns be equal. If you --
 23 first of all, the -- the front columns, as it's
 24 shown on the front elevation submitted with
 25 this application, those columns could be moved

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1 out just a little bit, but to provide absolute
 2 equal spacing, it just didn't line up with the
 3 front of the house.
 4 And our thought is that, we are framing
 5 the window openings on each side and then
 6 framing the entryway. And there are numerous
 7 examples in this particular area within a
 8 matter of a few blocks where that's exactly
 9 what you have, which are your columns framing
 10 certain architectural aspects. Like, you have
 11 larger windows, you may have something where
 12 it's not precisely equal spacing between those.
 13 But if the Commission will look at the
 14 revised front elevation where it shows the
 15 addition of the wraparound porch, by us doing
 16 that, because this lot permits it -- we have
 17 looked at every possible example of evening out
 18 the spacing of those columns along the front.
 19 And in every instance, we end up with columns
 20 in front of windows, but they're not the same.
 21 You know, it might be 2 feet in on one window
 22 and 6 inches on the other, and it just does
 23 not -- I don't know the appropriate term, but
 24 to me it doesn't frame those openings.
 25 So as it relates to the conditions, I

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1 request that the Commission accept this plan
 2 with a new wraparound porch, in addition to the
 3 additional windows that were requested, and the
 4 spacing of the columns as they were shown on
 5 the elevation provided to you.
 6 Then on the garage, the two- or three-car
 7 garage, the condition on that was that the
 8 driveway be no more than 10 feet in width and
 9 no greater than 12 feet in width at the apron.
 10 I accept the 10 feet in width portion of that
 11 condition. I request that there be some relief
 12 on the 12 feet from the apron.
 13 What that does is provides 1 foot on
 14 either side of the edge of the driveway at the
 15 apron. This is the curb -- the road and the
 16 curb they're presently in. And unlike new
 17 subdivisions where you may have the Miami style
 18 that is more forgiving if you roll over the
 19 edge of it, these are City standard or
 20 high-back-type curbs.
 21 And from the functioning standpoint, it's
 22 not very realistic that you can make the turn
 23 into the driveway without -- without your rear
 24 tire going over the back of these curbs. So my
 25 request on this condition here is, I would

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1 accept the maximum 10 feet in width on the
 2 driveway and request that the apron be allowed
 3 to be 3 feet on either side at the curb, which
 4 is something that functions better and is --
 5 that's my request.
 6 COMMISSIONER ALLMAND: That's 16 feet
 7 total?
 8 MR. WALLACE: Just at the apron. That
 9 tapers back at the back of the --
 10 THE CHAIRMAN: At the flair.
 11 MR. WALLACE: Yes. I'm sorry, the flair.
 12 And that tapers back.
 13 COMMISSIONER ALLMAND: Sixteen feet?
 14 MR. WALLACE: Correct.
 15 COMMISSIONER ALLMAND: Got it.
 16 MR. WALLACE: So what -- and -- yes, sir.
 17 And what that would do, that taper would
 18 terminate probably within 10 feet of the back
 19 of curb there. So it wouldn't be a
 20 continuation of a long driveway, but rather a
 21 defined apron.
 22 THE CHAIRMAN: There are no sidewalks in
 23 this?
 24 MR. WALLACE: Right now, there are no --
 25 there's a sidewalk in front of the two

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1 condominium buildings that are built, but if we
2 can get to the site plan, the entire left side
3 or what is Lots 1 through 5 as laid out there,
4 there will be a 6-foot-wide sidewalk which will
5 be contiguous to the back of curb or right up
6 against the back of curb. And that will extend
7 from Lydia Street, all the way to the
8 cul-de-sac on the end. So there will be
9 sidewalks in front.

10 THE CHAIRMAN: Okay. Any other questions
11 for the applicant?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: Let's see if there's
14 someone else.

15 MR. WALLACE: Yes, sir.

16 THE CHAIRMAN: We'll call you back up if
17 we need you.

18 Thank you.

19 MR. WALLACE: Thank you.

20 COMMISSIONER DAVIS: I'm sorry. A quick
21 question for you.

22 MR. WALLACE: Yes, sir.

23 COMMISSIONER DAVIS: So you said the
24 sidewalk is immediately adjacent to the curb?

25 MR. WALLACE: Correct.

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1 today are a dramatic improvement over what was
2 presented. And I think it certainly takes care
3 of your Items 5 and 6.

4 The only thing I would recommend is
5 possibly the one -- the one column on -- which
6 would be on the right side where the porch
7 wraps around, you might look at moving that
8 column so it's in line with the corner instead
9 of splitting the space equally because, right
10 now, it's falling in the middle of the window.

11 MS. MULLINS: On the right elevation?

12 THE CHAIRMAN: Yeah, it would be on the
13 right-hand side if you're looking at the front.
14 That one column in the middle, move it so it's
15 in line with the corner, maybe, so it looks
16 architectonic.

17 MR. WALLACE: Yes, sir. If I can say
18 something?

19 THE CHAIRMAN: Come up to speak.
(Mr. Wallace approaches the podium.)

20 MR. WALLACE: I would be happy to move
21 that column to where it's in line with the
22 corner --

23 THE CHAIRMAN: Yes.

24 MR. WALLACE: -- of that right there, which
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1 COMMISSIONER DAVIS: So the -- so the
2 flair is -- I mean, it's all going to be
3 concrete?

4 MR. WALLACE: That's correct.

5 COMMISSIONER DAVIS: So the flair, it kind
6 of disappears anyway.

7 MR. WALLACE: That's correct.

8 I'm glad you brought that up. The
9 sidewalk is adjacent. It's contiguous and
10 matches up with the back of curb. So that
11 flair is not really noticeable at all with the
12 exception of where we bring the curb line down;
13 but yes, it's not as if you're going to notice
14 a really wide driveway apron out there because
15 you do have a sidewalk.

16 THE CHAIRMAN: Thank you. That's why I
17 asked do you have sidewalks.

18 Okay. Thank you.

19 MR. WALLACE: Thank you.

20 THE CHAIRMAN: Is there anyone else who
21 would like to speak to this item?

22 AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: Okay. Hearing none, I'll
24 close the public hearing.

25 I think -- I think the plans as presented

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1 then gives an equal spacing from the corner
2 column to that one --

3 THE CHAIRMAN: Yes.

4 MR. WALLACE: -- as well at the corner to
5 the one on the front.

6 THE CHAIRMAN: Thank you.

7 MR. WALLACE: The way it's laid out there
8 was -- there's an actual equal spacing of the
9 overall span, which I was trying to accomplish.

10 THE CHAIRMAN: Yeah, (inaudible) on that.

11 MR. WALLACE: Thank you.

12 Okay. So moving back toward the front,
13 yes, sir, that's -- I can do that.

14 THE CHAIRMAN: Thank you.

15 MR. WALLACE: Yes, sir.

16 THE CHAIRMAN: That would be the only
17 thing I would suggest; otherwise, I have -- I
18 personally have no problem with the staff
19 comments and the revisions based on what was
20 presented.

21 COMMISSIONER DAVIS: I agree. It's a nice
22 looking plan. I think it's a great change on
23 the column.

24 THE CHAIRMAN: Anyone else?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: I will entertain a motion.
2 COMMISSIONER ALLMAND: I'll make a motion
3 that we -- okay. Where are we? Okay. We
4 approve COA-17-377 with all the staff
5 conditions; however, for the main residence,
6 we'll remove staff Condition 5 and 6, and we
7 will approve the plan.
8 Instead of Conditions 5 and 6, we'll
9 approve the plans as they were submitted to us
10 today to resolve those two issues in Condition
11 5 and 6, except for the fact that -- dated
12 4/26/17. I'm not sure they have those dates on
13 them, but the ones we received on that date.
14 THE CHAIRMAN: They do now.
15 COMMISSIONER ALLMAND: They sure do.
16 And with the one change that we align the
17 middle column on the side -- on the porch on
18 the side elevation to the front side of the
19 building. And in regards to the accessory
20 structure, we allow 3 feet on either side for
21 the -- for the driveway flair.
22 THE CHAIRMAN: I have a motion and a
23 second -- do I have a second?
24 COMMISSIONER HACKLEY: Second.
25 MS. FETNER: Can I make a suggestion?
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1 It's not really an amendment to the
2 motion, just to clear it up for the record and
3 for everyone in the audience, too, to say that
4 the -- for Condition 5, we would remove
5 Condition 6.
6 Condition 5 would be that the three bays
7 on the front elevation shall be in accordance
8 with the plans submitted on April 26, 2017, and
9 the second column on the right elevation shall
10 be moved to the corner of the structure.
11 THE CHAIRMAN: In line with the corner.
12 MS. FETNER: In line with the corner of
13 the structure, period.
14 THE CHAIRMAN: Yes, that language is much
15 better.
16 MS. FETNER: Okay. So if the person who
17 made the motion accepts that --
18 COMMISSIONER ALLMAND: I sure do. Does
19 that satisfy the windows, the additional
20 windows?
21 THE CHAIRMAN: Uh-huh.
22 MS. FETNER: Yes.
23 COMMISSIONER ALLMAND: All right.
24 Beautiful. I love it.
25 THE CHAIRMAN: Okay. We have a motion and
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1 a second.
2 All those in favor?
3 COMMISSION MEMBERS: Aye.
4 THE CHAIRMAN: Those opposed?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: Hearing none, you have
7 approved COA-17-377 with conditions.
8 MR. McEACHIN: Mr. Chairman, we can go
9 back to Item --
10 THE CHAIRMAN: Okay.
11 MR. McEACHIN: -- COA-17-374.
12 THE CHAIRMAN: Okay. We'll go back to
13 Item Number 9?
14 MR. McEACHIN: Yes.
15 THE CHAIRMAN: COA-17-374.
16 MR. McEACHIN: We've just got to pull up
17 the set of pictures.
18 THE CHAIRMAN: That's at 3654 Valencia.
19 MR. McEACHIN: This is a request for the
20 demolition of a one-story residence at 3654
21 Valencia Road. It's a frame vernacular-style
22 building. It's listed as contributing to the
23 district. The property, the building itself
24 does not have a separate property appraiser
25 record card. It's associated with the adjacent
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1 property, which it is identified as being part
2 of that particular property.
3 No construction date has been located for
4 the building. Again, we don't know when it was
5 put there or built or brought there. It may
6 well have been done before it became part of
7 the city of Jacksonville, just because of its
8 location.
9 The original building was -- the best we
10 can tell, was actually 18 feet by 18 feet, and
11 then in later years, a bathroom and kitchen
12 addition was added, which is 21 feet by 8 feet.
13 And following that was the construction of a
14 single bedroom, 10 feet by 10 feet, creating
15 the current 592 square feet.
16 The building has a variety of window
17 types. As you see the slides, there's wooden
18 sash windows, there's aluminum sash windows,
19 there are wooden sliders, there are jalousie
20 windows, there are all types. The building
21 sits on a brick and pier foundation with a
22 brick foundation skirt itself.
23 The story that -- and again, the applicant
24 might can elaborate on this in more detail than
25 I can, but the story is, is that the previous
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1 owner of the property was -- not the previous
2 owner, but the previous owner of the property
3 told him that the original owner, the property
4 actually was given in a fishing camp, and he
5 took it -- literally took it apart and moved it
6 to this location.

7 Again, we have no documentation or record
8 of that. When you look at it, you might think
9 it may well be true.

10 Again, like I said, the building, that's a
11 frame vernacular style, which is, of course,
12 one of the most common architectural styles in
13 the district. Therefore, it does not represent
14 a unique representation of a particular style,
15 but it does have enough of its original fabric
16 to contribute to the district itself.

17 The building, of course, doesn't have any
18 unique features that would -- construction that
19 would make reproduction impossible or even
20 difficult for that matter.

21 This is where it gets sort of interesting.
22 The applicant provided a letter from a
23 structural engineer, Dara Green (phonetic),
24 dated February 21st, 2017. And I'm going to
25 read some of her comments, because she can

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1 state it better than I can.

2 The structure is not built in accordance
3 with any common principles for wood
4 construction. In the report, the walls are
5 described as being framed without the use of
6 evenly spaced 2-by-4 studs. Instead, the walls
7 are framed with three horizontal boards,
8 2 inches by 3 inches, one placed at the bottom,
9 one at the middle, and one at the top.

10 One-inch by 4-inch boards are then
11 attached vertically to the horizontal members,
12 and then attached to these boards are the
13 sheathing, which, in this case, is cementitious
14 siding.

15 The roof has a 2-inch by 3-inch board
16 spaced 24 inches off center with no collar
17 ties. Interesting, too, is, the whole roof was
18 built over the -- I won't say the original
19 roof, but the roof that was put on after it was
20 moved. So it's got two roof structures,
21 literally, one under the other. And this was
22 done to probably raise the ceiling height in
23 order to attach the additions.

24 As a result of that, it's the opinion of
25 the structural engineer that the roof itself is

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1 in danger in collapsing due to the horizontal
2 thrust of that extra roof structure and that
3 addressing it would require the use of new or
4 upgraded rafters, ties, decking, bottom and top
5 plates, and studs and extra sheathing.

6 So it may have questionable -- based upon
7 the engineer's report and our visit to the site
8 itself, it's very possible that this building
9 may be in imminent danger of collapsing, but I
10 will say that the current owner has put a pole
11 up in the middle of it to try to keep it
12 standing. He also provided photographs, which
13 we do not have, but you can see the severe --
14 on the top of the roof itself how it's bowing
15 down.

16 I don't believe the applicant is a
17 licensed contractor or anything, correct me if
18 I'm wrong, but he did write a written statement
19 to the effect that the total cost of a rehab of
20 this building of 592 square feet would be
21 \$120,000, and which -- actually 120,800, which
22 would reflect a square foot cost of \$204.

23 He also provided five sales or listings in
24 the area, another 25 -- in the general area
25 around this house. Of the 25, the highest sold

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1 or listing price was \$354,000 for 1,876 square
2 feet with the lowest at 95,000 for 979 square
3 feet. These two sales, though, again, only
4 reflect the price -- the price including the
5 acquisition cost; whereas, the other ones are
6 just strictly the rehab cost.

7 But the building was until recently
8 occupied, even though its condition is very
9 questionable in terms of structural stability
10 and, therefore, we don't think that
11 rehabilitation of the property would be
12 economically viable.

13 You do have -- you do have alternatives to
14 demolition, such as rehabilitation, you have
15 resale or even relocation. Although, it's
16 probably difficult considering the cost of the
17 rehab and considering the condition of the
18 building.

19 Also, another option would be to mothball
20 the building, of course, to avoid any code
21 fines being accumulated. I know that's not the
22 intent of the owner to do that. The intent is,
23 of course, to remove the property and on that
24 site have a new single-family home constructed.

25 Like I said, the building does have enough
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1 original fabric left to be considered
2 contributing to the district. And we also
3 believe that -- however, we also believe that,
4 based on the size and condition, that the
5 building would not continue to earn an economic
6 value on its return. However, a final
7 determination of the economic hardship would be
8 determined by the Commission.
9 So we are recommending that this
10 application be approved.
11 THE CHAIRMAN: Any questions for staff?
12 COMMISSION MEMBERS: (No response.)
13 THE CHAIRMAN: We'll open the public
14 hearing.
15 Is the applicant here?
16 AUDIENCE MEMBER: (Indicating.)
17 THE CHAIRMAN: Come on up.
18 (Audience member approaches the podium.)
19 AUDIENCE MEMBER: Robert Altman, 3650
20 Valencia Road.
21 MS. BLAKE: Would you raise your right
22 hand, please.
23 MR. ALTMAN: (Complies.)
24 MS. BLAKE: Do you affirm that the
25 testimony you are about to give is the truth,
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1 the whole truth and nothing but the truth?
2 MR. ALTMAN: I do.
3 MS. BLAKE: Thank you, sir. You can just
4 raise that up. Yeah.
5 MR. ALTMAN: Bear with me. I'm a little
6 under the weather. My voice is a little bad,
7 unfortunately.
8 THE CHAIRMAN: That's fine.
9 I mean, you've heard the staff report. Is
10 there anything that is impertinent or that's
11 pertinent that you want to --
12 MR. ALTMAN: I agree --
13 THE CHAIRMAN: -- add to this report?
14 MR. ALTMAN: I agree -- I do have some
15 things to add. I do agree with their report.
16 Unfortunately, the most critical pictures
17 were ones that did not make it up there. I do
18 have those pictures with me here, thank
19 goodness, if y'all would like to take a look at
20 this. I didn't bring seven or eight. I only
21 have one.
22 THE CHAIRMAN: If you give it to us, we
23 will have to keep it.
24 MR. ALTMAN: Oh, that's okay.
25 THE CHAIRMAN: I can -- I will keep the
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1 pen. We're good. Go ahead and --
2 MS. BLAKE: You good?
3 MR. ALTMAN: I think I'm good. Go ahead
4 and hand that out.
5 MS. BLAKE: Okay. All right.
6 MR. McEACHIN: I believe that the
7 photographs that he's going to show are in the
8 book.
9 THE CHAIRMAN: Okay.
10 MR. McEACHIN: Now, they're in black and
11 white, but they are in the book itself.
12 THE CHAIRMAN: Okay.
13 MR. McEACHIN: And you can go along
14 with its ...
15 MS. BLAKE: Mr. Chairman, what is your
16 pleasure; would you like this book or would you
17 like to look at them?
18 THE CHAIRMAN: If we have them here, that
19 will be sufficient.
20 MS. BLAKE: Thank you, sir.
21 MR. ALTMAN: Okay. Oh, you do have all
22 the pictures, then?
23 THE CHAIRMAN: Yeah, we have quite a few.
24 MR. ALTMAN: Oh, okay. All right. Very
25 good. All right. I'll just run over a couple
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1 of things.
2 I bought the house in 1997. It came with
3 another building that I bought next to it. The
4 gentleman owned all three lots. His first
5 decision was to tear down that house. He had
6 two transients living in it. He was going to
7 pay them \$300 to tear it down and split the
8 lot. When he found out the cost of splitting
9 the lot, he gave me the option to purchase the
10 house.
11 I was a young guy, ready for a challenge,
12 so I accepted it and got the house. When I
13 went in there, basically -- you have seen some
14 of the pictures -- it's 2-by-2 boards,
15 basically, on 24 on the ceiling. And on the --
16 on the sides, it's panels, tongue and groove.
17 Basically, what was there was a cardboard
18 product or a press wood product that had been
19 painted and nailed up with roofing tacks with
20 the whole siding and ceiling sagging off of the
21 whole thing. I pulled it off. And that was
22 the first Sheetrock job I had ever done in my
23 life.
24 Otherwise, the gentleman told me that it
25 was a fishing shack. A man and his son used to
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1 enjoy to go fishing, and the gentleman was
2 burning all of those cabins. And the guy goes,
3 well, hey, can I have them? He goes, if you
4 get here before I burn them, you can have them.
5 So he loaded them up and brought them over.

6 If you look closely -- unfortunately, with
7 the black and white, you can't see, but there's
8 actually wallpaper on those panels of different
9 colors two or three deep. And you can see the
10 2-by-2 boards where the original parts of that
11 was used. It wasn't a new house that was built
12 there by any means. It was piece and parcel
13 from all over.

14 The other half of the building was part of
15 a U.S. Army barracks left over from World War
16 II. If you look at those windows that are the
17 jalousie-style metal windows, that was part of
18 a military barrack. And what they did is, they
19 compounded all of this stuff together. And,
20 unfortunately, the way they designed it, with
21 the roof, there's zero truss system and there
22 is zero framing system. There are no vertical
23 studs in the building.

24 On the ceiling, the boards just kiss
25 there. And so it creates what's called a

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1 vertical thrust propensity. And then to top
2 it, they put another roof on top of it with the
3 same, no truss system. Two kissing boards over
4 kissing boards.

5 And if you look in the bedroom picture,
6 you can see -- where I've pulled back the
7 Sheetrock, you can see two kissing 4-by-4s.
8 That room has already started to vertically --
9 I mean -- pardon me -- horizontally thrust out.
10 The ceiling is coming down. I couldn't stick a
11 board in there because it's 10 by 10.

12 In the middle of that living room, if you
13 look where that post is, I walked in there, and
14 the ceiling was at my head. I didn't know what
15 to do, so I got a 4-by-4 and a sledgehammer,
16 and I beat until it started making a cracking
17 noise. I said if I hit this again, it won't be
18 good. I left the post there a couple of years
19 ago.

20 Since then I had rented it, and it had
21 started sagging. Some of the neighbors that
22 had been in the building go, hey, it looks like
23 it's sagging. At that point, I got the
24 structural engineer cut the stuff back, and she
25 made me aware of what I had on my hands. And

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1 so that -- that's where I'm at now.

2 THE CHAIRMAN: Okay.

3 MR. ALTMAN: I think everything else is
4 fairly self-explanatory.

5 THE CHAIRMAN: Thank you.

6 Any questions?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: Thank you.

9 I'll see if there's anyone else that would
10 like to speak to this item.

11 (Ms. Burke approaches the podium.)

12 MS. BURKE: Hi there. Adrienne Burke.

13 Just a few comments on this one. I did

14 not have the opportunity to visit this site in
15 advance, other than driving by, so I don't have
16 the knowledge of it that I had of the prior
17 case or one of the cases we heard last month,
18 but I did get the opportunity to speak with the
19 applicant earlier this afternoon and got some
20 more information on the condition of the
21 structure.

22 On initial review of the application, it
23 really reminded me a lot of the case we heard
24 last month. And although it is case by case,
25 it kind of jumped out. And it's one of these

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1 small structures. We don't have a lot of them.
2 That alone is historically unique. And there
3 is, you know, a potential viability for small
4 homes in today's real estate market.

5 So those are kind of the things that
6 immediately jumped out to me.

7 And I had a couple of questions that the
8 applicant was able to answer. One was, have
9 there been any attempted sales to anyone who
10 might want to take on a project like this, and
11 I believe he indicated no, there hadn't been.

12 But learning more about the condition of
13 the structure, one of my other questions was,
14 could an addition be feasible to help increase
15 the square footage. It sounds like, based on
16 the condition of the structure, redoing it is
17 essentially new construction. And, at that
18 point, you get into the question of, are you
19 just reconstructing a historic structure? What
20 is your purpose with that? That's different
21 guidelines.

22 So I think the main difference between
23 this one and the other one that remind me of it
24 is that the condition of the structure is much
25 different. And the -- even if you were to

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1 rebuild it, you're not rebuilding it how it was
2 constructed. So there's -- there are a lot
3 more questions around this one. I'm kind of
4 torn on how it could go, but I think
5 definitely, food for thought, the difference
6 here is that the condition of the structure is
7 very different and problematic.
8 So thank you.
9 THE CHAIRMAN: Thank you.
10 Anyone else?
11 AUDIENCE MEMBERS: (No response.)
12 THE CHAIRMAN: Seeing none, we'll close
13 the public hearing.
14 I'll entertain a motion.
15 COMMISSIONER DAVIS: Motion to approve the
16 COA.
17 THE CHAIRMAN: Do I hear a second?
18 COMMISSIONER DANNHEIM: Second.
19 THE CHAIRMAN: Any discussion?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: Hearing none, all those in
22 favor of the motion?
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 approved the COA-17-374 for the demolition of
3 3654 Valencia.
4 We will move on to Item Number 1 under the
5 Certificates of Appropriateness, work initiated
6 or completed without a COA. COA-17-343, at
7 3205 Herschel Street.
8 MS. MULLINS: Hello. The property is
9 3202 -- 3205 Herschel Street. It is actually
10 between Seminole and Aberdeen Street and Plaza
11 Place. It has three corners. As you can see,
12 here's a historic Sanborn picture of the --
13 map, excuse me, of the property. It's -- you
14 can see, it's Herschel.
15 Where it's kind of Herschel, it does a
16 little jog. And so does Aberdeen. And
17 actually, it's Plaza Place here (indicating).
18 So the property is on that corner there. You
19 can see the little red arrow. Here it is
20 maybe. This is a 1960 Sanborn.
21 So essentially, this is a COA without a
22 violation. So the work was completed without a
23 COA. The applicant was not aware of the need
24 for a COA for hardscaping.
25 So this is the before picture of the
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1 structure, a beautiful Marsh & Saxelbye
2 structure. Marsh & Saxelbye, a very famous
3 architect in Jacksonville in the '20s,
4 architectural firm. They do a lot of kind of
5 mission/Spanish features.
6 So this is the structure (indicating).
7 This is kind of me attempting to do a decent
8 photo of before. So, as you can see, in front
9 of the building -- and the building is built
10 right on the property line. So in front of the
11 building is a gravel parking lot, was a gravel
12 parking lot before the applicants purchased the
13 building. As you can see, this is before.
14 This is pictures of Herschel Street. You
15 can see how there's a huge right-of-way, huge
16 grass on this street, grass right-of-way on
17 both sides of Herschel. And here's the other
18 photo of where Aberdeen -- and then if you look
19 to the right of this photo, that's Plaza Place
20 back there. And you can see the garages that
21 are back there that are built on the back
22 property line.
23 And, as you can see, these are photos of
24 the existing condition of Herschel Street
25 (indicating). Everybody parks in the
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1 right-of-way here. It is actually a normal
2 condition here, which is not right. It's -- it
3 may be the norm, but that -- they don't have
4 approval to be doing this.
5 So as you can see -- and there's a number
6 of multifamily structures on this block, and
7 they all park in front of the buildings, as you
8 can see, or just park on the curb of the
9 street.
10 So this is the after photo (indicating).
11 So the applicant installed pavers to park in
12 the right-of-way because originally it was
13 gravel. They installed these kind of
14 unique-patterned pavers.
15 Normally, our condition for pavers in
16 front of the building for driveways or if
17 you're going to use pavers for a walkway, they
18 are brick size instead of square. More
19 traditional for the neighborhood and more of a
20 traditional color. More either like grays or
21 browns, dark browns or reds.
22 So this is the after photos. So the
23 applicant installed the pavers. And also,
24 there wasn't a right-of-way permit pulled for
25 this work either. So, as you can see, these
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1 are the photos of the after. So people are
2 parking in front of the building.

3 These are photos of the accessory
4 buildings in the back. As we can see, this guy
5 is kind of parked this way, but it looks like
6 maybe one normal car can fit in there.

7 They were actually -- I looked -- after I
8 did this report, I looked at -- I found the
9 permit record, and they were built as -- these
10 same structures were built in the '30s, and it
11 was to hold eight cars total. So each of these
12 buildings were supposed to fit four cars, which
13 is interesting how cars increase in size over
14 the age over the years.

15 So this is, in addition, the other -- so
16 there's three -- it's a threefold violation:
17 Paving the right-of-way without an approval;
18 using those pavers that we have, we typically
19 do not approve because they are not really
20 consistent with the neighborhood; and then
21 three, screening in one of the garages for a
22 commercial laundry facility.

23 Typically, we would approve screening the
24 garage in. That's fine. However, the reason
25 we were recommending denial of the screening is

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1 because it -- it helps the hardship of not
2 being able to park in the garages.

3 So, essentially, our recommendations were
4 to deny the parking in the right-of-way and to
5 deny the pavers because, one, the pavers aren't
6 typical for the district. We typically like
7 the brick size, the brick color. And two,
8 parking in front of the buildings is against
9 our design regulations because it blocks the
10 street. It blocks the house from the street.
11 And, you know, the historic structure is the
12 main historic structure.

13 So here is the site plan (indicating). As
14 you can see, the house is essentially built
15 almost on the property line. And this was kind
16 of their proposed site plan. As you can see,
17 they've got this paver -- the pavers in the
18 property line a little bit and also in the
19 right-of-way.

20 And in their defense for the applicant, I
21 did pull up an older photo again, after I had
22 already compiled this, and it looked like they
23 have been parking in front of the building
24 since the 1970s. So that's -- they just
25 assumed that they could do that. Everybody on

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1 their block is doing it. They have already
2 been graveled, but it is against our design
3 regulations.

4 That's it.

5 THE CHAIRMAN: Any questions for staff?

6 COMMISSIONER DAVIS: Was there -- did you
7 go to another picture that was multifamily that
8 was kind of asphalt all the way up in the
9 right-of-way?

10 MS. MULLINS: Yes. So there is -- oh,
11 here we go. There we go. So this is a
12 multifamily built maybe in the '70s, because I
13 do have a Sanborn. The reason I put a '60-'70
14 Sanborn map in here is because, if you look,
15 there are apartments. So across Herschel from
16 our building, there's a dwelling, a dwelling,
17 and then two huge, two-story, four-unit
18 dwellings, and then there's -- next to that is
19 an apartment complex.

20 So in the '60s or '70s -- and on the
21 corner is a four-person dwelling. And then
22 three -- so there is a lot of multifamily on
23 that block. And it looks like this structure
24 here, that's that two-story, probably built in
25 the '60s, '70s, and that parking lot could have

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1 been put in at that time. You know, we don't
2 know.

3 The only reason typically these types of
4 cases are caught is because it's new. We can
5 see it's new. That -- you know, we can't
6 retroactively go after somebody if we don't
7 know when it was put in. And, you know, more
8 than likely, that parking pad has been there
9 long before the district.

10 COMMISSIONER ALLMAND: So your
11 recommendation is to deny?

12 MS. MULLINS: Yes, because our design
13 regulations are very clear about parking in
14 front of the building.

15 COMMISSIONER ALLMAND: Not approve with a
16 different material or just --

17 MS. MULLINS: Well, because they're going
18 to -- it's parking in front of -- the cars.

19 COMMISSIONER ALLMAND: Oh, yeah. Okay.
20 Got it.

21 MS. MULLINS: And I'm sure that the
22 applicant can make the case or explain why they
23 can't use the garages and why they can't park
24 in the rear, but, essentially, our design
25 regulations state don't park in front of the

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1 building.
2 COMMISSIONER ALLMAND: Got it.
3 COMMISSIONER LOPERA: Permission to speak?
4 THE CHAIRMAN: Yes.
5 COMMISSIONER LOPERA: So would your
6 recommendations be to have them remove all the
7 pavers?
8 MS. MULLINS: Yes. And put grass.
9 COMMISSIONER LOPERA: Okay.
10 COMMISSIONER ALLMAND: I love that idea.
11 COMMISSIONER LOPERA: What about the
12 washer/dryer room? You mentioned that they
13 have a commercial washer/dryer room. Does that
14 take up that entire garage space, like 16 foot
15 by 20 foot garage space?
16 MS. MULLINS: It looks like it.
17 COMMISSIONER LOPERA: Where it's screened?
18 MS. MULLINS: There are pictures that the
19 applicant provided that it does appear that
20 that whole space is kind of like a utilitarian
21 use for the tenants. If you look at --
22 AUDIENCE MEMBER: Page 13.
23 MS. MULLINS: Page 13.
24 COMMISSIONER LOPERA: Okay. I see it.
25 COMMISSIONER ALLMAND: So they took the
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1 parking out of the back parking garage and
2 stuck it in the front?
3 MS. MULLINS: I don't know that anyone has
4 really been parking back there, but yes, that
5 is an accessory structure --
6 COMMISSIONER ALLMAND: For parking.
7 MS. MULLINS: -- that they are no longer
8 using for parking. And parking -- their
9 tenants are parking in front of the building.
10 COMMISSIONER DAVIS: Could you even park
11 in there? Just looking at, like, how wide it
12 is, could you even turn a car --
13 MS. MULLINS: The applicant is saying no.
14 The applicant is saying that the turning radius
15 back there is not quite for normal cars these
16 days. The applicant is also stating that only
17 maybe one or two can fit.
18 And if you look at the -- let me see.
19 There's a center beam in the middle. So two
20 cars are not going to fit on either side of
21 that center beam. So you would have to
22 reconfigure the way that is structured in order
23 to fit more than two cars in there.
24 COMMISSIONER LOPERA: We got --
25 COMMISSIONER ALLMAND: I don't know if I
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1 agree with that.
2 COMMISSIONER LOPERA: We can span that
3 with a wood beam with a steel (inaudible),
4 actually, or a steel beam. So that would get
5 rid of that. So that would provide some
6 parking there, but if you -- can you go back a
7 few photos?
8 THE CHAIRMAN: Let me interject.
9 I drove in there and I parked in the
10 accessory structures. I mean, I have -- I have
11 a midsize -- I was driving a midsize SUV, and
12 there were workmen there. There was one guy
13 that pulled in diagonally in the first space
14 because he had a pickup truck that was the
15 extended body, extended length.
16 MS. MULLINS: Maybe that one (indicating)?
17 THE CHAIRMAN: No, it was one, but he
18 pulled into the first bay. I pulled into the
19 second bay and parked perpendicular, like you
20 would normally do, and then I backed out and
21 came back out.
22 Now, you had to be very careful when you
23 back out because there's railings on the steps
24 in the back coming out of the back of the
25 building, but you can do it.
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1 COMMISSIONER ALLMAND: Yeah.
2 THE CHAIRMAN: And it was obvious it
3 was -- to me, that it was set up for two cars
4 on either side of the post that you see
5 supporting the long beam. So that's how they
6 were providing the eight cars. You have two
7 buildings, each with four, two on each side of
8 the column.
9 And, like I said, I didn't have a problem,
10 but I was the only car parking. It may be
11 tighter with more than one car in each bay, but
12 there's -- like Commissioner Lopera says,
13 it's -- there's ways around that, but anyway,
14 that's further discussion. But ...
15 COMMISSIONER ALLMAND: What's the width of
16 those, of each one of those structures?
17 MS. MULLINS: The site plan says 36.
18 COMMISSIONER LOPERA: Thirty-six foot?
19 How many cars are we talking about here?
20 MS. MULLINS: Well, it's -- they are --
21 there's two -- there's eight units, one
22 bedroom. So assuming there's two people that
23 live -- you know, a couple lives in a
24 one-bedroom apartment, I would assume, you
25 know, max, 16 cars, but technically, they're
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1 one-bedroom apartments, eight of them.
2 COMMISSIONER LOPERA: At the top right
3 corner of that photo, would parking be -- could
4 parking be installed there in that open space?
5 MS. MULLINS: No. See the tree?
6 COMMISSIONER LOPERA: Go back. Go back.
7 Like right there (indicating).
8 MS. MULLINS: See the big tree? They
9 would have to take that tree down.
10 COMMISSIONER LOPERA: Right.
11 MS. MULLINS: Yeah. So if you look --
12 COMMISSIONER LOPERA: It's removal of one
13 tree to create two or three parking spots?
14 MS. MULLINS: This is that area, but it's
15 still -- that is possible. So the space would
16 be --
17 COMMISSIONER LOPERA: Yeah.
18 MS. MULLINS: -- 16 by 18.
19 COMMISSIONER LOPERA: Right, which is
20 enough for two cars. The maximum you'll get
21 into each garage is probably going to be three
22 cars comfortably. So that's five cars right
23 there. And if you take out the bike rack out
24 of the area they screened in, you could get one
25 more car there. So it's probably one car --
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1 one -- it would be -- at most, it would be one
2 car per unit is what you could actually fit in.
3 THE CHAIRMAN: And that's probably what it
4 was originally designed for and called for in
5 the zoning code at the time.
6 COMMISSIONER ALLMAND: And I think compact
7 spaces, you know, you could fit four.
8 THE CHAIRMAN: Why don't --
9 MR. POPOLI: Just quickly, the standard
10 parking space for the City is 9 by 18.
11 THE CHAIRMAN: Nine by 18, right.
12 MR. POPOLI: So technically, 36 feet. You
13 could put four spaces in those garages and be
14 legal.
15 THE CHAIRMAN: Technically, yeah.
16 COMMISSIONER ALLMAND: How big is a
17 compact space?
18 MR. POPOLI: Seven-and-a-half by I think
19 16 is the smallest.
20 THE CHAIRMAN: Okay. Why don't we open
21 the public hearing and listen to the applicant.
22 (Audience member approaches the podium.)
23 AUDIENCE MEMBER: Rachel Ringhaver, 3205
24 Herschel.
25 MS. BLAKE: Would you raise your right
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1 hand, please.
2 MS. RINGHAVER: (Complies.)
3 MS. BLAKE: Do you affirm that the
4 testimony you are about to give is the truth,
5 the whole truth and nothing but the truth?
6 MS. RINGHAVER: I do.
7 MS. BLAKE: Thank you.
8 MS. RINGHAVER: All right. So I want to
9 first say, this was an honest mistake that
10 we're here in violation. We respect the rules
11 of Avondale. We grew up in Avondale. We love
12 the preservation process. We've just moved
13 back from Tampa and eagerly bought a building
14 to preserve it to its original beauty.
15 And we have poured ten months of time and
16 a lot of money into doing meticulous details as
17 if we were living there. We're not, but we
18 truly love Avondale, and we want to preserve
19 it.
20 So I guess Blair -- and I'll let you know.
21 So I didn't know about the COA process until we
22 were violated by putting a fence up. And since
23 then, everything -- I've worked closely with
24 Blair and the Department, and everything is by
25 the book. I would never want to be in this
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1 position, and I'll never find myself in this
2 position again.
3 In your books, you have color copies of
4 everything. You can see all the extent of
5 really bad work that's been going on for -- I'm
6 not sure how long, but we bought it --
7 COMMISSIONER ALLMAND: Excuse me real
8 quick.
9 MS. RINGHAVER: Yes.
10 COMMISSIONER ALLMAND: When you bought the
11 property, did they -- as part of the closing
12 documents, was there a thing that said you're a
13 historic property and you need to get a COA for
14 stuff?
15 MS. RINGHAVER: No. And, in fact, when we
16 bought our Post Street property, which we're
17 also renovating, I received a letter from the
18 Commission, but I never received that letter
19 from -- for our Herschel property.
20 And I don't know, I mean, the second that
21 we got a violation, even before it was
22 reported, I was on the phone with Martin. And
23 he directed me to Blair, and it's like how --
24 how do we fix this? Because I do not want to
25 be on the wrong side of this. It just
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1 happened.
2 And so I'm truly hoping that we can figure
3 this out because we -- we have wonderful
4 intentions of restoring -- of restoring rental
5 properties. That's the business we went into,
6 and we want to do it in historic Avondale
7 because our hearts are there.

8 So you know our three violations. One
9 thing that Blair led to was, this -- this one
10 block, it's unique because it's all -- it's all
11 rental properties. So if you look on Page 8,
12 you can see pictures. Everyone parks in the
13 front. This was shocking to me that it wasn't
14 allowed because no one parks in the back.

15 When we bought the building, we did have
16 one person that parked in the area where we --
17 where we put the laundry room. He had a
18 little, tiny car and went around. So that side
19 driveway has ACs installed with -- or the
20 outside unit, with cement posts there.

21 So I've got measurements on one of the
22 pages of how much. So I -- it was how wide it
23 is, but it's a tight one. And then he would
24 have to back out and go. So one person parked
25 in there. Then you've got two people on the

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1 other side. I do realize you say that you can
2 put more in, but tenants aren't -- I mean, I
3 know that they should be, but they aren't real
4 respectful of each other.

5 So, like, we've got -- now that we've made
6 this a beautiful property, we've got better
7 tenants, but we -- I don't see if somebody's
8 got a truck, fitting four cars back there. It
9 just seems like you're going to have dings in
10 people's cars. You've got that center beam.

11 I would love to have parked in the back,
12 but there's -- it's the back, which is Plaza
13 Place, where it backs up. It's a very busy
14 road. That feeds Herschel on to Park Street,
15 and it's a very busy corner.

16 So while you could pull in and make an
17 immediate right, you could just fit one car
18 there. Otherwise, you're -- the other car is
19 hanging off on the edge of Aberdeen. And
20 that's a very busy turn right there.

21 So from when you hit the stop sign at
22 Plaza Place, which everyone thinks is Herschel,
23 there's constant traffic there. It's very
24 busy. So I don't -- I don't consider that a
25 parking area. I know that it may, but the fact

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1 is, when we bought this property, just all the
2 tenants, they just park up front, like everyone
3 else on this small block.

4 And I know it would be a huge exception to
5 legally park there, but I have a feeling that
6 even if we take this up and put the dirt and
7 gravel back, they are still going to park
8 there. And it's just going to be ugly, the way
9 it was before, and we want to -- I mean, this
10 is a beautiful building we have and we want to
11 make it shine. And we have made it shine. And
12 we care for it just meticulously.

13 It's an emotional thing for us, but on the
14 side on Aberdeen, you've got your -- if you
15 look on Page 12, you've got a good picture of
16 the side. You can fit two to three cars there,
17 depending on their size, if you wanted to park
18 on the street.

19 We have -- the parking spaces we put in
20 with the pavers are an average of 7 feet 7
21 wide. They're compact just because -- and that
22 gives us nine spots up front. Right now, we
23 haven't even -- we've got one vacancy left, and
24 we're up to 12 cars. So we've got the back
25 parked out, and we've got the front park. I

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1 mean, people have cars. This is -- they have
2 got to park them somewhere.

3 And because of all the multi-families on
4 this street, there's not one extra parking spot
5 anywhere. So we have maxed out with the
6 exception of the laundry room that we put in,
7 but that is -- we chose that spot, number one,
8 because there's not space in a 90-year-old
9 building to put laundry for them.

10 And number two, no one ever parked there.
11 And we polled our tenants before, where -- why
12 isn't this used? It's too hard to get in and
13 out of. It's a hard turn. And it would --
14 well, it just was an unused space, a waste of
15 property.

16 So when we bought the building, we found
17 the original screen doors. And that sort of
18 thing thrills us. We had them restored and we
19 had a custom screen wall built around the
20 screen doors, and it's beautiful. And, I mean,
21 it -- it helps Avondale shine. And it should
22 be -- it's beautiful.

23 These pictures are pre -- are
24 mid-construction, so you don't see the
25 meticulousness of it. On Page 14, you do see

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1 before. And Blair had some really good
 2 pictures of before. I didn't have those before
 3 we put it in, but it was mud they were parking
 4 in. Now, they pull up into a space. It's
 5 organized. It's kept.
 6 And I chose -- if you look to Page 15 on
 7 there, I feel like this is important, I didn't
 8 just choose a paver and -- you know, a brick
 9 paver. A brick paver wouldn't have matched
 10 that. I chose the style paver. A lot of
 11 thought went into it. I chose the style of
 12 pavers that I felt went with the style of
 13 building.
 14 And if you look, there are a few examples
 15 of the same -- of the same style, Mediterranean
 16 Revival, built during the early 1920s. And
 17 those were inspirations in my choosing, but
 18 also, at the bottom of Page 15, there are --
 19 3644 Richmond Street is one of our favorite
 20 homes. My husband is behind me. He grew up in
 21 this home. It's the same architect of the
 22 building we have, and it's almost identical
 23 pavers, the same colors, a little bit different
 24 size.
 25 But our pavers are -- if you look on
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1 Page 16, you will see that our pavers are not
 2 crazy pavers. I respect the rules for the
 3 pavers. I understand why they're in place. I
 4 feel if Marsh and Saxelbye were alive, they
 5 would want these pavers in front of their
 6 building. I just feel like they really
 7 complement it.
 8 And as far as the standard color, well,
 9 the bricks on Aberdeen aren't all one shade and
 10 neither are our bricks. This is the same
 11 pavers. These are in the shade and in the
 12 sunlight, but they aren't one color.
 13 And so I felt that I -- truly, every
 14 single decision went into our choice there to
 15 make it look authentic because we want --
 16 I'm -- I hate new additions that don't -- that
 17 aren't period correct.
 18 On the interior, we brought in plasters
 19 from Tampa to make everything perfect. It was
 20 as if we were living there, the improvements we
 21 have made there. So to find ourselves in
 22 violation was a shock. It's been very sad for
 23 us. And it's -- and we're sorry. I would
 24 never want to be in violation. And I'll never
 25 be again. Everything with our new property, I
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1 mean, Blair gets tired of hearing from me.
 2 I had Joe Ponsler build the -- instead of
 3 replacing the 90-year-old iron balconies which
 4 were very low and unsafe, I had Joe Ponsler
 5 come in and -- from Wonderland Products, and he
 6 built a top addition for me so it didn't look
 7 like a rig. It looks like it was part of it,
 8 and it doesn't even -- it brings it to code,
 9 and it's perfect.
 10 So we've spared no expense. We've put --
 11 spent -- just so much time and thought have
 12 gone into this. I just would hate to take it
 13 back to what it was.
 14 And anyway, that was longer than three
 15 minutes, but -- oh, and yeah, we added the
 16 laundry in the back, and it's great, too. I
 17 mean, we have attracted now a really nice group
 18 of tenants because they want to live here.
 19 Before, it was falling apart. And we pulled
 20 panels off, and it was bad inside.
 21 So any questions for me?
 22 COMMISSIONER DANNHEIM: I have a quick
 23 question. Did y'all -- did you consider any
 24 kind of underground -- I know there's ways you
 25 can do like -- not to do like a parking garage,
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1 but just some form of -- kind of like going
 2 under the --
 3 MS. RINGHAVER: I haven't. I've never --
 4 I've never even thought of it. First of all,
 5 the found- -- there's not any crawl space.
 6 We'd have to excavate under to redo the
 7 plumbing under our building, the dirt is so
 8 high under our building.
 9 COMMISSIONER LOPERA: Yeah, it's -- and
 10 there's also flood zone issues with the
 11 building.
 12 MS. RINGHAVER: Flood, yeah.
 13 COMMISSIONER DANNHEIM: Well, I did --
 14 MS. RINGHAVER: We're three blocks -- or,
 15 I guess, we're four blocks from the water.
 16 COMMISSIONER DANNHEIM: Yeah. I mean,
 17 obviously, it would have to go to permitting.
 18 MS. RINGHAVER: But I didn't even consider
 19 that. We bought the building, you know,
 20 with -- I mean, everybody has always parked
 21 there, I think she said since the '70s. It
 22 never occurred to us. Now I know that I need
 23 to ask permission, and I have, and I always
 24 will, but ...
 25 THE CHAIRMAN: Okay.
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1 MS. RINGHAVER: Okay.
2 THE CHAIRMAN: Thank you.
3 MS. RINGHAVER: Should I sit down?
4 THE CHAIRMAN: Yes.
5 MS. RINGHAVER: Thank you.
6 THE CHAIRMAN: If we have any other
7 questions, we'll call you back up.
8 Is there anyone else that would like to
9 speak to this item?
10 MS. RINGHAVER: I have one more thing I
11 would like to say.
12 THE CHAIRMAN: Yeah, please.
13 MS. RINGHAVER: Okay. If --
14 MS. BLAKE: Ma'am, if you would come back
15 to the microphone, we'd appreciate it.
16 (Ms. Ringhaver approaches the podium.)
17 MS. RINGHAVER: If this were -- if we
18 could get your permission to park in the
19 right-of-way, it's still not a go for us. We
20 would then go through zoning, and we'd have to
21 go through zoning for their approval, and then
22 we have to do a revokable permit and
23 indemnification agreement.
24 So there are still steps for us. It's
25 still a long journey, which we're definitely
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1 willing to do. I don't think that the rest of
2 the block is going that route, but to be able
3 to do that legally would be huge for us. We
4 feel it's our only option.
5 THE CHAIRMAN: We understand.
6 MS. RINGHAVER: Okay. Thanks.
7 THE CHAIRMAN: I do commend you for the
8 work that you're doing on the building --
9 MS. RINGHAVER: Thank you.
10 THE CHAIRMAN: -- because I did visit the
11 building.
12 MS. RINGHAVER: Thank you.
13 THE CHAIRMAN: And I appreciate the time
14 and effort and the expense that you're putting
15 into it --
16 MS. RINGHAVER: Thank you.
17 THE CHAIRMAN: -- because it's looking
18 pretty good.
19 MS. RINGHAVER: Thank you. It's
20 definitely not for a quick return. It's for a
21 long-term investment. We just love this --
22 THE CHAIRMAN: Yeah. Well, historic
23 preservation isn't for a quick return.
24 MS. RINGHAVER: Yes. Never.
25 Thank you.
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1 THE CHAIRMAN: Thank you.
2 Any other questions?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: If no one else would like
5 to speak, we'll close the public hearing.
6 AUDIENCE MEMBERS: (No response.)
7 THE CHAIRMAN: I'll entertain a motion one
8 way or the other.
9 COMMISSIONER ALLMAND: I'll make a motion
10 that we deny COA-17-343.
11 COMMISSIONER DANNHEIM: Second.
12 THE CHAIRMAN: Any discussion?
13 COMMISSIONER ALLMAND: Well, I mean, I
14 think, golly, this is a hard one, you know,
15 because I think the applicant's heart was in
16 the right place, but that's a lot of parking
17 spaces up front. And that's a beautiful
18 building. And like I said, I think the
19 applicant's heart was in the right place, but
20 I -- you know, that's a lot of parking spaces
21 up front.
22 I mean, we -- you know, we denied one, a
23 little parking space up front, and it came
24 back. And then there was a -- it was a
25 different kind of situation, but, you know, I
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1 mean, I think -- I think the most beautiful
2 thing for that building is to have some grass
3 up front and some bollards. You know --
4 MS. RINGHAVER: Where are they to park
5 then?
6 MS. BLAKE: Excuse me. If you're going to
7 speak, you need to be at the microphone.
8 MS. RINGHAVER: Should I stand up there?
9 MS. BLAKE: You can ask them.
10 COMMISSIONER ALLMAND: You know --
11 THE CHAIRMAN: Well, having driven around
12 the block several times, in their defense,
13 other than the parking in the right-of-way,
14 about 90 percent of all the other buildings,
15 that's exactly what they're doing. And there
16 is no real curb or gutter on any of those on
17 that block.
18 My only concern is the setting of
19 precedent. If we allow this one, we're going
20 to have a whole series of additional requests
21 for paving in front yards or in right-of-ways.
22 We've already had --
23 COMMISSIONER ALLMAND: We've already
24 denied almost everything that has come before
25 us.
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1 THE CHAIRMAN: I know that. That's my
2 struggle, because all the others are. And that
3 doesn't mean that's justification for it. I'm
4 just letting everyone know that that's what it
5 is. And that's the reality of the situation,
6 is that you have people parking on both sides
7 of the street, on the right-of-way, because
8 there is no other place to park.
9 All these -- all the buildings that there
10 are, none of them have carports or garages
11 except this one. And so there is no other
12 place to park. And it wasn't clear. The block
13 south of this is showing on the Sanborn map --
14 or on the site plan, that there is an alley,
15 but it didn't look like it was open. I really
16 couldn't get a good handle on that.
17 And you can see that they're -- they're
18 showing some kind of garages off the alley to
19 the -- on the properties to the south and one
20 garage on the property adjacent to this one on
21 the north off Plaza, but that's the only way
22 you could get to that building because of the
23 setbacks of the existing structures that are
24 off of Plaza.
25 So I don't know really how all this got
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1 approved originally when these structures were
2 built, especially the ones built in the '70s,
3 without any parking. So, I mean, we're --
4 ultimately, we're going to solve a problem
5 that's been in existence for 40 years.
6 COMMISSIONER LOPERA: Permission to speak?
7 THE CHAIRMAN: Go ahead.
8 COMMISSIONER LOPERA: So the initial
9 problem is with the pavers. And -- because I'm
10 seeing at the back here that there's, you know,
11 no sidewalk there. So could we do something
12 where if zoning approves it, we could approve
13 parking there, along with John's suggestion
14 about, you know, putting the grass back in
15 because the problem with pavers is impervious
16 area.
17 Paving the entire area leads -- when it
18 rains, that rain is washing off into other
19 people's properties with no viable way to --
20 for the rain to go anywhere. So that's why we
21 don't pave entire, you know, lots with, you
22 know, concrete or with brick pavers.
23 So could we, you know, basically do
24 something like that where we basically approve
25 it, if zoning also approves it because, you
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1 know, like he said, people are going to park
2 there regardless of what we say or decide here,
3 just like everybody else is doing on the rest
4 of the street.
5 You said 90 percent of people are doing
6 that. So maybe we ask zoning to just approve
7 it, put the grass back in and ask the owner --
8 by the way, thank you so much for all the work
9 you have done on the historical building and,
10 you know, for all your effort that you have put
11 into that. And it's a long-term investment. I
12 understand that. So just thank you for your
13 work in that area -- converting the back
14 garages to parking again so that you have
15 additional maybe one-and-a-half parking spaces
16 per tenant and perhaps moving the washer/dryer
17 room right next to where the AC units are.
18 And the sandy area, build -- just
19 basically building a smaller building for the
20 washer/dryer. And we can take out that post
21 with a longer steel beam or you know, a wood
22 beam. We can take out the post in the middle
23 and perhaps make six parking spots 12 feet wide
24 so that we don't have the problem with people
25 dinging each other's cars if they have a
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1 12-foot-wide space.
2 So you have -- basically creating six
3 spaces in the back, trying to get the front
4 approved with the grass, that's parking, and
5 then adding two parking spaces in that top
6 right corner that I had talked about before, if
7 you go back to that photo.
8 MS. MULLINS: Where is that? That's the
9 corner really.
10 COMMISSIONER LOPERA: Go, go -- that one.
11 Right there, right where that tree is, removing
12 the tree in order to create a couple more
13 parking spots.
14 THE CHAIRMAN: If they plant grass, then
15 they don't need any kind of approval because
16 grass is grass, and it's in the right-of-way.
17 They wouldn't need approval to plant grass in
18 the right-of-way. That's what's supposed to be
19 there anyway.
20 COMMISSIONER DAVIS: But people are still
21 going to park there.
22 THE CHAIRMAN: They're still going to park
23 there.
24 COMMISSIONER ALLMAND: I'd defy that. Put
25 something up where they don't park -- so they
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1 don't park there.
2 MS. MULLINS: May I speak?
3 THE CHAIRMAN: Yes.
4 MS. MULLINS: Right-of-way wasn't allowing
5 anyone to put any kind of fence to block the
6 right-of-way. And also, that curb is there.
7 So they would have to take out that curb to
8 park in the -- on that corner, just to point
9 out, unless they --
10 COMMISSIONER LOPERA: The curb is already
11 gone.
12 MS. MULLINS: If they -- unless they use
13 that apron and then kind of scoot over. You
14 see?
15 COMMISSIONER LOPERA: Right. Well, you
16 have enough room there to negotiate your car
17 towards the right and also be able to back --
18 MS. MULLINS: Okay.
19 COMMISSIONER LOPERA: -- back in.
20 MS. MULLINS: So you're saying use that --
21 COMMISSIONER LOPERA: Use that as an
22 additional area, you know, for a couple more
23 spots. And then you have a potential six
24 parking spots in the garages. You have your
25 washer/dryer room like you wanted, which I
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1 think is a great idea for, you know, that many
2 tenants. You have two more spots there. And
3 so that creates eight.
4 And then if zoning even approves parallel
5 parking in the front, with the grass, we have a
6 few more spots in the front of the building as
7 well. And since they don't allow us to install
8 bollards, then that idea is out, too.
9 COMMISSIONER ALLMAND: Well, what about
10 landscaping or something? Look, this is a
11 Marsh and Saxelbye building.
12 THE CHAIRMAN: Amen.
13 COMMISSIONER ALLMAND: We don't want to
14 park in the front yard. I mean --
15 THE CHAIRMAN: I can't believe you're
16 saying that.
17 COMMISSIONER ALLMAND: -- pretty please
18 with sugar on top.
19 COMMISSIONER LOPERA: I mean, seriously,
20 people are going to park there regardless of
21 what we decide here. Might as well, you know,
22 try to get permission for something.
23 COMMISSIONER ALLMAND: I don't -- no, I
24 don't believe that. I think there's ways of
25 making this space where people will not park in
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1 it. Absolutely.
2 COMMISSIONER DAVIS: But it's still on the
3 street where the character -- sorry, not to
4 interrupt, it's still on the street where the
5 entire character of the street is that
6 everybody parks in the right-of-way.
7 COMMISSIONER ALLMAND: Right, but that
8 doesn't make -- that's not a good thing. We
9 don't want to encourage that.
10 COMMISSIONER DAVIS: But it is what it is.
11 I mean --
12 COMMISSIONER ALLMAND: Well, it doesn't
13 have to be.
14 COMMISSIONER DAVIS: -- if you can't put
15 bollards there, I mean, people -- people are
16 going to park there. And those are great
17 suggestions to finding other alternatives, but
18 people are still going to park in front of that
19 building.
20 And to me, you know, your choice is
21 either, it's mud, because it's going to be
22 grass for about three days, and then it's going
23 to be mud, or we do a nice, brick paver.
24 COMMISSIONER ALLMAND: What happens next
25 week, next month when somebody comes and says,
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1 I want to park my dually in my front yard?
2 COMMISSIONER LOPERA: Remember, it's a
3 case-by-case basis. As we mentioned earlier --
4 COMMISSIONER ALLMAND: But they're going
5 to point at this.
6 COMMISSIONER DAVIS: But nobody gets
7 grandfathered in. I mean --
8 MR. POPOLI: If we could not talk over
9 each other. She's struggling.
10 COMMISSIONER DANNHEIM: Through the Chair,
11 can I ask the applicant a question?
12 THE CHAIRMAN: Certainly. Come forward.
13 (Ms. Ringhaver approaches the podium.)
14 COMMISSIONER DANNHEIM: I just -- I know
15 you've been in contact with Blair and their
16 office. Have you been in contact with zoning
17 or any other --
18 MS. RINGHAVER: We did. We met with
19 zoning. And, you know, she -- Autumn,
20 actually. And she explained to us, you know,
21 the steps, that this was the first step.
22 Zoning would be the second step.
23 And Ray Newton -- Ray Newton took us to
24 that meeting. And after that, we would then go
25 to permitting for that, but -- and that would
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1 say that we would lift the pavers.
 2 Another option -- because the fact is, I
 3 mean, I agree, they're going to park there no
 4 matter what. And I'm sure that a long time ago
 5 there was grass there, but it's mud after you
 6 park on it. They're not going to park in that
 7 back corner. They didn't before.
 8 COMMISSIONER ALLMAND: I just defy that
 9 logic. I mean, I hear that being echoed
 10 around, but I disagree with that. There are
 11 ways to keep people --
 12 MS. RINGHAVER: You should look at the
 13 one -- that one block, though. See, this is a
 14 unique block.
 15 COMMISSIONER ALLMAND: I know exactly
 16 where it is.
 17 MS. RINGHAVER: I totally understand that
 18 if -- that everybody is going to try, then, to
 19 use it as an example, but this is a specific
 20 situation. It's a small block in Avondale. I
 21 don't know of another block like this. I've
 22 driven and driven to find it. I don't know of
 23 another block like this where every single --
 24 it's a small area. It's a narrow section of
 25 Herschel, which is another issue for parallel
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1 parking. And I don't see where else -- why
 2 this couldn't be that one exception because --
 3 COMMISSIONER ALLMAND: I mean, because
 4 this is probably the one time where I would say
 5 it's the most important.
 6 MS. RINGHAVER: Because no other -- but no
 7 other block is like this.
 8 COMMISSIONER LOPERA: What is your
 9 suggestion, John, for repairing the situation?
 10 COMMISSIONER ALLMAND: I think parallel
 11 parking is a possibility. It's something that
 12 I'd be willing to entertain. Me personally, I
 13 think that gives you -- I think that's
 14 something, right, but I would say park in the
 15 back. There is other spaces that don't have
 16 something. This one does.
 17 There's like a -- there's like structures
 18 in the back where you can park. And we're --
 19 and now we're saying park in the front and put
 20 the laundry in the back? I mean, I just --
 21 there is a designated place for parking, and
 22 it's not the amount of parking that we want.
 23 So now we're saying let everyone park in the
 24 front of a Marshy and Saxelbye building.
 25 MS. RINGHAVER: Well, we do use the back.
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1 MS. FETNER: You have to -- I'm sorry.
 2 MS. RINGHAVER: Oh.
 3 MS. FETNER: I'm not trying to be a
 4 stickler or anything, but you have already
 5 presented.
 6 MS. RINGHAVER: Okay.
 7 MS. FETNER: And the Chair has to be
 8 asking you questions to speak.
 9 MS. RINGHAVER: Okay. Okay. I
 10 understand.
 11 MS. FETNER: It would probably be a lot
 12 easier if you just sat down until someone
 13 called you up.
 14 MS. RINGHAVER: Okay. That's fine.
 15 MS. FETNER: All right. Thank you.
 16 COMMISSIONER ALLMAND: So again, look,
 17 I --
 18 THE CHAIRMAN: Well, part of the problem
 19 is, they have -- they have put the pavers over
 20 top of or eliminated the sidewalk in front of
 21 the building, which I don't think Public Works
 22 is going to allow. They're going to want the
 23 sidewalk to run through.
 24 So if -- so you're really talking about
 25 potentially from the street side of the
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1 sidewalk to the edge of asphalt because,
 2 unfortunately, there is no curb here. And
 3 that's part of the problem, there is no curb.
 4 So if the sidewalk was to continue like
 5 it's shown there, all the way through, it would
 6 almost force you to go to a parallel parking
 7 scenario instead of perpendicular.
 8 COMMISSIONER ALLMAND: Which I think is
 9 a -- which I think is a nice compromise; but
 10 look, if Marsh and Saxelbye thought it would be
 11 a good idea to park in front of this building,
 12 he would have put the structures in the front.
 13 You know what I mean?
 14 THE CHAIRMAN: I actually happen to agree
 15 with you for once.
 16 COMMISSIONER ALLMAND: I mean, look, I
 17 think the applicant's heart is in the right
 18 place. And I think it's unfortunate. And I --
 19 but I -- I just -- I feel strongly about this.
 20 And I understand that -- I mean, you guys
 21 obviously spent a bunch of money. I mean,
 22 golly, I don't even want to think about it.
 23 Those are nice pavers. You know what I mean?
 24 MS. RINGHAVER: Yes, they are.
 25 COMMISSIONER ALLMAND: And there's thought
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1 into it. And, unfortunately, it's like a --
 2 there's like colliding kind of -- kind of
 3 things that kind of led us here, unfortunate
 4 things. An unfortunate sequence of events led
 5 us here, but let's cut it off here and not have
 6 this lead to another unfortunate series of
 7 events where now everyone is parking their cars
 8 in their front yard in Avondale, pretty please
 9 with sugar on top.
 10 COMMISSIONER LOPERA: Well, not a lot of
 11 places would possibly allow for the parallel
 12 parking compromise which, you know, we just
 13 talked about and with David mentioning having
 14 the sidewalk just basically continue to the far
 15 left side of the property, according to this
 16 property taken at 12:29 on 1/23.
 17 So that way, you're satisfied as far as,
 18 you know, the parallel parking issue. We put
 19 some of the grass back in because you don't
 20 need 12 feet of width for parallel parking.
 21 You probably just need maybe 10 feet of width.
 22 Add in -- you know, probably maybe three or
 23 four spots is the max you're going to get
 24 there, probably maybe even three spots.
 25 Add in some grass, add in the sidewalk,
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1 and then have the owner go ahead and redo the
 2 entire back garages, take out that center
 3 column with a steel beam on both things, and
 4 then recreate a separate washer/dryer room so
 5 that most of the people, at least each person
 6 has at least one spot where they can park in
 7 the back of the property and also adding the
 8 other two spaces on the right side by removing
 9 that tree.
 10 COMMISSIONER ALLMAND: I mean, let me echo
 11 that. Right? You know, like it's
 12 one-and-a-half -- I think it's one-and-a-half
 13 spaces per bedroom, right? That's 12. You
 14 know, maybe 4 in front and 8 in back. That
 15 does it. And you don't have -- you have
 16 something, but there's not -- there's not a
 17 solid, like --
 18 COMMISSIONER LOPERA: Right. Row of cars.
 19 COMMISSIONER ALLMAND: Things like in the
 20 front. You know, I think that would be
 21 something that I would be, you know, open to
 22 much more so than just straight pavers.
 23 COMMISSIONER LOPERA: All right. Let's --
 24 ma'am?
 25 MS. FETNER: I'm sorry.
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1 THE CHAIRMAN: Yeah.
 2 MS. FETNER: It's the Chair's discretion
 3 to call another person up.
 4 COMMISSIONER LOPERA: Oh, sorry.
 5 MS. FETNER: I'm sorry.
 6 COMMISSIONER LOPERA: I'm sorry. Chair?
 7 THE CHAIRMAN: What I was asking counsel
 8 is, Sondra, if -- if we were to vote on this
 9 item and vote in accordance with staff's
 10 recommendations, if they came back with an
 11 alternate solution that might include comments
 12 from this discussion, we could hear that again,
 13 that way, if it's changed enough, that wouldn't
 14 be res judicata, would it?
 15 MS. FETNER: My suggestion would be that
 16 you defer it, allow -- give them the
 17 opportunity to meet with Blair, to go over the
 18 discussion you've had up here and then come
 19 back with something else because if you deny it
 20 now, there's an issue of res judicata.
 21 THE CHAIRMAN: Well, that's what I'm
 22 asking.
 23 MS. FETNER: We don't need to go into that
 24 whole thing.
 25 THE CHAIRMAN: That's what I'm asking.
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1 MS. FETNER: Right.
 2 THE CHAIRMAN: Yeah.
 3 MS. FETNER: So I would suggest that you
 4 defer it and give the applicant an opportunity
 5 to come back with another idea having heard
 6 that there's concerns about exactly how they
 7 have it now.
 8 THE CHAIRMAN: Right. Okay. I think
 9 that's what -- if you're in agreement, I think
 10 that's what I would like to do is defer this to
 11 give you some time to come back with maybe some
 12 alternate proposals that we can hopefully
 13 accept.
 14 MS. RINGHAVER: All right. Can I ask a
 15 question about an alternate?
 16 THE CHAIRMAN: Yes.
 17 MS. RINGHAVER: Would some grass and
 18 some -- not parallel parking, but, you know,
 19 some grass spots, maybe expand the front
 20 entrance, would that be something that makes
 21 it, you know, less -- less --
 22 THE CHAIRMAN: It might be. Let's see
 23 what you come up with.
 24 MS. RINGHAVER: Okay. And then so I know
 25 this goes back to not knowing the procedures of
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1 COAs, because we did -- or our contractor went
2 through all the permitting for a \$40,000
3 laundry room --
4 THE CHAIRMAN: Yeah.
5 MS. RINGHAVER: -- and then steel beams.
6 And there's not money left to do all of these
7 changes. It's -- I'd love for them to park in
8 the back; however, there's a very big curb
9 there. And then on the corner, are there
10 issues with stop signs that we would run into?
11 Then we would have an issue.
12 THE CHAIRMAN: You're going to have to
13 work that out with Public Works. I mean, they
14 have a whole series of rules and regulations as
15 to what you can do and can't do. And you might
16 work with them to come up with some alternate
17 solutions, but by deferring it, it gives you
18 the option to do that. And right now, I think
19 it's probably in your best interest to do so.
20 COMMISSIONER LOPERA: And one more thing,
21 you may want to ask your contractor why he did
22 not pull a building permit for -- a historical
23 permit for this, because that is his
24 responsibility fully, and it's something you
25 can take up with him because this is -- if you
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1 would have pulled the permits appropriately,
2 you would not be here.
3 COMMISSIONER DAVIS: Well, when he went
4 through zoning, they should have --
5 COMMISSIONER ALLMAND: Yeah, that's a
6 zoning misstep I think, in my opinion, but I'll
7 say --
8 COMMISSIONER LOPERA: Also contractor.
9 THE CHAIRMAN: Let's --
10 COMMISSIONER ALLMAND: I do want to say
11 thank you for doing such a good job on this
12 building. I really feel like y'all's heart was
13 in the right place. And it is -- it is tough.
14 You know what I mean? And I know it's tough
15 for you. It's tough for us, too.
16 We want to encourage this, you know,
17 doing -- people doing well. And I understand
18 that this wasn't a thing on purpose. And so,
19 you know, I do want to -- I do want to say
20 thank you for that. And, you know, sorry that
21 we're kind of finding yourselves in this
22 unfortunate kind of place, but I -- just
23 talking with the Commission, it seems like
24 there is an opportunity, you know.
25 And I -- you know, I can't really talk
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1 about, you know, the financial implications of
2 it, but -- to kind of have a parking situation.
3 COMMISSIONER DAVIS: Just for helpful
4 feedback, when they come back, should we
5 address -- we never really got to the paver
6 selection itself.
7 THE CHAIRMAN: No, we didn't but --
8 COMMISSIONER LOPERA: Yeah. I'm okay with
9 the ones in the back.
10 COMMISSIONER DANNHEIM: Through the Chair,
11 we don't have to approve pavers that are not
12 visible from the street.
13 MS. MULLINS: The ones in the back, we're
14 more flexible with that.
15 COMMISSIONER DANNHEIM: So you can do it
16 administratively. So yeah. I mean ...
17 COMMISSIONER LOPERA: That way, they don't
18 lose their entire investment on the pavers and
19 the entire structure, entire lot line, just
20 maybe the ones -- some of the ones in the
21 front.
22 COMMISSIONER DANNHEIM: With landscaping?
23 COMMISSIONER LOPERA: Right.
24 COMMISSIONER DANNHEIM: Some sort of --
25 THE CHAIRMAN: Okay. Let's defer this
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1 item.
2 Thank you.
3 COMMISSIONER LOPERA: Thank you, ma'am.
4 THE CHAIRMAN: Yes, we were supposed to
5 have taken a break at 5 o'clock. We will take
6 a 10-minute break now, and we will return --
7 15 minutes. Excuse me. When we return, we
8 will review the item regarding the YWCA.
9 (Brief recess.)
10 THE CHAIRMAN: Okay. We're going to
11 reconvene. We're changing up the agenda a
12 little bit. We are going to --
13 MS. BLAKE: Ladies and gentlemen, we are
14 resuming. If we can have your attention,
15 please.
16 THE CHAIRMAN: We are resuming with
17 Item Number 1, under the OOs and Minor Mods.
18 It's MMA-17-03, 1536 Silver Street.
19 MS. MULLINS: Hello.
20 Okay. So this is for MMA-17-03. I do
21 have to tell you, for this one I made quite a
22 few mistakes in my report, so -- I made some
23 just clerical corrections.
24 MS. FETNER: Okay.
25 MS. MULLINS: So for the MMA, the location
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1 is actually not the corner of College and Myra
2 and Post. It's the west side of Silver,
3 between West 5th and 6th Streets. If you can
4 see on the map, it's in Springfield, not
5 Riverside.

6 And then on Page 2, Sentence 2, the access
7 will -- it says "access will not be off the
8 street." It will be off the street. So please
9 X out "not."

10 MS. FETNER: Was the -- through the Chair,
11 sorry. Was the applicant made aware of these
12 changes?

13 MS. MULLINS: She's actually the one that
14 brought them to me. It was actually very
15 helpful. Yeah, we have three people that
16 review these and I still missed it. So, yes,
17 the applicant is very aware.

18 MS. FETNER: Okay. Thank you.

19 MS. MULLINS: So just X out "not" on the
20 report.

21 And then she did have some questions,
22 which I'll talk about later, in just one of the
23 paragraphs.

24 MS. FETNER: So what I'll request that you
25 do is just make a revised report and then we

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1 will include that with our order. And also,
2 that can be added to the record for this
3 meeting as well.

4 MS. MULLINS: Okay.

5 MS. FETNER: You basically revised it at
6 the meeting.

7 MS. MULLINS: Okay.

8 So back to the actual MMA. So this is a
9 minor modification application for the original
10 COA, which was 16- -- COA-16-585, that you
11 heard last year. It was for some main house
12 alterations and a new garage. It was on
13 consent. The applicant was requesting for
14 replacement of the columns.

15 I'll go through -- this is -- well, let's
16 talk about the garage first because --
17 essentially, staff's recommendations for the
18 garage are approve.

19 The changes to the garage -- this was the
20 original site plan. So they essentially
21 made -- instead of a square garage, they made
22 almost like an L-shaped garage, and they're
23 going to utilize the existing driveway for the
24 garage instead of going off the alleyway.

25 So this was the original proposed garage

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1 front elevation (indicating). This is the new
2 garage front elevation. This is the -- so
3 these are kind of comparing -- the top row is
4 the original proposed garage. The bottom row
5 is the new proposed garage.

6 On to the actual -- the part of the minor
7 mod that we are recommending denial of. So
8 originally the COA requested to replace the
9 columns with -- that's when -- that's what the
10 house looked like at the time of the COA
11 process (indicating). It had all these -- it
12 had round columns, and they were requesting to
13 replace the columns with square, tapered
14 columns. For one reason, the first floor was
15 not originally -- kind of like those plastic,
16 Fiberglass columns. So they weren't really
17 structural. And then the second floor there
18 was some deterioration on the columns.

19 So the original COA was approved with a
20 condition that they replace the first floor
21 with round tapered columns and the second floor
22 that they preserve the columns. And the
23 applicant was in agreeance; however -- I'll
24 talk about later -- they weren't able to do
25 that in their testimony, so --

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1 But the original COA was -- they
2 eventually agreed to the round, tapered columns
3 and to preserve the second floor, but now we're
4 on this MMA and they are requesting to -- as
5 you can see these pictures here, the columns
6 don't quite line up with the piers. That's why
7 we agreed to do this -- the round tapered, so
8 they kind of taper and match. What they're
9 asking for is to build square, tapered columns
10 on both floors.

11 We did receive an engineer's letter
12 stating that the second floor columns were not
13 structurally able to be used again, so we did
14 agree to replace those with round. So -- but
15 the applicant is stating that they need to do
16 square tapered on the first. So they want to
17 do square tapered on the second, per an
18 engineer.

19 So -- and these are the engineer -- this
20 is the engineer's drawing, what it's supposed
21 to look like with the piers and then the caps.
22 And this is -- so they had --

23 The reason it's an MMA and a violation
24 is -- they received the engineered drawings.
25 The engineered drawings said to do this design,

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1 and they started work. So it was not in -- it
2 was not meeting the original COA. So that's
3 why it's a violation. So they already started
4 this work. It's an MMA and a violation.
5 THE CHAIRMAN: Can you go back a couple to
6 the -- I saw the first one -- first slide.
7 That one (indicating).
8 MS. MULLINS: So this is -- thank you,
9 David.
10 So this is a Florida Master Site File
11 photo of the house from when -- either '70s or
12 '80s (indicating). As you can see, there's two
13 different columns. So the original COA, we
14 reviewed this picture and said, okay, so the
15 second floor columns are encased in an enclosed
16 porch. Our educated guess was those were the
17 original columns. They're solid wood. They
18 match the style of the house. They match the
19 era of the house. The square, tapered columns
20 tend to be a little bit later than the 1908
21 house. Let me make sure I have a right date.
22 So, essentially, that's why our educated
23 guess was that the second floor columns were
24 original, not the first floor columns, but
25 there is photographic evidence of both styles
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1 of columns for this house.
2 COMMISSIONER LOPERA: By "both styles," do
3 you mean square?
4 MS. MULLINS: Square and round.
5 COMMISSIONER LOPERA: Square taper or --
6 MS. MULLINS: Square taper --
7 COMMISSIONER LOPERA: -- or round taper?
8 MS. MULLINS: -- and round. No, round --
9 just round.
10 COMMISSIONER LOPERA: Square taper and
11 round?
12 MS. MULLINS: Yeah. So we don't really
13 know what the original first floor looked like
14 because we don't believe that the first floor
15 in this photo is original.
16 Is that clear as mud? There's a lot of
17 kind of working parts to this one.
18 COMMISSIONER DAVIS: Why did the
19 structural engineer say they had to do the
20 square tapered?
21 MS. MULLINS: It's --
22 THE CHAIRMAN: I think that's the
23 testimony we're about to hear, so --
24 MS. MULLINS: Yeah.
25 So that -- that's the drawing. That's
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1 what they said.
2 And you -- in your packet, there is actual
3 physical drawings from the engineer and the
4 engineer letter stating that the columns are
5 structurally sound. So you should have the
6 actual kind of footprint showing the
7 engineer's -- do you have that?
8 COMMISSIONER DAVIS: (Indicating.)
9 MS. MULLINS: It should be past that, the
10 documents. Page --
11 COMMISSIONER LOPERA: Is it from Lucas &
12 Scott?
13 MS. MULLINS: Yes. Right. You're --
14 COMMISSIONER LOPERA: It says the front --
15 MS. MULLINS: Uh-huh.
16 COMMISSIONER LOPERA: -- front porch
17 columns are structurally deteriorated?
18 MS. MULLINS: Yeah. That's the letter,
19 and then it should be like -- the next page or
20 two should be the actual drawings from the
21 structural engineer.
22 THE CHAIRMAN: What are the condition of
23 the second floor columns at this point?
24 MS. MULLINS: They are able to be
25 replaced.
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1 THE CHAIRMAN: Are they deteriorated also
2 or not?
3 MS. MULLINS: Per the structural
4 engineer's stamp, yes.
5 THE CHAIRMAN: Were they load bearing or
6 were they decorative?
7 MS. MULLINS: They were solid wood.
8 COMMISSIONER LOPERA: They would have been
9 load bearing, the second floor.
10 So right here, the engineer says front
11 porch columns are structurally deteriorated.
12 Was he referring to the first and second
13 levels?
14 MS. MULLINS: Well, the first floor
15 weren't structural -- they were plastic. They
16 weren't original. He's talking about the
17 second floor.
18 THE CHAIRMAN: They were decorative.
19 COMMISSIONER LOPERA: Okay. So the second
20 floor columns were deteriorated.
21 MS. FETNER: Through the Chair, can I make
22 a suggestion? The questions that you ask the
23 staff really should only relate to her report.
24 And then any type questions that you have for
25 the engineer or the applicant, you should just
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1 direct those to them because Blair can't -- any
 2 testimony Blair gives about what the engineer
 3 says is basically worthless.
 4 COMMISSIONER LOPERA: Right. So --
 5 MS. FETNER: So we need to get that --
 6 MS. MULLINS: I'm going to go home.
 7 MS. FETNER: You're priceless.
 8 So, you know, when you're -- if there's
 9 ever an issue about this decision, that type of
 10 testimony has to come from the person --
 11 THE CHAIRMAN: I understand. I was
 12 looking for clarification from an aesthetic
 13 standpoint --
 14 MS. FETNER: Okay.
 15 THE CHAIRMAN: -- which is why I was
 16 asking the questions.
 17 MS. FETNER: Okay.
 18 THE CHAIRMAN: Okay. Was there anyone
 19 else that had any questions for staff?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: Seeing none, we'll open it
 22 to the public hearing.
 23 Is the applicant here?
 24 AUDIENCE MEMBER: (Indicating.)
 25 THE CHAIRMAN: Come on up.
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1 (Audience member approaches the podium.)
 2 AUDIENCE MEMBER: Judson Miller, 1330
 3 Glengarry Road.
 4 MS. BLAKE: Would you raise your right
 5 hand, please.
 6 MR. MILLER: (Complies.)
 7 MS. BLAKE: Do you affirm that the
 8 testimony you are about to give is the truth,
 9 the whole truth, and nothing but the truth?
 10 MR. MILLER: I do.
 11 MS. BLAKE: Thank you.
 12 MR. MILLER: You're welcome.
 13 THE CHAIRMAN: Can you explain to us
 14 what's going on here?
 15 MR. MILLER: I will do my best.
 16 THE CHAIRMAN: Okay. Thank you.
 17 MR. MILLER: We purchased the house a year
 18 ago. We came to you guys. We were completely
 19 fine with y'all's recommendations. We worked
 20 closely with Blair. We tried to do everything
 21 exactly the way we were supposed to do it.
 22 Once we got deeper into the renovation part of
 23 it, the entire porch had to come off. Once
 24 that became the case, that kicked in the need
 25 for engineered drawings and then us with the
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1 Building Department, having to get all of those
 2 drawings approved by them, you know, red-lined,
 3 redrawn, approved, back and forth, and then
 4 things were approved, and we went ahead with
 5 what we thought we were approved with.
 6 I guess our confusion was we thought that
 7 both of these kind of being two different sides
 8 of the same City coin as far as buildings and
 9 construction go, that there may have been --
 10 there was some communication -- we didn't
 11 realize that we needed to come back and modify
 12 the COA to change it.
 13 That's the gist of it. I mean, that's --
 14 quick, easy answer. And if you guys have more
 15 technical questions, Mitch Taylor, our
 16 contractor, is here. So, you know, as far as
 17 engineering and stuff like that goes, he can
 18 answer those.
 19 THE CHAIRMAN: Okay. Does anyone else
 20 have any comments, questions for the applicant?
 21 COMMISSIONER DAVIS: So you guys are -- I
 22 mean, you definitely want to go to the square
 23 tapered or you need to go to the square
 24 tapered?
 25 MR. MILLER: Well, if you -- those
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1 pictures that show you the way those piers are,
 2 either they shifted somehow over time or the
 3 house -- something went on, and what was the --
 4 Tom Goldsbury said it would be an asymmetrical
 5 load on the pier. So that was the reason why
 6 we went back to the square tapered. And,
 7 again, it was in the original photograph.
 8 So, you know, did we make a mistake?
 9 Probably -- I guess we did. Obviously, we're
 10 standing here today, you know, but we're not --
 11 it's not like we're trying to do something
 12 that, you know, two houses down doesn't have
 13 the exact same columns that we do. You know,
 14 they're all over the neighborhood. It's not --
 15 we're not doing something very -- I mean, at
 16 all out of the ordinary.
 17 THE CHAIRMAN: You've obviously rebuilt
 18 the porch.
 19 MR. MILLER: Yeah, we did.
 20 THE CHAIRMAN: Are you planning to
 21 duplicate all the trim work that was on the
 22 original porch in terms of --
 23 (Simultaneous speaking.)
 24 MR. MILLER: As close as we can get --
 25 THE CHAIRMAN: -- (inaudible) and cornice
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1 work?

2 MR. MILLER: We're going to get it as

3 close as we can get it to the way it looked

4 when we purchased it.

5 And the way -- the photographs that you

6 see, the way the columns look now, they're

7 horrendous looking. They just look like

8 monolithic slabs, and that's -- that's not

9 finished. We had to stop work, obviously. So,

10 I mean, there will be, you know, trim work on

11 them, architectural details on them. They

12 won't just be -- you know, we want it to be

13 pretty. We're going to live there.

14 THE CHAIRMAN: Well, I will tell you from

15 an aesthetic and a classical, traditional

16 detailing of the columns and the porch, that is

17 way off base. The columns wouldn't run two

18 stories like that. They would be intercepted

19 by the porch, like was on the original drawing.

20 MR. MILLER: Right. And that's what we're

21 going to do. That's what we -- we had to stop

22 work, so it's not been trimmed out the way --

23 THE CHAIRMAN: If you'll go back one more

24 slide -- there. The reason why those are

25 asymmetrical or eccentrically loaded is because

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1 the columns that were put there were put in the

2 wrong place. The proper association of the

3 column to frieze and the architrave and the

4 cornice above is that the neck of the column

5 should be in line with the frieze board. And

6 you can see it's set in. The cap hangs out

7 beyond --

8 MR. MILLER: Right.

9 THE CHAIRMAN: -- the architrave of that

10 porch. And that's why in that photograph it

11 appears to be asymmetrically loaded.

12 If the post was put at the corner, where

13 it should be, then a decorative column wrapping

14 that would be centered over that pier or damn

15 close to it. And that's the problem. That

16 column was not put in the right place, so all

17 you're doing is just compounding the mistake.

18 MR. MILLER: Well, those columns are long

19 gone.

20 THE CHAIRMAN: And that's fine.

21 However -- well, let's hear from some others,

22 if they have any comments or questions.

23 COMMISSIONER ALLMAND: Do you understand

24 what he means? If you center that column, the

25 capital of the column would stick out proud of

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1 that porch.

2 MR. MILLER: Yeah.

3 COMMISSIONER ALLMAND: That's the way it's

4 supposed to be.

5 THE CHAIRMAN: And that's not what's

6 happening in the new construction. Whether

7 it's square or round --

8 MR. MILLER: Right.

9 THE CHAIRMAN: -- that's the correct --

10 MR. MILLER: Well, I -- you know, as far

11 as the construction stuff goes, I would have to

12 defer to him and let him explain to you why it

13 was built the way it's been constructed to this

14 point.

15 THE CHAIRMAN: Even if it was -- even if

16 we approved it square, what was constructed

17 would not be architecturally correct.

18 MR. MILLER: Right.

19 THE CHAIRMAN: Just understand that.

20 MR. MILLER: Right. Yeah. I mean, I know

21 they don't look correct right now. I mean, we

22 know that. Again, we had to stop construction,

23 so --

24 THE CHAIRMAN: They are ginormous.

25 COMMISSIONER LOPERA: Permission to speak?

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1 THE CHAIRMAN: Certainly.

2 COMMISSIONER LOPERA: So, Blair, you want

3 to do round, tapered columns at the top and

4 bottom? Is that --

5 MS. MULLINS: That's --

6 COMMISSIONER LOPERA: -- your

7 recommendation?

8 MS. MULLINS: That is our recommendation.

9 COMMISSIONER LOPERA: Okay.

10 THE CHAIRMAN: And, aesthetically, that's

11 what you would do. You don't mix-match square

12 and round.

13 COMMISSIONER LOPERA: Right. Same

14 diameter and everything, top and bottom?

15 MS. MULLINS: We were pretty flexible in

16 terms of that because they're not -- we didn't

17 really put any parameters on that.

18 COMMISSIONER LOPERA: Okay.

19 MS. MULLINS: But they can't -- you know,

20 they can't go over the base. They need to fit

21 the base.

22 COMMISSIONER LOPERA: Of course.

23 From a structural standpoint, that can

24 definitely be done. Are you --

25 MR. MILLER: I'm not an engineer, so I'll

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1 take your word for it.
 2 COMMISSIONER LOPERA: Yeah. I guess your
 3 contractor is --
 4 MR. MILLER: Yeah. He's here. I mean,
 5 yeah. So, I mean, if there's --
 6 (Simultaneous speaking.)
 7 COMMISSIONER LOPERA: (Inaudible.)
 8 THE CHAIRMAN: We can request his
 9 testimony.
 10 Are there any other questions, comments?
 11 COMMISSION MEMBERS: (No response.)
 12 THE CHAIRMAN: Okay.
 13 MR. MILLER: Thanks.
 14 THE CHAIRMAN: If we need you, we'll call
 15 you back up.
 16 MR. MILLER: All right.
 17 THE CHAIRMAN: Thank you.
 18 Anyone else?
 19 (Audience member approaches the podium.)
 20 AUDIENCE MEMBER: I'm Christina Parrish.
 21 Executive director of Springfield Preservation.
 22 I live at 327 West 5th Street in Springfield.
 23 MS. BLAKE: Would you raise your right
 24 hand, please.
 25 MS. PARRISH: (Complies.)
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1 MS. BLAKE: Do you affirm that the
 2 testimony you are about to give is the truth,
 3 the whole truth, and nothing but the truth?
 4 MS. PARRISH: I do.
 5 MS. BLAKE: Thank you.
 6 MS. PARRISH: The SPAR Design Review
 7 Committee has been involved in this process
 8 from the beginning. We met with Blair and
 9 other members of the committee when the first
 10 COA was approved. And there was a pretty
 11 robust discussion about the columns at that
 12 point.
 13 We believe, based on the photographs that
 14 are in our files, that the columns on the
 15 ground floor, the square, tapered columns, are
 16 the original columns. There are other homes
 17 very similar to this in the neighborhood. In
 18 fact, I live around the corner in a house that
 19 has square columns on the bottom and round
 20 columns on the top. It's a pretty common
 21 feature of houses in Springfield that were
 22 built around that time.
 23 We also do not necessarily believe that
 24 the columns that are shown on the second floor
 25 in this picture were the original columns. If
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1 you look very closely at the photograph -- it's
 2 hard to see here. The column in the center is
 3 smaller than the columns on the right and the
 4 left. And it really appears that those may
 5 have been replaced.
 6 I don't think we have any information,
 7 photographic or otherwise, that tells us what
 8 the columns on the second floor looked like,
 9 but it does appear -- and there are other
 10 houses in the neighborhood very similar to this
 11 that have the square, tapered columns like this
 12 one on the bottom. And, again, the only
 13 evidence we have is this photograph, which
 14 would have been taken around 1980, during the
 15 survey that we did of Springfield.
 16 So from the beginning, we supported
 17 allowing the tapered columns on the bottom
 18 floor.
 19 The applicant in this case has worked very
 20 closely with all of the City staff throughout
 21 the process and, unfortunately, we have another
 22 example -- and I just really want to stress
 23 this. We have got to improve communication
 24 between City departments. They've got to help
 25 these people do the right thing.
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1 When the Building Department is telling
 2 someone, you're all set, go ahead and build
 3 it -- you know, if they told me that, yes, I
 4 would know to go back to Blair and have my COA
 5 modified. The average person does not know
 6 that. I'm also a real estate attorney, who
 7 does a lot of closings. I always talk about
 8 historic preservation at my closings, but I can
 9 tell you that most attorneys don't, and a lot
 10 of people don't include that information.
 11 But all that said, they did go ahead and
 12 build -- put square columns on the bottom and
 13 the top based on the recommendation of their
 14 engineer and the approval of the City of
 15 Jacksonville's Building Department.
 16 And the photograph that you have does --
 17 it looks atrocious. It looks -- when I first
 18 saw it, I thought, Oh, my gosh, did they build,
 19 like, one giant column? It doesn't really look
 20 like that in person. It is two separate
 21 columns. They do intend to add architectural
 22 detail back, which will significantly change
 23 the appearance of this home and the columns
 24 themselves.
 25 SPAR's position on this is that -- in this
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1 case, we would recommend making suggestions to
2 the property owners on the best way to correct
3 the appearance with decorative trim rather than
4 requiring them to replace these columns that
5 have already been built at great expense.
6 THE CHAIRMAN: Okay. Thank you.
7 Any questions?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: Thank you.
10 Anyone else like to speak to this?
11 AUDIENCE MEMBER: If you have questions.
12 COMMISSIONER LOPERA: Yeah. The general
13 contractor was submitting all the building
14 permitting and not the homeowner or was the
15 homeowner --
16 MS. BLAKE: Excuse me. If you're going to
17 speak and answer his question, you need to be
18 sworn in and come to the microphone, please.
19 (Audience member approaches the podium.)
20 MS. BLAKE: Please state your name and
21 address for the record.
22 AUDIENCE MEMBER: Mitch Taylor, Three Wise
23 Men Design/Build, 5730 Sheffield Road,
24 Jacksonville.
25 MS. BLAKE: Thank you.
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1 Would you raise your right hand, Mitch.
2 MR. TAYLOR: (Complies.)
3 MS. BLAKE: Do you affirm that the
4 testimony you are about to give is the truth,
5 the whole truth, and nothing but the truth?
6 MR. TAYLOR: I do.
7 MS. BLAKE: Thank you.
8 COMMISSIONER LOPERA: So you're submitting
9 the building permit on behalf of the homeowner?
10 MR. TAYLOR: That's correct.
11 COMMISSIONER LOPERA: Okay. So then when
12 they approved the revisions at the building
13 permit side, then nothing came back through the
14 Historic Preservation Commission?
15 MR. TAYLOR: So to backtrack a little bit
16 to when this originally began, I made it very
17 clear that this would need structural
18 engineering and so forth, and I was told by
19 Historic Preservation that I would need to see
20 Cindy Rosenblatt, Chad Griffin, that there was
21 a strong connection and it would not need to
22 take place.
23 So I met with Chad Griffin, showed him all
24 the drawings. They said, Go right ahead, you
25 don't need any. So we got started, got into
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1 it.
2 The first floor -- the second floor and
3 then the roof of the second floor on the
4 balcony was so deteriorated the entire thing
5 had to be removed.
6 The job got a red tag based off of -- it
7 needed structural engineering, so we got the
8 structural engineering. The structural
9 engineering consultant visited the job site,
10 looked at it, made his suggestions, designed
11 the drawings. We submitted those. We had
12 several meetings with Tom Goldsbury; the
13 building inspector, Chad Griffin; and another
14 gentleman.
15 And it was conveyed to me in person that
16 it didn't really matter -- that the structural
17 engineering was how it was going to be put
18 together. So while I do agree with -- that the
19 columns would be offset at the base of the
20 column at the top, this structure is put
21 together exactly how it was taken down. So,
22 you know, ever how it was back then, I can't
23 attest to that. It's built according to code
24 and it's built per the structural engineering.
25 It's obviously not complete. You know,
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1 that's -- that's the substrate of the columns.
2 There's, I believe, 6-by-6 posts in the bottom,
3 4-by-4 on the top, and they are offset on the
4 base of the columns. So, you know, once the
5 decorative trim and all the moldings are on, it
6 will look like a true craftsman-style column.
7 COMMISSIONER LOPERA: So the taper on the
8 outside, what is that? How did you do the
9 6-by-6? Like, what did you use for the
10 outside?
11 MR. TAYLOR: Okay. So the 6 -- so if we
12 have a --
13 COMMISSIONER LOPERA: So the 6-by-6 is
14 sitting inside --
15 MR. TAYLOR: Yes.
16 COMMISSIONER LOPERA: -- the taper?
17 MR. TAYLOR: But it's back off in the
18 corner of the masonry column. So if we have a
19 24 by 24 --
20 COMMISSIONER LOPERA: You mean of the cap?
21 MR. TAYLOR: Of the cap.
22 COMMISSIONER LOPERA: Of the brick -- of
23 the concrete cap on top of the --
24 (Simultaneous speaking.)
25 MR. TAYLOR: So there's a concrete --
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1 COMMISSIONER LOPERA: -- (inaudible) --
2 MR. TAYLOR: -- cap on top of the brick
3 column.
4 COMMISSIONER LOPERA: So you're saying the
5 6-by-6 is at the corner of this?
6 MR. TAYLOR: It's not in the center. It's
7 set back to the inside corner, not all the way
8 to the corner, but back into the corner.
9 COMMISSIONER LOPERA: How close are you
10 talking about? What's the spacing between the
11 anchor -- the center of the anchor and the edge
12 of that concrete cap?
13 MR. TAYLOR: There's probably six inches.
14 COMMISSIONER LOPERA: Okay.
15 MR. TAYLOR: There's not enough to get a
16 round column in there and it not hang off the
17 base of that column.
18 And with respect to the original columns
19 that were there -- you know, I don't know how
20 we'd get an old, decorative, wood column that's
21 going to have a Florida approval code, to get
22 around that. And, I mean, the one that was
23 there was so deteriorated, I mean, it couldn't
24 be -- it couldn't be fixed.
25 You know, it was mentioned to me that,
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1 well, originally, they should have asked for
2 this in the beginning. Well, they had no idea
3 that the structure was in such bad shape. And
4 I guess there's a time frame that you guys have
5 to be able to -- to go back to the board. You
6 know, we were shut down because of City
7 communication. You know, just lots of things
8 that just was never communicated correctly to
9 them or us.
10 COMMISSIONER LOPERA: Have you ever heard
11 of Permacast?
12 MR. TAYLOR: Sure.
13 COMMISSIONER LOPERA: Is that something
14 you could do with a -- you know, to try to move
15 that column towards the middle and then wrap it
16 and taper it with a Permacast product?
17 MR. TAYLOR: Well, the problem is these
18 columns are -- the base columns, the masonry
19 columns, the piers, you know, they're kind of
20 leaning out and they're offset to begin with.
21 So I can't say that we can get a true
22 architecturally correct column to go in there.
23 And two houses over, there's a house that has
24 craftsman-style box columns that are tapered.
25 THE CHAIRMAN: How much space is between
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1 the bottom of the square column and the cap?
2 It looks like it's almost flush, maybe an inch
3 in.
4 MR. TAYLOR: So from the edge where the
5 taper starts to come in?
6 THE CHAIRMAN: (Nods head.)
7 MR. TAYLOR: So there's enough to skin
8 this with 5/16ths Hardie and then to put a
9 Hardie trim around it.
10 THE CHAIRMAN: How wide is the furred-out
11 portion?
12 MR. TAYLOR: I don't have that measurement
13 off the top of my head. That's approximately
14 an 18- to 24-inch masonry brick pier.
15 THE CHAIRMAN: So they're -- and the base
16 of the column, if it's in, let's just say an
17 inch, all the way around, so you're potentially
18 looking at a 16-inch base, right?
19 MR. TAYLOR: Potentially, yes.
20 And then where you come to the second
21 floor, you know, basically where all of your,
22 you know, 2-by-12 material is, all of that
23 would be packed out and then wrapped with
24 Hardie frieze to come around, which would
25 basically give you -- if you go back to the
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1 slide of the older -- one more. That right
2 there (indicating). That's exactly the look
3 that you would have. Those 2-by-12 (inaudible)
4 that go in there, that tie into that side of
5 that house, were put right back in the pockets
6 that were originally there. All of that was
7 built where it come from. Nothing was changed.
8 THE CHAIRMAN: My point is that the face
9 of the column is not proud through the
10 entablature of that porch. The --
11 MR. TAYLOR: That's correct. And it won't
12 be when we're finished.
13 THE CHAIRMAN: I think we're starting off
14 with the column too fat at the bottom. I mean,
15 is there any way that that could be reduced
16 to -- based on the location of the structural
17 column inside?
18 MR. TAYLOR: It could be on the back side
19 where the structural post is. We would still
20 be -- because we're basically tight up against
21 that post on the back side.
22 COMMISSIONER LOPERA: Because -- yeah,
23 it's --
24 THE CHAIRMAN: Because from a scaled --
25 proportionwise there, they're way too thick.
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1 They probably -- from a proportional
2 standpoint, they probably should be 12 to 10s
3 or something like that.
4 MR. TAYLOR: So if we match the
5 neighboring house dimensions --
6 THE CHAIRMAN: What's the neighboring
7 house; do we know?
8 MR. TAYLOR: I don't have that
9 information.
10 COMMISSIONER LOPERA: You would be able to
11 use a 4-by-4 column at the bottom floor as
12 well. You don't have to use the 6-by-6. As a
13 matter of fact, you can use engineered lumber
14 as well for the 4-by-4 -- if the engineer is
15 worried about capacity, you can use engineered
16 lumber and get more capacity than any southern
17 yellow pine number 2.
18 MR. TAYLOR: So are you saying build a box
19 column instead of using a --
20 COMMISSIONER LOPERA: No, still -- you
21 know, with a 6-by-6, because you're saying the
22 problem with tapering it less at the bottom --
23 like David was saying, so that the base of the
24 column is not the same size as the cap, the
25 concrete cap, use a 4-by-4 post on the inside
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1 so you don't have to worry about -- so you can
2 shave off -- more off the back side. Does that
3 make sense?
4 MR. TAYLOR: Uh-huh.
5 COMMISSIONER LOPERA: As a matter of fact,
6 the actual dimensions of a 4-by-4 would be
7 3-and-a-half by 3-and-a-half, and you would
8 save yourself a few inches there, giving you
9 enough room to taper it more from the bottom
10 going up.
11 And also I wanted to ask how you connected
12 the first floor column to the second floor
13 column.
14 COMMISSIONER ALLMAND: Before you answer
15 that, are we talking -- I mean, are we
16 designing something here? Are we approving a
17 design? Where are we going with this?
18 (Simultaneous speaking.)
19 THE CHAIRMAN: (Inaudible.)
20 COMMISSIONER LOPERA: I'm trying to create
21 a solution for David's -- for, you know, his
22 comment --
23 COMMISSIONER ALLMAND: But I'm just -- and
24 we could be here all night creating solutions.
25 I'm just -- and maybe -- and I'm not the chair,
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1 but I'm just throwing it out there, that maybe
2 we just say, defer, we don't like the design,
3 next, kind of thing. I don't -- you know, we
4 could have a real long conversation about this.
5 Sorry.
6 THE CHAIRMAN: No. I appreciate that.
7 And, actually, you're probably right at this
8 point.
9 COMMISSIONER ALLMAND: Yeah. I mean,
10 they're too big it sounds like. My two cents,
11 right?
12 THE CHAIRMAN: Yeah.
13 COMMISSIONER ALLMAND: Please come back
14 with something smaller. You know, we'll
15 probably approve that. Right now it's going to
16 be a denial, sounds like. Just throwing it out
17 there. Not too much to say after that.
18 COMMISSIONER LOPERA: Could we move to
19 defer instead?
20 COMMISSIONER ALLMAND: Well, that's if
21 they -- I mean, we would probably want to ask
22 that question, but, I mean, noted.
23 COMMISSIONER LOPERA: Do I ask that
24 question or --
25 COMMISSIONER ALLMAND: I think David --
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1 the chairman is --
2 (Simultaneous speaking.)
3 THE CHAIRMAN: It's up to the owner if
4 they see the direction that it's going -- if
5 they would prefer to defer it than potentially
6 have it rejected.
7 And I don't think anybody has any issues
8 with the garage. It's just the size of the
9 columns.
10 AUDIENCE MEMBER: (Inaudible.)
11 THE CHAIRMAN: If you're the owner, you
12 can certainly --
13 AUDIENCE MEMBER: I am.
14 (Audience member approaches the podium.)
15 MS. BLAKE: Please state your name and
16 address for the record.
17 AUDIENCE MEMBER: Jessica Miller, 1330
18 Glengarry Road.
19 MS. BLAKE: Would you raise your right
20 hand, please.
21 MS. MILLER: (Complies.)
22 MS. BLAKE: 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. MILLER: I do.
2 MS. BLAKE: Thank you.
3 MS. MILLER: We've been renovating this
4 house since last February. So I'll do anything
5 to be able to finish it and move in.
6 The Building Department has put a stop on
7 the entire front of the house. So we can't
8 finish the roof, the siding, the painting,
9 electrical until this is decided on. And to
10 have to wait until May 24th to be able to
11 finish, I just -- I can't do that.
12 So I don't know if there's any way that we
13 can -- if it's approved, if we figure out a way
14 to skinny up the bottom columns. The way it
15 looks, where it goes straight up, that's
16 supposed to be separated. So it's a column on
17 the bottom and one on the top, just like the
18 house two doors down and like it looked in the
19 older picture. So that is not how it will
20 look. And I agree, they look huge, and they
21 shouldn't look that way.
22 So I don't know if there's any way to say,
23 you know, if we are able to bring them in
24 and --
25 COMMISSIONER ALLMAND: I just --
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1 COMMISSIONER DANNHEIM: Through the
2 Chair --
3 COMMISSIONER ALLMAND: Go ahead.
4 MS. MILLER: Sorry.
5 COMMISSIONER DANNHEIM: I was just going
6 to say -- or ask if there's any way to build up
7 the masonry piers to achieve the look of --
8 THE CHAIRMAN: It's probably easier just
9 to --
10 (Simultaneous speaking.)
11 COMMISSIONER DANNHEIM: -- (inaudible) --
12 THE CHAIRMAN: -- reduce the wood.
13 COMMISSIONER DANNHEIM: Huh?
14 THE CHAIRMAN: It's probably easier to
15 reduce the wood.
16 Well, I mean, the only other alternative
17 would be to -- to keep you moving forward,
18 would be to form -- formulate a motion that
19 would approve it subject to certain conditions,
20 and the condition could be that the square --
21 if we go with the square column, that it be a
22 12-inch base square, tapered to something less
23 than that is really the only way we could get
24 around -- to move forward.
25 So let us go ahead and -- unless someone
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1 else has anything to speak -- anything to say,
2 let's go ahead and close the public hearing and
3 then we'll come up with a motion to resolve it.
4 COMMISSIONER LOPERA: All right. I'll
5 make a motion.
6 THE CHAIRMAN: I'll go ahead and close the
7 public hearing.
8 COMMISSIONER LOPERA: With permission to
9 speak, I motion to change the column size of
10 the first level to 4-by-4 with a maximum
11 12-inch by 12-inch base and to taper that per
12 the staff recommendations at some -- period.
13 THE CHAIRMAN: (Inaudible.)
14 COMMISSIONER LOPERA: Yeah, 12-inch to
15 10-inch?
16 THE CHAIRMAN: Uh-huh.
17 COMMISSIONER LOPERA: Okay. A 12-inch
18 base to an 8-inch taper at the top with a
19 maximum 4-by-4 column.
20 THE CHAIRMAN: Ten-inch base at the second
21 floor, 8 inch at the top.
22 COMMISSIONER LOPERA: With a 10-inch base
23 at the second floor and an 8-inch base at the
24 top.
25 COMMISSIONER ALLMAND: Second.
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1 THE CHAIRMAN: We've not addressed the
2 detached garage.
3 COMMISSIONER ALLMAND: I was just assuming
4 that his motion was to approve, except for what
5 he just stated.
6 COMMISSIONER LOPERA: Yes. That is my
7 motion, is to approve the garage and to only
8 make the modifications to the first and second
9 levels per what I just said.
10 THE CHAIRMAN: Is everybody clear on that
11 motion?
12 So we are approving it with the detached
13 garage as presented, and we're approving it
14 with square, tapered columns where the first
15 floor columns are taped 12 to 10 and the second
16 floor columns are tapered 10 to 8. And the
17 porch should intercept those columns, unlike
18 what's shown.
19 MS. FETNER: Through the Chair, I'm not
20 sure if you want to add to this MMA -- this --
21 it's an MMA, right --
22 THE CHAIRMAN: Yeah, you're right. It's
23 an MMA, yes.
24 MS. FETNER: -- that the details and all
25 of those issues that -- all of those, you know,
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1 little things that were on the original porch
2 are carried over to this porch since the
3 original didn't -- you know, didn't consider
4 that the whole porch would have to be redone.
5 So you might want to add that.
6 THE CHAIRMAN: Okay. Do you want to add
7 that to your motion?
8 MS. FETNER: That the --
9 (Simultaneous speaking.)
10 THE CHAIRMAN: All the trim work should
11 match the (inaudible) --
12 COMMISSIONER LOPERA: Yes. In addition to
13 the motion, all the trim work from the original
14 MMA should match --
15 THE CHAIRMAN: The original COA.
16 COMMISSIONER LOPERA: -- the original COA?
17 MS. FETNER: COA.
18 COMMISSIONER LOPERA: COA.
19 COMMISSIONER ALLMAND: Second.
20 THE CHAIRMAN: Okay. Is everybody clear?
21 So we have -- any further discussion? Any
22 comments?
23 COMMISSION MEMBERS: (No response.)
24 THE CHAIRMAN: Okay. All those in favor
25 of the motion?
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1 COMMISSION MEMBERS: Aye.
2 THE CHAIRMAN: Those opposed?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: Hearing none, you have
5 approved MMA-17-03 as revised.
6 Okay. Now we will move on to -- it's
7 actually Item Number 3 in the information area,
8 which was incorrectly put on the agenda.
9 MR. McEACHIN: That's correct. This
10 should be under new business, not information.
11 THE CHAIRMAN: So we're going to move on
12 to that item.
13 MR. McEACHIN: Because of the time is fast
14 going, I'll try to make this one shorter than I
15 thought I would, but what you have basically
16 here is a property owner -- or a representative
17 of the property owner has requested -- has
18 submitted a building permit application to
19 demolish the (inaudible) structures located at
20 325 East Duval Street, which is the old YWCA
21 building. It was constructed in 1949 and in
22 Colonial Revival style. It has been identified
23 as a contributing property in the downtown --
24 the Downtown Jacksonville Historic District,
25 listed on the National Register of Historic
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1 Places.
2 Therefore, the demolition -- the project
3 will require approval by the Jacksonville
4 Historic Preservation Commission, pursuant to
5 Chapter 320. Within 60 days after the complete
6 demolition application was received by the
7 Historic Preservation section of the
8 Jacksonville Planning and Development
9 Department -- and that was determined that it
10 could go forth as being a complete
11 application -- the Commission must review and
12 take action on the requested demolition.
13 If the Commission fails to act within that
14 60-day period, then the demolition will go
15 forward. If the Commission approves the
16 application, of course, the demolition could
17 also go forward. If the Commission denies the
18 application for demolition, the property owner
19 then would be in a position within 14 calendar
20 days to appeal this decision to the City
21 Council and the case file going to City Council
22 would include the demolition application, the
23 Commission's report, as well as our
24 recommendation for its landmark status. And
25 then, of course, City Council can approve the
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1 demolition or it can approve the landmark
2 designation at that point.
3 Based upon our preliminary research on the
4 building itself, we felt that the building --
5 the YMCA building met three of the seven
6 standards. And those standards are, Number 1,
7 A, its value as a significant reminder of the
8 cultural, historical, architectural or
9 archaeological heritage of the city, state or
10 nation.
11 And basically this building, this
12 three-story building with a basement has value
13 as a significant reminder of the Young Women's
14 Christian Association, YWCA, which is one of
15 Jacksonville's noted institutions with over a
16 century of exemplary service to the community,
17 and the --
18 Just to give you a real quick background
19 of the -- the concept of the YWCA started in
20 England before the -- in 1855, and it was set
21 up to help -- because a lot of the women in the
22 countryside were starting to go into industrial
23 cities and they wanted to help these women with
24 their transition.
25 And the concept, of course, came to this
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1 country -- the YWCA was here about -- about
2 1858 in New York City. And the organization
3 was incorporated as a national organization in
4 1907.

5 After the great fire of 1901, there was
6 major reconstruction going on and also
7 expansion of the city as a major rail center.
8 Members of the Woman's Club of Jacksonville was
9 very concerned about the fact that there were a
10 lot of transient people coming in, and many of
11 these people were single women coming into the
12 city. And so they began to discuss this idea
13 among themselves. And a meeting -- and -- at
14 the First Presbyterian Church on January 13th,
15 1911, the decision was to go forward with the
16 creation of the YWCA. And it was done so in
17 19- -- in April of 1911.

18 The YWCA has been in several locations
19 before this was in this current location. It
20 first was on Newnan Street for about a year,
21 and it -- and at that location they were able
22 to accommodate boarders and transients. But
23 about a year beyond that -- after that, it
24 moved to 130 West Monroe Street, which is a
25 big, three-story, frame, multifamily house that

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1 the Y was able to acquire in 1926, although
2 they moved in in 1913.

3 And from there, they were able to
4 consolidate all their operations under one roof
5 and began to provide all the services -- and
6 the services varied from the Traveler's Aid
7 Society opening, operating the first accredited
8 night school in Duval County, opening the first
9 employment workshop in the country, beginning
10 the establishment of a separate Y for the
11 African-American community, which became the
12 A.L. Lewis chapter, and --

13 But with World War I, depression, and
14 World War II, the needs of women were, you
15 know, changing, and there were new -- new and
16 increasing needs had been generated at this
17 time. And, as a result, they realized that the
18 facility itself at 130 West Monroe Street was
19 not sufficient, and so the Y moved forward to
20 purchase a lot at the northeast corner of
21 West Duval Street and Shields Place at the top
22 of Billy Goat Hill.

23 At that time, the northeast part of
24 downtown Jacksonville was predominantly
25 residential and institutional. So this created

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1 a very convenient but a quieter, home-like
2 environment for the residents.

3 And so after World War II -- and they got
4 past that event -- they raised the money. When
5 I say "they," I'm talking about the Woman's
6 Club and the donors. And they were -- I'm
7 sorry, the YWCA and their donors. They were
8 able to raise, by 1947, \$260,000, which was
9 enough to start construction of the building
10 that we see today. The building, of course, is
11 three stories, and it's -- with a basement, and
12 it has about 54,000 square feet in it.

13 When it first opened, of course, the
14 building had, like, a club room and a parlor
15 and a traveler's lounge and a complete kitchen
16 on the -- and gymnasium on the first floor, and
17 the basement was the crafts room for crafts and
18 recreation space, things for the cafeteria.
19 And the two second floors were for
20 accommodations itself.

21 It officially opened on October 10th,
22 1949. And from this base they continued to
23 broaden their services to the community,
24 particularly women. And they also began to
25 address women and children because families was

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1 a growing issue at this time as well.

2 And one thing they started -- in 1978,
3 they opened the first emergency housing program
4 in Jacksonville for women with young children,
5 for assistance in housing. And this program
6 was later renamed the Florence N. Davis
7 Residence and Children's Center in honor of the
8 donor Florence N. Davis, a strong benefactor of
9 the YWCA. Served on the board and two terms as
10 president.

11 And I'm skipping over quite a few of the
12 different services they provided just to sort
13 of give you the sense of what they do and what
14 they've done. And while I'm thinking about --
15 it's (inaudible) significant contribution.

16 In 1995, the 55-year-old building received
17 a \$1.8 million facelift, major funding from the
18 Duval County Housing Finance Authority, the
19 Florida Housing Finance Authority, and the City
20 of Jacksonville HOME funds, and the Jessie Ball
21 DuPont Fund.

22 After the improvement, the building housed
23 450 women and children, who stayed for a month
24 to two years as circumstances required it. And
25 they, of course, expanded in doing things like

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1 providing a health clinic, computer classes,
2 and day care, so forth.

3 Because it was expanding much beyond the
4 original role of the YWCA, just much more
5 family and children and single women, the Y
6 severed its ties with the national organization
7 in 2000. They changed the name to Community
8 Connections of Jacksonville. And although it
9 was a name change, the building still carried
10 on some of its same functions, particularly the
11 Florence Davis Residence and the child center.

12 Unfortunately, the major funder of the Y
13 at this particular time was the U.S. Department
14 of Housing and Development, and they -- there
15 was a shift in their funding priorities from
16 transitional housing, which was what the Y
17 provided, to more permanent housing. So as a
18 result, the organization essentially lost
19 funds. And because of other operational and
20 maintenance costs, they decided to close the --
21 or cease operation of Community Connections.
22 And, therefore, it was closed at this location
23 in 2016.

24 The other criteria we find that it meets
25 is D, the significant work of a master builder,
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1 designer or architect whose individual work has
2 influenced the development of the city, state
3 or nation.

4 The architect of the YWCA building was
5 Jefferson Davis Powell. He was born in
6 Decatur, Georgia. In 1890, he moved to
7 Jacksonville and began to apprentice as an
8 architect. And he trained under -- or he
9 served under several architectural firms and
10 then received his state license in 1919.

11 He worked with Roy Benjamin and Mellen C.
12 Greeley for a while. When they ended their
13 partnership, he started his own partnership
14 in -- I'm sorry, he started his own practice in
15 1924. And he practiced up until about 1960.

16 There's quite a few buildings in
17 Jacksonville he designed, some that you will
18 recognize. Besides the YWCA building, he also
19 designed the Standard Furniture building; the
20 old First Federal Savings and Loan; the Ritz
21 Theatre; the Witschen residence, which is the
22 owner of the Ritz Theatre at the time it was
23 built; the fire department drill tower in
24 Riverside that everybody can see from the
25 interstate; Jacksonville Beach City Hall; the

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1 Red Cross Life Saving Corps Station in
2 Jacksonville Beach, which is also well known.
3 He designed the Emerson Airport buildings. Of
4 course, that's the old airport, not the current
5 one. And a number of Jacksonville elementary
6 schools and fire stations.

7 Powell was also president of the
8 Jacksonville Planning and Advisory Board,
9 president of the North Florida chapter of the
10 American Institute of Architects, and
11 supervising architects for the State Hotel
12 Commission.

13 He worked in a variety of styles. In this
14 particular case, he was able to more or less
15 use an architectural style of Colonial Revival
16 in a design so it would fit well within the
17 neighborhood, this institutional, residential
18 neighborhood, but at the same time be able to
19 be -- to function to provide the needs of the
20 organization itself.

21 The building also reflects an earlier
22 architectural style called the Adam style, and
23 it's reflected by the symmetrical front facade,
24 the decorative door surround, semi-circular fan
25 light, and use of divided light sashes and

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1 window shutters.

2 The building was constructed by
3 Jacksonville's most prolific builder during the
4 first half of the 20th century, and that was
5 Owen Preston Woodcock of Wilmington, North
6 Carolina. He's known more as O.P. Woodcock.
7 And he was in business for over 50 years. And
8 his record of accomplishments in construction
9 includes everything from the Professional
10 Building; the addition to the Seminole Club;
11 development of the Ulmer Building; the Sonic
12 Temple, which is on Broad Street, that
13 wonderful building; John Gorrie Junior High
14 School; Kirby-Smith Junior High School; Willow
15 Branch Library; the Lane Drug building; 1926
16 addition to the Ford Motor Company assembly
17 plant; and the Elizabeth Swain Memorial
18 Methodist Church. So that's just a sample of
19 his work.

20 Further, O.P. Woodcock's company
21 constructed all the buildings and residences
22 that were part of the original San Jose Estates
23 development, which included the San Jose
24 Country Club; San Jose Hotel, which is now
25 Bolles School; the San Jose Estates

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1 administration building, which is now an
 2 Episcopal church.
 3 And after his death in 1953, his company
 4 continued to be operated by a relative. I
 5 think it's Kroger, the business park developer.
 6 Maybe it's -- it's before y'all's time.
 7 And the last criteria, its suitability for
 8 preservation or restoration. And looking at
 9 the building, we always look, you know, at the
 10 degree of alteration. We look at alterations
 11 that are -- that not only are significant and
 12 affect character-defining features, alterations
 13 that are difficult or impossible to reverse.
 14 We look at deterioration and so forth.
 15 And although currently unoccupied -- and
 16 that's since, I think, December of 2016 -- the
 17 building appears to have very little
 18 alterations. I don't know of any real
 19 additions that was ever made to it. And most
 20 of the character-defining features are still
 21 present; masonry finish, the cast stone door
 22 surrounds, the cast stone eave system that you
 23 see at the top.
 24 The most significant alterations was
 25 replacement of the original windows. And
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1 that's unfortunate. It's an aluminum product
 2 with interior muntins, but they did try to
 3 replicate the pattern of the original windows
 4 as much as they could.
 5 I didn't see any real evidence from the
 6 exterior of significant deterioration of the
 7 building. It has received upgrades and repairs
 8 over the years, and -- including that last one,
 9 that \$1.8 million rehab in 1995.
 10 The other section about the potentiality
 11 of restoration and preservation is that fact
 12 that the building, if it continued to be owned
 13 by a nonprofit use, they could go after State
 14 Historic Preservation grants, just as was done
 15 in 2005 when the Y received a \$46,000 grant
 16 from the Bureau of Historic Preservation,
 17 Florida Department of State to install a new
 18 roof and other repairs to the building.
 19 If the building should go into private
 20 ownership, then that would open up an
 21 individual for federal tax credits for a
 22 ten-year property tax exemption, the value of
 23 the improvements, and even qualify for funds
 24 from the Downtown Historic Building Trust Fund.
 25 We also found that the building -- that
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1 the preservation and reuse of the building
 2 would be consistent with the St. Johns
 3 Cathedral District Technical Assistance Panel,
 4 Urban Land Institute report in 2016, which
 5 identified that one of the guiding principles
 6 is to capitalize on the beauty of the Cathedral
 7 District architecture, the multicultural aspect
 8 of the area and programming [sic].
 9 Preservation of the building is also
 10 consistent with the Downtown, Northbank and
 11 Southbank Community Redevelopment Area plan
 12 that was done in the summer of 2014, which
 13 recognized the economic and social value that
 14 historic buildings contribute to the vitality,
 15 the livability and the ambience of downtown.
 16 One of the strategies is to -- one of the
 17 strategies of the Jacksonville plan is to
 18 protect and revitalize historic assets and to
 19 promote the continued use and/or redevelopment
 20 of historic structures. In table 6.2 of the
 21 plan, it specifically identifies the YWCA
 22 building as one of downtown's historically
 23 significant structures.
 24 Since the owner has provided a written
 25 objection to the designation -- and I think
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1 that was provided to the Commission -- the
 2 Commission -- to find that this landmark
 3 designation -- the building meets the landmark
 4 designation, you would have to find that it
 5 meets four standards. Now, I just gave you
 6 information on three standards. You would have
 7 to find it meets four standards before you
 8 could forward a recommendation to the City
 9 Council for it to be designated.
 10 Thank you very much.
 11 THE CHAIRMAN: Thank you.
 12 Any questions of staff?
 13 COMMISSIONER ALLMAND: I have a question.
 14 Go ahead, Searcy.
 15 COMMISSIONER DANNHEIM: You go ahead.
 16 COMMISSIONER ALLMAND: Item Number C, it
 17 is identified with a person or persons who
 18 significantly contribute to the development of
 19 the city, state or nation, that is my favorite
 20 one.
 21 MR. McEACHIN: You got somebody in mind?
 22 COMMISSIONER ALLMAND: Well, women. You
 23 know, those are persons that contribute
 24 significantly to the city, state or nation.
 25 Same argument I had when we -- for the women's
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1 center, same one. So I think it clearly
2 represents at least four, maybe even five. The
3 other one I would say would be E. But that's
4 my two cents.
5 MR. McEACHIN: Well --
6 MS. FETNER: Can I make --
7 MR. McEACHIN: -- just like the Woman's
8 Club, when I did the report, I -- the
9 significance of the people with the clients and
10 the organization was (inaudible).
11 COMMISSIONER ALLMAND: Yes, sir.
12 COMMISSIONER DANNHEIM: I just want to
13 make an additional comment to John's comment
14 about that, number C, and that is that -- when
15 you were giving your report, Joel -- thank you
16 so much -- some of -- it seems like to me
17 sometimes there is a singular person of
18 significance, but sometimes it's the -- it's
19 the cumulative, the group. And due to the
20 nature of this facility and the history and
21 everything, I feel like the -- it was a group,
22 it was a body of people that made the
23 contribution historic and significant. So
24 maybe not just one VIP, but it was a huge,
25 historic thing that they were doing.

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1 THE CHAIRMAN: I walked the property --
2 MR. McEACHIN: (Inaudible.)
3 MS. MULLINS: "Walked."
4 THE CHAIRMAN: Pardon?
5 MS. MULLINS: Not "wanted."
6 MR. McEACHIN: Oh, you walked it. I
7 thought you said you wanted it.
8 THE CHAIRMAN: I wouldn't mind having it
9 either, but -- I did not go inside, but I just
10 walked the exterior. I would probably take
11 exception for your not including item E or F in
12 your report. That building is -- as a Colonial
13 Revival building, is beautifully detailed; the
14 cast stone work, you know, the cornice work,
15 the transom, the Adam's transom over the front
16 door, the keystone is beautifully detailed, as
17 is the rope trim around the opening, the
18 cornice work, everything is beautifully
19 detailed. And you would be very hard-pressed
20 to come close to that today, unless it was done
21 maybe by myself.
22 So I really think that it does have enough
23 architectural detailing, typical of that style,
24 that is important, and it should be maintained
25 and saved. It's a beautifully crafted

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1 building. It's in very, very good shape. The
2 only thing that appears to be done to it that's
3 slightly detrimental is -- as you say, is the
4 replacement of the windows to an aluminum
5 window with no exterior muntins. It's just the
6 inside ones, so --
7 And then look at the casing detail around
8 the windows, the cast stone detailing. And
9 it's either got the English or Flemish bond
10 brickwork. I mean, it's a beautifully crafted
11 building. You know, I don't know what more to
12 say, but I think there is a valid argument that
13 either E or F could be applied to the criteria
14 successfully.
15 So, at this point, if there's any other
16 questions for staff, then let's open it to the
17 public hearing and listen to the applicant.
18 COMMISSIONER ALLMAND: Well, I was going
19 to say, would now be a good time to declare
20 ex-parte conversations?
21 THE CHAIRMAN: Yes. We all -- I think we
22 all do. I know I do because I spoke with
23 Ginny Myrick yesterday where she explained the
24 project. I did not form a conclusion.
25 MS. FETNER: Okay. And that's the only --

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1 so everyone disclose all of their ex-parte
2 right now and --
3 COMMISSIONER ALLMAND: Okay. I talked to
4 Oliver Barakat about -- you know, I didn't even
5 know this was coming before us. So he had just
6 mentioned it, that -- there was a discussion
7 about kind of what that would -- what
8 they're -- like something he has to do with
9 downtown or something like that and how it
10 would be -- pose difficulties. I don't know.
11 I stepped out of a meeting to take the call.
12 MS. FETNER: Anyone else?
13 THE CHAIRMAN: Anyone else have any
14 ex-parte?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: Okay. Anyone else? No?
17 COMMISSION MEMBERS: (No response.)
18 THE CHAIRMAN: Okay. So we have opened it
19 to the public hearing and we'll hear from the
20 applicant.
21 (Ms Myrick approaches the podium.)
22 MS. MYRICK: I'm Ginny Myrick, 1121
23 Monticello Road, Jacksonville, Florida is my --
24 MS. BLAKE: Would you raise your right
25 hand, please.

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1 MS. MYRICK: (Complies.)
 2 MS. BLAKE: Do you affirm that the
 3 testimony you are about to give is the truth,
 4 the whole truth, and nothing but the truth?
 5 MS. MYRICK: Yes.
 6 MS. BLAKE: Thank you.
 7 MS. MYRICK: Well, we want to thank you
 8 for your comments today. And we're here, after
 9 a lengthy meeting, to tell you that we're going
 10 to withdraw our application. We think that's
 11 the prudent thing to do in light of the
 12 conversation that just occurred, and then make
 13 it easier for everybody.
 14 THE CHAIRMAN: Well, thank you very much.
 15 I must say -- I mean, I read your
 16 application package. And as I told you
 17 yesterday, I thought what the Cathedral project
 18 was doing was a noble cause and I still think
 19 it is, but I think historic preservation and
 20 cultural preservation is an historic -- is a
 21 valuable mission also.
 22 MS. MYRICK: Well, we agree completely.
 23 And if you give me just a few minutes to
 24 explain --
 25 THE CHAIRMAN: Please. Go ahead.
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1 MS. MYRICK: The St. John's Episcopal
 2 Cathedral, which I'm heading up this project,
 3 took it upon themselves to try and do something
 4 about the neighborhood. The neighborhood is
 5 loaded with very significant buildings. The
 6 neighborhood is what -- is not really what you
 7 call blighted; it's tired. It's loaded with
 8 surface parking lots, which is the ruin, as you
 9 know, of most neighborhoods.
 10 So back in January of 2016, the Cathedral
 11 commissioned the Urban Land Institute to tell
 12 us how to turn the neighborhood around. I
 13 brought with me a copy of their final report,
 14 which came out, that tells us the road map on
 15 how to do that.
 16 So shortly thereafter, within a very,
 17 very, quick period of time after that,
 18 Community Connections declared insolvency. And
 19 the chairman of the board for Community
 20 Connections held a meeting, a public meeting,
 21 and invited people in who might be interested
 22 in acquiring the property.
 23 What you're looking at is a very small
 24 portion of the property. It's an entire city
 25 block, the highest point in the city, referred
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1 to, as Joel said, as Billy Goat Hill. And it's
 2 about one -- a little more than 1.5 acres. So
 3 this one building, where it sits, is completely
 4 disorienting for the redevelopment of the
 5 entire block. It turns its back to the
 6 cathedral. The side, on the west side, is the
 7 entire side that faces the cathedral. The
 8 courtyard in the middle has no reference
 9 whatsoever to the cathedral. The entire north
 10 side of the building has no reference to the
 11 cathedral. The entryway is on Duval Street,
 12 which is the southern side of the property, has
 13 no reference to the cathedral.
 14 So what we thought would be good for us
 15 would be to try and acquire the entire city
 16 block, which has a lot of advantages to it for
 17 Community Connections, and reorient the whole
 18 structure so that it becomes what you might
 19 call a part of the campus for St. John's
 20 Cathedral, and completely using the important
 21 significance of the history of the building
 22 that was there previously.
 23 So we attempted to do that. We brought in
 24 a private developer, who saw the beauty of that
 25 idea, and that's where we sit today in front of
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1 you.
 2 There's what's called lot of hair on this
 3 project. The worst is a deed restriction; that
 4 is, a State deed restriction, which we're going
 5 through the process of trying to -- to make
 6 that more palatable. The second was this
 7 body's discussion about whether we could take
 8 the building down.
 9 If we're stopped right here, I don't know
 10 if we're going to be able to get through the
 11 due diligence period. And let me tell you what
 12 that does for this entire project, if we're
 13 stopped. Community Connections was one of
 14 the -- in the history of Jacksonville, one of
 15 the eligible recipients of the DuPont
 16 Foundation grants. There are very few --
 17 originally, they started out as seven people
 18 that could receive their money. They went
 19 through the course of a long litigation and now
 20 have opened it up to substantially more groups
 21 than that.
 22 But if you can retire the debt on this
 23 project and make Community Connections whole,
 24 you could take that certificate and they can
 25 give it to some other nonprofit and they would
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1 be eligible for DuPont money. That's pretty
 2 incredible. That's a pretty incredible thing.
 3 So if you look at the other issue that we
 4 have, and that is the deed restriction, which
 5 makes it -- 100 percent has to be used --
 6 100 percent on just this building, for
 7 65 years, for homeless. Now, think about that
 8 for just a minute. How are you ever going to
 9 put a mixed-income neighborhood back together
 10 again when you're so horribly unbalanced like
 11 that?

12 Now, that particular deed restriction has
 13 really nothing to do with what you've discussed
 14 here today, but it's the use of the building
 15 that makes it go forward. And the use of the
 16 building, in order to make the neighborhood
 17 whole and sound again, has to be a mixed-income
 18 that's brought back into the neighborhood.
 19 That doesn't mean that you can't recognize the
 20 historic significance in what was there before.
 21 What it does is mean that you recognize that
 22 it's obsolete.

23 The way you fund homeless has changed.
 24 Nobody wants to live in a 100-square-foot room.
 25 You have 74 units like that in this building,

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1 100 square feet. To the point where the
 2 homeless didn't want to live there. They were
 3 running at 60 percent occupancy. So they lost
 4 their money for funding. Nobody wanted to live
 5 there. So what do you do with this building?
 6 The only thing left to do is to recognize the
 7 significance that it has for our city, reorient
 8 it on the entire parcel so that it becomes a
 9 vista for the cathedral, which is the beauty
 10 aspect of it, take advantage of the sight lines
 11 that -- it's the highest point in the city --
 12 so that you can look to the river down Market
 13 Street. So you've got a sight line that goes
 14 this way and you've got a sight line that goes
 15 all the way over to Hemming Plaza, but where
 16 it's oriented on the block, and because of the
 17 deed restrictions, you can't do that. You
 18 cannot do that, unless you come to be our
 19 partner with this project and allow us to
 20 relocate the entire focus and still maintain
 21 the architectural integrity somehow of what was
 22 there once.

23 We have five Christian churches in the
 24 Cathedral District, which is about a 33-block
 25 area of the northeast section of downtown.

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1 That's a big chunk of blocks in downtown. We
 2 believe we're the only nonprofit that has ever
 3 focused on economic development of a large
 4 section of downtown. This is our first
 5 catalytic project, to take this -- what was and
 6 now is obsolete, what was a functioning
 7 building, but it's clearly obsolete -- and move
 8 it into a residential project that has a
 9 set-aside for workforce families. Workforce is
 10 a discounted way of moving into an apartment
 11 that you and I in this room would all pay
 12 market rate for.

13 So what this developer has decided to do
 14 is to propose a substantial building with a
 15 vista, a view of the cathedral orienting the
 16 entire city block into this magnificent view of
 17 the city as the highest point, recognizing the
 18 history of the building itself, and make it
 19 work for downtown.

20 DuPont, the DuPont Fund, hired -- well,
 21 they commissioned the National Historic Trust
 22 about a year and a half ago. You may be
 23 familiar with their study called Block By
 24 Block. What they said was that the most dying,
 25 important thing in downtown Jacksonville is

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1 workforce housing. And if you look at any
 2 other downtown, all across Florida
 3 particularly, but even more in the Northeast,
 4 is what happens is this gentrification occurs.
 5 So you end up with apartments that come in.
 6 Millennials will take them. Just look at
 7 Riverside Avenue, 220 Riverside. We talked
 8 about that a little bit the other day.

9 What you end up with is a market. There's
 10 a pent-up demand to live downtown, but it
 11 becomes unbearable for people who are teachers,
 12 brand-new firemen, brand-new policemen,
 13 secretaries. There are 60,000 people that work
 14 downtown in Jacksonville. They are not all
 15 making six figures. The vast majority of them
 16 make substantially less than that. If we can
 17 attract some of that 60,000 to live on this
 18 project right here, we not only make the
 19 downtown whole, we do a wonderful thing for the
 20 city of Jacksonville because it puts it in the
 21 hands of property taxes that will be paid, but
 22 we attract workforce housing to mix it in this
 23 mixed-income scenario to be what we refer to at
 24 the Cathedral District as a healthy
 25 neighborhood. You develop what's called a

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1 sense of place. I'm proud to live there. This
2 is where I live. There are events that occur.
3 There's a historic tour to go through all of
4 these five historic churches.
5 So it's a tradeoff, yes. You lose this
6 building, but what you do is gain the history
7 of the site in memoriam, so to speak, and you
8 do this great, wonderful benefit for the city
9 of Jacksonville.
10 So unless we can get off of what we now
11 look at to be at least three no votes, I think
12 it would be beneficial for us to withdraw,
13 unless you can encourage me or convince me that
14 somehow I have changed your mind, that this is
15 a possibility.
16 THE CHAIRMAN: Well, I understand
17 everything you're saying and I support your
18 mission and your goals, but my frustration is,
19 why is that always at the expense of historic
20 preservation? And that's what the National
21 Trust is all about, is historic preservation.
22 So that's my frustration.
23 I'd love to be able to say, yeah, go ahead
24 and do it, but I'm also losing a vital part of
25 historic downtown. I mean, it's -- and because
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1 I haven't seen any plans and I don't know how
2 this project is going to develop in terms of
3 the mix of the unit, if it's going to have --
4 you know, is it going to be all residential, is
5 there going to be a commercial component to it,
6 is there going to be an office component to it,
7 is it just purely residential? Until I know
8 that, it's hard for me to judge whether it's a
9 legitimate tradeoff or not, you know?
10 MS. MYRICK: Let me see if I can satisfy
11 you just a little bit on that. It's going to
12 be a residential component, but there are other
13 entities within the city that manage the look
14 and manage the use. DDRB, the downtown review
15 board, will have a great say over what the
16 final design looks like.
17 All downtown requires some commercial on
18 the first floor. If you're going to use
19 national historic tax credits, you have to have
20 commercial on the first floor. So it would be
21 a mix in that regard. It would be a mix. So
22 if it's units that are all residential, a small
23 percentage, not 100 percent, but a small
24 percentage would be set aside for workforce,
25 then that would be completely indistinguishable
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1 between the units that are the regular
2 apartments, where people are paying market
3 rate, versus the ones that are being
4 discounted.
5 THE CHAIRMAN: Well, why couldn't -- since
6 this thing hasn't been designed yet, at least
7 to my knowledge, why couldn't -- knowing all of
8 that, why couldn't this building be rehabbed
9 and incorporated into that entire complex? I
10 mean, other parts of the project could be
11 oriented the way you want it --
12 MS. MYRICK: Well, knowing the position
13 that we're in, that we're prepared to withdraw
14 our application, I don't know if the developer
15 wants to --
16 COMMISSIONER ALLMAND: Well, real quick,
17 I'd like to say something.
18 You know, it seems like we're being
19 presented with an option, right? We can't --
20 we want to do all these wonderful things. We
21 support -- I'm 100 percent in support of all
22 those things that you said. I think it's a
23 great idea, but why can't we just -- I don't
24 understand why it's a, well, we can't do any of
25 that unless we knock this building down.
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1 I think, with some creativity, you can do
2 both. And I'm certain of that, and I haven't
3 even seen the property. You know, I hear
4 10-by-10 rooms. I mean -- you know, there's --
5 you can do it. And I even -- I have a story,
6 true or untrue, you can probably do it for
7 cheaper than knocking down the building and
8 building brand new. Maybe that's what
9 Mr. Balanky wants to step in and tell me I'm
10 wrong. That's fine, but I'm confident about
11 that.
12 And I don't think it is an either/or. I
13 think it's a both. And I think -- I think that
14 that's -- I mean, I'm pretty convinced of that.
15 Let's just put it that way.
16 MS. MYRICK: So you haven't convinced me
17 that I should withdraw.
18 COMMISSIONER ALLMAND: Well, you can
19 withdraw if you want to. I would --
20 (Simultaneous speaking.)
21 MS. MYRICK: (Inaudible.)
22 COMMISSIONER ALLMAND: I would encourage
23 you to withdraw.
24 MS. MYRICK: (Inaudible) put you in a
25 position that you say no, and we don't want to
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1 be put in the position that we were denied.
2 So I don't know if Mike wants to -- he'll
3 have to be --
4 THE CHAIRMAN: Yeah, he'll have to be
5 sworn in.
6 (Mr. Balanky approaches the podium.)
7 MR. BALANKY: Michael Balanky, 1478
8 Riverplace Boulevard, Suite 107.
9 MS. BLAKE: Would you raise your right
10 hand, please.
11 MR. BALANKY: (Complies.)
12 MS. BLAKE: 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. BALANKY: I do.
17 MS. BLAKE: Thank you.
18 MR. BALANKY: Thanks for allowing us to
19 come here today. I know it's a tough thing.
20 You guys have a tough job, and I commend you
21 for what you do every day because it's not
22 always a popular thing to do, so -- and we have
23 a philosophy in our company, Chase Properties,
24 that we want to make the neighborhood a better
25 place to be when we're finished than it was
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1 before we started.
2 This was a challenge. Ginny told you.
3 That was words right out of my mouth when she
4 first came to me. I said, This deal has got a
5 lot of hair on it, because the last thing you
6 want to do is start knocking down historic
7 buildings.
8 We were kind of put in the position -- the
9 charity, which -- the board of the charity --
10 we have one of the board members here. And
11 everybody on the board are people you all know.
12 They're great people. And they got put in a
13 very difficult position where it just -- it ran
14 out of money, and so they had to close. And so
15 there was, you know, some emergency meetings to
16 try to decide how to rescue this charity
17 because the certificate that the charity has is
18 valuable if they can -- if they can keep from
19 going into bankruptcy and having to shut it all
20 down.
21 So we looked at this very quickly. And,
22 you know, the first thing I did -- you know,
23 Ginny and I, we toured it. And I said, you
24 know, there is a way to do it, but -- it will
25 be expensive to do it, but there are -- and
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1 Oliver and I had a conversation today. I'm
2 sure he told you. And what we told Oliver is,
3 to get these new market tax credits and to get
4 all the different types of funding for this
5 takes time, and the charity doesn't have time.
6 The charity -- we had 60 days of due diligence.
7 That's all they would give us to try and get it
8 done, and all their debts paid off, before they
9 had us file bankruptcy and go into foreclosure.
10 We've asked them to extend that for 30 days
11 while we went through this final process, which
12 they've agreed to do, but we knew it was going
13 to be virtually impossible for us to go out and
14 get all the grants and funding and all that
15 stuff in place in time to preserve the
16 charity's certificate.
17 So that's what the motivating factor was.
18 And, quite frankly, that's not y'all's problem,
19 and I get that. Quite frankly, it's not my
20 problem either. I was trying to help solve a
21 problem. Ginny and I have known each other for
22 a long time. She's passionate about what's
23 going on in this cathedral, this district, as
24 is Dean Kate Moorehead.
25 You know, the City has been behind what
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1 we're trying to do. We've got a letter from
2 the mayor's office trying to help us. Like
3 Ginny said, all five churches have been
4 supportive.
5 You know, what we -- and, I mean, you can
6 look at the pictures. There's some great stuff
7 there, if you can save it, if you can make it
8 work. So maybe there's a way to turn lemons
9 into lemonade here. I don't know.
10 One of the things that we've done in other
11 projects when there's historic issues is we've
12 gone to the board of the historical society and
13 said, look, we're not -- you know, you guys are
14 in charge of making sure that this thing is
15 historically significant and integrates into
16 the neighborhood. Why don't you help us design
17 it, whatever it is we want to do. And we would
18 turn over the architectural design and controls
19 to a committee like yours that could say, hey,
20 this is -- this guy's working with us. He's
21 going to let us design his building. That's
22 certainly a compromise that I think we'd be
23 real comfortable making, but you've got to
24 decide whether that happens or not.
25 You've also got to understand the flipside
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1 of this. I don't know what will happen to the
2 building if it goes into foreclosure because I
3 won't be involved in it at that point. It will
4 be -- the charity will shut it down. The banks
5 and the creditors will go in and foreclose on
6 it, and they'll do what they've got to do, and
7 that will be a whole other chapter for somebody
8 else because if -- if I can't rescue it, for
9 lack of a better term, from foreclosure, then
10 I've done the best I can do. And then -- you
11 know, I've already told them, that's all I can
12 do. You know, I'm not looking to pick a fight
13 over trying to save the building or anything
14 like that. I'm trying to be part of the
15 solution to help Ginny create density and
16 energy for the Cathedral District.

17 So we certainly hope you guys
18 appreciate -- we're not just coming in here
19 wanting to knock down historical buildings.
20 That's not it. We're trying to solve a
21 problem. And, unfortunately, there's no real
22 easy way to do it. So we're asking for your
23 help. If you have recommendations that you
24 think might get us -- and maybe there's some --
25 another creative way that we haven't thought of

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1 yet. I'm a firm believer that -- I never get
2 married to one idea because there's always a
3 better idea that I haven't thought of yet.

4 So we'd be wide open. I think we'll
5 probably withdraw today, unless you, like Ginny
6 said, had a change of heart. I think we should
7 withdraw and let you guys kind of talk about it
8 amongst yourselves. And if you have some great
9 ideas that you think will accomplish your goals
10 as well as the charity's goals of preserving
11 their certificate and keeping them out of
12 foreclosure, we're all ears. You know, we just
13 want to be part of the solution, but there's
14 challenges, so --

15 COMMISSIONER LOPERA: Ms. Myrick -- with
16 permission, David?

17 THE CHAIRMAN: Uh-huh.

18 COMMISSIONER LOPERA: Ms. Myrick, I wanted
19 to thank you for coming in and presenting this
20 aggressive project.

21 And based on Mr. McEachin's testimony, I
22 was ready to, you know, flat out deny it, but
23 now, you know, you've given me some food for
24 thought. And I wanted to, you know, perhaps
25 like John was mentioning, maybe do a both-and

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1 type situation.

2 And as far as -- and I know -- you're a
3 nonprofit, right? And what I've seen done at
4 the John Gorrie building, for example, is
5 they've converted what used to be an old
6 school. They were able to keep the character
7 of the old school, but they were able to
8 convert it into basically affordable housing
9 for people.

10 And also, like John said, taking out walls
11 in a building like that, not hard. It can be
12 done.

13 And as far as the asbestos roofing, that
14 has to be proven in a lab. As far as -- you
15 have to know whether it's asbestos or not. The
16 only way to know that, by sending a sample of
17 the roofing off to the lab, to definitively
18 determine whether there's actually asbestos in
19 it. So right now, that's unknown, which could
20 significantly decrease your costs once you know
21 one way or the other as far as building
22 renovation and rehab goes.

23 And, you know, I wanted to commend you
24 for, you know, trying to, you know, do this
25 project. I think that there's a possibility

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1 to, you know, perhaps develop, you know, part
2 of it, you know, as far as like a podium-style
3 construction where you have commercial on the
4 first floor and then you have the residential
5 above, while also, you know, keeping, you know,
6 us happy and keeping the historical building in
7 place with just some renovations to basically
8 create affordable housing for the workforce in
9 a building that's already there. And also, you
10 know, the other half of it would be to create
11 a -- you know, some sort of housing, like
12 220 Riverside, that's going to attract money to
13 the area. And once the money comes in, you
14 know, millennials come in. They're able to,
15 you know, bring, you know, the -- kind of
16 the -- resuscitating that area.

17 THE CHAIRMAN: I think the Commission
18 would be -- and I'm speaking for staff also. I
19 think between the two of us we'd be more than
20 willing to work with the developer, whoever
21 that shall be, to come up with a solution that
22 would incorporate this building into an overall
23 scheme.

24 I don't think -- I think everybody -- I
25 don't mean to speak for everybody, but I would

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1 think that most of us appreciate the mission
2 and the cause. It would just require a little
3 bit of risk on your part and faith in this
4 board and staff in coming up with a solution
5 where we've got a win/win solution instead of a
6 win/lose. And I think we would like to work
7 toward a win/win solution instead of a --
8 MR. BALANKY: Sure. And, again, our main
9 goal -- and I appreciate everything you said.
10 Our primary goal to begin with was to try
11 to fill the mission, to help the charity stay
12 out of foreclosure. If there's a way we can
13 figure out how to do that, then great, then
14 maybe we can accomplish what you just described
15 there. And we'll certainly continue to look at
16 that --
17 COMMISSIONER ALLMAND: Well, what I was
18 going to say is -- and I don't know anything
19 about keeping charities out of, you know,
20 bankruptcy, but I would encourage -- because
21 I'm a hundred percent, you know, in support of
22 kind of revitalizing downtown one block at a
23 time. I love that idea, but I would -- I would
24 encourage the kind of focus -- you know, to
25 focus on, you know, the old buildings in
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1 downtown as an opportunity rather than a
2 liability.
3 MR. BALANKY: No, I'm with you. And --
4 COMMISSIONER ALLMAND: And the good part
5 about this is y'all aren't -- it's not a
6 historic building right now. You could do
7 whatever -- you don't have to even come to the
8 Commission to --
9 THE CHAIRMAN: Well, actually, it is.
10 It's within the historic district and I believe
11 it's within the period of significance.
12 COMMISSIONER ALLMAND: Well, is it a
13 historic --
14 (Simultaneous speaking.)
15 COMMISSIONER LOPERA: It's actually 1949.
16 MR. McEACHIN: It's a contributing
17 building within a National Register district.
18 MS. FETNER: So --
19 COMMISSIONER ALLMAND: Does he have to
20 come to the Commission?
21 MS. MULLINS: No COA is required.
22 COMMISSIONER ALLMAND: You don't need a
23 COA. That's what I mean.
24 (Simultaneous speaking.)
25 MR. McEACHIN: (Inaudible.)
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1 COMMISSIONER ALLMAND: Got it. Okay.
2 MS. FETNER: You guys have to not talk on
3 top of each other --
4 COMMISSIONER ALLMAND: Sorry.
5 MS. FETNER: -- for Diane.
6 COMMISSIONER ALLMAND: Sorry, but what I'm
7 trying to say is, like, it's, true or untrue,
8 unencumbered by this commission to do something
9 with it. The only reason it's coming to us,
10 true or untrue, is because when we knock it
11 down, then that kind of triggers a series of
12 events that kind of gets us involved, but y'all
13 could do it -- do what you like to it and you
14 don't have to come before the Commission.
15 So, I mean, like, you've got, I think,
16 like, the best of the both worlds. And I think
17 there's a real opportunity -- make up, you
18 know, get a talented architect, create some
19 great, you know, inspiring images.
20 And, I mean, take that block with, you
21 know, the building and whatever you want to add
22 to it and have that be the vision. I think
23 that's something that, you know, people can
24 really rally around.
25 COMMISSIONER DAVIS: How many units are
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1 you guys proposing --
2 MR. BALANKY: It's laid out right now for
3 120.
4 COMMISSIONER DAVIS: So -- I mean, I think
5 we have to acknowledge the fact that, like, you
6 know, there's 70 100-square-foot rooms there
7 now. So, economically, like, it's probably not
8 feasible that anybody is going to go in there
9 and say, hey, this -- let's do something
10 awesome with this great building and, you know,
11 turn it into something that makes sense,
12 like -- I don't know. I just want us to keep
13 in mind that there's -- like, for somebody that
14 wants to come in to Jacksonville and take a
15 beautiful historic building and do something
16 really creative and fun with it -- there's lots
17 of opportunities out there that are probably
18 cheaper than this because they're just
19 dilapidated and vacant.
20 You know, the -- I mean, so if we're
21 supposed to meet -- if we're supposed to say --
22 to protect it, we're supposed to meet four out
23 of the seven criteria -- staff came up with
24 three. So, you know, John, you threw out
25 another one. David, you threw out a couple
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1 more. So it's -- I would say at -- I would at
2 least point out that it's -- it's vague in this
3 case or it's -- you know, you could argue
4 either way.
5 You know, downtown Jacksonville needs a
6 lot of help. Like, I just -- I would not
7 want -- I would say that we should consider it
8 very carefully before -- and I'm not saying
9 we're being flip about it, but -- before
10 rushing to a conclusion because that -- I mean,
11 this could be good for Jacksonville.
12 THE CHAIRMAN: Well --
13 COMMISSIONER ALLMAND: I'm sure it could
14 be good for Jacksonville.
15 THE CHAIRMAN: Keep in mind that the
16 footprint of the building represents, what, one
17 quarter of the potentially available property
18 that's there for development?
19 MS. MYRICK: It's the largest developable
20 site in the district.
21 THE CHAIRMAN: Yeah. And -- but the
22 footprint of this building represents how much
23 of that in terms of percentage? Does it
24 represent 25 percent of it?
25 MR. BALANKY: About 20 percent.
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1 THE CHAIRMAN: Twenty percent.
2 So, I mean, to your point, there's
3 80 percent more building that can happen in
4 this complex --
5 MR. BALANKY: Well, there's --
6 THE CHAIRMAN: -- that would
7 incorporate --
8 MR. BALANKY: There's really not because
9 it -- it's a -- it becomes a parking issue, and
10 there's a whole lot of other issues, but the
11 main issue that we're confronted with is an
12 economic issue and a timing issue in that --
13 you know, personally, I wouldn't take the
14 economic risk to go out and buy the building
15 with the hopes that the new market tax credits
16 and the historical fund kicks in and the City
17 kicks in, you know, DIA kicks in.
18 You know, from a risk management
19 standpoint, you're not going to go out and
20 spend a million dollars unless you know that
21 you're going to be able to get those incentives
22 to make the rehab of the building viable. And
23 so, you know, that's -- that's really where the
24 risk comes from.
25 But there may be some people that would
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1 gamble on that and go out and drop down a
2 million bucks and, you know, stave off the
3 bankruptcy and the charity is happy. And they
4 wait it out. And if the thing gets funded by,
5 you know, all of the things that I just
6 described, then maybe you can do the -- to your
7 point, maybe you can do the best of all worlds
8 and get it done, but that's what it would take.
9 It would take somebody who is willing to risk a
10 million dollars to buy this property, you know,
11 with the hope that they could get the funding
12 required to make it economically viable.
13 That's really -- that's the bottom line.
14 That's what we're dealing with.
15 So, you know, maybe -- maybe you guys come
16 in and say, hey, the historical society will
17 kick in a million bucks to buy that building
18 and save it out of bankruptcy, and then we can
19 move on down the road that we just all
20 described. That would be the -- a wonderful
21 thing for everybody.
22 COMMISSIONER ALLMAND: Well, I mean, I'm
23 sure that --
24 COMMISSIONER LOPERA: One question for the
25 staff -- sorry.
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1 As far as alterations go, they can move
2 windows, doors and things like that without any
3 kind of COA, based on the --
4 MS. SHEPPARD: The current status of the
5 building does not trip the COA process. So
6 Commissioner Allmand is correct, it doesn't
7 require review by staff or by this board as far
8 as alterations.
9 COMMISSIONER LOPERA: Okay.
10 MS. SHEPPARD: The fact that it's a
11 contributing structure in a National Register
12 District does open it up for incentives, at
13 which point some of the same type of criteria
14 that you would normally consider would be
15 applied by the National Park Service and the
16 State Historic Preservation Office in
17 determining whether those incentives are -- you
18 know, whether they would be eligible for those
19 incentives, depending on what their plans are.
20 But that was part of the reason why the
21 National Register District was created for
22 downtown, was to provide that opportunity for
23 these type of buildings.
24 MR. BALANKY: And Oliver did say that he
25 would work with us on that. So I -- maybe I'll
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1 make this recommendation and see if this makes
2 sense to you guys. I'll commit to trying to
3 get the lienholders to buy more time if you
4 guys will support our efforts to try to find
5 ways to get commitments for this funding that
6 we could use to keep the building and do a
7 renovation to that --
8 COMMISSIONER ALLMAND: I just -- just
9 going out on a limb here, but you probably know
10 a lot more people with a lot deeper pockets
11 than anybody on this side of the table does,
12 brother. Come on, man.
13 MR. BALANKY: No, but I'm saying, to do a
14 rehab like this, you're going to -- and, again,
15 Oliver said that they'd support that.
16 COMMISSIONER ALLMAND: Well, I -- look, I
17 don't -- like I said, I had a two-second
18 conversation with Oliver. I don't know --
19 Oliver seems like he was against it. But just
20 because Oliver said that doesn't necessarily
21 mean that I would be.
22 MR. BALANKY: Right.
23 COMMISSIONER ALLMAND: You know, I wasn't
24 even a hundred percent sure why he was, but he
25 just wanted to kind of chime in. You know, I
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1 hadn't spoken to Oliver in probably five years
2 before that.
3 MR. BALANKY: Right.
4 COMMISSIONER ALLMAND: So -- but, I mean,
5 like I said, I think you have an opportunity.
6 I mean, I --
7 MR. BALANKY: If we have time, I think
8 there is an opportunity, if we can get the
9 time.
10 COMMISSIONER ALLMAND: Right. But I don't
11 think -- and correct me if I'm wrong. Maybe
12 I'm speaking out of turn here, but, you know,
13 we want to help you save that building.
14 MR. BALANKY: That's what I need to hear.
15 COMMISSIONER ALLMAND: I mean, I would be
16 willing to do that, you know, to say that. I
17 think this might be actually my last meeting.
18 So, I mean, maybe I'm speaking out of turn.
19 THE CHAIRMAN: I think we're all in
20 agreement that we want to work with you to try
21 to save the building.
22 MR. BALANKY: And I know it's late and we
23 all need to get to back to our families, so --
24 THE CHAIRMAN: That means we could defer
25 it to provide you more time to investigate some
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1 of those other options.
2 MR. BALANKY: Well, speaking with Ginny --
3 did we --
4 MS. MYRICK: If we defer it, that would be
5 fine. That would be fine and we can go back
6 and talk to the property owner.
7 THE CHAIRMAN: Well, we have to -- let me
8 check with counsel because there's a series of
9 deadline dates, correct?
10 MR. McEACHIN: That's correct.
11 Sixty days.
12 THE CHAIRMAN: Yeah, that we have to deal
13 with.
14 MS. FETNER: What's the date of the
15 application?
16 (Simultaneous speaking.)
17 MR. McEACHIN: (Inaudible.)
18 MS. FETNER: So you would have until
19 the -- you would at least have the May meeting.
20 COMMISSIONER ALLMAND: I mean --
21 MS. FETNER: There's no deferral
22 (inaudible). You have until the May meeting --
23 THE CHAIRMAN: To decide --
24 (Simultaneous speaking.)
25 COMMISSIONER ALLMAND: We -- I mean, my
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1 opinion -- direct staff to write up the report.
2 That's what we're being asked to do here today,
3 correct or incorrect?
4 MS. FETNER: Yes. You're being requested
5 to -- first question is, do you agree to
6 demolish. And the reason why the -- the issue
7 of writing the report is involved, because if
8 you say no to -- if you deny the request to
9 demolish, then you have to file a report to put
10 it through the process of getting a landmark --
11 local landmark status. So they go hand in
12 hand. Even though it's not the exact same
13 question, the denial triggers --
14 COMMISSIONER ALLMAND: But that all has to
15 happen tonight.
16 MS. FETNER: Which?
17 COMMISSIONER ALLMAND: Well, the -- or we
18 could defer.
19 MS. MYRICK: Or we could withdraw.
20 COMMISSIONER ALLMAND: Or you could
21 withdraw.
22 COMMISSIONER LOPERA: So if you withdraw,
23 the building goes into foreclosure?
24 MS. MYRICK: Yes.
25 COMMISSIONER LOPERA: And then what?
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1 MS. MYRICK: The City will foreclose on
2 it. They're --
3 MR. BALANKY: And the bank.
4 COMMISSIONER LOPERA: All right. So the
5 City and the bank will foreclose on the
6 property, and --
7 MS. MYRICK: There are multiple liens on
8 the property, and the -- we have a letter from
9 the mayor's office to protect the City's
10 rights. They are one of two -- they are two of
11 the liens. They're going to foreclose on the
12 property --
13 MR. BALANKY: There are four liens.
14 MS. MYRICK: Yeah.
15 So the choice that we have is, trying to
16 work rapidly to try and help this nonprofit, to
17 turn it around -- Mr. Balanky has generously
18 offered to carry their insurance for them
19 during the due diligence period on the
20 building, which is unheard of, because they
21 haven't got any money.
22 So they gave us 60 days to try and figure
23 out these two issues, the onerous deed
24 restriction and the demolition of the building.
25 So we're batting pretty -- zero here. I'll
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1 tell you, we're batting zero.
2 If you could somehow defer this decision
3 or you could allow it to happen, which is
4 the -- one of the options that Joel
5 mentioned -- you do not have to vote on this.
6 You do not have to take a position on
7 this; isn't that correct, Joel?
8 MR. McEACHIN: They have to take some sort
9 of position within the 60-day period. If they
10 don't, then -- if they take no action, the
11 demolition will --
12 MS. MYRICK: Even with the letter that --
13 from the property owner that they're opposed to
14 landmark designation?
15 MR. McEACHIN: Well, if the -- it doesn't
16 matter whether they support it or not. If
17 60 days passed without the Commission taking an
18 action, then the permit for demolition goes
19 forward.
20 COMMISSIONER ALLMAND: That's why I'm kind
21 of saying y'all defer. Like, make a decision.
22 Like, either direct staff or let them demolish.
23 Those two things. In my mind, it has to be one
24 or the other because if we could just wait and
25 then all of a sudden you say, um, direct staff.
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1 Well, sorry, staff doesn't have the next
2 meeting -- not the next meeting, but the
3 meeting after that to present. That's going to
4 be over 60 days, and then they're -- you know,
5 we drive down to the Cathedral District, you
6 know, a couple of weeks later and there's no
7 building there.
8 MS. MYRICK: What is 60 days from -- when
9 is your next meeting?
10 (Simultaneous speaking.)
11 MR. McEACHIN: The (inaudible) --
12 MS. MYRICK: Did you have a meeting
13 (inaudible) June?
14 MR. McEACHIN: (Inaudible.)
15 And there's a May meeting --
16 MS. MYRICK: There's a May meeting?
17 THE CHAIRMAN: Yes.
18 COMMISSIONER DAVIS: I mean, I think the
19 question is what happens if it gets denied and
20 gets foreclosed on is important. You know, I
21 mean, if it gets foreclosed, it sits there for
22 a couple of years --
23 MS. MYRICK: Many years.
24 COMMISSIONER DAVIS: -- nothing happens,
25 people break into it, homeless people start
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1 living there, and then developers like Mike
2 look at it, you know, over the next five or ten
3 years and say, you know, does it make economic
4 sense? It probably doesn't, like many
5 buildings downtown do not. And so it's just
6 going to sit there and it's going to be blight.
7 And so it's pretty now because it's been
8 maintained for the last number of years. It's
9 going to start falling apart.
10 COMMISSIONER ALLMAND: Or foreclosure, you
11 know, it goes on -- sale on the steps, a
12 developer gets it for a song, and then it is
13 economically feasible.
14 COMMISSIONER DAVIS: Honestly, to be,
15 like, totally blunt, I feel like that's a
16 great -- like, theoretically, sure, that could
17 happen, but if --
18 COMMISSIONER ALLMAND: It's happened
19 before.
20 COMMISSIONER DAVIS: Sure it's happened
21 before, but look around downtown. There's lots
22 of opportunities for that to happen that are
23 not happening because Mike and other developers
24 determine that it doesn't make economic sense.
25 And here's an opportunity to prevent that from
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1 happening.

2 COMMISSIONER ALLMAND: I guess I -- I

3 guess what I want to say is, it's -- what's

4 within our purview is to see if this meets --

5 if we think this could possibly meet four. And

6 I think it does. And then regardless of this,

7 that or the other reason, I think it meets

8 four.

9 COMMISSIONER DAVIS: Understood.

10 COMMISSIONER ALLMAND: I think it meets

11 five.

12 COMMISSIONER DAVIS: Fair enough. Joel

13 determined that it met three, and so --

14 COMMISSIONER ALLMAND: I love Joel.

15 COMMISSIONER DAVIS: No, I'm just saying,

16 that's -- it's not totally black and white.

17 COMMISSIONER LOPERA: So are you saying

18 it's not economically feasible to rehab, to

19 create less units? Because, obviously, like,

20 you know -- like you were saying, that nobody

21 wants to live in a 10-by-10 room, but are

22 you -- have you concluded that it's not

23 economically feasible to rehab?

24 MR. BALANKY: The only way we get rid of

25 the -- and this is still a long shot as well,

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1 and we have a meeting next Friday in

2 Tallahassee. There's a 50 year --

3 MS. MYRICK: Sixty-five.

4 MR. BALANKY: -- sixty-five-year land use

5 restriction that says it can only be used for

6 homeless, period. Well, when they put that

7 rule in place, the homeless -- housing worked

8 differently than it does today. And so like

9 Ginny articulated earlier, it doesn't work

10 anymore for homeless. So the only way to get

11 that removed -- and we've been in negotiations

12 with Florida Housing for weeks now, and on

13 their agenda next Friday -- is if we make part

14 of it affordable housing. So now we're stuck

15 with having to do subsidized housing, on top of

16 having to renovate a building that's very

17 difficult to renovate.

18 I mean, if you've not been inside of it,

19 you've got to look inside of it. It's a horror

20 story. Okay? I mean, it's a house of horrors,

21 literally. And so it will be very expensive to

22 renovate.

23 There is something in my file that I got

24 from the charity that says there is asbestos

25 there. I haven't verified that, but I assume

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1 since they told us that, that they must have --

2 maybe not. I don't know.

3 COMMISSIONER LOPERA: (Inaudible.)

4 MR. BALANKY: Well, they may have done

5 that when they refinanced the building. They

6 may have had to get a report on that. I don't

7 know. So -- but there is something that

8 alludes to asbestos. So whether there is or is

9 not, if there is, it just makes it that much

10 more difficult. But even if there's not

11 asbestos, just the interior renovations having

12 been -- and then having to subsidize affordable

13 housing units that -- as part of that, makes

14 the economics just that much more difficult.

15 That's why -- that's why keeping the existing

16 building is much more economically challenging

17 than taking it down and putting in 120 market

18 rate units that have an affordable housing

19 component as well.

20 COMMISSIONER LOPERA: Right, but if you're

21 speaking to a developer -- you know, could the

22 building be used as the subsidized housing

23 that -- that the deed restrictions want but

24 also creating a new -- instead of 120, create

25 30 or 60 units to basically -- as the

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1 developer, that's what you would use to fund

2 the fact that part of that existing historical

3 building is going to be subsidized housing.

4 MR. BALANKY: I mean, that's a good --

5 it's a great question. It's a fair question.

6 You know, there's probably a lot more good

7 questions like that that probably still need to

8 be answered. We just haven't had the time to

9 get into it. We've been trying to react to a

10 panic, you know, crisis situation to try to

11 help the charity, but -- but maybe we can --

12 maybe we can buy some time with the creditors.

13 I mean, that's certainly something that I'll

14 try to do, is talk with the creditors about it,

15 but they're -- you know, it's just -- it's

16 going to have to be kind of -- the stars are

17 going to need to align for us to be able to get

18 out there and buy enough time to get these good

19 questions answered and to see if it -- the

20 economics actually make sense or --

21 COMMISSIONER LOPERA: Right. And I'll do

22 you guys a favor that -- I'd like to take a

23 look at the building.

24 MR. BALANKY: Okay.

25 THE CHAIRMAN: I'm a structural engineer,

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1 so I'd --

2 MR. BALANKY: I'd love for you to.

3 COMMISSIONER LOPERA: I could take a look

4 at it and, you know, I could basically narrow

5 down what the structural damages are. I did

6 see florescence on the exterior walls and the

7 brick, not a lot of it, but just some.

8 But, you know, maybe along with a report

9 from the staff, you know, combined with, you

10 know, you guys providing some -- even just some

11 basic sketches from a developer or an architect

12 working, you know, with a developer, showing,

13 okay, what are some, you know, better ideas to

14 try to move this thing forward, you know,

15 because I'd really -- I mean, I appreciate that

16 you guys want to do this. I'm excited for you

17 guys. And I would hate to see this process

18 stop right now just because, you know, you're

19 afraid that we're all going to, you know,

20 strike it down. And right now I'm, you know,

21 definitely in favor of just receiving some sort

22 of documentation from you, along with a staff

23 report.

24 THE CHAIRMAN: Sondra, please.

25 MS. FETNER: Can I just kind of calm
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1 everyone down real quick and just bring us back

2 to exactly what we're -- what you, as a

3 commission, are supposed to look at. You're

4 supposed to look at, is this property capable

5 of local landmark designation, not what it

6 could do for downtown, not what the use is, not

7 what the structural integrity is. You really

8 just need to focus on the seven criteria that

9 Joel presented. Joel presented that there were

10 definitely three. Since it is a demolition

11 that's being objected to by the owner, you have

12 to meet four of the criteria.

13 MS. MYRICK: The demolition is not being

14 objected to by the owner.

15 MS. FETNER: Not the demolition, I'm

16 sorry. The local landmark designation is being

17 objected to by the owner. So you need to meet

18 four of those criteria. Joel pointed out three

19 in his report.

20 If the Commission believes that there's

21 additional criteria that should be looked into

22 further by Joel, that would be an appropriate

23 direction for the staff. Otherwise, to require

24 or to request that the applicant come forward

25 with other ideas for the building, that's
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1 outside of the scope of this board, and mainly

2 because the property is not a local landmark

3 designation and it's not within a historic

4 district that this commission has jurisdiction

5 over.

6 So really you're kind of stuck in the

7 small, little box that you can only look at the

8 criteria that Joel presented and the additional

9 criteria that he determined at this preliminary

10 stage did not meet.

11 Now, I want to remind you that you do have

12 60 days to do that, so you could table that

13 decision until next month. You could, right

14 now, tell Joel, look -- you know, Chairman Case

15 said, I think, E and F or F and G --

16 THE CHAIRMAN: Yeah.

17 (Simultaneous speaking.)

18 MS. FETNER: What was it?

19 COMMISSIONER ALLMAND: C.

20 MS. FETNER: You said --

21 THE CHAIRMAN: I said E and F.

22 COMMISSIONER ALLMAND: I'm pretty clear

23 about C.

24 MS. FETNER: So you would recommend that

25 Joel looks into that now, and then present it
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1 at the next meeting. That will keep you within

2 your 60 days.

3 The applicant has the opportunity to

4 withdraw the request for the demolition now,

5 and then Joel doesn't have to do anything, and

6 there's nothing -- no further discussion.

7 But that's really what you have to do. So

8 either you feel comfortable voting on it now,

9 then you could say, deny or approve the

10 demolition. And if you deny it, then you still

11 have to have Joel complete his report, and you

12 could give him direction on the other criteria,

13 or you just approve the demolition now, but you

14 really can't request them to do, you know,

15 those types of things.

16 (Simultaneous speaking.)

17 THE CHAIRMAN: (Inaudible.)

18 MS. MYRICK: If I may (inaudible) for a

19 couple more minutes here.

20 I think what we've kind of concluded, if

21 you're not willing to defer it because you

22 don't feel there's enough time involved, I

23 think it would be working against us, to tell

24 you the truth, to send it back to staff to find

25 the fourth. I mean, that's -- that doesn't
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1 help us at all.
2 So we're going to ask you to, if it's okay
3 with you, either one of two things. Either we
4 defer a decision today, put us on a -- on your
5 next meeting and see what we can come up with.
6 Maybe you'll like better what we come up with.
7 Or we'll withdraw it today, which would put you
8 in a neutral zone too.

9 MR. BALANKY: We'll do whatever you guys
10 recommend.

11 THE CHAIRMAN: Well, we still have
12 60 days. I mean -- so we could defer it -- a
13 decision until our May meeting.

14 MS. FETNER: If you want to do that, you
15 could do that, and -- if you -- and then you
16 just need to direct staff if you want them to
17 do anything. They don't have to do anything.
18 You can make your decision without Joel's
19 fourth criteria. And you, as a commission,
20 say, you believe this criteria fits, now staff
21 make it fit.

22 You know what I mean? You could say, do
23 the research on that, we believe as a
24 commission that's what it needs, but you really
25 have to stay within, is this a local landmark.

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1 And even if you do -- even if the
2 Commission does send it, you know, does say
3 that it should be a local landmark, it still
4 has to go to council, and council has to vote
5 to approve it. So you guys do not have the
6 final say. You just make the recommendation to
7 the council.

8 MR. BALANKY: We appreciate y'all's time
9 tonight. It's late. We've kept you later than
10 we intended to. So we thank you very much for
11 all your effort on it. But let us know what
12 you decide and, you know, maybe we could get
13 together and take a look at that.

14 MS. FETNER: If you want to withdraw, you
15 have to be the one to do it. They can't do it
16 for you. I mean --

17 MR. BALANKY: What would y'all prefer?

18 COMMISSIONER ALLMAND: I mean --

19 THE CHAIRMAN: What would work best in
20 their favor?

21 MS. FETNER: Well, I can't give that
22 advice.

23 MS. MYRICK: Well, I can tell you that if
24 your instructions are for Joel to go back and
25 find a fourth element, then we would clearly

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1 withdraw.

2 THE CHAIRMAN: Well, I think --

3 MS. MYRICK: If your instructions are just
4 to wait and give us another 30 days, we'll go
5 back to the owner and try to work that out and
6 come back to you with another solution.

7 Maybe we wouldn't even have to do that.

8 We could withdraw the whole application. I
9 don't know, but if your instructions are to go
10 find the fourth solution, find the fourth
11 element to make sure, you know, it -- that it
12 would be a landmark structure, then we're not
13 interested in that. We don't want to go to
14 City Council. That's, as you know, a 6- to
15 8-week chore -- I'll put it that way, it's a
16 chore -- and it would be -- it's not in our
17 best interest to do that.

18 THE CHAIRMAN: So I think probably
19 withdrawal would probably be the best
20 alternative at this point.

21 MS. MYRICK: All right. We'll withdraw
22 the application, then.

23 THE CHAIRMAN: Do we have to vote on that?

24 MS. FETNER: No.

25 THE CHAIRMAN: Okay.

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1 MR. BALANKY: Thanks for your time.

2 MS. MYRICK: Thank you.

3 THE CHAIRMAN: Thank you.

4 COMMISSIONER LOPERA: Thank you.

5 THE CHAIRMAN: We'll take a ten-minute
6 break.

7 (Brief recess.)

8 THE CHAIRMAN: In light of the fact that
9 the applicant for OOA-17-02 is not present, we
10 will defer that item and move on. We'll move
11 on to new business. We have requests for
12 letters of support.

13 MR. McEACHIN: Yes. These applications,
14 this is the -- these potential applications are
15 seeking to get a letter from the Commission in
16 support of. And this is very common and the
17 Commission has been doing this for years. And
18 these letters are very important to the review
19 board in terms of showing community support.
20 And these are projects that I know are going on
21 and want letters of support.

22 MS. MULLINS: Do you want us to go into
23 more detail about each project or --

24 THE CHAIRMAN: No. That's -- does the
25 Commission need any more detail?

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1 COMMISSIONER HACKLEY: No, I'm fine.
 2 THE CHAIRMAN: We have it in our book.
 3 So I would entertain a motion for support
 4 for the matching grants from the Florida
 5 Department of State for the three identified
 6 groups.
 7 COMMISSIONER ALLMAND: I make a motion to
 8 do so.
 9 COMMISSIONER HACKLEY: Second.
 10 THE CHAIRMAN: A motion and second.
 11 Any discussion?
 12 COMMISSION MEMBERS: (No response.)
 13 THE CHAIRMAN: Seeing none, hearing none,
 14 call the question.
 15 All those in favor of the letters of
 16 support?
 17 COMMISSION MEMBERS: Aye.
 18 THE CHAIRMAN: Those against?
 19 COMMISSION MEMBERS: (No response.)
 20 THE CHAIRMAN: Hearing none, staff.
 21 Item Number 2, the Commission
 22 recommendations for the Rules Committee.
 23 Would you like me to talk about that first
 24 or -- or would you all want to? Do you want me
 25 to talk about that or you? It's next on the
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1 agenda.
 2 I was asked to prepare a report to the
 3 Rules Committee of City Council, which I did
 4 last week. Present was Joel and Lisa and,
 5 let's see, Jennifer Mansfield was also there
 6 and Kristen. And Cora was there for a while
 7 too, but she left early. She was on her lunch
 8 break. And I thank you for your support.
 9 The Committee was interested in knowing
 10 what exactly the board did, what we were
 11 commissioned to do, how many members were on
 12 the board, you know, all those kinds of
 13 particulars related to the membership of the
 14 board, how often we met, this and that, and
 15 asked for recommendations to improve the
 16 function of the Commission. And I was somewhat
 17 preempted, but I really only got to address one
 18 or two of the items that I was recommending,
 19 and they -- the City Council asked for a list
 20 that was generated by other members of the
 21 Commission, in addition to my own, that could
 22 be compiled and sent to -- through channels to
 23 the City Council committee. So that is what
 24 Item Number 2 is.
 25 So I believe Lisa had requested me to
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1 think about this and bring any thoughts to the
 2 Commission tonight, that I can complete that
 3 list and send it on its way. So I will
 4 entertain any comments or suggestions on behalf
 5 of any of my fellow commissioners as to what we
 6 might do to improve the operation of our board
 7 or any of our procedures.
 8 COMMISSIONER HACKLEY: I think we should
 9 stick to the time limit. You know, we have
 10 some that come up and speak and we say, "Okay,
 11 your time is up." And then we have others that
 12 repeat themselves. So I think we need to stick
 13 to a time for each person to speak.
 14 MS. SHEPPARD: Would that translate,
 15 through the Chair, to a better time machine
 16 that might actually --
 17 MS. BLAKE: The time machine went off and
 18 no one told the applicant to stop talking. So
 19 I --
 20 MS. SHEPPARD: I thought you had mentioned
 21 that it was --
 22 MS. BLAKE: It is dead. But no matter
 23 what we have over here, if it's not enforced,
 24 it's not going to be effective.
 25 MR. McEACHIN: I thought that was your
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1 job.
 2 MS. BLAKE: No, it's not. It's above my
 3 pay grade.
 4 COMMISSIONER LOPERA: When they come up
 5 and, like, try to -- could I make one small
 6 suggestion, then? Like today when the staff
 7 has already approved -- let's say the
 8 demolition of a property, maybe asking the
 9 person -- you know, if they're going to get up
 10 and talk ten minutes about why the property
 11 should also be demoed, just try to eliminate
 12 that. So just asking them, do you agree with
 13 the staff's recommendations? Yes or no. Okay.
 14 You're done. Let's vote. And that would --
 15 THE CHAIRMAN: And normally we do do that.
 16 COMMISSIONER LOPERA: Oh, okay.
 17 THE CHAIRMAN: And usually -- if they know
 18 they've got staff approving what they are
 19 asking for, they usually don't say much, but I
 20 don't know why this guy continued to -- even
 21 though had he staff approval.
 22 COMMISSIONER LOPERA: I thought there was
 23 two of them --
 24 (Simultaneous speaking.)
 25 MS. MULLINS: (Inaudible) because it is a
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1 demolition, he probably just wanted --
2 (Simultaneous speaking.)
3 COMMISSIONER LOPERA: Yeah, because there
4 was like two of them today I thought where the
5 staff had approved, you know, with a score of
6 like 30 and 32, and the people still went up
7 and spoke on the subject matter.
8 But if that's -- if it's typical to ask
9 them first, then that's fine.
10 THE CHAIRMAN: Well, no. I mean, it's a
11 public meeting, so we have to give them the
12 right to speak, but certainly I think to your
13 point, I think you're correct. And usually we
14 do say, do you agree with the staff report or
15 not? And a lot of times they will say, yes or
16 no, or, I agree with Items 1, 2, 3, but I don't
17 agree with Items 4, 5, 6.
18 COMMISSIONER LOPERA: Right.
19 THE CHAIRMAN: So it requires more
20 conversation.
21 COMMISSIONER LOPERA: Right.
22 MS. FETNER: I could add something to
23 that.
24 When it comes to demolition, neighbors can
25 appeal. Sometimes the -- you know, in
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1 Springfield, for instance, SPAR -- is it SPAR
2 or is it --
3 THE CHAIRMAN: SPAR's appeal --
4 (Simultaneous speaking.)
5 MS. FETNER: SPAR's appeal or the other
6 one?
7 MS. MULLINS: SOS.
8 MR. McEACHIN: SOS.
9 MS. FETNER: They appealed. So you want
10 to make sure that the record is really clear
11 and -- as an applicant. And as this
12 commission, we would want to make sure that the
13 record is very clear for the decision that's
14 made. So even though the report says it and
15 they agree with it, a lot of times they
16 think -- applicants know that, and they will
17 come up and just kind of reiterate exactly what
18 Joel says.
19 COMMISSIONER LOPERA: So let me ask you a
20 question. Is the public still allowed to speak
21 when the owner is for the demo -- staff is for
22 the demo? Can the public still get up and --
23 THE CHAIRMAN: Absolutely.
24 COMMISSIONER LOPERA: -- and speak against
25 it?
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1 MS. FETNER: That's a hell, yeah. This is
2 a hell, yeah situation.
3 Yes, and the public always has the
4 opportunity to speak, even on matters that
5 aren't before the Commission. There's a public
6 comment portion. Yeah, we have to. They could
7 say whatever they want in their three minutes.
8 COMMISSIONER ALLMAND: I got one.
9 Go ahead, Searcy.
10 COMMISSIONER DANNHEIM: I have just a
11 quick one. I think tonight we -- we were in a
12 situation where we were kind of being lobbied,
13 and I wondered if there's an easier, more
14 expeditious way before we get, like, sucked
15 into an hour-long discussion. Is there a way
16 to signal to the chair that this is really
17 getting out of our purview? And, I mean, it's
18 torture, really. I mean --
19 THE CHAIRMAN: Well, I usually get the
20 evil eye from Sondra.
21 MS. FETNER: I'll send a look over.
22 THE CHAIRMAN: Yeah, she --
23 (Simultaneous speaking.)
24 MS. FETNER: Well, I did do that.
25 THE CHAIRMAN: Yeah, she did.
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1 MS. FETNER: I did stop the discussion
2 and --
3 COMMISSIONER DANNHEIM: I mean, that's
4 really what kind of like snapped me back into
5 reality.
6 THE CHAIRMAN: And that's why she's here.
7 I mean, she's here to keep us out of trouble.
8 MS. FETNER: And I'm not the chairman. I
9 do -- you know, I wait a certain amount of time
10 before I do speak up because it's not my
11 position -- it's not my role to direct your
12 discussion. But once I see that it's clearly
13 outside of the scope of your jurisdiction or
14 outside of the scope of your determination,
15 then I'll speak up, but I also don't want to
16 interrupt anyone because I know Diane does not
17 like that.
18 COMMISSIONER ALLMAND: Yeah. In terms of
19 the time, I think time is a big factor. But I
20 will say, we have -- I think this commission
21 has kind of a -- and it's gotten better, but
22 like a -- kind of notice issue. Like, when the
23 guy came up with Lydia or -- I think it was
24 Lydia. And, like, when they give us other
25 drawings, I think that causes a notice issue,
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1 especially if staff hasn't seen that because
2 what it -- somebody's in the audience, they
3 want to talk about it, they haven't seen those.
4 Like, and we're -- and we're, like, discussing
5 it. You know what I mean?
6 It should be yes, no, and we -- like, when
7 we go into the design thing, you know what I
8 mean? And, look, that's great for me, when I'm
9 on the other side, because then we can work it
10 out at the Commission, right? And it takes an
11 hour. But then when you have an agenda like
12 this, we're sitting here talking about it. I
13 think it should be -- like, if you don't get it
14 in by the book, we're not passing anything out.
15 There's not a, here's our response to that.
16 First of all, I don't think it's -- I think
17 it's against the law, you know, from a notice
18 standpoint.
19 COMMISSIONER LOPERA: Is it the staff's
20 job, then, to develop that response or is it
21 our -- so let's say regarding the tapered
22 column -- am I allowed to speak about that, the
23 tapered columns?
24 THE CHAIRMAN: Uh-huh.
25 COMMISSIONER LOPERA: Is it our
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1 responsibility to, like, just vote yes or no
2 and that's it, or is it our responsibility to
3 basically help him to develop something that's
4 in agreeance with what the staff would also
5 say, or is that all of your responsibility to
6 say, no, we deny it, talk to the staff, let
7 them figure it out, bring something back next
8 month?
9 COMMISSIONER ALLMAND: Andres, if it can
10 be handled in 60 seconds, then why not? But
11 not 10, 15 minutes. I mean, come on. Like, I
12 mean, we've got lives here. And if you
13 multiply that by every application, no.
14 I mean, you want to help, but -- like,
15 first of all, the notice thing -- number two --
16 I mean -- and even, you know, Drew said it.
17 You know, when we -- like, we can -- like, when
18 I submit drawings, I can submit revisions -- if
19 I defer, I can submit the revisions like -- I
20 can just show up with my revisions. That's a
21 big deal. You know what I mean? And that
22 happens, I think, frequently.
23 Now, I'm -- when I'm over there, great,
24 because that gives me all kinds of time, right?
25 But for -- and I -- you know, I've kind of,
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1 like, had to, like, catch myself so I don't
2 fall in that trap because I want to be, like,
3 fair to the people so they have enough time to
4 respond to certain things.
5 But I think that's a -- I don't know how
6 to solve that, but that's a conundrum here,
7 right? Like, if I was against something and
8 somebody came up and they're like, here's the
9 drawings, and everybody's like, hum, okay,
10 done. It's like, wait a second, that's -- no
11 way.
12 MS. FETNER: I think if the revisions are
13 in accordance with the staff recommendations
14 that are in the report and it's just a
15 rendering of what they're recommending --
16 COMMISSIONER ALLMAND: Which is -- it
17 virtually never is.
18 MS. FETNER: Okay. Then I would say, if
19 the recommendations are so -- if the revisions
20 are so much -- new drawings need to be made,
21 then you probably should automatically defer it
22 because there is an issue, like you say, with
23 notice and the public having an opportunity to
24 review.
25 THE CHAIRMAN: Oftentimes the plans that
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1 are provided to us at a meeting are responses
2 to staff comments.
3 MS. FETNER: Right.
4 COMMISSIONER ALLMAND: Correct.
5 THE CHAIRMAN: And that's generally why we
6 look at them at that time. And that's pretty
7 much been true since I've been on the
8 Commission.
9 COMMISSIONER LOPERA: So, John, are you
10 saying that we should not do that?
11 COMMISSIONER ALLMAND: Unless they're --
12 unless they, like, exactly replicate the
13 staff's conditions, just for clarity purposes,
14 then -- then I don't think we should allow
15 that, but -- because nine times out of ten they
16 do that and then they're like, oh, but, and
17 then we did this. You know what I mean? And
18 then -- and it's like, okay. Now -- well, hold
19 on a second. And it -- not only is it, I
20 think, a notice issue, but it bogs us down.
21 You know what I mean? Like, for real. I think
22 we have to stay away from the bogging down. I
23 think we've got to, like, stay nimble. If it's
24 not going to happen, okay, boom, next. I
25 really do believe that.
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1 COMMISSIONER DAVIS: Is the staff report,
 2 like, given to the public and --
 3 THE CHAIRMAN: Yes.
 4 MS. SHEPPARD: They get about the same
 5 amount of notice that you do. The reports
 6 usually -- we have to have them ready for the
 7 book by Thursday before the meeting, and so the
 8 applicants are probably getting them on
 9 Thursday or Friday. And it also gets posted
 10 online. So it's not just the applicants, it's
 11 the public that would be able to see it online.
 12 Of course, you know, the weekend -- it might be
 13 Monday or Tuesday before they react to that,
 14 but --
 15 COMMISSIONER ALLMAND: But if you hold to
 16 that, more people are going to start getting on
 17 the consent train, and then we're going to have
 18 shorter meetings, for real. I mean, not for
 19 me. I mean, for y'all. I'm going to be at the
 20 next meeting, but I'm going to be sitting over
 21 there, so I don't --
 22 COMMISSIONER LOPERA: Your next meeting
 23 will be very short.
 24 COMMISSIONER ALLMAND: Nice.
 25 THE CHAIRMAN: That was one of the topics
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1 that we started to get -- that we discussed,
 2 was the fact that our meetings have indeed
 3 gotten shorter by virtue of the administrative
 4 matrix that allows staff to make a lot of the
 5 decisions that this commission used to make on
 6 a routine basis, in a smaller -- routine type
 7 of things that used to come to the Commission,
 8 now go directly to staff. So we only see the
 9 ones that either they're uncomfortable with or
 10 are outside of their matrix purview.
 11 MS. SHEPPARD: To the -- to Mr. Allmand's
 12 point, I think probably the biggest change in
 13 plans that are presented are the situations
 14 where we're denying and they're coming back
 15 with plans, which is -- like the current
 16 situation with Stockton Street, which we've
 17 heard multiple months now, where it's not that
 18 they're addressing conditions, but there aren't
 19 any conditions. We're going in with a denial
 20 and then they're coming back with a revised
 21 set. So I think that develops a lot more
 22 discussion than some of the architects that
 23 like to try to address our conditions and make
 24 it tight for the meeting.
 25 COMMISSIONER ALLMAND: And that's when --
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1 that's when, in my opinion, it's an OOA, and
 2 then it's a -- and if it's a denial, then let's
 3 face the denial. You know what I mean? You
 4 guys -- like, that's -- that's what that
 5 mechanism is there for.
 6 MS. SHEPPARD: Or it's a deferral and then
 7 staff has an opportunity at that point to do a
 8 revised report that might be an approval with
 9 conditions, but you're not coming into a
 10 meeting with a report of denial and then a -- a
 11 completely different set of plans, and I think
 12 that's what you've been struggling with for --
 13 COMMISSIONER LOPERA: In the last meeting
 14 we discussed having -- you know, charging for
 15 the OOAs. Would it be easier for you all if,
 16 like, somebody just brought a set of plans to
 17 us for an OOA and then let us kind of go
 18 through the plans and then -- or is it easier,
 19 like less time involved if you guys kind of get
 20 it first, take a shot at it, and then bring it
 21 in for a full COA?
 22 THE CHAIRMAN: Well, one of the things I
 23 had recommended was a two-step process for
 24 larger projects or ones that potentially could
 25 be controversial, is -- is pretty much exactly
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1 that, is to have them go through staff, let
 2 them review it with a report as part of a --
 3 essentially an equivalent of an OOA process. I
 4 would call it a preliminary review. And then
 5 come in after that -- the applicant has had an
 6 opportunity to react to the staff's comments,
 7 and then come in and let us look at it.
 8 COMMISSIONER LOPERA: As an OOA, then?
 9 THE CHAIRMAN: It would come in as the
 10 equivalent of an OOA -- well, you could still
 11 call it an OOA, but it -- a more formalized
 12 process where they actually submit a report
 13 with the OOA in terms of their recommendations
 14 and then they could give that back to the
 15 applicant and they could address it however
 16 they deem necessary and then it would come back
 17 as a second step to us.
 18 COMMISSIONER LOPERA: So would that have
 19 the same rules as a COA, with a deferment, a
 20 denial, an approval? Would the OOA be the
 21 same? Would we vote on the OOA?
 22 MS. FETNER: If --
 23 THE CHAIRMAN: I'm thinking we would.
 24 MS. FETNER: You would vote on it? So
 25 then you're, like, crossing into COA territory.
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1 I think you should probably limit OOAs for
2 large-scale projects because --
3 COMMISSIONER ALLMAND: But some are small
4 projects with a lot of hair on them.
5 (Simultaneous speaking.)
6 COMMISSIONER ALLMAND: They're hairy.
7 THE CHAIRMAN: Christian, please.
8 MR. POPOLI: We're in the process of
9 switching to an online application system. One
10 of the things that's going to do is, hopefully,
11 require people to meet with us ahead of time,
12 well before it gets to the application phase.
13 In addition to that, what they submit will be
14 uploaded online for public view ahead of time.
15 Ideally, anything that they are bringing
16 to the meeting you really have seen ahead of
17 time to put online and have -- at least
18 comments at the meeting, or it will be
19 something that's substantially different from
20 what we've seen and really should be something
21 that we have a chance to go back and review for
22 compliance with the overlay or the design
23 guidelines and things like that.
24 I think that will stem the tide of some of
25 this because we get applications in, here you
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1 go, get it to the meeting. And we want to move
2 away from that so we actually have a chance to
3 meet with people and discuss things ahead of
4 time. And I don't think it will solve all the
5 problems, but a lot of the little stuff that is
6 sort of workshopped with the Commission, we'll
7 hopefully have a better handle on before it
8 gets here. But things that do, I'm in
9 agreement, it really should be deferred back to
10 staff to look at. You're getting into
11 territory where you're actually designing the
12 project for them, so --
13 COMMISSIONER ALLMAND: Yeah. And, in my
14 mind, it's like -- it's -- you know, give them
15 a minute, two, okay, is this going to happen?
16 I mean, I think, always -- it should be like,
17 is this happening, is it not going to happen?
18 And if it's not going to happen, it's like, cut
19 it right there. I mean, like, sorry. You
20 know, that's --
21 MR. POPOLI: There is a model with the PUD
22 process that involves a site plan review and a
23 written description. And if it's substantially
24 different -- sometimes it gets all the way to
25 LUZ and it continuously changes, it's referred
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1 back to the Planning Commission and staff to
2 review again. So it's not an uncommon process
3 and I think it's probably a lot safer for you
4 guys.
5 COMMISSIONER ALLMAND: Well -- and I was
6 going to -- I'm not trying to belabor the
7 issue, but anyway, I actually appreciate --
8 would appreciate, like, you know, as somebody,
9 like, that's presenting. You know what I mean?
10 Be like, okay, what are we doing? Are we -- is
11 this going to happen, not going to -- rather
12 than just, okay, wait a second, hold on, where
13 does the column go kind of thing. That's just
14 agonizing for both sides, I think.
15 COMMISSIONER LOPERA: I was going to speak
16 on one other point. Is everyone done speaking
17 about that?
18 THE CHAIRMAN: Yes. Go ahead.
19 COMMISSIONER LOPERA: As far as the -- you
20 know, I've seen a lot of the structural reports
21 come through. Is there some kind of
22 requirement that you can have where they have
23 to include photos?
24 MR. POPOLI: The ordinance is pretty broad
25 and just says that they can include a
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1 structural engineering report from an engineer.
2 I believe it references someone with historic
3 preservation experience, but it doesn't really
4 outline what the report is. So we -- as an
5 engineer, with a sealed report, we accept it.
6 COMMISSIONER ALLMAND: Or an architect,
7 right?
8 MR. POPOLI: Or an architect. For
9 structural engineering, it specifically calls
10 out engineers.
11 COMMISSIONER LOPERA: So is that a no?
12 MR. POPOLI: We can't -- we don't have
13 anything that currently requires it. We don't
14 have a form or a laid-out design for the
15 report.
16 COMMISSIONER LOPERA: Is that something
17 that we could require, legally? Saying that,
18 look, if you're submitting a structural
19 engineering report -- because I've actually --
20 this is the first time I've read some that had
21 no photos attached to them.
22 There's minimum standards for structural
23 reports, as a structural engineer that writes
24 these reports, that -- they have to include
25 photos and there has to be some protocol so
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1 that the engineer -- anybody reading the report
2 should be able to draw the same conclusions
3 that the engineer did. Even if you're a layman
4 and you have no design experience, you should
5 be able to read the report, look at the
6 observations, look at the protocol, here's how
7 we determine structural damage versus
8 nonstructural damage, and here's what we
9 concluded based on these observations and
10 here's -- attaching photos, in the same way
11 that they have to provide plans, site plans,
12 documentation from, you know, the -- you know,
13 Chapter 307. In the same way they have to do
14 all that, those same requirements should be
15 part of the engineering report and then that
16 way everyone knows the expectation for that.
17 That way we don't get these half-page-long
18 reports saying, it looks bad, it looks wet to
19 me, and conclude that it may or may not be
20 okay, call a general contractor. That's what
21 I've read in these reports.
22 COMMISSIONER ALLMAND: That's a really
23 good point because I think that a lot of people
24 are kind of like, so what? The structural
25 engineer signed it. You know what I mean? But
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1 if you have some substance and the -- meat, I
2 think that will mean something.
3 COMMISSIONER LOPERA: Yeah. Well, they
4 should mean something because they are liable
5 for these reports in the same way that they're
6 liable for engineering plans. The engineers
7 are also liable to draw accurate conclusions
8 from written observations -- rather than, you
9 know, a set of plans, you have written
10 observations and drawing accurate conclusions
11 from that, using accepted standards for
12 writing -- accepted standards for the condition
13 assessment of buildings which is in ASCE 11-99.
14 MR. POPOLI: That's certainly something
15 we'd like to consider. I don't know what
16 leeway we have. But if you have a standard
17 that you use as an engineer that you could
18 direct us to look at, we'd be more than happy
19 to.
20 COMMISSIONER LOPERA: Yeah. I could
21 provide a standard saying what the --
22 basically, what the titles should be of each
23 different section and (inaudible) --
24 (Simultaneous speaking.)
25 MR. POPOLI: Yeah, if there's a
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1 standard --
2 COMMISSIONER LOPERA: -- and what manual
3 we use nationally to prepare the reports.
4 THE CHAIRMAN: What is it? So I can write
5 it down.
6 COMMISSIONER LOPERA: It is ASCE 11-99, is
7 the guideline for the structural condition
8 assessment of existing buildings.
9 THE CHAIRMAN: Okay. I'm still taking
10 notes.
11 Any other comments?
12 MS. BLAKE: Mr. Chairman, Ms. Searcy's
13 hand was up.
14 MS. MULLINS: She was just pointing out
15 for me.
16 MS. BLAKE: Oh.
17 (Discussion held off the record.)
18 THE CHAIRMAN: Okay. I'll take this
19 information and include it with the other
20 comments that I've got and we'll pass it
21 through.
22 Let's see. Our next item is the proposed
23 National Register of Historic Places for
24 Memorial Park.
25 MS. SHEPPARD: Well, actually they haven't
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1 officially --
2 MR. McEACHIN: (Inaudible.)
3 MS. SHEPPARD: Because we're a certified
4 local government, the Commission is asked to
5 weigh in on these applications that are going
6 to the State historic park service for official
7 action and so --
8 (Simultaneous speaking.)
9 THE CHAIRMAN: That's what the motion
10 would be for, is to write a support letter?
11 MR. McEACHIN: (Inaudible response.)
12 COMMISSIONER LOPERA: Could you repeat
13 that again for Diane?
14 COMMISSIONER DANNHEIM: Can I just make a
15 motion that the staff write a report --
16 THE CHAIRMAN: Wait a second. Wait a
17 second, Searcy. She didn't get the tail end of
18 what Lisa was saying.
19 MS. SHEPPARD: You would be making a
20 motion to instruct staff to write a letter of
21 support upon your behalf in support of the
22 listing.
23 THE CHAIRMAN: Okay. Now.
24 COMMISSIONER DANNHEIM: I move that we
25 request that staff write a letter of support,
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1 supporting the designation of the nomination
2 for Memorial Park to the National Register.
3 COMMISSIONER DAVIS: Second.
4 COMMISSIONER ALLMAND: And this one.
5 THE CHAIRMAN: We'll do the next one next.
6 COMMISSIONER ALLMAND: Okay.
7 THE CHAIRMAN: We have a motion and a
8 second.
9 All those in favor?
10 COMMISSION MEMBERS: Aye.
11 THE CHAIRMAN: Those opposed?
12 COMMISSION MEMBERS: (No response.)
13 THE CHAIRMAN: Hearing none, staff, would
14 you please prepare a report -- or a letter on
15 our behalf?
16 Thank you.
17 And then we have a similar type function
18 for the ACL Locomotive that we recognized last
19 year with an historic preservation award.
20 Similar type vote. I need a motion.
21 COMMISSIONER ALLMAND: I'll make a motion
22 to request that staff recommends that
23 ACL Locomotive Number 1504 for historic
24 place -- to be added to the National Register
25 of Historic Places -- to write a letter of
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1 support.
2 COMMISSIONER HACKLEY: Second.
3 THE CHAIRMAN: We have a motion and a
4 second.
5 All those in favor?
6 COMMISSION MEMBERS: Aye.
7 THE CHAIRMAN: Those opposed?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: Hearing none, you have
10 requested staff to do so.
11 Does anybody want to talk about the
12 Historic Preservation Awards?
13 MS. SHEPPARD: Already did.
14 THE CHAIRMAN: Well, I know that, but just
15 in case there were any other comments. That's
16 all I wanted to say.
17 Okay. Do we want to do these design
18 issues tonight or --
19 MS. SHEPPARD: Some of these are just
20 adopting --
21 THE CHAIRMAN: Are there any ones that are
22 really hot and critical that we need to really
23 address tonight or --
24 MS. SHEPPARD: Well, actually, that's not
25 true. There's one that's --
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1 COMMISSIONER ALLMAND: Sheds?
2 MS. SHEPPARD: -- that's affecting a
3 potential application.
4 THE CHAIRMAN: Which one would you like us
5 to address?
6 MS. SHEPPARD: We can only address one?
7 THE CHAIRMAN: Well, I mean, if they're
8 all critical, then we'll --
9 MS. SHEPPARD: Some of them are in
10 response to discussions you've already had, and
11 we're proposing language for you to consider.
12 THE CHAIRMAN: Okay.
13 MS. SHEPPARD: And the window replacement
14 is just basically a discussion, so that's just
15 getting the ball started on that topic.
16 THE CHAIRMAN: Okay.
17 MS. SHEPPARD: And the only one that we
18 were kind of looking at doing is related to
19 corner lot driveways, which is a discussion
20 that y'all had about a year ago and didn't
21 quite make a motion. There was a discussion --
22 basically, the issue is that -- on corner lot
23 properties, a lot of times the garage is on the
24 side street, or facing the side street, and a
25 lot of times it's a two-car garage.
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1 And this is a situation, you know,
2 atypical from your normal central lot with the
3 garage in the back. And currently, the
4 administrative rules only allow us to do a
5 10-foot-wide driveway. So when you've got a
6 situation like what's showing on the screen
7 here where you've got a two-car garage that's
8 in very close proximity --
9 THE CHAIRMAN: To the property line.
10 MS. SHEPPARD: -- (inaudible) providing a
11 driveway. In these two cases, you've got an
12 existing driveway that, you know, somebody
13 might be asking to replace. Another situation
14 might be that there's no driveway at all and
15 they're just wanting to install one to align
16 with the garage.
17 And the discussion that we had before was
18 related to doing it in brick since it's larger
19 than we would normally do and something like
20 ribbons is a little complicated. I mean, you
21 could do ribbons and you could certainly add
22 that to this discussion, but we were just
23 saying, if you've got a wider driveway in this
24 location where the parking is on the side, not
25 in front of a structure, then we would be able
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1 to do a brick paver driveway up to a certain
 2 width.
 3 And the slides are basically going over
 4 all the various points, but this is kind of set
 5 apart from your typical driveway situation.
 6 And it's not putting the car in front of a
 7 house because it's to the side, essentially,
 8 the backyard, which is probably something that
 9 is outlined in your design regulations.
 10 And we're not asking for solid concrete;
 11 we're talking about a brick paver area. And if
 12 you wanted to add -- I don't even know that we
 13 would need to add -- if they were doing
 14 ribbons, it would be two separate drives at
 15 that point.
 16 And here are just some examples of -- if
 17 somebody came in and wanted to replace that
 18 with solid concrete and we could get them to go
 19 with a brick paver, I think it would be a --
 20 THE CHAIRMAN: Dramatic improvement.
 21 MS. SHEPPARD: -- an improvement, yes.
 22 And we'd like to be able to handle it at
 23 the staff level versus bringing it to you guys,
 24 which is the way it's set up now.
 25 So the draft language that we came up with
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1 is that -- on a corner lot, where you've got
 2 main structures that are lined back to back --
 3 so this is not a situation where you've got one
 4 house that's facing one street and then you've
 5 got the other one facing the one that's
 6 perpendicular. You're talking -- they're --
 7 they're facing parallel streets. So there's no
 8 putting somebody's driveway, equal footing with
 9 somebody's front of their house.
 10 In a situation like that, with or without
 11 an alley in between, and for a larger garage
 12 that's currently located or proposed to face
 13 the side street -- we can do garages
 14 administratively now based on an action you
 15 took the other day -- or a meeting ago. We
 16 would like to be able to approve a brick paver
 17 driveway.
 18 We've got 20 feet in width in here. That
 19 was just a draft, based on a normal width of a
 20 two-car garage. And we were only asking for it
 21 on the property lines.
 22 And what we were offering up for the apron
 23 would be that they either go with the 10-foot
 24 concrete apron, or if they wanted the
 25 full-width apron, that they would have to do
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1 that in brick as well and get in --
 2 THE CHAIRMAN: I think that's all very
 3 reasonable in light of the fact that in these
 4 conditions oftentimes the space between the
 5 garage door and the property line is less than
 6 a car length. So you really have to
 7 accommodate them in a fashion like this. You
 8 don't have room to do a single drive and then a
 9 flair-out like we would ask somebody to do if
 10 there was a front-facing driveway.
 11 MS. FETNER: Through the Chair, can I ask
 12 a question?
 13 THE CHAIRMAN: Yes. Absolutely.
 14 MS. FETNER: This is for property -- for a
 15 single lot; is that correct? One corner lot?
 16 Because they're saying on a corner lot where
 17 the main structures -- do you mean the main
 18 structure and then the accessory structure,
 19 like the garage?
 20 MS. SHEPPARD: Within -- on a --
 21 MS. FETNER: Because a corner lot is a
 22 single lot.
 23 MR. POPOLI: She means an adjacent
 24 structure.
 25 MS. SHEPPARD: Yeah. There's a visual on
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1 the screen now that shows a typical block
 2 situation with two houses that are facing
 3 parallel streets. So they're basically rear to
 4 rear.
 5 MS. FETNER: Okay.
 6 MS. SHEPPARD: And it's worded that way to
 7 avoid a situation where one of those might
 8 actually face the side street, in which case we
 9 might want to look at that a little closer
 10 because now you're putting a big driveway
 11 beside somebody's --
 12 (Simultaneous speaking.)
 13 MS. FETNER: So maybe you want to be clear
 14 and say on a corner lot where the main
 15 structure is adjacent to an other main
 16 struct- -- I don't know. It seems like it
 17 needs some clarity, but maybe I'm just not --
 18 maybe I'm just thinking --
 19 THE CHAIRMAN: No, you're right. I mean,
 20 you could have an occasion where you have a
 21 side-facing garage adjacent to a house that is
 22 facing what we would call the side street. I
 23 mean, that could happen.
 24 MS. SHEPPARD: So how about this: On a
 25 corner lot where the main structures on
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1 abutting lots are aligned back to back, facing
2 parallel streets?
3 COMMISSIONER LOPERA: And to what Sondra
4 was saying, it would be -- possibly mean
5 habitable structures, to differentiate them
6 from the garages; is that what you're trying
7 to --

8 MS. SHEPPARD: Or you could say primary
9 structure versus --

10 COMMISSIONER LOPERA: Primary habitable
11 structure?

12 MS. FETNER: I think primary structures --

13 THE CHAIRMAN: Primary --

14 MS. FETNER: -- because a lot of those
15 garage apartments are habitable. So yeah,
16 you -- depending on what you're trying to get
17 at.

18 It was just confusing to me because we
19 talk about a corner lot that's one property.
20 Main structures, I wasn't sure what you meant.
21 But when you clarify it as adjacent property or
22 however you want to --

23 MS. SHEPPARD: Adjacent lots.

24 MS. FETNER: Right. That'll be -- that
25 will clarify it.

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1 COMMISSIONER LOPERA: And also, it's been
2 approved to allow you to go through staff for
3 up to a 24-by-24 garage. So it makes sense
4 that the width that you can also approve can be
5 up to 24 feet as well, the brick paver driveway
6 up to the full width of the garage, just like
7 the one that's pictured there?

8 MS. SHEPPARD: I mean, that would be up to
9 you guys. We just came up with the 20 because
10 usually the garage door itself where you're
11 pulling into is short of that, so --

12 THE CHAIRMAN: Yeah, essentially.

13 COMMISSIONER LOPERA: Right. Yeah --
14 (Simultaneous speaking.)

15 THE CHAIRMAN: (Inaudible) referring to
16 width as much as we can.

17 COMMISSIONER LOPERA: Yeah. Well, the
18 last few pictures that were shown had the width
19 of the entire garage the same as the width of
20 the concrete driveway.

21 You know, as far as getting out of the
22 car, you know, if you're parking on the
23 driveway, you know, you don't want to be
24 stepping right into dirt, you know, in case you
25 do park on the driveway. It's a small --

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1 MS. SHEPPARD: It's up to you guys. But,
2 I mean, as long as we're dealing with brick for
3 the --

4 THE CHAIRMAN: Yeah. I mean, I'm not --
5 (Simultaneous speaking.)

6 MS. SHEPPARD: -- the width and then these
7 isolated cases --

8 THE CHAIRMAN: I'm not opposed to that. I
9 mean, it's -- it's slightly more generous than
10 what I think would be a minimum. So if you put
11 in language to be the same width as the base of
12 the garage --

13 MS. SHEPPARD: Or we could say just up to
14 24 --

15 THE CHAIRMAN: Yeah.

16 MS. SHEPPARD: -- and that way if the
17 garage is less than 24, then staff has some
18 flexibility to --

19 (Simultaneous speaking.)

20 THE CHAIRMAN: Yeah. I like that.

21 MS. SHEPPARD: -- (inaudible) the
22 garage --

23 COMMISSIONER LOPERA: It may avoid --
24 yeah, it may avoid some -- you know, it would
25 help. I think it would help us.

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1 MS. SHEPPARD: Just change it to "up to"?

2 THE CHAIRMAN: Uh-huh.

3 MS. SHEPPARD: Do you want to do a motion
4 to accept that change with those adjustments
5 for adding --

6 THE CHAIRMAN: Yes.

7 MS. SHEPPARD: -- on adjacent lots up to
8 24 feet?

9 COMMISSIONER ALLMAND: I make a motion to
10 do what you just said.

11 MS. SHEPPARD: I saw that coming.

12 THE CHAIRMAN: Is there a second?

13 COMMISSIONER DANNHEIM: Second.

14 THE CHAIRMAN: Searcy seconds.

15 All those in favor?

16 COMMISSION MEMBERS: Aye.

17 THE CHAIRMAN: Those opposed?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: Hearing none --

20 COMMISSIONER HACKLEY: On the bottom line,
21 you have 10 feet and then you have 20 foot. Is
22 that correct?

23 MS. SHEPPARD: It's the driveway width --

24 COMMISSIONER HACKLEY: Shouldn't it be
25 20 "feet" instead of "foot" is my question.

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1 MS. SHEPPARD: Oh, yeah.
2 COMMISSIONER ALLMAND: That was a good
3 one.
4 COMMISSIONER LOPERA: That would also
5 be -- that would also change the 24 feet brick
6 paver option?
7 MS. SHEPPARD: Yes.
8 COMMISSIONER LOPERA: To amend the
9 previous -- John's previous motion?
10 COMMISSIONER ALLMAND: Yeah.
11 THE CHAIRMAN: Well, we've already voted.
12 MS. SHEPPARD: Rescind and redo or --
13 MS. FETNER: Is this to add -- to change
14 the 20 "feet" to the "foot" -- to the "foot" to
15 the "feet"?
16 (Simultaneous speaking.)
17 MS. SHEPPARD: And change it to 24 as
18 well.
19 MS. FETNER: So just make another motion
20 on this. It's not --
21 THE CHAIRMAN: Go ahead.
22 COMMISSIONER LOPERA: I make a motion to
23 change the driveways within 10 feet of the
24 property line can also have up to 24 -- well,
25 use 24 -- 24 feet brick paver apron.
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1 COMMISSIONER ALLMAND: Second.
2 THE CHAIRMAN: All those in favor?
3 COMMISSION MEMBERS: Aye.
4 THE CHAIRMAN: Those opposed?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: Hearing none, you've
7 approved the revised amendment.
8 Did you want to talk about the windows? I
9 mean, we can --
10 MS. SHEPPARD: If somebody wants to offer
11 to help us with the windows, that might be --
12 THE CHAIRMAN: Well, I'll tell you what to
13 do. I mean --
14 MS. SHEPPARD: It's basically -- we were a
15 little concerned. We have some basic language
16 that we usually use on -- you know, when --
17 (Simultaneous speaking.)
18 THE CHAIRMAN: (Inaudible) the windows are
19 recessed --
20 MS. SHEPPARD: -- (inaudible) either
21 replacement windows or on new construction
22 applications that talk about the recess of the
23 window within the wall plane.
24 THE CHAIRMAN: Yeah.
25 MS. SHEPPARD: And the design regulations
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1 also reference that as well. And we're just
2 not -- there's not a number on that, so -- like
3 what is showing on the screen here is a new
4 window on a -- this is actually -- it looks
5 like new construction, but this is actually a
6 rehab that had a lot of siding replacement.
7 Basically, the only recess that is there is the
8 depth of the trim --
9 THE CHAIRMAN: Right, which is a no-no.
10 MS. SHEPPARD: -- which -- and that might
11 be fine for something like new construction,
12 but we certainly wouldn't want it on our window
13 replacement applications.
14 And we just want to be able to know what
15 we're looking at as far as reviewing the plans.
16 Christian noted that in a set of plans that we
17 got there was some real routine window
18 references as far as the permitting plans that
19 talk about window installation, and it went in
20 in direct contradiction to what the condition
21 was. And we don't know if there's a -- like
22 stock drawings that would illustrate what we
23 are trying -- or what we're actually
24 conditioning or something more that we need to
25 be conditioning that would be more specific for
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1 a builder or a contractor so they're getting it
2 done right.
3 We know that there's various types of
4 window replacement products out there. Some
5 are replacement, some are new construction by
6 design. And that might have a -- you know,
7 maybe we need to be requiring one or the other.
8 Sash packs are probably the safest thing as far
9 as how they're set in, but the drawing here
10 that shows the integral, thin -- the flush
11 flange and the block frame, we kind of
12 interpreted that at -- the block frame would
13 give the biggest ability to set it into the
14 wall structure --
15 THE CHAIRMAN: Well, I can tell you how to
16 deal with each one of those situations because
17 we do it all the time.
18 MS. SHEPPARD: Well, do you want to
19 just --
20 COMMISSIONER ALLMAND: Well, do we want to
21 legislate that in a COA? Do we just say
22 "recessed"? I wouldn't -- like, if we start
23 telling people how to install their windows,
24 like, we could get into, like, some --
25 THE CHAIRMAN: No, but we could tell them
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1 how much we want their recessed -- their
2 windows --
3 MS. MULLINS: You can give us a numerical
4 number because it's easier --
5 THE CHAIRMAN: (Inaudible) --
6 MS. MULLINS: -- to enforce that, because
7 Martin, right now -- the condition says
8 "recessed." So he can't -- it's really
9 difficult to enforce that without a numerical
10 number. So it needs to be recessed a quarter
11 inch, half an inch, one inch, or we can say,
12 you must use this type of product.
13 COMMISSIONER DAVIS: And, honestly, like,
14 from the builder's side, it's kind of confusing
15 because it's hard to know, like, how much is
16 enough and like --
17 MS. SHEPPARD: Exactly.
18 COMMISSIONER DAVIS: -- what do you --
19 like some direction would probably be really
20 helpful.
21 MS. SHEPPARD: I mean, we can work
22 together and --
23 THE CHAIRMAN: I'll prepare a --
24 MS. SHEPPARD: -- come up with something
25 to kind of propose at the next meeting. And
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1 we'll also have more direction than we do
2 tonight. We just needed to get the ball
3 rolling, and we want to be able to give more
4 direction to these people --
5 THE CHAIRMAN: I'll be happy to do that
6 because, I mean, we deal with -- really, we --
7 I can't think of one where we had an interval,
8 thin window, but most of the windows that we do
9 are either flange, which is what you're going
10 to see if you get a Marvin or a Pella or some
11 of these others. And then what you're showing
12 as a block frame, we do a lot of those kind in
13 masonry, as well as some in frame. And our
14 windows are installed historically accurately.
15 And I can show you how to do that.
16 MS. MULLINS: Thank you.
17 COMMISSIONER LOPERA: Do the owners right
18 now, do they provide the depth of the recess at
19 this point? Should they?
20 THE CHAIRMAN: That's what we're getting
21 to. That's the whole point of this, is --
22 COMMISSIONER LOPERA: Okay. So -- okay.
23 THE CHAIRMAN: It's taking the guesswork
24 out of it.
25 COMMISSIONER LOPERA: Okay. So having
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1 them provide that?
2 THE CHAIRMAN: Yeah.
3 MS. SHEPPARD: And just a clarification,
4 there was a -- one of the items was for sheds,
5 and you can disregard that. That won't be
6 coming back to you because you actually adopted
7 some language. I was thinking you hadn't. So
8 disregard what's in the book. You've actually
9 already took an action on that.
10 And we can come back and talk about the
11 cementitious versus the wood. It's basically
12 just pinning down where it's not unevenly in
13 favor of cementitious over wood.
14 If you review what's in your book for this
15 particular item, then everybody will be
16 prepared to vote on it next --
17 THE CHAIRMAN: Okay. Yes, let's do that.
18 Thank you.
19 There are no -- there is no public, so we
20 won't have any public comments, so -- I don't
21 see anything else on our agenda, so --
22 COMMISSIONER DANNHEIM: I have a question.
23 What was going on with the printer for
24 this book? Did anybody -- it was like a little
25 bit of a word search and --
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1 MS. MULLINS: What do you mean?
2 MS. SHEPPARD: I'm not exactly sure. We
3 just noticed it tonight.
4 (Simultaneous speaking.)
5 COMMISSIONER DANNHEIM: It was just like
6 large blocks of letters repeatedly did not --
7 just were not there. So it was kind of like
8 filling in the word, but it was throughout the
9 book. I can show you.
10 (Simultaneous speaking.)
11 COMMISSIONER DANNHEIM: It was clearly a
12 computer thing. It wasn't a typo. It was
13 either a printer or something with the
14 computer. But anyway, if you didn't know, just
15 so now you know.
16 MR. POPOLI: It had something to do with
17 the translation from the PDF to the printer
18 because the online version was fine. It's just
19 the printer (inaudible). There was an actual
20 (inaudible) --
21 (Simultaneous speaking.)
22 MR. POPOLI: -- (inaudible) the copy
23 center when we print this probably. We'll see
24 if we can figure it out, what it is. I don't
25 know.
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1 COMMISSIONER DANNHEIM: Okay. I figured
2 that.
3 THE CHAIRMAN: Okay. Meeting adjourned.
4 (The above proceedings were adjourned at
5 8:40 p.m.)

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1 CERTIFICATE OF REPORTER
2
3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)
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 7th day of May 2017.
16

17 _____
18 Diane M. Tropa
19 Florida Professional Reporter
20
21
22
23
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25

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