

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, February 22, 2017,
commencing at 3:10 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, Chair.
- JENNIFER MANSFIELD, Vice Chair.
- JOHN ALLMAND, Commission Member.
- SEARCY C. DANNHEIM, Commission Member.
- RYAN P. DAVIS, Commission Member.
- CORA HACKLEY, Commission Member.
- JACK C. DEMETREE, III, Commission Member.

ALSO PRESENT:

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

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1 THE CHAIRMAN: David Case, current Chair
2 of the Jacksonville Historic Preservation
3 Commission.
4 COMMISSIONER ALLMAND: John Allmand,
5 Historic Preservation Commission.
6 COMMISSIONER MANSFIELD: Jennifer
7 Mansfield, current vice chair, Jacksonville
8 Historic Preservation Commission.
9 COMMISSIONER HACKLEY: Cora Hackley,
10 Jacksonville Historic Preservation Commission.
11 THE CHAIRMAN: Commissioner Searcy
12 Dannheim will be joining us later.
13 Oh, I'm sorry. Gloria.
14 MS. BLAKE: Gloria Blake, Planning and
15 Development.
16 THE CHAIRMAN: As a courtesy, please place
17 any of your cell phones on silent. Take any
18 private conversations out in the hallway.
19 Additionally, there will be no public
20 displays of support or opposition. We will
21 take a ten-minute break every two hours.
22 Those wishing to speak to the Commission
23 for any applications, you must fill out a
24 yellow speaker card, give it to Ms. Gloria,
25 make sure that you check the box either for or
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1 PROCEEDINGS
February 22, 2017 3:10 p.m.
2 - - -
3 THE CHAIRMAN: I hereby call this meeting
4 to order of the Jacksonville Historic
5 Preservation Commission.
6 We welcome you today.
7 Let the record reflect that I have 3:10.
8 We will start with self-introductions of
9 staff.
10 Joel, would you like to introduce
11 yourself?
12 MR. McEACHIN: Joel McEachin, Jacksonville
13 Planning and Development Department.
14 MS. MULLINS: Blair Mullins, Jacksonville
15 Planning Department.
16 MR. POPOLI: Christian Popoli,
17 Jacksonville Planning.
18 MS. SHEPPARD: Lisa Sheppard, Planning and
19 Development.
20 MS. GRANDIN: Susan Grandin, Office of
21 General Counsel.
22 COMMISSIONER DEMETREE: J.C. Demetree,
23 Historic Preservation Commission.
24 COMMISSIONER DAVIS: Ryan Davis, Historic
25 Preservation Commission.
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1 against.
2 All these proceedings are being recorded
3 by the court reporter, and it's important to
4 speak clearly into the microphone. When you
5 arrive at the podium, please state your name
6 and address for the record, and Gloria will
7 swear you in. Each member has three minutes,
8 including applicants, to state their case.
9 Green will be for the time you're starting,
10 yellow indicates you have one minute left, and
11 red means your time is up.
12 Ms. Blake will -- is the timekeeper,
13 announcing when your time is up. And,
14 obviously, if you're in mid-sentence, you can
15 finish your sentence.
16 Any tangible material that's presented to
17 any of us, such as documents, photographs,
18 plans, drawings, et cetera, will become part of
19 the public record and will be kept by the
20 Commission staff. So please retain a copy of
21 anything submitted if needed.
22 If you're providing materials for the
23 Commission members to consider, a minimum of
24 ten copies are needed to be provided to the
25 Commission staff.
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1 In general, we will review the items
2 addressed in the order as listed in the agenda,
3 and we will go ahead and start that agenda.
4 First, I will entertain a motion for the
5 approval of our last meeting's minutes.
6 COMMISSIONER MANSFIELD: I move that we
7 approve the minutes from January 25th, 2017.
8 COMMISSIONER HACKLEY: Second.
9 THE CHAIRMAN: Is there a second?
10 COMMISSIONER ALLMAND: Cora seconded.
11 THE CHAIRMAN: I have a motion and 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 the meeting minutes of January 25th.
18 We have several deferred items. They are
19 COA-16-116 at 29 [sic] Park Street. That's
20 Item Number 2 on your agenda.
21 COMMISSIONER MANSFIELD: I think,
22 Mr. Chair, that's 2609 Park Street.
23 THE CHAIRMAN: I'm sorry.
24 COMMISSIONER MANSFIELD: I think you
25 misspoke.
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1 THE CHAIRMAN: Thank you.
2 2609 Park Street.
3 Item Number 2 is COA-17-034, at 1243
4 Lechlade Street. That's Item Number 4 on your
5 agenda. And the third deferred item is
6 COA-17-132 at 0 St. Johns Avenue.
7 Those items have been deferred. If
8 there's anybody that would like to speak to any
9 of those items, let me know, we will let you
10 speak during the certificate of application
11 time, Item Number 3, where it was originally to
12 have been discussed. Okay?
13 We have three deferred items, COA-16-116,
14 COA-17-034, and COA-17- -- I'm sorry --
15 16-1132.
16 Moving on to the consent agenda, we have
17 four items on the consent agenda today. We
18 have Item COA-17-104, which was originally Item
19 Number 8 on your agenda; COA-17-117, 1139
20 Market Street North; COA-17-127, originally
21 Item Number 10 on your agenda; and COA-17-129,
22 Item Number 11 on your agenda.
23 Are there any commissioners that would
24 like to pull any of those items?
25 COMMISSION MEMBERS: (No response.)
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1 THE CHAIRMAN: Seeing none, I'll entertain
2 a motion to accept the consent agenda.
3 COMMISSIONER ALLMAND: I'll make a motion
4 that we accept the consent agenda.
5 COMMISSIONER HACKLEY: Second.
6 THE CHAIRMAN: Any --
7 COMMISSIONER DEMETREE: I'll second.
8 THE CHAIRMAN: Second. All right.
9 MS. GRANDIN: I'm sorry.
10 THE CHAIRMAN: We had four.
11 MS. GRANDIN: Which one was the fourth
12 one? I'm sorry, Mr. Chair.
13 THE CHAIRMAN: 17-129, originally Number
14 11.
15 MS. GRANDIN: Thank you.
16 THE CHAIRMAN: So we have a motion. Do I
17 have a second?
18 COMMISSIONER DEMETREE: Yes.
19 THE CHAIRMAN: Okay. We have a motion and
20 a second.
21 MS. GRANDIN: You might -- you need to
22 open the public hearing on them first.
23 THE CHAIRMAN: Okay.
24 MS. GRANDIN: See if there's anybody out
25 there that wants to speak.
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1 THE CHAIRMAN: I'll open the public
2 hearing. Is there anyone that would like to
3 speak to any of those items?
4 AUDIENCE MEMBERS: (No response.)
5 THE CHAIRMAN: Seeing none, we'll close
6 the public hearing.
7 Thank you.
8 We have a motion and a 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, you have
14 approved the consent agenda.
15 We have no condemned properties.
16 We have one historic designation. Do we
17 have a staff report on the historic
18 designation?
19 MR. McEACHIN: Sort of a change in pace.
20 I decided to use the podium to give the
21 landmark report.
22 THE CHAIRMAN: That way, we can hear you.
23 MR. McEACHIN: What's that?
24 THE CHAIRMAN: That way, we can hear you.
25 MR. McEACHIN: This particular landmark is
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1 LM-17-01. It's 2106 Moncrief Road, the Rebecca
2 Turner residence. The application is being
3 sponsored by the current property owner, which
4 is Joyce H. Pinkney, out of Kenbridge,
5 Virginia, and she had made this request in
6 writing to the Commission that we prepare this
7 application.

8 In preparing the application and also in
9 developing our report and recommendation, we
10 found that the proposed landmark met at least
11 two of the standards that are considered for
12 landmark designation.

13 The first standard is its value as a
14 significant reminder of the cultural,
15 historical, architectural, archaeological
16 heritage of the city, state or nation.

17 Constructed in 1922, this building, this
18 house, is one of the early residential
19 structures that was built in the old
20 Hendersonville subdivision in the Durkeeville
21 area of Jacksonville.

22 Hendersonville was platted in 1912, and it
23 reflects the movement of blacks out of the old
24 confines of downtown, LaVilla, Brooklyn and
25 East Jacksonville, into these new

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1 neighborhoods, such as Durkeeville, as the job
2 market increased and they were able to seek new
3 homes.

4 The -- served by the street line -- and
5 very interesting, the street line, the first
6 street line that served Hendersonville was
7 actually owned by blacks. It was one of the
8 few in the nation that was owned by
9 African-Americans.

10 Hendersonville became a very attractive
11 and vibrant neighborhood for many black
12 families. And one of the noted residents of
13 Hendersonville was Bishop Henry Y. Tookes. He
14 was the bishop of the AME Church, and he was
15 president of Edward Waters College.

16 Another noted person that lived in
17 Hendersonville, in this general area, was Wyatt
18 J. Geter, and he was the first black funeral
19 director -- or he opened the first funeral home
20 in the State of Florida.

21 Now, the -- this house itself was built in
22 1922, as I said earlier, by Forest Crockett,
23 and he built it for Rebecca Turner. Rebecca
24 Turner originally was from South Carolina and
25 came to Jacksonville around 1910. She was able

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1 to -- as her job as a railroad pullman, she was
2 able to not only have this house built, but
3 also had other properties as well as laundry
4 facilities also.

5 She lived in this residence until she
6 died, Rebecca Turner, and then, of course, it
7 was lived in by her daughter, Mary Lou Turner
8 Pinkney. And then her daughter occupied the
9 building, and that was Thelma Pinkney Geiger,
10 who was a teacher for over 40 years and was
11 recognized several times as Teacher of the Year
12 for Duval County.

13 Now, we don't know who designed or
14 built -- we know who built the residence. We
15 don't know who designed it. It is very
16 possible, and it is not uncommon that many
17 times skilled contractors like Forest Crockett
18 could actually design as well and may have been
19 the architect of this building. The permit did
20 not list him as the architect.

21 The building reflects no particular high
22 style. It's what's called a frame vernacular.
23 And as I have stated other times, frame
24 vernacular doesn't mean it's of less quality.
25 These buildings are very important, and they

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1 reflect -- they represent examples of how rural
2 and lay builders utilized simple and
3 time-tested construction principles as well as
4 local building materials to build a very
5 functional space. And traditional variations
6 of the frame vernacular style continued well
7 into the 20th Century, particularly in the
8 rural south, but are progressively disappearing
9 from the landscape.

10 The second criteria was suitability for
11 preservation and restoration -- when I get
12 through reading this one, I'll just go through
13 the slide real quick so you can get a sense of
14 the condition of the building.

15 Again, it's our procedure in using this
16 criteria to evaluate the property based on
17 evidence of significant exterior alterations
18 that have negatively impacted the
19 character-defining features, as well as
20 represent alterations that are difficult,
21 costly or impossible to reverse. Also, the
22 degree and nature of exterior deterioration is
23 taken into account as well when we deal with
24 Criteria Number 7.

25 The building is vacant and has been for
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1 quite a while, but it is fundamentally sound.
 2 It has much of its original fabric. The major
 3 alteration to the building is the application
 4 of that asbestos siding over the original drop
 5 siding which is -- you can still see it behind
 6 some of the -- some of the asbestos.
 7 Probably the most visible change, of
 8 course, as you notice here, is the removal of
 9 the wood rail system on the porch and the
 10 placement of this decorative concrete screen
 11 wall. And again, that is a very reversible
 12 action, just as removing the asbestos is as
 13 well.
 14 All of the original porch columns are
 15 there except for one, as you can see. There is
 16 some deterioration that was evident on one of
 17 the sill beams on the north elevation that
 18 didn't seem that significant.
 19 I will state also that it is the intent of
 20 the owner, if this is -- if this building is
 21 landmarked, to seek mothballing, official
 22 mothballing, in order to basically provide time
 23 for additional work or to further investigate
 24 the rehabilitation of this building.
 25 That is the basic report. I'll just show
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1 you some slides real quick.
 2 Again, the windows are boarded, but what I
 3 understand, the original wooden, double-hung
 4 windows are still there, they are just behind
 5 that plywood.
 6 There shows you the drop siding. That's
 7 the original fabric on the exterior. This is
 8 the rear of the building. And you can see,
 9 there were two additions that were made on the
 10 building itself. Got some interesting cast
 11 stone or rusticated concrete block foundation
 12 skirting. And also, these piers, with this
 13 sort of groove on the corners, I haven't seen
 14 that in Jacksonville. It may be more common
 15 than I think. Some fish scale shingles on the
 16 sides.
 17 This slide sort of shows you where this
 18 building is located. And I think this was in
 19 1924. You can see how the area was not
 20 developed. What you see over here is actually
 21 the railroad track which has been removed.
 22 It's now part of Rails to Trails. This is
 23 about 1960 -- '70, '69. Again, you can see the
 24 building -- the footprint of the building is
 25 very similar to the way it is today.
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1 That's a plat of Hendersonville. You can,
 2 of course, again see the railroad. Most of
 3 Hendersonville, a good part of it, has been
 4 wiped clear by the opening of I-95.
 5 And this is a picture of Rebecca Turner.
 6 And also, on this side over here, is Thelma
 7 Geiger, I believe.
 8 That's a quick rundown. I'll be happy to
 9 answer any questions.
 10 THE CHAIRMAN: Is there any questions for
 11 Joel?
 12 Joel, would you state for the audience the
 13 criteria for our recommending a historic
 14 designation in terms of criteria?
 15 MR. McEACHIN: What is required by
 16 ordinance code is -- there's seven standards
 17 that a landmark can meet. When the owner
 18 initiates the designation, as in this
 19 particular situation, the Commission, and
 20 eventually the City Council, must find it meets
 21 two standards for landmark designation. So
 22 we're looking at the threshold of two.
 23 THE CHAIRMAN: Thank you.
 24 Any questions?
 25 COMMISSION MEMBERS: (No response.)
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1 THE CHAIRMAN: I'll entertain a motion.
 2 COMMISSIONER MANSFIELD: I'll move for
 3 landmark LM-17-1, that -- for the reasons set
 4 forth in the staff report, that we accept the
 5 report to approve the designation of 2106
 6 Moncrief Road as a landmark.
 7 COMMISSIONER HACKLEY: I second.
 8 THE CHAIRMAN: Any further discussion?
 9 COMMISSION MEMBERS: (No response.)
 10 THE CHAIRMAN: Seeing none, all those in
 11 favor of the motion?
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Okay. We'll open the
 14 public hearing.
 15 Anyone to speak to this item?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: Seeing none, close the
 18 public hearing.
 19 Okay. We have a motion and a second. All
 20 those in favor?
 21 COMMISSION MEMBERS: Aye.
 22 THE CHAIRMAN: Those opposed?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: Hearing none, you have
 25 approved the recommendation to the City Council
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1 of the landmark status.
2 Now we will move on to Certificates of
3 Appropriateness. I would entertain a motion
4 for withdrawal of Item Number 1 as the original
5 applicant is deceased.
6 COMMISSIONER MANSFIELD: I move for
7 COA-16-1019, at 1228 Ionia Street, that we
8 approve the withdrawal of the application.
9 COMMISSIONER ALLMAND: Second.
10 THE CHAIRMAN: All those in favor --
11 MS. GRANDIN: You have to do a public
12 hearing.
13 THE CHAIRMAN: Even for a withdrawal?
14 MS. GRANDIN: Yes.
15 THE CHAIRMAN: Open it to the public
16 hearing.
17 Anybody who would like to speak to this
18 item?
19 AUDIENCE MEMBERS: (No response.)
20 THE CHAIRMAN: Seeing none, we'll close
21 the public hearing.
22 Those in favor of the motion to withdraw?
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 withdrawal of COA-16-1019.
3 Item Number 2 on your agenda was deferred.
4 I understand, it's come to my attention,
5 that there was someone who would like to speak
6 to Item Number 8 on the consent agenda. So I
7 will open the public hearing for him to go
8 ahead and speak.
9 (Audience member approaches the podium.)
10 AUDIENCE MEMBER: Hello, everyone.
11 THE CHAIRMAN: Name?
12 AUDIENCE MEMBER: My name is George
13 Harlow. My address --
14 MS. BLAKE: George, if you would give your
15 address, please.
16 MR. HARLOW: 1553 Hubbard Street,
17 Jacksonville, Florida.
18 MS. BLAKE: Would you raise your right
19 hand, and relax.
20 MR. HARLOW: (Complies.)
21 MS. BLAKE: Do you affirm that the
22 testimony you're about to give is the truth,
23 the whole truth and nothing but the truth?
24 MR. HARLOW: I do.
25 MS. BLAKE: Thank you.
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1 THE CHAIRMAN: Thank you. Go ahead.
2 MR. HARLOW: Thank you for listening to
3 me.
4 So this is in regards to the parking lot
5 that is being proposed at the corner of 6th
6 Street and Hubbard. And I am -- I just
7 purchased a home on the opposite side of
8 Hubbard Street. So right when I go out my
9 front door, I'm looking at this area where they
10 want to put the parking lot. Today, I actually
11 got a taste for what it will be like, as they
12 started parking their cars on the yard. And
13 it's not pretty.
14 So I was looking at the site plan that
15 they are proposing, and I don't see anything
16 about landscape buffers or vehicle screening,
17 which kind of raises an alarm to me. And right
18 now, the school is actually located in a PF --
19 PBF-1 zoning, but the parking lot, where they
20 want to -- where they want to put the parking
21 lot is located in a CCG-S zoning, which would
22 still have to maintain a 20-foot setback for
23 the parking area, which they're not showing on
24 their plans.
25 If you look at the address of this parking
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1 lot, the address is 1514 Hubbard Street,
2 meaning that the street front is Hubbard. And
3 they're not providing any 20-foot setback for
4 this -- for this parking lot.
5 So I'm not necessarily asking that they,
6 you know, provide the 20-foot setback. It
7 would -- although, it would be nice and that is
8 what the code says to do. I just want to make
9 sure that they are providing vehicle screening
10 which hasn't been indicated on their plans.
11 THE CHAIRMAN: Thank you.
12 MR. HARLOW: Uh-huh.
13 THE CHAIRMAN: Is there anyone from staff
14 that can answer that question for us?
15 MR. POPOLI: Through the Chair, the --
16 although the zoning is CCG-S, the use we
17 classify as institutional. And therefore, it
18 doesn't have to meet the commercial standards
19 for parking. So the question of the setback
20 isn't necessarily relevant.
21 It's a corner lot. So basically, both 6th
22 and Hubbard would be considered a front in that
23 regard, but as far as screening, there are
24 general parking lot screening standards
25 required by the code. They will have to go
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1 through ten-set review like any normal parking
2 lot. And unless they request an administrative
3 deviation, they would have to meet the basic
4 landscape and buffering requirements.
5 THE CHAIRMAN: Thank you.
6 Does that answer your question?
7 MR. HARLOW: Yeah, understood.
8 Is there anything to protect me, though,
9 from them going after an administrative
10 deviation? Would I know about it? Would I
11 have a say if they were allowed to do that or
12 not?
13 MR. POPOLI: Through the Chair, there
14 would be a notice requirement for
15 administrative deviations. A sign would go in
16 the yard, an orange sign -- I'm sorry -- a pink
17 sign, in this case, but there would be a public
18 hearing held on that as well. So you would
19 have an opportunity to speak at that as well.
20 MR. HARLOW: Okay. That was just my
21 question.
22 Thank you.
23 THE CHAIRMAN: Thank you, Christian.
24 MR. POPOLI: You're welcome.
25 THE CHAIRMAN: Okay. We will move on to
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1 the deferred item, which was originally Number
2 3. So at this time, I will allow the
3 representative who would like to speak to
4 speak. I'll open the public hearing.
5 (Audience member approaches the podium.)
6 AUDIENCE MEMBER: Thank you.
7 MS. BLAKE: Sir, if you would please state
8 your name and address for the record.
9 AUDIENCE MEMBER: Andrew Thoeni, 2136
10 St. Johns Avenue.
11 MS. BLAKE: Would you raise your right
12 hand, please.
13 MR. THOENI: (Complies.)
14 MS. BLAKE: Do you affirm that the
15 testimony you are about to give is the truth,
16 the whole truth and nothing but the truth?
17 MR. THOENI: Yes.
18 MS. BLAKE: Thank you.
19 MR. THOENI: Thank you.
20 THE CHAIRMAN: Go ahead.
21 MR. THOENI: All right. Thank you.
22 I actually did not come to speak
23 specifically to this COA, but I have been
24 involved in opposition to the COA as part of
25 the process and noted what I would suggest as a
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1 procedural improvement to improve the fairness
2 and transparency of the process.
3 Probably this does not happen very often,
4 the particular set of the circumstances that
5 occurred here, but I imagine it has happened
6 and certainly could foresee it happening in the
7 future with the demand for growth and new
8 development in the corridor -- or in the
9 historic district completely.
10 The specific problem that we noted is that
11 when an item is deferred, it can be
12 reintroduced at the next meeting, in fact, this
13 meeting with almost no notice from the
14 applicant. The applicant could, in theory,
15 appear here at 2:59 p.m. on the day of the
16 meeting and present totally new designs which
17 you could consider.
18 This puts the -- any opposition at a
19 substantial disadvantage to have notice, have
20 transparency, have time to thoughtfully review
21 any new designs and agree or disagree with
22 those new designs.
23 It also puts the Commission in the same
24 situation where if it was merely design changes
25 to meet requirements from the previous meeting,
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1 that's a simpler matter, but if it is a
2 brand-new, completely different design, I think
3 it deserves more attention than any of us could
4 give in such short notice.
5 So I proposed a letter. I sent it to you
6 with some recommendations. Instead of
7 summarizing the entire letter, Recommendation
8 Number 2, to me, seemed the most logical; that
9 if there is a COA that is deferred that has
10 opposition -- so any COA that is deferred, that
11 there is no public opposition, would not fall
12 into this. Any COA that you defer through your
13 own opposition would not fall into this. Only
14 COAs that are deferred where there is public
15 opposition.
16 That -- in that case, the
17 Committee/Commission devise a new policy that
18 requires substantial, significant, meaningful
19 notice of new designs that are submitted. That
20 can be a matter of two or three weeks prior to
21 the meeting in which it will be heard.
22 Any questions?
23 THE CHAIRMAN: We'll take your comments
24 and your letter into advisement.
25 MR. THOENI: Thank you very much.
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1 THE CHAIRMAN: Thank you. Appreciate it.
2 Anyone else like to speak?
3 AUDIENCE MEMBERS: (No response.)
4 THE CHAIRMAN: We'll close the public
5 hearing.
6 Okay. We'll move on to -- Item Number 4
7 was deferred. So now we will take up Item
8 Number 5, which is COA-17-095.
9 Are there any commissioners who would like
10 to state any ex-parte discussions?
11 COMMISSION MEMBERS: (No response.)
12 THE CHAIRMAN: Okay. Hearing none, I'll
13 entertain a staff report.
14 AUDIENCE MEMBER: Can I speak on behalf --
15 MS. SHEPPARD: Yes. This is for
16 COA-17-095, 3967 Boone Park Avenue, in the
17 Riverside Avondale Historic District. This is
18 a 600-square-foot rear addition. And it is a
19 corner lot that it's located on, you can see in
20 the picture.
21 We had a couple of conditions. One was a
22 window on the left side. This current photo
23 that's on the screen is a picture of the
24 existing elevation. This condition to add a
25 window on the addition was based on the wall
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1 space being about 10 feet in width of blank
2 wall space, and we try to keep windows every --
3 at least that much within that space. So we
4 have that condition, to add a window in what
5 the picture currently showing is blank wall
6 space.
7 There is currently some shrubs in front of
8 it. The addition would be behind there. And
9 this is seen from the side street. The rear
10 elevation, we have another condition that the
11 addition would have a -- another -- at least
12 another window on the rear elevation of the
13 addition which is visible from the side street.
14 The applicant photos (indicating). The
15 site plan, so you can get an understanding of
16 the size of the addition and the placement.
17 And this is the left elevation that we felt
18 that a window could be added between the
19 exiting and the new. And the rear elevation
20 that we're proposing to put the -- another
21 window as well, at least one window in the back
22 as well.
23 And the last condition is just basic, to
24 distinguish the old from new. There's
25 currently -- there is a separate roof line,
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1 that under our standard conditions is to have
2 the vertical board or for it to be stepped in.
3 So that is the -- our third condition. And the
4 rest of the conditions are basic regarding
5 matching the windows and the proposed siding.
6 THE CHAIRMAN: Thank you.
7 Is there any questions for staff?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: Okay. Is the applicant
10 here?
11 (Audience member approaches the podium.)
12 THE CHAIRMAN: Come on up.
13 State your name and address and be sworn
14 in by Ms. Gloria.
15 AUDIENCE MEMBER: Gerald Hatcher, 9500
16 Taylor Field Road.
17 MS. BLAKE: Would you raise your right
18 hand, please.
19 MR. HATCHER: (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. HATCHER: I do.
24 MS. BLAKE: Thank you.
25 MR. HATCHER: I'm just here to see if we
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1 can reconsider the windows on the rear. We are
2 opposing [sic] to put more trees in that area
3 and a privacy fence that would cover that back
4 side there. Now, there's one tree there, and
5 we were planning on putting -- there's one that
6 we have to move that we were going to stick
7 right there, right against the sidewalk or
8 driveway there, and then put a privacy fence to
9 come back into the deck area that the new
10 addition is going to be on.
11 And we also had one, I guess, in the
12 bathroom. There's one -- see, it's only a
13 3-foot section wall in between, and we're
14 wanting to see if we could just leave that one,
15 instead of flopping the shower and the toilet
16 to compensate for having a window there.
17 That's a 3-foot section there in the bathroom.
18 THE CHAIRMAN: So -- yeah, it's certainly
19 very nice to be able to have a window in a
20 shower for ventilation purposes, so it would
21 certainly help that elevation?
22 MR. HATCHER: I think we are putting a
23 ventilation system in there.
24 THE CHAIRMAN: Well, one or the other is
25 required by code. I understand that, but
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1 aesthetically, I think that would be certainly
2 nice. And it would be a nice addition to the
3 bathroom to get some natural light in there.
4 MR. HATCHER: Well, we're going to have a
5 sun tunnel also stuck in there, which would be,
6 you know, like a skylight, a 22-inch sun
7 tunnel, which would give us the light.
8 THE CHAIRMAN: How close is -- or how high
9 would these shrubs be on the back where --
10 MR. HATCHER: If we could see the
11 picture --
12 THE CHAIRMAN: -- staff is wanting a
13 window?
14 MR. HATCHER: If we could see the picture.
15 Go back to the driveway.
16 Okay. There's -- the tree that's there
17 now, there will be one planted further out,
18 towards the road right there. So that whole
19 back side will not be visible to see anything
20 from the road.
21 And with us putting a privacy fence up
22 there, and for the new addition, you
23 wouldn't -- you would not see anything at all
24 on that back side. And there's a garage.
25 There's not but 16 foot between the new
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1 addition and the garage.
2 There will be a window when you're coming
3 down that road that will be in the master
4 bedroom facing out towards the road which you
5 will see there on the deck.
6 THE CHAIRMAN: Okay. Does anyone else
7 have -- any other commissioners have questions
8 for the applicant?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: Okay. Thank you very much.
11 MR. HATCHER: Okay. Thank you.
12 THE CHAIRMAN: I'll open it to the public
13 hearing.
14 Is there anyone else who would like to
15 speak to this item?
16 AUDIENCE MEMBERS: (No response.)
17 THE CHAIRMAN: Seeing none, we'll close
18 the public hearing.
19 COMMISSIONER MANSFIELD: Mr. Chair, for
20 COA-17-097, I move that, for the reasons
21 expressed in the staff report, we adopt the
22 report and approve as conditioned.
23 THE CHAIRMAN: I have a motion. Is there
24 a second?
25 COMMISSION MEMBERS: (No response.)
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1 THE CHAIRMAN: Is there a second?
2 MS. GRANDIN: Did somebody second it?
3 THE CHAIRMAN: I didn't hear it.
4 MS. GRANDIN: Oh.
5 THE CHAIRMAN: So I need a second? Just
6 so we can discuss it, you need a second?
7 MS. GRANDIN: Oh, yes.
8 COMMISSIONER DEMETREE: Then I'll second
9 it.
10 THE CHAIRMAN: Thank you.
11 COMMISSIONER MANSFIELD: The regulations
12 require more than bare walls. It needs a
13 window.
14 THE CHAIRMAN: Yeah.
15 COMMISSIONER MANSFIELD: On both
16 elevations, it just goes too far. I'm not sure
17 if the applicant is aware of our fencing
18 standards, that a 4-foot fence in the front
19 yard portion of that side yard -- because it's
20 a corner, but even with a 6-foot fence, you're
21 going to see some of it. Even with bushes,
22 bushes die, owners change, the bushes go away.
23 It needs to be a building that reflects our
24 standards, and our standards require windows,
25 you know, without -- big gaps without windows.
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1 So I just don't see anything different
2 about this application that we would change
3 that standard.
4 THE CHAIRMAN: I would agree.
5 Comments? Questions? Any further
6 discussion?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: We have motion on the floor
9 to accept the --
10 MS. GRANDIN: Excuse me, Mr. Chairman.
11 The conditions need to be accepted by the
12 applicant.
13 COMMISSIONER MANSFIELD: I'm sorry?
14 MS. GRANDIN: So if there are going to be
15 conditions placed on the COA, the applicant
16 needs to agree to them.
17 COMMISSIONER MANSFIELD: Why?
18 COMMISSIONER ALLMAND: What happens if
19 they -- through the Chair, what happens if they
20 do not agree with the conditions?
21 MS. GRANDIN: Then you should probably
22 deny it.
23 COMMISSIONER MANSFIELD: Wow, this is
24 completely new than we've ever been confronted
25 with before.
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1 THE CHAIRMAN: Yeah, we've never done
2 that.
3 MS. GRANDIN: This is the way we do it for
4 Planning Commission and Land Use and Zoning
5 Committee, for City Council and things like
6 this, because if the applicant isn't agreeable
7 to the conditions, then this is -- we can't
8 force them to do it. So ...
9 COMMISSIONER MANSFIELD: Well, they're not
10 forced to begin the work, but if they're going
11 to do the work, they have to comply with the
12 conditions. That seems completely legal and
13 appropriate.
14 MS. GRANDIN: Agree, agree, but if they
15 don't agree on the record to do the conditions
16 as they're in the report, then you should deny
17 it. It's either -- because your motion stands
18 as conditioned. So the Chair needs to ask the
19 applicant if they would agree to the
20 conditions. If they don't, then your other
21 alternative is to deny it.
22 THE CHAIRMAN: Okay. Would the applicant
23 like to accept the conditions in the staff
24 report?
25 AUDIENCE MEMBER: Is it possible for us --
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1 THE CHAIRMAN: You'll have to come up to
2 the podium.
3 AUDIENCE MEMBER: I'm so sorry.
4 (Audience member approaches the podium.)
5 AUDIENCE MEMBER: I'm so sorry. I have
6 not done this before.
7 MS. BLAKE: Sweetie, have you filled out a
8 speaker card?
9 AUDIENCE MEMBER: No, I have not.
10 MS. BLAKE: Go ahead, and then make sure
11 before you leave you fill one out, please.
12 AUDIENCE MEMBER: Yes, ma'am.
13 MS. BLAKE: If you would state your name
14 and address for the record.
15 AUDIENCE MEMBER: Dorcas Tanner, 4323
16 McGirts Boulevard, 32210.
17 MS. BLAKE: Would you raise your right
18 hand, please.
19 MS. TANNER: Sure.
20 (Complies.)
21 MS. BLAKE: Do you affirm that the
22 testimony you are about to give is the truth,
23 the whole truth and nothing but the truth?
24 MS. TANNER: Yes, I do.
25 MS. BLAKE: Thank you.
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1 THE CHAIRMAN: Have you read the staff
2 report?
3 MS. TANNER: Yes, I have.
4 THE CHAIRMAN: Okay. So that's what we
5 are about to vote on. If you're in agreement,
6 if you're in agreement with the staff report,
7 we'll go ahead and approve it as conditioned,
8 but if not --
9 MS. TANNER: I have not done this before.
10 So my question is -- yes, we will accept it,
11 but is there any opportunity for any kind of
12 revision once we go back to the architect?
13 THE CHAIRMAN: Yes, you could always bring
14 it back as a minor modification.
15 Correct me if I'm wrong, but that -- yes,
16 you could do a minor modification through
17 staff, and that would bring it back to the
18 Commission.
19 MS. TANNER: All right. Thank you very
20 much.
21 THE CHAIRMAN: So -- so you will accept
22 the conditions?
23 MS. TANNER: Yes. Yes. I said that.
24 THE CHAIRMAN: Okay. Thank you.
25 Okay. This is the first time we've done
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1 it this way.
2 Thank you.
3 We have a motion and a second, and the
4 applicant has accepted the motion with the
5 staff conditions.
6 All those in favor of the motion?
7 COMMISSION MEMBERS: Aye.
8 THE CHAIRMAN: Those opposed?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: Hearing none, you have
11 approved COA-17-095 with staff conditions.
12 Okay. Moving on to Item Number 6,
13 COA-17-097, 3695 [sic] Walsh Street.
14 Could I have a staff report?
15 MR. McEACHIN: Please note that we are in
16 the process of trying to get another
17 microphone.
18 THE CHAIRMAN: No problem.
19 MR. McEACHIN: This application,
20 COA-17-097, 3659 Walsh Street, is for the
21 demolition of a single-family home. The house
22 was built in 1924. It is a contributing
23 property in the Riverside Avondale Historic
24 District. To give you a location, it's on the
25 northwest side of Walsh Street from Dancy
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1 Street and Van Wert Avenue.
 2 As I go -- I'm going to go through the
 3 slides real quick and then try to go back
 4 through the report, just to give you a sense of
 5 what this building looks like currently and
 6 what some of the issues might be that I'll --
 7 that I'll touch upon.
 8 As you see here, there is a one-story
 9 addition off to the side. That was actually an
 10 enclosure of a carport in 1961. That brick you
 11 see is actually a stucco treatment over the
 12 original wood siding to create the effect of
 13 brick or the appearance of brick. There's a
 14 close-up of the product.
 15 The back side, as you can see here,
 16 there's the use of glass (inaudible). That
 17 was, of course, an alteration. Those are just
 18 oranges, lemons. This is a little -- I'm not
 19 sure what this is, but it's in the rear of the
 20 building itself. You can also notice that
 21 the -- it looks like the building has most of
 22 its original windows except for, of course, the
 23 front enclosure of the porch.
 24 Up at the top here, on the gable end, you
 25 can see the bracket reflective of the Craftsman

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1 style, but you'll also see that the soffits
 2 have closed -- (inaudible) a problem and closed
 3 the original exposed rafter ends. And also,
 4 there's a stucco treatment that was applied on
 5 that gable end. Unfortunately, the slides
 6 don't always show that.
 7 There are some roof problems, you can see,
 8 from the patch at the top. This is the
 9 one-story addition enclosure of the carport.
 10 It is at grade, so they have a flooding issues
 11 sometimes with this particular part of the
 12 house.
 13 Then you go upstairs to the original
 14 building itself, this is the kitchen, evidence
 15 of some roof damage or water damage, as we
 16 mentioned earlier, as you can see it on the
 17 interior as well.
 18 As noted in the slides, the building has
 19 had various -- significant alterations have
 20 been done over the years. The main one is
 21 enclosing of the front porch, removing any
 22 details that might have been there, such as
 23 columns.
 24 And then, of course, the installation of
 25 the -- of the stucco treatment over the

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1 original wood siding. And then, of course, the
 2 application of some sort of artificial soffits
 3 over what probably were the original rafter
 4 tails.
 5 Even with its -- even with these
 6 alterations that were done over the years, the
 7 building has been determined to be contributing
 8 to the Riverside Avondale Historic District.
 9 The architectural style was probably a frame
 10 vernacular with some Craftsman influences.
 11 Now, as far as its contributing status,
 12 although it was identified as contributing at
 13 the time the district was set up, it's our
 14 interpretation that the building does not have
 15 enough of its original exterior design and
 16 fabric to continue contributing to the
 17 traditional (inaudible) of this part of the
 18 district.
 19 Also, it would not be difficult to rebuild
 20 or to replicate this particular design based
 21 upon such things as building height, massing,
 22 construction materials, et cetera, which would
 23 make reproduction difficult or impossible.
 24 It's not reflective of a particular style
 25 that's rare. The use of frame vernacular

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1 houses, many times with Craftsman influence, is
 2 very common not only in the Riverside Avondale
 3 Historic District, but also in other parts of
 4 other older neighborhoods in Jacksonville.
 5 It's the testimony of the applicant that
 6 after the building is demolished, a new
 7 single-family home will be constructed on the
 8 site. They did provide two reports based on
 9 visual inspections, both from a consulting
 10 engineer and one from a home inspector.
 11 And I think they -- they both noted,
 12 was -- there was some slope in the kitchen
 13 floor which might be indicative of some
 14 possible structural damage.
 15 Based upon the site visit and the
 16 documentation provided in the application, it
 17 is the opinion of the Planning and Development
 18 Department that the subject property is not at
 19 this time in imminent danger of collapsing.
 20 The economic return, the property was
 21 purchased by the current owners in November of
 22 2016 for 65,000. The applicant provided an
 23 estimate rehabilitation cost of 134,000 which
 24 would create a total project cost of 199,000
 25 for 1,170 square feet.

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1 According to the property appraiser, the
2 subject property has a just market value of
3 138,000, which would be -- based on this, the
4 economic return would be difficult.
5 Alternatives to demolition, the most
6 appropriate alternative, of course, would be
7 rehabilitation at resale. Another alternative
8 that could be utilized would be the mothballing
9 process as well.
10 As far as being an economic hardship, the
11 owner bought the property, as I say, in
12 November of 2016. At that time, of course, the
13 building was in the same shape as you see it in
14 today, so we don't believe there's an economic
15 hardship involved in this application.
16 And based upon that, we are recommending
17 that the application be approved.
18 THE CHAIRMAN: Any questions for staff?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: Is the applicant here?
21 (Audience member approaches the podium.)
22 AUDIENCE MEMBER: Oh, I'm sorry.
23 THE CHAIRMAN: That's all right. It's
24 your opportunity to speak if you would like.
25 You'll need to state your name and address as
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1 well.
2 MS. BLAKE: Sir, did you fill out a card?
3 AUDIENCE MEMBER: I did not. I didn't.
4 MS. BLAKE: Okay. Would you fill out one
5 before you leave?
6 AUDIENCE MEMBER: I will.
7 MS. BLAKE: Meanwhile, would you step to
8 the microphone. State your name and address
9 for the record.
10 AUDIENCE MEMBER: George Johns, 6173
11 Demaggio Road, Jacksonville.
12 MS. BLAKE: Would you raise your right
13 hand, please.
14 MR. JOHNS: (Complies.)
15 MS. BLAKE: Do you affirm that the
16 testimony you are about to give is the truth,
17 the whole truth and nothing but the truth?
18 MR. JOHNS: I do.
19 MS. BLAKE: Thank you.
20 THE CHAIRMAN: Thank you.
21 MR. JOHNS: We went out -- I'm the
22 contractor. I've done a lot of work with the
23 homeowners and their houses next door, building
24 the property next door. We went in and looked,
25 and I've been under the house, and there's a
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1 lot of structural damage as well.
2 And it's -- the cost of repairing it
3 exceeds what it's worth, but not only that,
4 when you go into it, when you kind of see the
5 rooms, it's been -- there's no flow or design
6 to the house where you actually have a bedroom,
7 you know, a living room and so on. It's like
8 you walk in, you're in a room that you're not
9 quite sure what it is, it goes to a kitchen,
10 there's another door that opens into what might
11 have been a living room that they have turned
12 into a bedroom.
13 And it's just -- even if you put it back,
14 there's no way to make it -- you know, if you
15 try to rehab it, you don't have anything there
16 to actually work with. There's a bathroom that
17 looks like -- I'm sure it's original, but it's
18 on a lean-to and it's just totally demolished.
19 There's nothing there. It's just trash.
20 So, you know, our effort is -- and
21 everyone seems to be that we've talked to in
22 the neighborhood is, you know, really pushing
23 and hoping they would get this done because
24 it's been an eyesore and as well as, you know,
25 a rodent problem, and things like that.
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1 We're just trying to get it -- you know,
2 it's a bad situation. So that's why we're
3 asking -- and in the future, they want to build
4 another house in the same style of the houses
5 in the neighborhood and do something that
6 actually flows and works and fits the
7 neighborhood. They're very conscious of the
8 historic district that they live in.
9 We did an addition on the back of their
10 house, and everything -- you know, we worked
11 really hard to make it flow and worked with you
12 guys when we put the plans together and did
13 everything, and they want to keep that. So
14 this is -- all I really want to say, you know,
15 that's the biggest reason, there's just nothing
16 to work with.
17 Even if -- forget about the money. Just,
18 we don't even know how to make this house work
19 without, you know, taking something off. And
20 you'd have to add on a new -- so that's all I
21 have.
22 THE CHAIRMAN: Okay. Thank you.
23 MR. JOHNS: Thank you.
24 COMMISSIONER MANSFIELD: I have a
25 question, sir.
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1 THE CHAIRMAN: Wait. Wait, wait, wait.
2 MR. JOHNS: I'm sorry.
3 COMMISSIONER MANSFIELD: It says in the
4 application that, We'd like to tear down
5 existing house. We own the house next door and
6 would like to use the lot just as a yard at
7 this time, but possibly build a house for our
8 daughter at a later date.
9 MR. JOHNS: Right.
10 COMMISSIONER MANSFIELD: So there's no
11 intention to build a house right now, right?
12 MR. JOHNS: Right now, no, ma'am.
13 COMMISSIONER MANSFIELD: It's just to keep
14 the lot vacant?
15 MR. JOHNS: To keep the lot vacant at this
16 point, yes, ma'am.
17 COMMISSIONER MANSFIELD: Thank you.
18 THE CHAIRMAN: Any other questions?
19 COMMISSION MEMBERS: (No response.)
20 MR. JOHNS: I'm sorry, did you --
21 THE CHAIRMAN: No, you're good.
22 Thank you.
23 MR. JOHNS: Okay.
24 THE CHAIRMAN: I'll open it to a public
25 hearing. Is there anyone here that would like
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1 to speak to this item?
2 (Audience member approaches the podium.)
3 MS. BLAKE: Please state your name and
4 address for the record.
5 AUDIENCE MEMBER: Adrienne Burke, 2623
6 Herschel Street, Jacksonville, 32204.
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 Good afternoon, Commissioners. I'm
14 Adrienne Burke with Riverside Avondale
15 Preservation.
16 And just a few comments about this
17 structure; one, demolition is obviously never
18 the option that RAP would like to see, and we
19 haven't seen more. That's something we're
20 aware of, and we would like to start working
21 more proactively to work with people so that
22 houses don't get to this state.
23 This one is slightly different, though.
24 And I know we have a couple of new
25 commissioners, so just for point of
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1 clarification, my background is in historic
2 preservation. I have a master's degree in the
3 field. I have been working in the field for
4 ten years, and I was previously a staff planner
5 doing the very work that Joel and Blair and
6 Lisa and Christian do. So I have familiarity
7 with reviewing projects like this.
8 So this is a sticky one because it's
9 listed in the resource survey as contributing.
10 When you look at something for contributing,
11 you're looking at the integrity and
12 significance of the structure. You can argue
13 that this structure has lost that. A good
14 definition of a noncontributing structure is
15 one that no longer adds to the historic or
16 architectural qualities or historic association
17 for which the district is significant.
18 Looking at this house, both the exterior
19 and the interior, it does not look like there's
20 any original historic fabric remaining. To try
21 to rehabilitate this structure, you would have
22 to employ what are called conjectural features.
23 We don't really know what it looked like. We
24 don't have evidence of what it looked like.
25 And that's in violation of the Secretary of
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1 Interior standards which don't want you to do
2 that.
3 So, in my opinion, this building should be
4 a noncontributing structure which should have
5 some flexibility in terms of review. And at
6 this point, to restore the property, we don't
7 even know what we would be restoring it to, and
8 I think that's really problematic from a
9 preservation practice standpoint.
10 So I also learned about Joel's fancy
11 demolition matrix, which is a great idea. And
12 I did the matrix for this house, just out of
13 curiosity -- and I believe it's a 34 or less is
14 the recommendation for approval of demolition.
15 I got a 28 using the criteria and looking at
16 everything I had evaluated for it. So while we
17 don't prefer demolition, I don't know that this
18 house is contributing and -- or what we would
19 be restoring it to.
20 Mothballing is an option, but again, even
21 if someone came along and purchased it, what
22 would they be rehabbing? We just don't have
23 that historic information.
24 So thank you.
25 THE CHAIRMAN: Thank you.
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1 COMMISSIONER MANSFIELD: I have some
2 questions.
3 MS. BURKE: Sure.
4 THE CHAIRMAN: Go ahead.
5 COMMISSIONER MANSFIELD: So the
6 noncontributing carport that was built in --
7 could be demolished. We know that it's a
8 bungalow, right?
9 MS. BURKE: I -- no, I would not.
10 COMMISSIONER MANSFIELD: As a
11 professional, you don't look at that photo and
12 say that it's a bungalow?
13 MS. BURKE: It could be a bungalow. It
14 could have been frame vernacular style.
15 COMMISSIONER MANSFIELD: Okay. It has an
16 enclosed porch, right?
17 MS. BURKE: Yes.
18 COMMISSIONER MANSFIELD: Okay. There's a
19 possibility that the original siding is under
20 that stucco treatment, isn't there?
21 MS. BURKE: There could be.
22 COMMISSIONER MANSFIELD: Okay. That's
23 fine.
24 Thank you.
25 THE CHAIRMAN: Any other -- anyone else
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1 like to speak to this item?
2 AUDIENCE MEMBERS: (No response.)
3 THE CHAIRMAN: Seeing none, we'll close
4 the public hearing.
5 I'll entertain a motion.
6 COMMISSIONER MANSFIELD: Actually, I move
7 that we deny the --
8 MR. JOHNS: No.
9 COMMISSIONER MANSFIELD: Yes. And I'm
10 sorry. I was told to just put a motion in
11 there to start discussion, but I do not agree
12 with the staff report one iota. So I move to
13 deny the demolition application of COA-17-097.
14 (Commissioner Dannheim enters the
15 proceedings.)
16 THE CHAIRMAN: I need a second.
17 AUDIENCE MEMBER: If the -- if it's open
18 again, I would like to -- I'm the owner. I
19 would like to speak.
20 MS. GRANDIN: The public hearing is
21 closed.
22 THE CHAIRMAN: Yeah, we've closed it.
23 AUDIENCE MEMBER: Well, you closed it,
24 then she spoke.
25 THE CHAIRMAN: She is making a motion to
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1 approve or deny. We don't have a second yet,
2 so I guess I could open it.
3 Okay. We'll open the public hearing so
4 the applicant and so the owner can speak.
5 Come on up.
6 AUDIENCE MEMBER: Thank you.
7 (Audience member approaches the podium.)
8 AUDIENCE MEMBER: Thank you.
9 MS. BLAKE: If you would please state your
10 name and address for the record.
11 AUDIENCE MEMBER: Tom Verlin, 3665 Walsh
12 Street.
13 MS. BLAKE: Tom, if you would talk into
14 the mic, that would be good.
15 MR. VERLIN: Tom Verlin, 3665 Walsh
16 Street, Jacksonville.
17 MS. BLAKE: Would you raise your right
18 hand, please.
19 MR. VERLIN: (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. VERLIN: I do.
24 MS. BLAKE: Thank you.
25 MR. VERLIN: You're welcome.
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1 This picture that you're looking at
2 actually doesn't do the house justice. I mean,
3 it does it too much justice. It doesn't look
4 as good as this picture makes it look.
5 In addition to that, the house is not
6 habitable. If you go inside, it wreaks an
7 odor, which I'm afraid we'll never be able to
8 get rid of it. I don't know what it is. They
9 had animals in there that I don't think they
10 were taken of, you know, over the years, going
11 outside and do their business outside most of
12 the time.
13 It is falling apart inside, as you saw in
14 some pictures. And it could be rotting
15 underneath as well. It is not habitable as it
16 is. And it would take a lot of money to make
17 this particular structure habitable. It is
18 nothing but an eyesore, has been an eyesore
19 for -- I've been there almost 13 years. The
20 neighbor on my other side, two doors from this
21 house, has been there over 20 years. It's been
22 an eyesore as long as she has been there.
23 In addition to the house itself, the
24 property overall is an eyesore. I will take
25 care of it better, much better than she has.
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1 She has been a friend of ours. She moved out
2 several months ago and had to sell the house.
3 She couldn't live there by herself anymore, so
4 she had to sell. We bought it just to clean up
5 the property.
6 As you can -- this -- this is a big mess
7 in the back. That enclosure that you were
8 wondering what it was, was actually a cat
9 enclosure. It was 2 by 4s with chicken wire to
10 keep cats -- her cats enclosed. So -- which
11 didn't work very well anyway. It is rat
12 infested on top of everything else. I'm
13 surprised you didn't get a picture of a rat
14 waving to you at one of the windows here.
15 Anyway, it is not -- it is in far worse
16 shape that you can really tell in this picture.
17 If you want to go out there and take a look at
18 it yourself, you can do that, but it is -- like
19 I said, it's not inhabitable. And it would
20 take an awful lot -- I don't think it's
21 possible to make it habitable, this particular
22 structure. And the street would look a lot
23 better without it.
24 There are very -- this house and maybe one
25 other on the street don't belong there. Every
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1 other -- it's a very well kept street, full of
2 bungalows, and this just doesn't belong.
3 THE CHAIRMAN: Any other questions for the
4 owner?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: Okay. Thank you.
7 MR. VERLIN: Yes, sir. Thank you.
8 THE CHAIRMAN: We'll close the public
9 hearing.
10 COMMISSIONER ALLMAND: I'll second
11 Jennifer's motion.
12 THE CHAIRMAN: We have a motion and a
13 second.
14 Is there any discussion?
15 COMMISSIONER MANSFIELD: You know, with
16 the demolitions that we had in Springfield that
17 have been denied in the past, we had much more
18 information to support a demolition than what
19 we have tonight.
20 All right. The applicant has the burden
21 of proof to prove that -- not that it's
22 liveable and not that it's pristine and doesn't
23 need work, but that it is actually incapable of
24 being fixed and therefore must be demolished,
25 because that is the ultimate action that can be
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1 taken on a contributing property.
2 We have no information about the
3 structure. We have an opinion that it's bad,
4 but we have no facts to allow us to make that
5 conclusion. We have no pictures of any of the
6 structural elements of the building. We are
7 told that it's conjectural as to what siding
8 was there when no attempt has been made to show
9 us any documentation about what exists
10 underneath the stucco treatment.
11 My own home had been stuccoed on the first
12 floor of a two-story home. And when we took
13 that stucco down, I had very little wood siding
14 repair that actually had to be made once that
15 stucco was taken down. It was not conjectural
16 when I did that because the original was there.
17 I mean, the letter, the engineer letter,
18 is another very typical letter that we would
19 get in regard to the Springfield applications
20 that would -- that just says I looked at it, I
21 didn't do any calculations, I didn't conduct
22 any tests, it looks bad, it looks expensive.
23 That is not sufficient evidence from an expert
24 to support the necessity for demolition.
25 And this is at least the third, if not the
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1 fourth application in as many months that we've
2 had for demolitions in the Riverside Avondale
3 Historic District. And it is going to happen
4 like it did in Springfield where you have a
5 bunch of developers coming in wanting to put in
6 replacement buildings because, frankly,
7 oftentimes, it is cheaper and easier to tear
8 down the original and put in a new one, but
9 that's not our job. Our job is to preserve the
10 historic elements of the historic district.
11 I'm appalled that on the basis of this,
12 that RAP would actually speak out in favor of
13 demolition and against the contributing status
14 of a structure, because I think it's pretty
15 obvious from looking at it what the original
16 structure was. It's obvious what changes were
17 made, and they're reversible. And without
18 evidence to support the fact that you have to
19 demolish it because there's no way to fix it, I
20 don't -- I just don't think the application is
21 supported at all.
22 Now, get out that carpeting. Take out the
23 smell. My neighbor had a -- had a tenant in
24 his -- his apartment next door that had a lot
25 of cats when he bought it, and he needed a lot
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1 of work to fix the cat urine smell, but, you
2 know, sometimes that happens, and that's --
3 that's just maintenance.
4 THE CHAIRMAN: Any other discussion?
5 COMMISSIONER ALLMAND: Through the Chair,
6 you know, I -- you know what this one really
7 reminds me of? It reminds me of the one -- I
8 hate to say it -- like right across the street
9 from my house on Oak Street. It was a demo.
10 And it had a bunch of -- it was approved. And
11 it was two story.
12 And, you know, before it got demoed, I was
13 like, I really wanted to buy that house so I
14 could, you know, have a rental, you could live
15 in it, it was fine, but the conversation was
16 that it had like stone all over it. And all
17 the kind of -- it was contributing, and all of
18 the historic elements had been removed. And it
19 eventually came down. There's a beautiful
20 house there now.
21 So, I mean, I might -- I could probably go
22 either way on this one right now. My
23 feeling -- I hear what you're saying, Jennifer,
24 and I agree with a lot of it. I also -- I also
25 think that -- I think, you know, what Adrienne
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1 had said about, you know, kind of questioning
2 its current status, I think that there's
3 some -- in my mind, some validity to that. And
4 so for me, I could -- I could go either way.
5 THE CHAIRMAN: I think I would request
6 that the applicant and the owner defer the item
7 and provide more back-up information that would
8 clearly document what's there, what's not
9 there, how the property could be preserved.
10 And using Commissioner Mansfield's
11 suggestions on how it could be preserved, if at
12 all -- but I agree with Commissioner Mansfield,
13 that we don't have enough information right now
14 to decide the matter one way or the other.
15 Would the owner accept a deferral to
16 provide more information?
17 MR. VERLIN: Yes. I'll have to get more
18 information. I think the best information that
19 you can get is for somebody to visit the
20 property. I know one of you has been out
21 there, but I would say, in my personal
22 estimation, that it would be very difficult to
23 do anything to improve this property. The -- I
24 don't think the foundation for it is there.
25 THE CHAIRMAN: Okay.
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1 MR. VERLIN: The floors, the walls, the
2 ceiling, the water damage, you know, it's
3 unbelievable that this property was inhabited
4 up until just a few months ago. I don't see
5 how somebody lived in it.
6 THE CHAIRMAN: I think what -- what we're
7 looking for is more and better documentation
8 other just -- other than just some photos of
9 a -- of a mess.
10 MR. VERLIN: Well, I thought we supplied
11 you with that information.
12 COMMISSIONER MANSFIELD: Well, just to
13 explain, the roof -- the picture of the
14 exterior roof showed a patch. Roofs are
15 capable of fixing. There's a water stain on
16 the ceiling, some -- some plaster falling down
17 because of a leak. That's capable of
18 repairing.
19 So what we want is evidence that would
20 show why is it so bad that repairing it just is
21 not feasible.
22 MR. VERLIN: I thought the engineer that
23 we had write that up spoke to that.
24 COMMISSIONER MANSFIELD: Well, no. We
25 really -- I've been looking through this
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1 application, there's nothing in there about the
2 framing. There's nothing in there saying that
3 why -- if there's something wrong with the sag
4 in the kitchen, why that's not capable of being
5 fixed, because framing can be fixed. A support
6 beam can be fixed. It can be replaced.
7 MR. VERLIN: Here's the builder right
8 here.
9 (Mr. Johns approaches the podium.)
10 COMMISSIONER MANSFIELD: So that's the
11 type of information that we're looking for.
12 MR. JOHNS: Can I say something real
13 quick?
14 MS. BLAKE: Sir, please step to the
15 microphone.
16 MR. JOHNS: Okay.
17 MS. BLAKE: Just state your name so that
18 the court reporter knows who's speaking.
19 MR. JOHNS: George Johns.
20 MS. BLAKE: Okay.
21 MR. JOHNS: I just want to say that there
22 is a -- the house. And we can probably get
23 some other, but I am the contractor. I've been
24 under the house directly. There's 3 inches
25 from -- in maybe a 16- to 18-foot section, from
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1 one side of the house to the other, it's 3
2 inches down.
3 There's places when you walk through the
4 house -- and I know Joel and Lisa have been
5 through there. There are places, when you
6 walk, the whole floor -- it's not just carpet
7 and, you know, wood flooring. It's
8 sub-flooring. It's structurally -- everything.
9 There's separation from the -- where you see
10 the water running down, there's separation at
11 the floor and the walls.
12 And not only that, you were talking about
13 replacing carpet and doing things like that to
14 get rid of the smell, this is in wood. There's
15 hardly any carpet. It's not the carpet. It's
16 the walls. It's the wood. It's the -- it's
17 just -- like he said, this is something -- I
18 don't know, maybe you can ask those two --
19 something you have to be there to see and --
20 and literally, you know, this house.
21 My question, and I'll leave it alone after
22 this, can someone -- if someone can come out
23 there and show me two things, one, the
24 historical significance of this house in any
25 way, shape, form or fashion.
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1 Under this, the home inspector came in.
2 We have -- asbestos siding is what's under that
3 stucco, which, when you drive nails through it,
4 all through it, it's going to be cracked up and
5 then have to be removed by someone as well.
6 That's in the report, that you have asbestos
7 under there, not -- not wood siding or not
8 something that we could, you know, work with.
9 So if the brick comes off or the fake
10 brick, stucco, then we have to take that off
11 and do -- you know, put some sort of real
12 siding of some sort on. And that's part of the
13 process and why it cost so much to rehab the
14 house. But just structurally, again, I would
15 invite anyone, you know, to come out and look
16 at it.
17 COMMISSIONER MANSFIELD: Well, in the
18 past, we've required contractors, actual
19 contractor's estimates, not a I think it would
20 be expensive.
21 MR. JOHNS: I am a contractor.
22 MR. VERLIN: He's the actual contractor.
23 COMMISSIONER MANSFIELD: At least -- well,
24 the preference would be three, but more than
25 just the applicant. I mean, it's pretty
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1 self-serving for an applicant to come in and
2 say this is expensive, right? So what we want
3 are some impartial --
4 MR. JOHNS: I'm not the one -- I'm not the
5 one who said that.
6 COMMISSIONER MANSFIELD: What I'm just
7 saying is, we want impartial information. So
8 show that you have bid it out and what the
9 range of bids were, right? The sort of thing
10 that you would do if you were spec'ing out the
11 work for someone to do.
12 The engineers' reports are not just that
13 they looked at it and think that it will cost
14 more to fix than to repair, but structurally
15 why is repair not an option and that type of
16 evidence. A sag in a floor does not mean it's
17 structurally deficient. It could indicate
18 structural deficiency. That's why the Chair is
19 recommending a deferral so that -- you contend
20 that it is, so bring us the information so we
21 don't outright deny it. Okay?
22 MR. VERLIN: Okay.
23 COMMISSIONER MANSFIELD: We need the facts
24 because, as a body, we make findings of fact
25 and then we -- and then conclusions based on
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1 those facts. You need to give us the facts so
2 that we can agree with you.
3 MR. JOHNS: Okay. Is there a
4 recommendation what -- someone who can
5 recommend what you would do with the house if
6 you were to rehab it? What -- I want to know
7 what you can do to make it a house work from
8 some -- literally, it's been chopped up, cut
9 up, and you don't have a literally working, you
10 know, situation with bedrooms and all that kind
11 of thing.
12 THE CHAIRMAN: That all can be done with
13 an architect or a residential designer in terms
14 of rearranging the floor plan of the house, but
15 what Commissioner Mansfield is requesting is,
16 if the floor is sagging, why is it sagging? Is
17 it just deflection that's occurred over the
18 last 50 years, or is the pier that's supporting
19 it settled, and is there any reason why that it
20 can't be jacked up and fixed. Those are the
21 kinds of things that we're looking for.
22 COMMISSIONER DAVIS: Is the -- the staff's
23 recommendation to approve, is that based on the
24 state of disrepair, or is that more the loss of
25 the historical value and the level of
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1 modification to the original structure?
2 MR. McEACHIN: Our recommendation is based
3 upon more of the alterations, degree of
4 alterations, and the lack of historic fabric
5 remaining on the interior, as well as the
6 exterior.
7 MR. VERLIN: Now, what if I complied with
8 it structurally and did nothing else? I'd
9 still have this next door. I don't -- I
10 wouldn't have to do anything else, would I? If
11 I -- if I just improved it structurally --
12 THE CHAIRMAN: I guess if --
13 MR. VERLIN: -- like you're asking --
14 THE CHAIRMAN: Yeah.
15 MR. VERLIN: -- that I might be able to
16 do, I don't have to do anything else, right,
17 and I'd still have this next door.
18 THE CHAIRMAN: Technically. I mean, if --
19 if -- if you allowed it to deteriorate, even
20 though you reinforce maybe the structure, and
21 if you allowed it to deteriorate to the -- to
22 the point where it would have to be demolished,
23 then -- then you would be looking at a
24 demolition by neglect which would have legal
25 implications.
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1 MR. VERLIN: Well, that's probably where
2 it is now, but it wasn't mine to repair.
3 THE CHAIRMAN: Well, it wasn't your case
4 at the time.
5 MR. VERLIN: Right.
6 COMMISSIONER ALLMAND: But the prior owner
7 certainly did.
8 COMMISSIONER DAVIS: Well, and so we -- I
9 mean, we discussed the -- whether or not the
10 property can be repaired, but should the --
11 should the Commission discuss the -- like the
12 specific points of, you know, the staff's
13 recommendation and the reason that RAP is
14 backing it? Because I don't think anybody is
15 going to say that, no, the structure can
16 absolutely not be repaired at this point.
17 MR. VERLIN: Right. Anything can be --
18 COMMISSIONER DAVIS: You can do it.
19 Whether or not someone -- you know, whether the
20 owner or somebody else would come in and decide
21 that it's economically feasible doesn't --
22 doesn't dictate whether or not the -- whether
23 or not it meets the requirements for
24 demolition, but -- so I think that's almost
25 like a foregone conclusion, that it can be
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1 repaired. So --
2 MR. VERLIN: Well, we don't -- we don't
3 know that.
4 MR. JOHNS: Yeah, anything can be
5 repaired. It's a matter of money. If you
6 want, you know, you can start with one beam
7 and, you know, build a new house around it, but
8 my question, what I kept asking is that the --
9 it's certainly in my mind, and a lot of
10 others -- the criteria. It is no longer a
11 contributing historical value -- of historical
12 value.
13 That's what I'm asking now is, where is
14 the -- you know, what's the historical value in
15 this house? And would it -- would it make a
16 difference if we -- if they had committed to a
17 time to put another -- another house on the
18 property in the same --
19 COMMISSIONER MANSFIELD: Well, you're the
20 applicant. So you have the burden of proof of
21 all the different elements. So I don't really
22 think it's appropriate for us to answer those
23 types of questions for you here. You have to
24 support your application with facts, and we're
25 asking you to supplement the facts in order to
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1 do that.
2 MR. McEACHIN: Mr. Chairman, I hate to
3 interrupt, but I think we had a time certain.
4 THE CHAIRMAN: We did. And hearing the
5 conversation, I would still encourage you to
6 either take the deferment or -- or let us vote
7 on it one way or the other. It's your call.
8 MR. VERLIN: And so what if you vote and
9 deny? Then I have to improve it?
10 THE CHAIRMAN: Uh-huh.
11 MR. JOHNS: Or start over.
12 MR. VERLIN: Or what?
13 MR. JOHNS: Start over.
14 MR. VERLIN: I can't start over? I can't
15 reapply?
16 MS. GRANDIN: No.
17 THE CHAIRMAN: No.
18 MS. GRANDIN: Not for a year.
19 THE CHAIRMAN: Not for a year.
20 MR. VERLIN: Not for a year?
21 THE CHAIRMAN: So that's why I'm
22 suggesting it might be in your best interest to
23 defer it and provide the Commission the --
24 MR. VERLIN: Okay. Is there a time limit
25 on deferral?
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1 THE CHAIRMAN: Well, as soon as possible.
2 Most people are -- come back within the next
3 month.
4 MR. JOHNS: How -- just for my
5 information, how can I prove the nonhistorical
6 value is what I'm saying. Every -- it seems
7 that -- that you guys had agreed with me, or at
8 least the people that came out to look at it.
9 MR. VERLIN: RAP. RAP has agreed on that.
10 MR. JOHNS: So what designates -- who
11 makes that determination, I guess is what
12 I'm -- because that's a different fact than the
13 structural --
14 THE CHAIRMAN: I think you need to do more
15 investigation work as to what's there and
16 what's behind what's there. Those are the
17 kinds of things I think we would be looking
18 for.
19 MR. JOHNS: Okay. We'll go back, and
20 I'll --
21 MR. VERLIN: We'll defer then. Thank you.
22 THE CHAIRMAN: Thank you.
23 COMMISSIONER MANSFIELD: Just to answer
24 your question, this body --
25 MR. JOHNS: Uh-huh.
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1 COMMISSIONER MANSFIELD: -- makes the
2 ultimate determination. So RAP has provided an
3 opinion. Staff provides an analysis for our
4 use.
5 MR. JOHNS: Right.
6 COMMISSIONER MANSFIELD: And we usually
7 accept and agree with staff. And this case is
8 an unusual case because I'm not agreeing with
9 the staff's assessment right now merely because
10 I don't think we have the record evidence, but
11 ultimately, this body makes that determination.
12 MR. JOHNS: Okay.
13 COMMISSIONER ALLMAND: Through the Chair,
14 I'll say one other thing. You might find some
15 guidance in past COAs where -- you know,
16 similar to this that might help you kind of
17 craft your COA that might give us a little more
18 comfort in approving the demolition. I mean,
19 that may or may not happen, but that might be a
20 place for you to look.
21 MR. VERLIN: Okay. All right.
22 Thank you.
23 THE CHAIRMAN: Thank you.
24 So we are deferring Item Number 6,
25 COA-17-097.
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1 I had requested a time certain to review a
2 past procedure that the Commission undertook
3 last month related to the Jacksonville
4 Transportation Authority's bus benches.
5 So, at this time, Counsel, how would we
6 want to handle this? Do we want to reopen it,
7 or how should we best deal with that?
8 MS. GRANDIN: Probably a reconsideration
9 is not a bad idea. Just your decision. I
10 mean, I think that the decision last time was
11 if the JTA could reasonably do without the
12 panels in the bus shelter, then that was your
13 decision, but I think you need to hear from the
14 JTA to do that.
15 THE CHAIRMAN: Do we need a motion, too?
16 MS. GRANDIN: Procedurally, I think a
17 motion to reconsider by somebody who's on --
18 THE CHAIRMAN: Okay.
19 MS. GRANDIN: I think everybody -- it was
20 unanimous. So --
21 THE CHAIRMAN: Okay.
22 MS. GRANDIN: -- whoever was on the
23 favorable side has to make a motion.
24 THE CHAIRMAN: For the record, I want to
25 make it clear that Commissioner Dannheim joined
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1 us during the last presentation.
2 Can I entertain a motion to reconsider the
3 bus bench item?
4 COMMISSIONER ALLMAND: I'll make a motion
5 to reconsider the bus bench item.
6 COMMISSIONER DANNHEIM: Second.
7 THE CHAIRMAN: We have a motion and a
8 second.
9 So would the --
10 MS. GRANDIN: Yeah.
11 THE CHAIRMAN: We'll open to a public
12 hearing.
13 Is the applicant here?
14 COMMISSIONER ALLMAND: Through the Chair,
15 would now be a good time to declare an ex-parte
16 conversation?
17 THE CHAIRMAN: Yes, if you've had some.
18 COMMISSIONER ALLMAND: I had some today.
19 THE CHAIRMAN: Okay. What was it about?
20 COMMISSIONER ALLMAND: It was --
21 THE CHAIRMAN: Who and what?
22 COMMISSIONER ALLMAND: It was with Ms. Kay
23 Ehas.
24 THE CHAIRMAN: Okay.
25 COMMISSIONER ALLMAND: About the
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1 difference between a Springfield design and an
2 Avondale design.
3 THE CHAIRMAN: Okay. Thank you.
4 COMMISSIONER MANSFIELD: I'll declare
5 ex-parte. Kay Ehas called me yesterday when
6 she thought it was scheduled for a different
7 time. She wouldn't be able to make the
8 meeting. She also expressed to me her desire
9 to keep the black design that we approved at
10 the last meeting.
11 THE CHAIRMAN: Okay. Thank you.
12 Is the JTA here approaches?
13 (Mr. Miller approaches the podium.)
14 THE CHAIRMAN: Thank you.
15 MR. MILLER: Mike Miller, JTA.
16 Do I need to be sworn in?
17 MS. BLAKE: Do I have a card for you, sir?
18 MR. MILLER: No, I don't believe you do.
19 I'll fill one out afterwards.
20 MS. BLAKE: Thank you.
21 Do you affirm that the testimony you are
22 about to give is the truth, the whole truth and
23 nothing but the truth?
24 MR. MILLER: I do.
25 MS. BLAKE: Thank you.
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1 MR. MILLER: Thank you.
2 If I may, through the Chair, I would like
3 to make just one minor distinction, if I may
4 here. We're here, actually, to talk about bus
5 shelters rather than bus benches.
6 THE CHAIRMAN: That's correct. Thank you.
7 MR. MILLER: That seems to be the
8 situation. So I don't know how it reads in the
9 record, sir, but I just want to make sure that
10 everybody is clear as far as what the scope of
11 the discussion is about.
12 As the Commission remembers, last month
13 you voted to recommend that we go along with
14 the recommendation of RAP to have black
15 shelters in the historic and the San Marco
16 preservation areas, the three areas that are
17 distinguished in the City Council ordinance
18 which allow JTA to do advertising in areas
19 outside of historic areas.
20 After that vote was taken, we then heard
21 from two of the communities, San Marco and
22 Springfield, both saying that they really would
23 like the same type of color and design as the
24 shelters are downtown.
25 You may recall, and I don't know if we
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1 have them up or not, what that looks like -- I
2 thought I brought a photo to it, but I believe
3 you -- most of you will remember what it looks
4 like. It's a bronze and black-colored shelter.
5 What -- we took this back, of course,
6 to -- to our people to find out about it, and
7 JTA has no problem, if the Commission is okay
8 with it. We will go ahead and make the
9 exception for Avondale, Riverside to make their
10 shelters black, as they had requested, but if
11 it's okay, we would like to get a waiver for
12 San Marco and for Springfield so that they may
13 have the same shelter color and design as
14 what's used in the downtown areas.
15 So we -- after talking to staff, we found
16 that we would best come back to you once again
17 and see if we could get that codified.
18 THE CHAIRMAN: Thank you very much.
19 Appreciate it.
20 Any questions for the JTA representative?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Okay. Thank you.
23 Appreciate it.
24 MR. MILLER: Thank you very much.
25 THE CHAIRMAN: Is there anyone else who
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1 would like to speak to this item?
2 AUDIENCE MEMBER: (Indicating.)
3 THE CHAIRMAN: Yes. Come forward.
4 (Audience member approaches the podium.)
5 AUDIENCE MEMBER: Kevin O'Halloran. I'm
6 with SPAR. So our executive --
7 MS. BLAKE: Sir, excuse me. I need your
8 address.
9 MR. O'HALLORAN: 1203 Hubbard Street.
10 MS. BLAKE: And that's in Jacksonville?
11 MR. O'HALLORAN: Uh-huh, yes.
12 MS. BLAKE: Okay.
13 MR. O'HALLORAN: 32206.
14 MS. BLAKE: Would you raise your right
15 hand, please.
16 MR. O'HALLORAN: (Complies.)
17 MS. BLAKE: Do you affirm that the
18 testimony you are about to give is the truth,
19 the whole truth and nothing but the truth?
20 MR. O'HALLORAN: I do.
21 MS. BLAKE: Thank you.
22 Please continue.
23 MR. O'HALLORAN: Yeah. So our executive
24 director couldn't make it today, Christina
25 Parrish, but she did update me with a public
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1 statement, if I could read that.
2 Springfield Preservation's Commercial
3 Corridors and Design Review Committees have
4 worked closely with JTA representatives to
5 evaluate bus shelters proposed for our
6 community --
7 COMMISSIONER MANSFIELD: Sir, you have
8 to --
9 THE CHAIRMAN: You have to slow down.
10 COMMISSIONER MANSFIELD: Yeah, slow down a
11 bit.
12 THE CHAIRMAN: She's trying to --
13 COMMISSIONER MANSFIELD: Because it's
14 difficult for her to take it.
15 MR. O'HALLORAN: Sorry.
16 COMMISSIONER MANSFIELD: That's okay.
17 MR. O'HALLORAN: -- which lies immediately
18 north of downtown Jacksonville. Our members
19 had a strong preference for the black and
20 copper design that is currently in use downtown
21 and has already been installed in locations in
22 our historic district near UF Health.
23 We believe it complements existing design
24 elements in Springfield and value its ease of
25 maintenance. Many of our residents use JTA
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1 buses, so it is critical that our shelters also
2 provide adequate shade and a generally
3 comfortable experience for bus riders.
4 This shelter is, based on our review, the
5 most user friendly of the available choices.
6 We appreciate JTA's efforts to work with us and
7 install these shelters in the Springfield
8 Historic District.
9 THE CHAIRMAN: Thank you.
10 MR. O'HALLORAN: I can answer any
11 questions. I was just briefed up on it
12 yesterday, but ...
13 THE CHAIRMAN: Thank you.
14 MR. O'HALLORAN: Thank you.
15 (Audience member approaches the podium.)
16 AUDIENCE MEMBER: Kay Ehas, 2322 Dellwood
17 Avenue.
18 MS. BLAKE: Would you raise your right
19 hand, please?
20 MS. EHAS: (Complies.)
21 MS. BLAKE: Do you affirm that the
22 testimony you are about to give is the truth,
23 the whole truth and nothing but the truth?
24 MS. EHAS: I do.
25 MS. BLAKE: Thank you.
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1 MS. EHAS: Good evening.
2 I represent RAP as the Chair of the
3 Transportation Committee. And RAP's position
4 is that we want all black because the copper
5 doesn't fit into our neighborhood. It's much
6 more Victorian style, and our neighborhood does
7 not have Victorian elements. And so we want
8 black, transparent and clean, but RAP certainly
9 has no opposition to San Marco and Springfield
10 having a different shelter.
11 JTA had told us previously that they
12 would -- only wanted one. So we certainly have
13 no objection to there being different shelters.
14 Thank you.
15 THE CHAIRMAN: Thank you.
16 Anyone else to speak to this item?
17 AUDIENCE MEMBERS: (No response.)
18 THE CHAIRMAN: I'll close the public
19 hearing.
20 I will entertain a motion.
21 COMMISSIONER MANSFIELD: I think we have
22 one, don't we? Or just --
23 THE CHAIRMAN: No.
24 COMMISSIONER MANSFIELD: Okay.
25 THE CHAIRMAN: No. We would -- we would
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1 need a motion to provide basically a waiver for
2 the -- Springfield and San Marco different from
3 our previous --
4 COMMISSIONER MANSFIELD: Can we build on
5 what we passed last time, or do we have to have
6 a whole new one since we voted to reconsider?
7 MS. GRANDIN: Through the Chair, I think
8 it would probably be better to do a whole new
9 one because the one you did last time talked
10 about no panels in the back. So if you could
11 talk about the panels being okay in the back,
12 the way they were proposed, but the colors
13 being alternatives to the different
14 neighborhoods.
15 COMMISSIONER MANSFIELD: Well, I mean, I
16 think -- I guess it was written about in the
17 stuff that we got prior to the meeting, but
18 I -- I feel pretty strongly about the lack of a
19 visual barrier in that back panel. Especially
20 in the Riverside Avondale neighborhood, these
21 are going to be in front of people's homes.
22 And I think it's very important for the bus
23 stops to be as transparent as possible because
24 of that.
25 The homes are very close to the
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1 right-of-ways where these very large shelters
2 are going to be. Well, very large relative to
3 the average 50-foot lot size in our
4 neighborhood.
5 And so I've seen the bus stops that are
6 used in downtown. There's one right at the
7 corner where my office is that I walk past all
8 the time, and those metal barriers are not see
9 through. They're more -- they do have some
10 perforations that make it more see-through than
11 perhaps without the perforations, but in front
12 of a house, it is -- it is big, and it will
13 dominate the front of the average house.
14 And so I still feel very strongly that if
15 they need a panel, that it needs to be
16 transparent. And if that's tempered glass,
17 then it's tempered glass, but I just -- I don't
18 feel it's appropriate to have a metal panel.
19 THE CHAIRMAN: I would agree. We need to
20 determine if that is structurally possible.
21 MR. MILLER: Thank you.
22 Once again, through the Chair, we should
23 make this note as far as the comments are
24 concerned: At this present time, we have three
25 shelters that we are planning on putting up in
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1 the Riverside Avondale area. One of them is in
2 front of the hospital. One of -- one of them
3 is in front of a public park. And the other
4 one is near a business at Margaret and Post.
5 We have no plans at this time to put any
6 shelters in front of any single-family
7 dwellings or any multifamily dwellings. So the
8 issue of the transparency for residences we
9 don't think is a factor.
10 What we do feel is a factor, however, is
11 the safety and the security of our riders.
12 There are a number of shelters that have been
13 manufactured. In fact, our friends in San
14 Marco -- in Springfield will recall the very
15 large shelter structures that were put up. And
16 we found that it was very insecure for the
17 people who were using the shelters for the
18 purposes of utilizing our system.
19 With no backs to them you're vulnerable.
20 If someone decided they wanted to come from the
21 back to steal a purse, to do whatever it is
22 that they might have planned, there's no
23 barrier. And you are right, Commissioner, it
24 is a barrier, but it's a barrier that's a
25 safety barrier. And also, it has to do with
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1 the structural integrity of the shelter itself.
2 Everything that's on there plays on
3 everything else. If we were to remove the mesh
4 or the panels, we would have to completely
5 redesign and reinstall the shelters with
6 complete engineering modification. It would be
7 an expense to the taxpayer. We don't believe
8 it is the best for the safety of our riders.
9 And we also are not convinced that it
10 would withstand the wind velocities that we
11 need to meet by FTA standards, which is one
12 reason why in the very beginning, when we
13 design shelters, they all have backs on them.
14 We wanted to make sure that they were enclosed
15 by three sides for the integrity of the
16 structure itself.
17 COMMISSIONER MANSFIELD: Well, when Warren
18 Jones was the commissioner [sic] for a portion
19 of the Riverside Avondale Historic District and
20 got this conversation started, he was very
21 adamant about riders in his district having
22 shelter from the sun and rain --
23 MR. MILLER: Correct.
24 COMMISSIONER MANSFIELD: -- which is
25 correct.
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1 MR. MILLER: That's correct.
2 COMMISSIONER MANSFIELD: Well, College
3 Street has a number of stops along it. It is
4 by far mostly residential. And the fact that
5 there aren't current plans now doesn't mean
6 that there might be future plans later to put
7 shelters up, which -- which the riders are
8 entitled to have, frankly, but it needs to
9 balance the interest of the riders with those
10 of the houses that are right by these stops.
11 So way back when, years ago now, when
12 these conversations first started, and I was a
13 board member of Riverside Avondale
14 Preservation, the first designs included glass
15 backs. So I'm just befuddled as to why that's
16 so impossible now, and it was proposed by JTA
17 back then.
18 MR. MILLER: I'm not sure -- excuse me.
19 Through the Chair.
20 THE CHAIRMAN: Sure.
21 MR. MILLER: Again, I am not sure if this
22 was a proposed shelter design. I believe what
23 Councilman Jones was talking about is what kind
24 of designs are out there and used.
25 I can tell you that being from Chicago, we
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1 do have Plexiglass. And we do have it because
2 of the wind and because of the cold. It's a
3 great barrier for it. And it takes advantage
4 of what sun it does have in the winter because
5 it heats up in there, and it ends up being
6 warmer than the outside of the shelter.
7 As we all know, glass magnifies. So if
8 you have a Plexiglass or you have a real glass,
9 you're going to find that the temperatures
10 inside of that structure will be far greater
11 than those that are in the surrounding area
12 simply because of the magnification of a
13 Plexiglass or a glass.
14 That's why JTA decided many years ago as
15 well that we would not put up that kind of
16 design and that all of our designs would have a
17 see-through mesh which is what these have. It
18 is -- we feel it's very transparent, but
19 obviously not as transparent as if there was
20 nothing there or there was glass there.
21 But again, I reiterate that we have no
22 plans at this point to put shelters in front of
23 single-family homes. I think if you take a
24 look at our entire system, you will find that
25 most all of our shelters are in business and
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1 commercial areas and not in residential areas.
2 It's very unusual for us to put one in front of
3 a home because of the very thing, Commissioner,
4 you are talking about.
5 We are very sensitive to what the
6 surrounding community wants, particularly those
7 that are within earshot or eyeshot, if you
8 will, of one of our stops, but I think most all
9 of our stops are just poles or a bench in front
10 of a family residence or a multifamily
11 residence.
12 I may be wrong on that, but Ivan Mitchell
13 is here from our planning department, and he
14 might be able to help with that issue as far as
15 where we have placed shelters before in front
16 of residential areas.
17 (Audience member approaches the podium.)
18 AUDIENCE MEMBER: I didn't fill out a
19 card.
20 MS. BLAKE: When you finish.
21 If you would please state your name and
22 address for the record.
23 AUDIENCE MEMBER: Yes. Ivan Mitchell,
24 JTA, 12171 Beach Boulevard, Jacksonville.
25 MS. BLAKE: Would you raise your right
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1 hand, please.
2 MR. MITCHELL: (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. MITCHELL: Yes.
7 MS. BLAKE: Thank you.
8 MR. MITCHELL: Thank you.
9 Yes. So when it comes to location of our
10 shelters and bus stops, on average, most of
11 them are, in terms of shelters, in front of a
12 commercial building such as a Walmart, maybe a
13 shopping center, things like that.
14 There are times when -- depending on the
15 location, where there's an apartment building,
16 if we get a lot of ridership, we will install a
17 shelter.
18 The shelter installations, though, just so
19 you know, are based upon a criteria that we
20 keep. So we look for an average of about 40
21 people per day. So 40 people, about 40
22 boardings per day. So most of the locations in
23 the Riverside Avondale area don't meet that
24 criteria.
25 That's like what Mike was saying, the
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1 hospital definitely meets that criteria. We
2 have a stop in front of a park just before you
3 get to Five Points that meets that criteria.
4 We have another one along Margaret that meets
5 that criteria, but as of now, we don't have any
6 plans to install anywhere else shelterwise.
7 Anything else would just be either a bench, a
8 sign or the pad.
9 THE CHAIRMAN: Okay. Any other questions?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Thank you. Appreciate it.
12 COMMISSIONER ALLMAND: Through the Chair,
13 I have a question for staff. If they were to
14 build any additional or add locations, would
15 that come to us through a COA process?
16 MR. McEACHIN: Yes, I believe it would.
17 COMMISSIONER ALLMAND: Well, would it?
18 MR. MITCHELL: I can answer that. Yeah,
19 currently, we -- we actually have a few
20 locations that we're trying to improve. And
21 yes, we have submitted COAs for those, and
22 we're going through that process now.
23 We've had approval for a few, and the
24 other ones, we're still working on the details
25 of those, but yeah, if we do any type of -- I
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1 guess I'm going to call it construction or we
2 tear up anything, we now go through the COA
3 process. We submit the application.
4 COMMISSIONER ALLMAND: All right. So
5 you're already looking at two other locations?
6 Is that what I heard?
7 MR. MITCHELL: Yeah, existing bus stops
8 that we want to improve. Like right --
9 COMMISSIONER ALLMAND: And add a shelter?
10 MR. MITCHELL: No, no. Just improve.
11 Like right now, there's a sign in the
12 ground, and there's no ADA landing pad.
13 COMMISSIONER ALLMAND: Got it.
14 MR. MITCHELL: So we're going to make it
15 ADA compliant. So we have to dig up some
16 ground and fix it and everything. So we're
17 going through that process right now.
18 COMMISSIONER ALLMAND: So it's your
19 understanding that if you were to add a shelter
20 that you would apply for a COA for that --
21 MR. MITCHELL: Yes.
22 COMMISSIONER ALLMAND: -- particular
23 location?
24 MR. MITCHELL: Yes, we would.
25 COMMISSIONER ALLMAND: Okay.
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1 THE CHAIRMAN: Okay. Thank you.
2 COMMISSIONER MANSFIELD: I thought this
3 was supposed to alleviate the need to do that.
4 MS. GRANDIN: Right. Mr. Chair --
5 COMMISSIONER ALLMAND: Got it.
6 MS. GRANDIN: -- if you don't mind.
7 THE CHAIRMAN: Yes.
8 MR. GRANDIN: You have to do a COA for the
9 location, but not for the design.
10 COMMISSIONER ALLMAND: Got it.
11 MS. GRANDIN: The ordinance.
12 COMMISSIONER ALLMAND: All right.
13 MS. GRANDIN: Right. So the ordinance
14 takes care of the design. Just for the
15 location.
16 THE CHAIRMAN: Yeah, I understand. Okay.
17 All right. Thank you.
18 AUDIENCE MEMBER: (Indicating.)
19 THE CHAIRMAN: Yes. Come on up.
20 (Audience member approaches the podium.)
21 AUDIENCE MEMBER: Thank you.
22 MS. BLAKE: Please state your name and
23 address for the record.
24 I'm trying to keep this from going off.
25 AUDIENCE MEMBER: Gordon Mott, 1567
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1 Alexandria Place North.
2 MS. BLAKE: Would you raise your right
3 hand, please?
4 MR. MOTT: (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 MR. MOTT: I do.
9 MS. BLAKE: Thank you.
10 MR. MOTT: I'm Gordon Mott with San Marco
11 Preservation. And for the record, to clarify,
12 we're -- we have no interest whatsoever in what
13 RAP -- well, what's done in -- in Riverside.
14 Speaking only for San Marco, the concern we
15 have is about the back panel and particularly
16 the safety aspects that it represents.
17 So we very strongly feel that there needs
18 to be some form of enclosure on the back,
19 whether it's the mesh that's recommended by
20 JTA, whether it's some alternative method, as
21 long as areas -- as I say, it's the security
22 aspect that we're concerned about.
23 Thank you.
24 THE CHAIRMAN: I understand. Thank you.
25 All right. Anyone else like to speak to
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1 this?
2 AUDIENCE MEMBERS: (No response.)
3 THE CHAIRMAN: Seeing none, we will close
4 the public hearing.
5 I'll entertain a motion.
6 COMMISSIONER MANSFIELD: Just to start a
7 conversation, I'll make a motion and see where
8 it goes. So I move for the JTA bus -- does it
9 have an actually application number -- JTA bus
10 design application that we -- what's the name
11 of the design?
12 COMMISSIONER ALLMAND: Bus Shelter 1A.
13 COMMISSIONER MANSFIELD: That bus -- that
14 we approve --
15 COMMISSIONER ALLMAND: I just made that
16 up.
17 COMMISSIONER MANSFIELD: We were given the
18 names, the number last time, that I could refer
19 to.
20 THE CHAIRMAN: Help, staff. What --
21 COMMISSIONER MANSFIELD: Well, it's the --
22 THE CHAIRMAN: That was previously
23 approved.
24 COMMISSIONER MANSFIELD: It's in the
25 minutes.
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1 (Ms. Ehas tenders document to Commissioner
2 Mansfield.)
3 COMMISSIONER MANSFIELD: Thank you.
4 Yeah, it is Design 1. I move that we
5 approve Design 1, all black, with a transparent
6 panel, and eliminate the sign that's hanging
7 off the roof, that black be used exclusively in
8 the Riverside Avondale Historic District, but
9 that in San Marco and Springfield, they can
10 choose between black or the black and copper
11 color.
12 COMMISSIONER HACKLEY: I second.
13 MR. MILLER: May I ask a question? I'm
14 sorry. I know I'm not --
15 THE CHAIRMAN: Right now, it's no mesh,
16 right?
17 COMMISSIONER MANSFIELD: Well, it's
18 transparent. That doesn't mean it's no back.
19 It just means transparent.
20 THE CHAIRMAN: Okay.
21 COMMISSIONER MANSFIELD: And I -- at least
22 it lets us discuss it.
23 THE CHAIRMAN: Right.
24 COMMISSIONER MANSFIELD: That's basically
25 what we had last time, but with the color
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1 difference.
2 THE CHAIRMAN: That's correct. Right.
3 So I have a motion. Do I have a second?
4 MS. BLAKE: Ms. Cora.
5 COMMISSIONER MANSFIELD: Ms. Cora.
6 THE CHAIRMAN: Thank you.
7 I have a motion and a second.
8 Discussion?
9 MS. GRANDIN: Could you -- I'm sorry. I
10 had to step out for a second. Could you repeat
11 what the motion was?
12 COMMISSIONER MANSFIELD: It was to approve
13 Design 1, which is the one that we voted on
14 last time, with a transparent back, all black
15 in the Riverside Avondale Historic District,
16 but that in Springfield and San Marco, they can
17 choose between black or the black and copper
18 combination.
19 MS. GRANDIN: Thank you.
20 THE CHAIRMAN: Okay. In light of the fact
21 that there's three in the commercial -- well,
22 in front of commercial or institutional
23 buildings, could we modify it to say that the
24 black mesh could be used at those locations;
25 however, any that is forthcoming in residential
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1 areas, that it have a transparent back?
2 COMMISSIONER MANSFIELD: I'd be amenable
3 to that. I don't know if JTA would be, though.
4 COMMISSIONER ALLMAND: Yeah, I think that
5 sounds reasonable.
6 THE CHAIRMAN: Or the alternative was to
7 allow them to do the mesh back, but since
8 they're coming forward with a COA for the
9 locations, that we would have the ability to
10 work with JTA to make sure that they are as
11 inconspicuous as possible to the proposed
12 homeowners at those locations.
13 COMMISSIONER MANSFIELD: I mean, my
14 greatest concern is, like I said, in front of a
15 house. The fact that it's in front of
16 St. Vincent's, which is very huge, that they
17 have something like downtown honestly doesn't
18 bother me.
19 THE CHAIRMAN: Yeah.
20 COMMISSIONER MANSFIELD: But they can
21 never -- they can -- they can't guarantee to us
22 that they won't seek a shelter in front of a
23 house eventually.
24 THE CHAIRMAN: Uh-huh.
25 COMMISSIONER MANSFIELD: Bus routes
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1 changes. Needs change. Ridership might
2 increase. I mean, there are so many factors,
3 they can't say one way or the other, not
4 because they have any kind of ill motives or
5 anything, but just because no one knows what
6 the future might hold.
7 So I would feel comfortable -- I don't
8 know if they would agree to that, if this is
9 going to wind up in front of a house or a
10 residence of some sort, that it come back for
11 analyzing whether a transparent back could be
12 used instead of the mesh, that would be
13 preferable. I don't know if that's one of the
14 options.
15 COMMISSIONER DAVIS: Does any construction
16 come back before the Commission?
17 THE CHAIRMAN: It can as a minor mod, if
18 there's an -- there's a proposed change.
19 COMMISSIONER DAVIS: So there would be an
20 opportunity to review anything new?
21 THE CHAIRMAN: If they -- if they bring it
22 back as a minor mod, then we can review it
23 again.
24 COMMISSIONER MANSFIELD: Through the
25 Chair, I thought our counsel had clarified that
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1 the design wouldn't come through, just the
2 location and maybe other aspects about the
3 location, like the cement pad and stuff like
4 that.

5 MS. GRANDIN: Yeah, Mr. Chair, to answer
6 Commissioner Mansfield's question or comment
7 there, if they wanted to change something, then
8 it could come back to us as a minor mod --

9 THE CHAIRMAN: Right. Correct.

10 MS. GRANDIN: -- if JTA wanted to change
11 something about the design of it, but the COA
12 would have to be there for the location of
13 it -- the location of any new ones.

14 So you could make a condition about, if
15 they're going to put future ones in near any
16 residential districts, you're going to see them
17 come as a COA. In any event, they're going to
18 put new ones somewhere.

19 COMMISSIONER DAVIS: So, theoretically,
20 one comes through in the future in front of a
21 residence, there would be an opportunity then
22 to make a condition that it have a transparent
23 back?

24 MS. GRANDIN: I think so, yeah. Or deny
25 it.

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1 So I'm hoping that when you're talking
2 about transparency, we understand that we're
3 fine with the perforation mesh in the back,
4 which you can see through. No one would be
5 able to stand behind it, and no one would see
6 it from the front. You would be able to see
7 it, but I wanted just a clarification on what
8 actually "transparent" means, if you're saying
9 nothing or some kind of a see-through,
10 completely see-through plastic glass or some
11 other kind of enclosure like that. That's very
12 important to us, and we would have great
13 heartburn if we were not able to put that mesh
14 up.

15 THE CHAIRMAN: Okay. I understand.

16 MR. MILLER: Thank you.

17 COMMISSIONER MANSFIELD: Through the
18 Chair, just on Page 382 of the minutes from the
19 last meeting, the motion was to move to approve
20 Design 1, all black, no panels in the back and
21 eliminate the sign that's hanging off the roof.
22 And so there was discussion after the vote, but
23 there was no new motion made after that. So
24 that was the motion that passed last time for
25 what it's worth.

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1 THE CHAIRMAN: Or do it now.

2 MR. MILER: Am I allowed to speak?

3 THE CHAIRMAN: Yes. I want to resolve
4 this once and forever.

5 MR. MILLER: I think we all would. Thank
6 you very much, Mr. Chairman.

7 We need to get a definition of what the
8 Commission is defining as "transparent." We
9 were under the impression that in the last vote
10 that you agreed that we had -- we could do the
11 mesh in the back of the panels; that you asked
12 us to please look into it and see if it was
13 feasible, if it was cost feasible, to be able
14 to design it without the mesh, but I believe
15 that -- I thought we had brought to you again
16 this week the reasons why we cannot put a blank
17 panel in the back or no panel at all in the
18 back.

19 The mesh is standard, and it would need to
20 have a complete engineering modification if we
21 were to take it out. It's not as simple as
22 just taking it out and leaving it. There's a
23 major engineering modification that has to be
24 done to the structure if we were to take the
25 mesh out.

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1 THE CHAIRMAN: So at this point, we're
2 revisiting it anyway. So --

3 COMMISSIONER MANSFIELD: Well --

4 THE CHAIRMAN: Personally, I think I'm
5 okay with the mesh as long as it's not in front
6 of a house and that we have the ability,
7 through a COA process, to either work with JTA
8 for the location or a modification to that
9 particular shelter in the form of a clear,
10 nonbreakable panel. When I say "clear," I mean
11 visually see through it.

12 COMMISSIONER MANSFIELD: Break resistant,
13 because anything can be broken if you try hard
14 enough.

15 THE CHAIRMAN: Collect sand or whatever.

16 COMMISSIONER MANSFIELD: Yeah, when I said
17 "transparent," that was really to get the
18 discussion going. If the Commission wants to
19 approve the mesh for the more commercial stuff
20 like St. Vincent's, then I would suggest
21 modifying the motion to provide for the panel
22 so that there is no ambiguity about that.

23 THE CHAIRMAN: Okay.

24 COMMISSIONER MANSFIELD: But I -- if it's
25 within our purview to accept in front of

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1 residences, that would be my preference.
2 COMMISSIONER ALLMAND: All right. So
3 we'll modify -- I'll make a motion to modify
4 the motion on the table, that we allow for a
5 mesh at these -- we allow for a mesh with the
6 understanding that any future locations will be
7 closely scrutinized. And potentially, there
8 will be a request to remove that -- you know,
9 make a change in regards to that mesh at that
10 time.
11 COMMISSIONER HACKLEY: I second.
12 THE CHAIRMAN: Through -- through the COA
13 process.
14 COMMISSIONER ALLMAND: Through the COA
15 process. Am I clear? No? Okay. Let me
16 restate it.
17 I make a motion to amend the motion on the
18 table to allow for a mesh in the bus shelter
19 design with the understanding that any future
20 locations, you know, will be scrutinized based
21 on their location.
22 COMMISSIONER MANSFIELD: How about just
23 except for in front of residential?
24 COMMISSIONER ALLMAND: Except for in front
25 of residential. I love that.
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1 COMMISSIONER HACKLEY: I second.
2 THE CHAIRMAN: Okay. We have a motion and
3 a second to approve the all black JTA Design
4 Number 1 with mesh in front of the commercial
5 areas, and that if any goes in front of a
6 residential area that we have the right to
7 review it, re-review it, through the COA
8 process. Is that a more concise version of
9 what --
10 MS. GRANDIN: That is.
11 Does that capture your intent?
12 COMMISSIONER ALLMAND: It sure does.
13 MS. GRANDIN: Okay.
14 THE CHAIRMAN: Thank you.
15 MS. GRANDIN: Thank you.
16 THE CHAIRMAN: Yes?
17 MS. SHEPPARD: Chair, is that not
18 addressing SPAR and Springfield?
19 THE CHAIRMAN: Yes, we agreed that the
20 copper in the San Marco and Springfield areas
21 was fine, if that's what they want.
22 COMMISSIONER MANSFIELD: Yeah. That was
23 just a motion to modify my motion.
24 THE CHAIRMAN: To modify that, yeah.
25 COMMISSIONER MANSFIELD: So I think we
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1 need to vote on whether we approve the
2 amendment, and then we vote on the motion,
3 right?
4 MS. GRANDIN: You can do it that way.
5 THE CHAIRMAN: Or do we want to rephrase
6 the motion to allow and just do one? Okay.
7 We'll do one amendment and then the other.
8 So the first motion was Commissioner
9 Mansfield's, and then yours was the second.
10 COMMISSIONER MANSFIELD: So I think we
11 should vote on the motion to amend first.
12 THE CHAIRMAN: Okay.
13 COMMISSIONER ALLMAND: Aye.
14 COMMISSIONER MANSFIELD: Yeah, aye.
15 THE CHAIRMAN: So all those who approve
16 the amended motion?
17 COMMISSION MEMBERS: Aye.
18 THE CHAIRMAN: Those opposed?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: Hearing none, you have
21 approved the amendment.
22 Now we will vote on the original motion,
23 which was to allow the copper and black in the
24 San Marco and Springfield areas.
25 All those in favor of that 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 JTA, you have what you asked for provided it's
6 black and --
7 MR. MILLER: In Riverside Avondale.
8 THE CHAIRMAN: -- in Riverside.
9 MR. MILLER: Yes, sir. Thank you very
10 much.
11 THE CHAIRMAN: Thank you.
12 Okay. We will now take a ten-minute
13 break, and we will return with Item Number 7.
14 (Brief recess.)
15 THE CHAIRMAN: Okay. The Commission is
16 back in session.
17 Item Number 7, COA-17-098, 3363 Randall
18 Street; do we have a staff report?
19 MR. McEACHIN: Yes, Mr. Chairman.
20 This application relates to 3363 Randall
21 Street, which is located up in the southwest
22 corner of Randall Street and Hollywood Avenue.
23 The interesting thing about this
24 particular property is, it was built in 1926,
25 but just the opposite of the other property,
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1 this one would up being considered
2 noncontributing. We don't know why and how
3 that happened. The building, as you can see,
4 is very consistent with its style and design
5 and materials to be a contributing property.
6 The reason that we're still seeing it, in
7 a sense, is because the Administrative Matrix
8 states that alterations on noncontributing
9 structures built in the period of significance
10 are reviewed on a case-by-case basis by the
11 staff.
12 And we can forward to the Commission those
13 things that we felt like should be addressed on
14 a commission level, because we felt like that
15 this was just inadvertently left out of the
16 contributing/noncontributing process. It's got
17 the age, it's got the style, it's got the
18 original materials, everything that would
19 consider it contributing.
20 What's being proposed at this address is
21 to replace all the wood siding, to take the
22 existing wood siding off and put a similar
23 cypress or cedar product on the building. As
24 you can see, it's a Colonial Revival style.
25 Also, as part of the larger project
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1 associated with this property is, is there will
2 be some limited and selective wood replacement.
3 For example, some trim work, window sashes and
4 so forth. That has already been approved
5 previously under an administrative COA.
6 And that administrative COA also allowed
7 for up to 25 percent of the siding to be
8 replaced. The applicant is coming forward
9 because they felt like they need to actually go
10 beyond that and replace all of it.
11 As I show you these photographs, you will
12 see that there are sections of the house where
13 the siding is -- where the shingles are
14 missing. They have been taken off for a reason
15 of exploring the condition of the building.
16 You will also see numerous shingles that
17 have been cut by exposure to the sun. Many are
18 splitting, they are peeling paint. And there
19 are certain areas of the house, particularly
20 around the doors and some of the windows, where
21 moisture has deteriorated the siding.
22 Just to give you an idea of the elevations
23 of the house, you will start to see some
24 problems.
25 (Displaying photographs.)
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1 MR. McEACHIN: This particular elevation
2 here, I think, gets a lot of sun in the
3 afternoon, and you can see by the shingles,
4 they are starting to split. The spaces -- the
5 coloration of some of the shingles is actually
6 where paint has peeled off. They're not
7 necessary where the shingle itself is broken
8 off, but it's where the paint has buckled and
9 peeled.
10 Again, around the -- around the steps of
11 the front door, you will start seeing some
12 evidence of water -- water deterioration. And
13 I believe that this is the fascia on the back
14 rear of the building, which I think is an
15 addition.
16 Again, where this one-story projection
17 attaches to the main structure, you can see
18 there is water damage there as well as water
19 damage to the window below it. In this
20 particular photograph, again, you can see that
21 there's been some attempt to do some sealing
22 around the windows.
23 This is showing the section where shingles
24 were actually taken off. You can see in this
25 case that some of the shingles are starting to
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1 buckle and split. I'm not sure if this -- how
2 this happened, but you can see the shingles
3 have actually sort of disconnected from the
4 wall itself. I'm not sure if that was for any
5 particular reason or whether it's just
6 deterioration. Again, you can see the support
7 system.
8 THE CHAIRMAN: Joel, remind me when --
9 when was this house built?
10 MR. McEACHIN: 19- -- I think I said 1926.
11 THE CHAIRMAN: And do we think that's the
12 original shingles on the house?
13 MR. McEACHIN: I do not know. I don't
14 know why it wouldn't necessarily be the
15 original shingles on the house. There's
16 nothing in the permanent records we could find
17 about that, but my first reaction is that it is
18 the original product on the house.
19 Anyway, the bottom -- the bottom line of
20 our recommendation is, we -- in reviewing this,
21 we -- we think that the -- that the threshold
22 of 50 percent of the siding is sufficiently
23 damaged to warrant a total replacement has not
24 been established. So our recommendation is
25 that it be approved but that it be limited to
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1 only 50 percent of the current shingle siding,
2 including the -- including the previously
3 approved 25 percent.
4 And I'll be happy to answer any questions
5 about the report.
6 THE CHAIRMAN: Any questions from the
7 Commission?
8 COMMISSIONER MANSFIELD: I guess the
9 question I might have is what 50 percent?
10 MR. McEACHIN: What? I'm sorry?
11 COMMISSIONER MANSFIELD: What 50 percent?
12 What portion doesn't need to be replaced --
13 MR. McEACHIN: It would generally --
14 COMMISSIONER MANSFIELD: -- or would be
15 replaced under the COA then.
16 MR. McEACHIN: Through the Chair to
17 Commissioner Mansfield, generally, we allow
18 that to be determined by the applicant as what
19 he thinks he could be replaced. That is, it
20 could be some here, it could be all of the
21 elevation there, but as long as he stays
22 roughly within that 50 percent rule.
23 It could be, like I say, a shingle here or
24 a shingle there. I'm trying to save as much of
25 the historic fabric as we can consistent with
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1 the Secretary of Interior Standard Number 6.
2 COMMISSIONER MANSFIELD: Okay.
3 THE CHAIRMAN: You know, it looks likes
4 the -- the front is in pretty decent shape.
5 MR. McEACHIN: I think some of the -- it
6 doesn't look too bad here. Again, the spots
7 sort of is where the paint itself has come off.
8 THE CHAIRMAN: Yeah. Yeah. Okay.
9 Any further questions for staff?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Is the applicant here?
12 AUDIENCE MEMBER: Yes.
13 THE CHAIRMAN: Come on up.
14 AUDIENCE MEMBER: And the builder. And
15 I'd like to speak first.
16 THE CHAIRMAN: Do whatever.
17 (Audience member approaches the podium.)
18 MS. BLAKE: Sir, did you fill out a card?
19 AUDIENCE MEMBER: Yes, I did.
20 MS. BLAKE: Which number -- what is your
21 name?
22 AUDIENCE MEMBER: Pennington.
23 MS. BLAKE: Robert?
24 MR. PENNINGTON: That's me.
25 MS. BLAKE: Okay. Would you go ahead and
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1 state your name and address for the record.
2 MR. PENNINGTON: Robert Pennington, 545
3 Blackfin Court, Jacksonville, Florida.
4 MS. BLAKE: Would you raise your right
5 hand, please.
6 MR. PENNINGTON: (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. PENNINGTON: I do.
11 MS. BLAKE: Thank you.
12 THE CHAIRMAN: Do you have any objections
13 to the staff report and the conditions?
14 MR. PENNINGTON: A lot of them.
15 I've been a builder in Jacksonville for a
16 little over 50 years. In 1974, I upgraded my
17 license to a general contractor's license. And
18 in areas like this, I've built and remodeled
19 into the thousands of structures. I think that
20 it's fair to give me credit for being very
21 knowledgeable about this sort of thing.
22 I was contacted by the owner, referred by
23 another party, a friend, and asked if I could
24 help. I explained to him that although I've
25 done things similar to this at the beaches, I
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1 have never attended one of these hearings. So
2 we are a little unprepared. I guess I should
3 have provided more pictures for everybody.
4 And I also have two letters as evidence,
5 one from a structural engineer. I can give
6 these to you and let you put them in as
7 evidence or --
8 THE CHAIRMAN: Uh-huh.
9 MR. PENNINGTON: -- whatever you want.
10 To get to the problems involved with the
11 siding, our biggest issue here and the concerns
12 of the engineer are not the shingles insomuch
13 as they are covering the structure. Our -- our
14 problem here is, like a lot of these
15 90-year-old structures, there is no sheathing
16 on the side of the building. They put the 2 by
17 4s, and then they put purlins every 12 inches.
18 And then the shingles, the felt goes over that,
19 and the shingles are then, of course, applied
20 to that.
21 Today, that's not acceptable. We have to
22 make -- the building has to be sound with
23 sheathing, and then the shingles or
24 waterproofing.
25 The shingles that are on there are failing
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1 not so much from a wood standpoint, but the
2 fasteners. And I have some photographs here of
3 fasteners with the heads completely
4 deteriorated. They look more like finish nails
5 than siding nails. They also are not nailed
6 sufficiently to -- to hold them in place.
7 These shingles are 90 years old, and I
8 can't think of a thing 90 years old that
9 doesn't run a pretty good chance of needing
10 improvement.
11 Our other concern is -- and I have some
12 picture to document this -- there is termite
13 damage to this house. And several of the areas
14 that we opened up, we have found it. We do not
15 know how much or how expensive the damage is or
16 what other areas. As you know, certain types
17 of termites don't necessarily gravitate toward
18 the wet areas. They can attack healthy wood
19 anywhere in a wood structure.
20 The engineer is of the opinion, as I am --
21 I have over 50 years of building -- that every
22 shingle needs to come off of this house and
23 look at the underlying 2-by-4 skeleton --
24 (Three-minute timer interrupts.)
25 MR. PENNINGTON: -- and then put back.
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1 The other thing is, I cannot imagine --
2 MS. BLAKE: Excuse me, sir.
3 MR. PENNINGTON: -- for the life of me --
4 MS. BLAKE: Your time has expired.
5 MR. PENNINGTON: I'm sorry.
6 THE CHAIRMAN: Okay.
7 MR. PENNINGTON: What do I do about the
8 letters?
9 THE CHAIRMAN: You can give them to Gloria
10 and --
11 MR. PENNINGTON: My owner has got three
12 minutes. Can I give them to him?
13 MS. GRANDIN: No.
14 THE CHAIRMAN: No. Go ahead and give
15 those to her.
16 MR. PENNINGTON: Okay.
17 MS. BLAKE: I will pass them out.
18 THE CHAIRMAN: And then --
19 MS. BLAKE: Do you have enough copies for
20 everyone?
21 THE CHAIRMAN: -- we won't -- we will not
22 give them back. I mean, that's going to be
23 evidence.
24 MR. PENNINGTON: I'll give you one of
25 those and one of these.
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1 THE CHAIRMAN: Okay, sir, come on up.
2 (Audience member approaches the podium.)
3 MS. BLAKE: Sir, if you would please state
4 your name and address for the record.
5 AUDIENCE MEMBER: David Webb, 6927
6 Pottsburg Drive, Jacksonville, Florida 32216.
7 MS. BLAKE: Would you raise your right
8 hand, please.
9 MR. WEBB: (Complies.)
10 MS. BLAKE: Do you affirm that the
11 testimony you are about to give is the truth,
12 the whole truth and nothing but the truth?
13 MR. WEBB: I do.
14 MS. BLAKE: Thank you.
15 MR. WEBB: My main -- main first point
16 that I want to make is, while it looks like
17 it's only paint coming off of all those
18 shingles in the front, the reason it's coming
19 off is because the surface of the shingle is
20 rotten and soft. You can literally just scrape
21 it off.
22 The shingles have been painted three times
23 in the last five years, and that's the result
24 because -- because there's -- there's just --
25 there's no substance. There's no solid
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1 substance. It's just soft mush underneath.
2 And second of all, to pick 50 percent, I
3 don't know you can possibly do it because there
4 are patches -- as you can see from the
5 pictures, there's patches where they are
6 warped, and they're soft, and they're missing
7 really, basically, every -- every portion of
8 every facade.
9 And then my last major point that -- that
10 I want to reiterate is that we know that there
11 are rotten and unusable framing members.
12 Literally, I replaced on the side, around where
13 there's a -- I replaced the doorway. I
14 replaced three, and I was looking back in, and
15 there were -- there were obviously more rotten
16 framing behind.
17 I had another gentleman several years ago
18 do the porch that you see on the front, and he
19 finally had to frame underneath to support the
20 porch. He worked for two days, and he couldn't
21 find a 2 by 4, a solid 2 by 4 behind. So we
22 know that there's major structural issues that
23 we've got to address.
24 And the only way we know to do that is --
25 is to get in there and actually see it. And --
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1 and we can't anticipate where it is because, as
2 you saw, on the back corner there's damage. I
3 know there's damage on the back side, this
4 side, and I know there's horrible damage in the
5 front. So we -- frankly, I don't think the
6 house is -- I wouldn't trust living there
7 unless we can make sure we get in and we
8 support those -- those framing members
9 underneath.
10 So those are really the points that I
11 want to reiterate and make sure you're
12 cognizant of.
13 THE CHAIRMAN: Okay. Thank you.
14 Any questions for the applicants?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: Okay. Thank you.
17 Open it to a public hearing. Is there
18 anyone else who would like to speak?
19 (Ms. Burke approaches the podium.)
20 MS. BURKE: Hello. Adrienne Burke with
21 RAP.
22 So I just wanted to point out that this is
23 strange -- well, it's not strange because
24 historic resource surveys are not perfect, they
25 are done by humans, but it is interesting to
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1 have two cases tonight where there's kind of
2 the opposite thing.
3 The case we look at before was
4 contributing -- as I mentioned, in my opinion
5 would not be -- this house is listed as
6 noncontributing. I think you can clearly see
7 what the historic features were. It looks like
8 it has retained a lot of its original
9 integrity. So it's just unusual to have two on
10 the agenda like that.
11 And my question mostly was -- I didn't
12 have an opinion one way or the other. And I
13 apologize I wasn't able to reach out to the
14 property owner and contractor in advance, but
15 my question was more about having more
16 information to make a determination because,
17 from the pictures, it is a little hard to see
18 kind of what you guys were talking about. So I
19 was hoping just to have some more information,
20 and I think that would help out a lot.
21 Thank you.
22 THE CHAIRMAN: Thank you.
23 Anyone else to speak to this item?
24 AUDIENCE MEMBERS: (No response.)
25 THE CHAIRMAN: Seeing none, I will close
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1 the public hearing.
2 COMMISSIONER MANSFIELD: Mr. Chair, I'll
3 move that for COA-17-098 that we approve with
4 conditions as set forth in the staff report.
5 COMMISSIONER ALLMAND: Second.
6 THE CHAIRMAN: I have a motion and second.
7 Is there any discussion?
8 COMMISSIONER MANSFIELD: Well, I'd be
9 interested in our newest member commenting,
10 perhaps, because with the -- with the siding
11 pictures that we were shown, I know that for
12 individual replacement of cedar shakes, or any
13 kind of shakes, that you need to put a tool
14 under and cut the nail and try to get them up,
15 and it's very labor intensive and can damage
16 the surrounding shakes at the same time.
17 The pictures that I'm seeing there, I'm
18 seeing a lot of shakes in significant
19 deterioration. And this might be one of the
20 rare cases where I actually agree that
21 wholesale siding replacement is probably more
22 appropriate than spot, just because of the
23 condition that's evident in the photographs.
24 COMMISSIONER DAVIS: I -- I would -- I
25 would tend to agree. I think the report is
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1 pretty compelling, especially, you know, if
2 that house has been painted five times or three
3 times in the last five years and the paint just
4 is refusing to adhere. I think it's -- like I
5 said, I think it's pretty compelling.
6 COMMISSIONER ALLMAND: Not only that, but
7 I think it's -- I agree with the applicant
8 about the enforcement issue. It's like, I
9 mean, you've got to have some calculus going on
10 there with, you know, 12 percent over here and
11 13 percent over there, and that's -- I mean,
12 that math makes my brain hurt.
13 But I had a question about -- not for the
14 applicant, but just generally speaking. The
15 letter, the architect letter says something
16 about you have to -- where is that letter? Is
17 that letter here? That didn't make -- that
18 letter didn't make any sense to me. It just
19 said that, you know, the applicant -- one of
20 the things the applicant mentioned was just a
21 desire to kind of go in. And, you know, some
22 of the termites were, you know, rotting the --
23 you know, had eaten up some of the studs. You
24 know, I think regardless of what we decide
25 here, I mean, the -- you know, go ahead and fix
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1 that.
 2 THE CHAIRMAN: I was going to -- I was
 3 going to say, I mean, as someone who has had a
 4 lot of experience with not only shingles but
 5 with also termites, I would have to say really,
 6 the only way you can determine the structural
 7 integrity of this kind of framing is either on
 8 the inside or on the outside. And the inside
 9 would require stripping all the lathe and
 10 plaster and whatnot off the -- the inside of
 11 the walls to see what is there.

12 If the shingles are as bad as -- as they
 13 probably are, it's going to be a lot easier to
 14 take the shingles off, inspect the structure,
 15 reinforce whatever framing members need to be
 16 done, and then replace the shingles.

17 However, that would give you the
 18 opportunity to, once the -- the vertical frame,
 19 vertical and horizontal framing members are
 20 repaired or replaced, that would give you the
 21 opportunity to put on wood sheathing,
 22 waterproof and -- and provide new -- you can
 23 get pressure-treated Western Red cedar
 24 shingles, which we use all the time, that I
 25 think would adequately do the job.

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1 think I -- applications I might support.
 2 COMMISSIONER MANSFIELD: Mr. Chair, could
 3 I make one more comment too?

4 THE CHAIRMAN: Certainly.
 5 COMMISSIONER MANSFIELD: Unfortunately, it
 6 is not as unusual as you would hope, that homes
 7 like this that really appear that they should
 8 be listed as contributing are actually
 9 noncontributing on the Register, especially
 10 around the Park and King area, I'd say, but it
 11 was really the individual doing the inspection.

12 But we've been advised -- and as a lawyer,
 13 I would agree -- that once it's noncontributing
 14 it's noncontributing. You have issues with the
 15 owner being on notice and -- and all that kind
 16 of stuff.

17 And reflecting on our past applications,
 18 though, if it's listed as contributing, we're
 19 stuck with that just as much as we're stuck
 20 with the noncontributing, but I would also say
 21 a wholesale replacement of the siding is also
 22 supported because it is listed as
 23 noncontributing.

24 THE CHAIRMAN: Any further --
 25 COMMISSIONER MANSFIELD: I do have a
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1 The only -- the only concern -- and, of
 2 course, you should put it over a breather
 3 sheet. The only other concern I would have is,
 4 when you replace shingles in that method,
 5 you're making the -- the composite of the wall
 6 section thicker.

7 COMMISSIONER MANSFIELD: Yeah.
 8 THE CHAIRMAN: So, potentially, you could
 9 have shingles that are proud of the exterior
 10 casing, which would force you to essentially
 11 pad out those or redo those framing -- those
 12 casing and sill members. So it becomes kind of
 13 a snowball effect, but again, that's something
 14 I think you could easily deal with once the
 15 structure is exposed.

16 So having said all that, I think I would
 17 be receptive in -- in this case largely to see
 18 the damage from moisture and -- and termites
 19 below the shingles that you can't see now. And
 20 you've got to think it's there. If this house
 21 is almost 90 years old, it's there. It's just
 22 where, you know. And how you can determine
 23 where is by removing the shingles, in my
 24 opinion.

25 So, in this case, this is one of the few I
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1 concern about padding out that much.
 2 THE CHAIRMAN: Yeah.
 3 COMMISSIONER MANSFIELD: We can't -- we
 4 can't let it bury the windows.

5 THE CHAIRMAN: Right. So if we're going
 6 to do that, someone needs to include that
 7 portion in the motion to make sure that it has
 8 the same reveal.

9 COMMISSIONER MANSFIELD: I'll withdraw my
 10 prior motion.

11 THE CHAIRMAN: Okay.
 12 COMMISSIONER MANSFIELD: And I'll make a
 13 new motion to approve COA-17-098 with the
 14 condition being that the thickness of the new
 15 shingles and the substrates under it not -- not
 16 exceed the current -- the current depth. And
 17 if it appears to the builder that it's going
 18 to, that they have to bring it back to staff
 19 first.

20 COMMISSIONER ALLMAND: Wait a second.
 21 The existing -- so you're saying to not
 22 allow them to have a wholesale --

23 THE CHAIRMAN: No. She's saying to --
 24 COMMISSIONER MANSFIELD: No. To approve.

25 THE CHAIRMAN: -- to approve the wholesale
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1 replacement.

2 COMMISSIONER ALLMAND: Okay. All right.

3 COMMISSIONER MANSFIELD: My -- my current

4 motion would not retain the condition set out

5 by staff.

6 COMMISSIONER ALLMAND: Got it.

7 COMMISSIONER MANSFIELD: It would put a

8 new condition about the thickness of the new

9 substrate and shingle material in relation to

10 the existing window and door openings.

11 COMMISSIONER ALLMAND: Okay.

12 THE CHAIRMAN: I have a motion. Looking

13 for a second.

14 COMMISSIONER DEMETREE: Second.

15 THE CHAIRMAN: I have a motion and a

16 second.

17 Any further discussion?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: All those in favor of the

20 motion to allow wholesale replacement of the

21 existing shingles with the condition of making

22 sure that the window and door frames are still

23 proud of the shingles once they're -- once

24 they've been replaced; and if there's issues

25 with that, they need to represent it to staff.

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1 All those in favor?

2 COMMISSION MEMBERS: Aye.

3 THE CHAIRMAN: Those opposed?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: Hearing none, you have

6 approved a wholesale replacement of shingles at

7 3363 Randall Street.

8 COMMISSIONER MANSFIELD: Mr. Chair, I

9 would say that your restating stated it better

10 than my original motion.

11 COMMISSIONER ALLMAND: Excellent restating.

12 Excellent.

13 THE CHAIRMAN: I'm trying. Okay.

14 Okay. Let's see. Number 8 was on

15 consent. And we are moving on to Item Number

16 9, which is, COA-17-125, at 1837 Donald Street.

17 Do we have a staff report?

18 MR. McEACHIN: This application is located

19 on the east side of Donald Street between

20 St. Johns Avenue and St. Johns River. The

21 house is noncontributing. The property

22 appraiser has a construction date of 1949. I

23 think we found a permit record of 1958, but

24 that may reflect later additions or something.

25 What's being requested in this application

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1 is -- as you can see here, the request is to

2 replace the existing concrete driveway, which

3 is 16 -- currently 16 feet and 3 inches; to

4 replace it, pave it, to also widen it to

5 18 feet, 3 inches.

6 The second thing that's being requested in

7 the scope of work is to install an 8-foot by

8 33-inch-wide paver sidewalk, going from the

9 rear yard to the -- to the road to provide

10 easier access for moving garbage cans and

11 recycling cans and so forth. That would be

12 running where you see the -- the plants over

13 here.

14 The third part of this application is the

15 construction of a 6-foot masonry wall in the

16 front corner of the residence to the property

17 line, and this stucco masonry wall would

18 replace the existing wooden fence.

19 Now, under our administrative matrix, if

20 somebody is requesting to change a driveway

21 width from more than 10 feet, then that would

22 be a Commission item.

23 The 10-foot limitation, basically, is to

24 be consistent with a traditional driveway width

25 in the district and, at the same time, maintain

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1 or increasing the amount of greenspace.

2 In this particular case, we are going to

3 recommend that the driveway be removed and that

4 the paving system be put in, but maintaining

5 the existing 60 feet by 33-inch width of the

6 driveway.

7 The reason we did that is -- is to -- is

8 to realize that basically what he's proposing,

9 a paving system, is going to be an improvement

10 over what's there right now. So we get the

11 benefit of maintaining the extra width, not

12 more than 10 feet, by virtue of using a product

13 that's more traditional than a concrete slab.

14 Now, the historic preservation regulations

15 for the district, they recognize the importance

16 of traditional lot organization in the

17 district, which usually have large -- larger

18 greenspaces transversed by more narrow

19 sidewalks and driveways.

20 The other issue that we have with the

21 driveway modifications, coupled with the

22 sidewalk, is that basically, we create a very

23 large expansion of solid surface because the

24 sidewalk literally would be completely adjacent

25 to the driveway. So that would be two scopes

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1 of work, would be one large paved space.
2 So our recommendation is approval with the
3 following conditions: Regarding the concrete
4 driveway going from 16 feet 3 inches to 18 feet
5 3 inches, we recommend approval with the
6 condition that the driveway shall not be
7 expanded beyond its current width, which is
8 16 feet, 3 inches.
9 The pavers for the new driveway would have
10 a rectangular shape and not exceed 10 inches by
11 6 inches in size and are laid in traditional
12 width. The size, shape and color of the paver
13 product shall be reviewed and approved by the
14 Planning and Development Department.
15 With regard to the installation of the
16 8-foot by 33-inch-wide paver sidewalk, we are
17 recommending approval with conditions that:
18 Once the sidewalk goes beyond the front
19 corner of the house, that there be a -- there
20 shall be a 4-foot grass buffer between that
21 walkway and the driveway in order to split --
22 split that massing or that solid concrete or
23 the solid paving system in order to maintain
24 some sense of the traditional relationship of
25 the walkways and greenspaces.
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1 And the second condition is that a minimum
2 1-foot separation shall be provided between the
3 walkway and the adjacent property owner to the
4 side.
5 And then the third condition is the same
6 as the driveway regarding the pavers
7 themselves, their size and so forth.
8 The construction of the 6-foot masonry
9 wall from the front corner of the residence to
10 the rear property line, we are recommending
11 approval with a condition that the wall be
12 broken at regular intervals by a pier system
13 and also that they have a distinctive cap
14 and -- along the top of the wall and the top of
15 the piers which is elevated.
16 That's our report. I'll be happy to
17 answer any questions.
18 THE CHAIRMAN: Any questions for staff?
19 COMMISSIONER MANSFIELD: So they want to
20 expand the driveway to 18 feet, 3 inches and
21 have an additional path?
22 MR. McEACHIN: Right. Let me see if I can
23 get the --
24 COMMISSIONER MANSFIELD: And on the second
25 request, where it said beyond the front of the
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1 house, that's walking from the back yard toward
2 the front yard?
3 MR. McEACHIN: That's correct.
4 Once they get to the front part of the
5 house, we're not concerned about how the -- how
6 wide it is. It's just when they get past that
7 front corner, we want to create that division
8 between the new sidewalk and the driveway.
9 COMMISSIONER MANSFIELD: I just wanted to
10 clarify which direction that was referring to
11 because --
12 MR. McEACHIN: Yes, you are correct. From
13 the front of the house to the -- to the road.
14 COMMISSIONER MANSFIELD: Okay.
15 THE CHAIRMAN: So essentially, what you're
16 saying is that the drive- -- the walkway from
17 the house to the street would essentially be
18 only 4 feet wide instead of the 8 feet wide
19 that they were requesting?
20 MR. McEACHIN: There would have to be --
21 some modifications must be proposed in size
22 to -- to meet these conditions, yes.
23 THE CHAIRMAN: Yeah.
24 COMMISSIONER ALLMAND: Is there a site
25 plan?
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1 COMMISSIONER MANSFIELD: Yeah.
2 MR. McEACHIN: Yes. It's in the book.
3 COMMISSIONER MANSFIELD: Not really.
4 COMMISSIONER ALLMAND: I'm not seeing it.
5 Am I missing something?
6 THE CHAIRMAN: It's on page -- it's near
7 the back of the application.
8 COMMISSIONER ALLMAND: Oh, it continues
9 past the green sheet.
10 THE CHAIRMAN: Keep going. Keep going.
11 COMMISSIONER ALLMAND: Okay.
12 THE CHAIRMAN: There you go.
13 COMMISSIONER ALLMAND: Okay.
14 COMMISSIONER MANSFIELD: But the site
15 plan, I don't see the site plan that has the
16 driveway and the path on it.
17 THE CHAIRMAN: Come back one, Jennifer.
18 One more. There, that's what he's proposing.
19 COMMISSIONER MANSFIELD: It still doesn't
20 seem to show both the driveway and the path.
21 COMMISSIONER ALLMAND: This is very
22 confusing.
23 Okay. Here's one.
24 COMMISSIONER MANSFIELD: The drawings make
25 it look, to me, like the path is in the
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1 backyard only instead of -- because the -- the
2 verbal description makes it sound like they're
3 going to have a driveway, a patch of grass and
4 another path through the front yard, but that's
5 not what the drawings are showing.
6 THE CHAIRMAN: That's how I'm thinking --
7 yeah.
8 MR. McEACHIN: No. What's --
9 THE CHAIRMAN: That's what their condition
10 is.
11 MR. McEACHIN: There's a color -- the site
12 plan, which is -- you can see, it's in color,
13 the -- basically what's happening, once it gets
14 past the front corner of the house, the
15 sidewalk and the driveway for all practical
16 purposes is one.
17 COMMISSIONER MANSFIELD: Oh.
18 MR. McEACHIN: Just one surface. Behind
19 the front corner, going to the rear yard,
20 the -- it's just the sidewalk and of course
21 the -- the stucco wall.
22 COMMISSIONER DAVIS: So the condition
23 would be that he separate those?
24 MR. McEACHIN: Yes. We want to separate
25 that sidewalk from the driveway to keep some
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1 traditional relationship of hard surface to the
2 greenscape.
3 COMMISSIONER MANSFIELD: Why a separate
4 path instead of just making them take their
5 trash cans down the driveway?
6 MR. McEACHIN: Well, as for the path, I
7 think there would be an easier way to do that,
8 and that would be an acceptable option with the
9 condition that we are proposing. I mean, they
10 could do that. They do that obviously now, but
11 I think they've chosen to do it in a different
12 manner.
13 THE CHAIRMAN: Why don't -- why don't we
14 take testimony from the applicant. Is the
15 applicant here?
16 AUDIENCE MEMBER: Yes.
17 THE CHAIRMAN: Come on up.
18 (Audience member approaches the podium.)
19 AUDIENCE MEMBER: Joel, do you have the
20 presentation that I sent you where I could show
21 it here? It was part of the original package
22 that I sent you.
23 MR. McEACHIN: No, I don't have it.
24 AUDIENCE MEMBER: Does anyone -- can this
25 DVD be loaded?
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1 MS. MULLINS: We'll see. We'll try.
2 AUDIENCE MEMBER: I'm a little confused
3 now, too, so ...
4 McEACHIN: Maybe he'll straighten this
5 out.
6 MS. BLAKE: Sir, while they are preparing,
7 if you would come to the microphone and state
8 your name and address for the record.
9 AUDIENCE MEMBER: Yes. Gary Donoher, 1837
10 Donald Street, Jacksonville, Florida.
11 MS. BLAKE: Would you raise your right
12 hand, please.
13 MR. DONOHER: (Complies.)
14 MS. BLAKE: Do you affirm that the
15 testimony you are about to give is the truth,
16 the whole truth and nothing but the truth?
17 MR. DONOHER: I do.
18 MS. BLAKE: Thank you.
19 MR. DONOHER: Thank you.
20 MR. McEACHIN: I do want to say on the
21 record, the material that he's showing me now
22 is in the book. We did receive it. We just
23 did not have it electronically.
24 THE CHAIRMAN: Got you.
25 MR. DONOHER: So we can kind of step
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1 through this and make sure we're all on the
2 same page, go ahead if you want to go through
3 the next -- so the reason we want to -- we want
4 to replace the existing wooden fence -- my wife
5 and I bought the house in 1987. The pictures
6 that Joel showed of the house makes it look
7 more of a traditional Avondale home.
8 Our home initially was a split-level ranch
9 built in the '50s style. When we redid our
10 house in 1997, we hired Richard Skinner to try
11 to bring it in line with something more
12 traditional with the neighborhood. We added a
13 fourth bedroom on. We've lived there. We plan
14 on retiring there. So one of the reasons we
15 want to do this is to make our lifestyle a
16 little easier as we get older.
17 So you talked about why we want to bring
18 the -- have the wider driveway to bring the
19 trash cans in, you will see in the pictures
20 here why we want to do that. And we want to
21 add pavers down, along the side of the house,
22 from the front of the house back to the
23 backyard where we keep our trash cans, and just
24 make that easy cleanup, be able to blow the
25 leaves out and pressure wash it once or twice a
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1 year to keep it neat.
2 So go ahead and go forward.
3 So this is the current house. You see two
4 vehicles there. My son and I both park there.
5 We live on a cul-de-sac, so there's no parking
6 in the street. My wife gets to park her car in
7 the garage. And the kayak is sitting there.
8 So there is no additional parking there in
9 the -- in the street for vehicles.
10 So the vehicles are typically backed in,
11 towards the back of the house there. When we
12 pull our trash cans out, it's typically done in
13 the evening. There's the fence there. We come
14 down that walk -- where that grass is. And
15 that grass, I've had to replace it three times.
16 I still cut my own grass, maintain my yard, and
17 if I can't put the pavers in there, I'm just
18 going to leave that as dirt or put gravel there
19 because I'm not going to spend that time
20 anymore replacing that lawn.
21 So go forward.
22 So what we're asking for, is to extend
23 pavers down that side, to where the end of the
24 trucks are, where we can easily roll those
25 trash bins out and, you know, have them to the
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1 street.
2 We're on a cul-de-sac. And I'm the
3 self-appointed person who goes out and blows
4 that down every week and picks up all the
5 leaves. And so this last weekend, I have three
6 barrels of leaves that I'll be dragging back
7 out there on Thursday. So that's one of the
8 reasons we want to do that.
9 Go ahead to the next slide.
10 And then you can see -- with the vehicles
11 parked there, side by side, when you get out of
12 the vehicle, you're actually walking on the
13 grass, taking dirt into the house. That's why
14 we want to extend the driveway two more feet,
15 so that you could get out of the vehicle and
16 walk into the driveway -- or walk into the
17 house. I'm sorry.
18 Go ahead.
19 So these are some examples of some stucco
20 walls that we would like to do. We want to do
21 a stucco wall very similar to this that goes
22 down, between our house and the neighbor's
23 house, to replace the wooden fence.
24 Go next. There's an example now in
25 Avondale of a stucco wall. That's a plain
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1 stucco wall. We want to have the same finish
2 as the wall that's on our -- on our house. At
3 the front of the wall, we want to put the nice
4 deck end caps on those ends.
5 (Timer audibly signals.)
6 MR. DONOHER: Go ahead and go forward, and
7 you can look at the rest of those slides. And
8 these are just pictures as you go through this
9 of other walls in the neighborhood and other
10 pavers in the neighborhood.
11 MS. BLAKE: Excuse me, sir. Your time is
12 up.
13 Thank you.
14 THE CHAIRMAN: Okay. Any questions for
15 the applicant?
16 COMMISSION MEMBERS: (No response.)
17 THE CHAIRMAN: Thank you.
18 MR. DONOHER: So can I ask some questions
19 or not?
20 THE CHAIRMAN: I believe so.
21 MR. DONOHER: So you were asking us to put
22 separation on the wall, even though it's not
23 going to be -- you're saying a post or
24 something on the wall?
25 MR. McEACHIN: Well, we were recommending,
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1 which a traditional design of a lot of the
2 walls is to have the solid space sometimes
3 broken up with distinctive piers.
4 MR. DONOHER: But as you saw in these
5 pictures -- so -- so it goes back -- that
6 stucco wall is very traditional in the
7 neighborhood. And since it's not observed from
8 the street, it's basically between the two
9 houses, we wanted to put the decorative end
10 caps at the end of the wall and then just have
11 a plain stucco wall going to the back if that's
12 acceptable.
13 THE CHAIRMAN: So you've obviously
14 reviewed the staff recommendations. Are you
15 in --
16 MR. DONOHER: I'm a little confused there.
17 Are we allowed to bring -- where I asked to
18 bring down the pavers, down that -- from --
19 from the walkway there, down to that 33 foot?
20 THE CHAIRMAN: Their recommendation is to
21 keep the driveway the same width. I mean, you
22 can change it to the pavers, but they're saying
23 to keep a 4-foot grass space between the
24 existing driveway edge and the new walkway,
25 paver walkway, from the back yard to the front.
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1 That's what they're --
2 MR. DONOHER: Could you go back to the
3 pictures of the building?
4 THE CHAIRMAN: That's what they're
5 conditioning at this point.
6 MR. DONOHER: Yeah. I'm a little confused
7 there. One more.
8 THE CHAIRMAN: There you go.
9 MR. DONOHER: So right there.
10 THE CHAIRMAN: So what -- what the staff
11 condition is, is keeping that edge where the
12 concrete is now and -- go ahead -- and they're
13 recommending, you can change the concrete to
14 pavers.
15 MR. DONOHER: Coming down from where
16 the --
17 THE CHAIRMAN: From -- from the drive --
18 from the doors to the street --
19 MR. DONOHER: Yep.
20 THE CHAIRMAN: -- you can do the brick
21 pavers where the concrete is now.
22 MR. DONOHER: But not to widen that area?
23 THE CHAIRMAN: Not to widen it, but to
24 keep a 4-foot grass strip between that existing
25 edge and the new walkway that you want to put
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1 in which would limit you to 4 feet wide instead
2 of the 8 feet that you were initially wanting.
3 MR. DONOHER: That's -- okay. I'm
4 confused. The driveway itself is 16 feet, 3
5 inches.
6 THE CHAIRMAN: Right. And they're saying
7 keep that.
8 MR. DONOHER: And what I'm asking for
9 is -- down that side there, is to add pavers to
10 the left of that vehicle.
11 THE CHAIRMAN: Right. And they're
12 saying --
13 MR. DONOHER: Is that allowed?
14 THE CHAIRMAN: No. What they're saying
15 is --
16 MR. DONOHER: Okay. So that can be left
17 as just dirt then?
18 THE CHAIRMAN: Yes, but they're also
19 saying you can have a 4-foot-wide sidewalk to
20 bring your garbage cans down.
21 MR. DONOHER: Four foot wide?
22 THE CHAIRMAN: Right.
23 MR. DONOHER: I'm confused.
24 COMMISSIONER DAVIS: Three feet wide
25 because you've got a 1 foot --
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1 THE CHAIRMAN: Whatever, but a walkway
2 wide enough for you to bring your garbage cans
3 from the backyard to the front without
4 having --
5 MR. DONOHER: And how far can that come
6 down?
7 THE CHAIRMAN: -- without having to go
8 through the grass.
9 MR. DONOHER: How far can that come down?
10 THE CHAIRMAN: He's saying all the way to
11 the sidewalk.
12 MR. McEACHIN: Going all the way from the
13 front of the house, the front of the house, all
14 the way to the (inaudible).
15 MR. DONOHER: Okay. I'll have to get with
16 Joel so I understand it. I'm not -- I'm not
17 real sure. I'll get with our builder and see.
18 THE CHAIRMAN: What they're trying to do
19 is break up the paving area so it's not one
20 huge parking lot in front of the house.
21 MR. DONOHER: Yes, I understand. I
22 understand. Yes.
23 THE CHAIRMAN: I mean, you're lucky that
24 you've got an existing -- essentially, a
25 two-car driveway, which we wouldn't approve
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1 today if you wanted it.
2 MR. DONOHER: Yeah, yeah.
3 THE CHAIRMAN: You understand that?
4 MR. DONOHER: Uh-huh.
5 THE CHAIRMAN: So you've already got more
6 than what most people can have.
7 MR. DONOHER: So go back. Go back a
8 couple slides to get some answers. Or, I'm
9 sorry. Go forward. I'm sorry. Keep going
10 forward.
11 So that, that there, is recently done.
12 And that was all added as pavers in the
13 neighborhood.
14 THE CHAIRMAN: It was?
15 MR. DONOHER: Yes.
16 THE CHAIRMAN: I don't know when that was
17 done, because I'm the one that did the addition
18 for the garage and the building behind it.
19 MR. DONOHER: Okay. Okay. Okay.
20 THE CHAIRMAN: That brick paver was
21 already there. When it was approved, I
22 couldn't tell you, that was before my time, but
23 you can see there, it was a single driveway --
24 MR. DONOHER: Yes.
25 THE CHAIRMAN: -- that was flared out.
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1 Once you got so many feet into the property,
2 then they were allowing you to --
3 MR. DONOHER: That's what we're kind of
4 asking for, to open that area up a little
5 wider, is all we're asking for, very similar to
6 that.
7 Can you go forward a couple more slides?
8 A couple more. Yeah. So this one here is also
9 where -- where the walkway is?
10 THE CHAIRMAN: Uh-huh.
11 MR. DONOHER: It's been opened up to where
12 people can walk out their steps and go down.
13 We're not asking for that, but --
14 THE CHAIRMAN: I realize that.
15 MR. DONOHER: -- but -- but that's also
16 authorized in the neighborhood. I mean, that's
17 been put in, too, so it's nothing --
18 THE CHAIRMAN: But we don't know what --
19 COMMISSIONER MANSFIELD: The caution you
20 have to make, sir, is that just because it's
21 there doesn't mean it was authorized.
22 MR. DONOHER: Okay.
23 THE CHAIRMAN: Yeah, they may not have
24 done a --
25 MR. DONOHER: No. They told me that they
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1 had filed and had it done properly when I
2 stopped and talked to them in particular.
3 THE CHAIRMAN: You know, what I might
4 recommend to you is that you defer this and
5 draw something that is more --
6 MR. DONOHER: Yeah, I need to get with
7 Joel so I understand. Yeah.
8 THE CHAIRMAN: Yeah. So -- and bring back
9 to us a site plan that shows exactly what --
10 MR. DONOHER: Joel's looking for.
11 THE CHAIRMAN: -- he's looking for.
12 MR. DONOHER: Yeah.
13 THE CHAIRMAN: I think that would be --
14 MR. DONOHER: Yeah, and that's why I'm
15 here, because I don't really --
16 THE CHAIRMAN: I think that would be in
17 your best interest because --
18 MR. DONOHER: -- really understand
19 what's --
20 THE CHAIRMAN: -- if we deny this, you're
21 not going to be able to bring it back for a
22 year.
23 MR. DONOHER: Yeah. No. Yeah, yeah. No.
24 No, that's fine. That's fine. Well, like I
25 said, you know, I'd rather -- I'd rather have
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1 the pavers there instead of just, you know,
2 putting dirt down and -- because I'm going
3 to -- because I'm not going to replace the
4 grass anymore. I'm going to either have pavers
5 there or put -- put concrete -- gravel down.
6 THE CHAIRMAN: Okay. Well, I would
7 recommend -- and we will go ahead and defer it.
8 MR. DONOHER: Okay.
9 THE CHAIRMAN: And you work out the
10 details with Joel, then we'll bring it back
11 hopefully next month.
12 MR. DONOHER: Sounds good.
13 Thank you so much.
14 THE CHAIRMAN: Thank you.
15 COMMISSIONER MANSFIELD: Just to caution
16 the applicant, I'm not really in favor of
17 making that driveway any wider, because it is
18 already so wide.
19 THE CHAIRMAN: Well, no. I mean,
20 that's -- that's part of the condition, that it
21 not be.
22 COMMISSIONER MANSFIELD: Well, adding
23 another path next to the driveway doesn't
24 alleviate the amount of concrete and paving
25 that's in that front yard already.
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1 COMMISSIONER ALLMAND: That's not how I'm
2 reading these conditions.
3 THE CHAIRMAN: That's why I want it to be
4 clarified so that everybody is on the same page
5 as to what the expectations are.
6 So we have deferred Item Number 9,
7 COA-17-125.
8 Items Number 10 and 11 were both moved on
9 to consent. So now we are on to Number 12.
10 That's COA-17-131, at 2500 College Street,
11 Lot A.
12 MS. MULLINS: Good evening.
13 There's actually two COAs for the same
14 exact building, right next to each other --
15 THE CHAIRMAN: Uh-huh.
16 MS. MULLINS: -- on the same parcel which
17 will be split, so I'll just discuss both, then,
18 at the same time, but you'll have to have two
19 separate actions.
20 THE CHAIRMAN: I understand.
21 COMMISSIONER DAVIS: Ex-parte?
22 THE CHAIRMAN: Yes, when we get -- when we
23 get there.
24 COMMISSIONER DAVIS: Okay. Got it.
25 MS. MULLINS: So the request is for --
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1 each building will be a three-story live/work
2 structure on the highly visible southwest
3 corner of College and Stockton. The structures
4 will face College.

5 Here is the subject lot. Across the
6 street is the John Gorrie, which was turned
7 into condos, and this is directly to the right
8 along College Street. As you can see,
9 single-family, two-story homes.

10 And this is just a view of that corner
11 right there, with some commercial, on a
12 diagonal corner, and then also residential
13 along College as well. And this is just a
14 picture showing the setback.

15 So the staff recommendation for both of
16 them is denial for the following reasons:

17 The overall height is much larger than the
18 historic structures. The proposed height is
19 40 feet on-grade, and the historic structures
20 to the right are 26 feet off-grade.

21 COMMISSIONER MANSFIELD: Wow.

22 MS. MULLINS: So they're much larger than
23 the historic structures along College Street.

24 The proportion of openings, the -- the
25 front side -- left side and rear are -- we tend

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1 to be okay with the proportion of openings and
2 number of openings that are standard for the
3 historic district; however, the right
4 elevations aren't quite making that standard in
5 terms of normal rhythms and normal, full-size
6 windows. The right elevation tends to be a
7 little arbitrary in terms of window placements.
8 It's not consistent. There's no rhythm.

9 The massing and setbacks, the proposed
10 front setback is 8 feet, and historic
11 structures I walked, it's 20 feet from the
12 sidewalk to the porches. So these large,
13 narrow structures will be a good 10 feet or
14 more forward of the historic structures along
15 College Street.

16 The massing, you know, it's out of
17 character for the area. They are very tall, on
18 these narrow lots, and they're on a very highly
19 visible corner. So it will be -- it will not
20 be compatible.

21 The roof shape, in addition, is on a
22 highly -- on a highly visible front and rear
23 because it is a corner lot. The -- they have
24 incorporated a slanted roof form which is not
25 common in the district at all. It does not

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1 meet the historic -- it doesn't -- it's not
2 compatible with any historic structures on the
3 block. As you can see, those are more hip,
4 gable, more traditional style roof forms
5 instead of the slanted.

6 And I'll go slow, so you can see the
7 design. I'm sorry. I'm talking about all of
8 this stuff and not showing you.

9 So another reason for denial -- we're
10 recommending denial is -- the scale for each
11 building they propose is about 4,700 square
12 feet, and the largest structure on College
13 Street was 2,600 square feet. So they're much,
14 much larger than historic structures on the
15 block.

16 Another issue that we really noticed was,
17 these are on-grade, which we never typically
18 allow in the historic district because the
19 majority of the historic structures are
20 off-grade. And when you have a structure
21 that's on-grade, those horizontal rhythms of
22 the windows don't match up. So you've got one
23 house that's up here, and one on the grade so
24 that they don't -- the horizontal rhythms don't
25 comply.

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1 And for those reasons, we are recommending
2 denial.

3 And I'll show you the rest of the slides.
4 These -- this is the College Street elevation.
5 As you can see, they do have a good -- good
6 rhythm of windows, but as you can see, it's --

7 COMMISSIONER MANSFIELD: That's the
8 Stockton Street elevation?

9 MS. MULLINS: This is -- yes. I
10 apologize. Dang it, I labeled that wrong. It
11 is the Stockton Street elevation. That is the
12 left elevation. As you can see, that has the
13 slanted roof, slanted down towards the left --
14 right side. I guess it's hard to explain on
15 the right side, but the garage is opposite.

16 (Timer audibly signals.)

17 MS. MULLINS: I guess I'm done talking.

18 THE CHAIRMAN: No, that wasn't Gloria.

19 MS. MULLINS: No, it's Lisa. Lisa's
20 timing me over here.

21 So here is the right elevations of the
22 same structure. As you can see, it does feel
23 very arbitrary in terms of window placements,
24 except for a couple. Typically, we like more
25 than 50 percent windows to be normal size,

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1 full-size windows. I would say that that's not
2 the case here. And here's the rear. And these
3 are just the same.
4 And then, actually, the applicant was very
5 helpful. They gave me a lot of my information
6 for denial in terms of heights. They provided
7 this little scheme where it shows the
8 structures within the block. And as you can
9 see from your book, or you can kind of zoom in,
10 the structures are 40 feet on-grade, and the
11 structures to the right are 26.
12 And here are some renderings they
13 provided. They are pretty. And the floor
14 plans.
15 I'll take any questions.
16 THE CHAIRMAN: Any questions for staff?
17 COMMISSION MEMBERS: (No response.)
18 THE CHAIRMAN: I have forgotten to ask if
19 any commissioners had any ex-parte
20 conversations.
21 COMMISSIONER DAVIS: Yes, I saw this
22 coming up, and we talked about it yesterday,
23 Lisa and I. Just, I asked her about kind of
24 the appropriateness of modern designs in
25 historic areas.
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1 MS. GRANDIN: So you know, talking to
2 staff isn't ex-parte.
3 THE CHAIRMAN: Okay.
4 COMMISSIONER DAVIS: Really?
5 COMMISSIONER MANSFIELD: You can talk to
6 anyone --
7 MS. GRANDIN: Yeah, you can talk to us all
8 day long, just not them.
9 MS. MULLINS: You can't really talk to
10 each other separately, though, or the
11 applicant.
12 THE CHAIRMAN: Correct. Exactly.
13 MS. MULLINS: Or the applicant.
14 THE CHAIRMAN: You're good.
15 All right. Is the applicant here?
16 (Audience member approaches the podium.)
17 MS. BLAKE: Thank you.
18 Please state your name and address for the
19 record.
20 AUDIENCE MEMBER: Hunter Hayden, 9310 Old
21 Kings Road South, Jacksonville, Florida 32257.
22 MS. BLAKE: Okay. If you would raise your
23 right hand, please.
24 MR. HAYDEN: (Complies.)
25 MS. BLAKE: Do you affirm that the
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1 testimony you are about to give is the truth,
2 the whole truth and nothing but the truth?
3 MR. HAYDEN: Yes.
4 MS. BLAKE: Thank you.
5 MR. HAYDEN: Okay. Mr. Chairman, and the
6 Board, thank you for looking at this.
7 What we -- we spoke with staff regarding
8 this design. This design has been in the works
9 for about six months starting with my zoning
10 and exception variance to get the lot split for
11 a live -- two live/work units. And this is an
12 office character lot, our parcel, and so we
13 wanted to utilize this corner as office
14 character in the best way possible. So this is
15 the concept that we came up with.
16 We went through City Council to get the
17 variance. They understood what was going here,
18 and I think staff is also onboard with the use.
19 So really, what we wanted to do is, we -- we've
20 been going back and forth, it was kind of
21 short -- a short month for us, but to defer the
22 item but also be open for the comments from the
23 Board with respect to the design so we can kind
24 of have a good idea of what your thoughts are,
25 your comments, so when we go back to the
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1 drawing board, we're working together as one
2 unit.
3 THE CHAIRMAN: Okay. Any comments from
4 the Commission?
5 COMMISSIONER MANSFIELD: Should we hear
6 the public comment first, the rest of the
7 public comment?
8 THE CHAIRMAN: Any questions for the
9 applicant?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Okay. Thank you.
12 We'll open it to a public hearing.
13 (Ms. Burke approaches the podium.)
14 MS. BURKE: Hello. Adrienne Burke with
15 Riverside Avondale Preservation. And I did
16 provide these comments in advance to the
17 applicant, so he's aware of what I'm going to
18 talk about, but I just wanted to, you know,
19 start off by saying, I appreciate the attempt
20 to do a different architectural style. I say
21 that almost every time we have a different
22 architectural style, but I do appreciate that.
23 And contemporary design in historic
24 districts is often controversial, but a
25 contemporary design in itself isn't prohibited
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1 as long as it's compatible with the standards.
2 So that's food for thought.
3 However, with this particular design,
4 there are some issues that stand out. Number
5 one that jumped out at me was the height. And
6 in reading the staff report, you know, the
7 average -- at average, it's 11 to 14-and-a-half
8 feet above adjacent structures, which is an
9 issue in terms of compliance with the
10 standards.
11 The second thing that jumped out at me was
12 the slab-on-grade construction, which is not
13 typical in historic districts such as Riverside
14 Avondale that have so many above-grade
15 construction houses, pier or continuous
16 foundations.
17 The other two things that really stood out
18 to me were the slant roof as not being
19 compatible, and the side entries. That was
20 something I noticed in the staff report, and as
21 soon as I saw it, I was like yes, that --
22 that's a definite issue.
23 When you look at the houses from the
24 facades, you don't see the front door, which is
25 not typical in the historic district. So I
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1 think that's something that could be adjusted.
2 And then the overall -- I had an overall
3 question about lot coverage compliance, which
4 is, I know, not necessarily a design review
5 aspect, but from my understanding, there isn't
6 an impervious surface ratio here, which was new
7 for me, but the lot coverage I think is a
8 question in terms of storm water and how
9 they're going to accomplish that.
10 So overall, I think the structure is too
11 big. The massing might be part of it in terms
12 of square footage, but I really think it's that
13 third story that contributes to that effect.
14 So I'm happy to talk more with the
15 applicant if he has any questions from us, but
16 those were our comments.
17 Thank you.
18 THE CHAIRMAN: Thank you.
19 Is there anyone else?
20 (Audience member approaches the podium.)
21 MS. BLAKE: Did you fill out one?
22 AUDIENCE MEMBER: No, but I will.
23 MS. BLAKE: Okay.
24 THE CHAIRMAN: She will she said.
25 MS. BLAKE: All right.
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1 AUDIENCE MEMBER: Kay Ehas, 2322 Dellwood
2 Avenue.
3 Curtis was talking to me, so I'm not sure
4 if Adrienne mentioned this or not, so --
5 MS. BLAKE: Excuse me. One question. You
6 didn't have a card. Did I swear you in?
7 MS. EHAS: Previously.
8 MS. BLAKE: If I did previously, then I
9 don't need to do it again.
10 MS. EHAS: Yes.
11 MS. BLAKE: And you don't need a second
12 card.
13 MS. EHAS: Okay.
14 MS. BLAKE: Okay. I just want to be
15 clear.
16 Thank you.
17 MS. EHAS: Thank you.
18 I think the setback is really important.
19 Eight feet versus 20 feet average is way out of
20 scale. And I would also agree that it's too
21 tall. It's just too massive.
22 Thank you.
23 THE CHAIRMAN: Anyone else to speak to
24 this?
25 AUDIENCE MEMBERS: (No response.)
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1 THE CHAIRMAN: Did you want to come back
2 up?
3 (Mr. Hayden approaches the podium.)
4 MR. HAYDEN: Just really, briefly, I just
5 want to just go over those comments from the
6 staff.
7 With regards to the on-grade, what we did
8 is, we looked at the entire corner, all four
9 corners. John Gorrie, we have the commercial,
10 we have single family, and then our lot which
11 continues down with single family.
12 So what we were trying to do is piece
13 together all four corners and make it a
14 cohesive unit for that corner. So slab
15 on-grade. Across the corner is the 13 Gypsies.
16 So that's on -- on-grade. That's the
17 professional offices in the front.
18 So I'm trying to go away from the ramp,
19 which I think would not look very appealing.
20 It would make it look more industrial and
21 commercial. And then the massing and the size,
22 obviously, we have 750 square feet of
23 professional office space which is really not
24 that big. And that's part of the main reason
25 for the square foot.
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1 So those were really the two items that we
 2 did design. And then John Gorrie is 45 feet.
 3 And so we tried to make a hybrid of all four
 4 corners. So that's -- that was really what
 5 we -- that was our design attempt. So this
 6 wasn't just thrown together. It was thumped
 7 through, so -- but we would love to hear
 8 comments.

9 COMMISSIONER DAVIS: Do you have any --
 10 get any feedback on the setback?

11 MR. HAYDEN: The setback was approved
 12 through City Council at 8 feet. And we went
 13 back and forth, had two deferrals, and then we
 14 all agreed upon that.

15 Now, the variance and the exception do not
 16 actually have the correct site plan. So I
 17 spoke with Bruce Lewis about how do we go back
 18 and listen to the transcriptions and figure out
 19 what went wrong when we wrote the report,
 20 because that was the big -- that was actually
 21 the one thing that we were pushing for, to get
 22 it closer so that we could create more of a
 23 professional office feel instead of a just
 24 single family. So we're trying to push the
 25 professional office and show it as a needed

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1 element of this business -- of this structure.
 2 So we're working through that with Bruce. He
 3 hasn't got back to me. I talked to him last
 4 week.

5 COMMISSIONER MANSFIELD: We don't have
 6 anything to do with zoning, but the setback
 7 requirements are reviewable by us.

8 MR. HAYDEN: Correct.

9 COMMISSIONER MANSFIELD: And they're part
 10 of our historic design regulations.

11 MR. HAYDEN: Right.

12 COMMISSIONER MANSFIELD: And so you have
 13 to comply with both zoning --

14 MR. HAYDEN: Right.

15 COMMISSIONER MANSFIELD: -- and the design
 16 regulations.

17 MR. HAYDEN: I understand. And we were
 18 just -- I was trying to get some sort of basis.
 19 First, we had it all the way up to the
 20 street, and then we kind of settled at 8, but
 21 that was that chapter of the process of the
 22 project. So ...

23 COMMISSIONER DAVIS: How far back is 13
 24 Gypsies and those shops?

25 COMMISSIONER ALLMAND: Zero.

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1 THE CHAIRMAN: Well, I mean, you're
 2 looking at two completely different -- you're
 3 looking at apples and oranges. I mean --

4 COMMISSIONER MANSFIELD: Yeah.

5 THE CHAIRMAN: -- this is essentially in a
 6 residential block. So therefore, my opinion,
 7 it should meet all the residential
 8 requirements, not what's diagonally across the
 9 street.

10 COMMISSIONER MANSFIELD: Yeah.

11 THE CHAIRMAN: It has no relevance to a
 12 residential block because it's commercial. And
 13 you really can't compare John Gorrie because
 14 that was built as a school. I mean, but -- and
 15 then the setback is probably, what, 50 to a
 16 hundred feet from the sidewalk? So, I mean,
 17 that's not a good example of something to
 18 compare to because that's -- that's an anomaly.

19 So, I mean, the guidelines are going to be
 20 what's the rest of the College Street block,
 21 which is two-story residential. So, I mean,
 22 I'm -- I'm a hundred percent in favor of the
 23 comments that staff has made. I think they
 24 were right on point.

25 COMMISSIONER MANSFIELD: I completely

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1 agree. We've had -- just for point of order, I
 2 think the public record's technically still
 3 open, the public comment --

4 THE CHAIRMAN: That's right. I'll close
 5 it, since no one else wanted to speak.

6 COMMISSIONER MANSFIELD: We -- we've had
 7 modern designs in Springfield that we have
 8 approved, I don't know if they have been built
 9 yet, but the key is the massing. And I agree
 10 with staff, that this is completely out of
 11 scale. And it needs to be in scale with a
 12 residential house.

13 I mean, live/work is a house. It's not a
 14 commercial building like 13 Gypsies. 13
 15 Gypsies is a commercial building, not
 16 live/work. Live/work is residential. And that
 17 side of the block is all residential, and it
 18 always has been.

19 And so I -- I completely -- I think that
 20 staff is completely right about the massing on
 21 this. The height, the setbacks -- basically,
 22 your heights and setbacks give you your massing
 23 of your building. And then your modern
 24 design -- I mean, the Secretary of Interior
 25 standard is -- is to be a reflection of

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1 contemporary architecture -- of the
2 architecture of the time it's built. So we're
3 fine with that.
4 MR. HAYDEN: Okay.
5 COMMISSIONER MANSFIELD: But it needs to
6 be smaller to fit in.
7 MR. HAYDEN: Okay. So no additional
8 comments besides the staff? That's kind of
9 what I was just looking for, if you saw
10 anything else that you'd say, hey, this is an
11 issue.
12 THE CHAIRMAN: I mean, contemporary
13 architecture is not particularly what I would
14 be in favor of, but there's nothing that -- you
15 know, in black and white would prevent you from
16 doing that; however, it would have to maintain
17 an appropriate scale in context with the rest
18 of the neighbors.
19 COMMISSIONER MANSFIELD: The only -- the
20 only -- I hate to use the word, but I can't
21 really think of another word -- the danger of
22 modern architecture in this context.
23 MR. HAYDEN: Scary.
24 COMMISSIONER MANSFIELD: It's a bad word,
25 but -- all right. The standards are that new
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1 buildings in the area shouldn't predominate
2 over the historic.
3 MR. HAYDEN: Right.
4 COMMISSIONER MANSFIELD: All right? The
5 historic are what we want to focus on. New
6 buildings need to be compatible. And so to the
7 extent that something new were to be so
8 extraordinary that it would overshadow
9 everything around it, that would be potentially
10 compatible; but that being said, we've approved
11 modern design, and there's nothing wrong with
12 that --
13 MR. HAYDEN: Okay.
14 COMMISSIONER MANSFIELD: -- as a concept.
15 It's the size.
16 MR. HAYDEN: Yeah.
17 COMMISSIONER ALLMAND: You know, so -- you
18 know, I just want to acknowledge, you know, you
19 and commend you for this ambitious project. I
20 think it's awesome.
21 There are some things I would agree with,
22 with what's been said. You know, I'm glad
23 we've got on -- I think -- I think y'all's
24 approach is -- is great. Like, it's going in
25 like with a deferral right away, right?
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1 Just getting comments, I think that's an
2 interesting approach, but -- and I'm glad in
3 that process that we got, you know -- you know,
4 the commissioners on both sides of me said
5 that, you know, the style, you know, we've
6 approved that before, and that's something
7 that's approvable.
8 So I think that's -- you know, in my
9 tenure here, I think that's -- I'd make up a
10 story in my head, true or untrue, that's
11 progress, and so -- and so I'm -- and I would
12 love to see a style like that in this location,
13 because it's -- it's front and center. And I
14 think that's -- I think that's -- that says
15 something about the neighborhood. And I'm
16 trying to help by saying that. I'm not sure if
17 I am, but I'm trying to.
18 The roof is -- is part of the style. And
19 I think that's okay. And I -- I -- I would
20 imagine that there's not a lot of agreement on
21 the Commission about that, but I would say
22 because of the style it is okay.
23 The front -- the front door, I think -- so
24 let me -- you know, I think y'all's task in the
25 way that might help y'all frame it is that
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1 there are certain things that -- that classical
2 architecture does, right, such as a
3 front-facing door that I would pull from, but
4 not a hundred percent replicate. So there's
5 ways of having -- having a contemporary style,
6 but pulling from those things that are
7 traditional.
8 And one of those, I think, is a front
9 door. And I think you're going to be real -- I
10 think that's going to be a real -- I think it
11 would behoove you to kind of pull -- you know,
12 you -- that -- that's an element that I would
13 pull -- that I would pull from on the
14 traditional side, like let's have front-facing
15 doors as well as having an elevated floor.
16 I think that whereas, I -- I understand
17 the thought process behind pull- -- you know,
18 kind of, you know, pulling the whole -- you
19 know, pulling the whole kind of intersection
20 together. I think -- I think that there is --
21 that there is -- this is a residential side.
22 And -- and -- and having something out of
23 character with that, I think you're going to
24 face an uphill battle with that.
25 I would -- I would -- I would imagine, it
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1 would -- it would fit more seamlessly if it was
2 an elevated floor.

3 I'm not sure how I feel about the setback.
4 I think that -- I think that same kind of
5 comment goes for the setback as well.

6 In terms of the height, it's something
7 near and dear to my heart about the height of
8 certain structures. And I think it's really a
9 fascinating kind of strategy to look at the
10 height for -- for John Gorrie across the
11 street.

12 The issue with that is, John Gorrie is a
13 really big building. When you look at -- it's
14 very difficult to look at the height as the
15 height itself. It's an enormous building. And
16 as that -- at that height it makes sense;
17 whereas, this is -- these are thin buildings
18 that have -- that match that height.

19 So there's -- it's a mass and height kind
20 of conversation together. Whereas, I don't
21 necessarily have a problem necessarily with
22 just the height or just the mass, it's the
23 height and the mass together that I think is a
24 critical kind of thing that I would kind of --
25 I would recommend y'all, you know, doing some

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1 further looking at in future designs as they
2 come before us, but you know, I just -- and I
3 know I spoke -- I spoke maybe a little too
4 long, but -- and maybe that's just because I,
5 again, want to commend y'all for the
6 ambitiousness of this project and -- and I want
7 to see something like that get built. And I
8 think that's important for the neighborhood.

9 And good luck to you.

10 THE CHAIRMAN: My other comment would be,
11 why -- why -- why didn't you come to us six
12 months ago when you were starting the project
13 with an opinion from the Commission before you
14 went down and -- and really finalized the whole
15 plans, and the whole project?

16 I think that would have been a better time
17 to go through all this that we're talking about
18 before you got so deep into it. Now you've got
19 to back up so much. It seems to be a lot of
20 time and effort lost, unfortunately.

21 And the other comment I would have is, is
22 I just wish planning and zoning would consult
23 their own historical preservation department
24 before they sign off on projects like this that
25 go to the City Council. I mean, it's -- you

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1 know, it seems like the left hand doesn't know
2 what the right hand is doing, unfortunately.

3 MR. POPOLI: Through the Chair, what the
4 final orders reflect is not this design.

5 THE CHAIRMAN: Okay.

6 MR. POPOLI: What was proposed originally
7 were roughly 2,000 square feet structures that
8 were two stories in height.

9 The setback issue was related to the need
10 to provide parking. The setback that was
11 referenced in the final order was the one for
12 the overlay, which is a 10-foot setback from
13 the street. Again, that doesn't necessarily
14 match the contributing structures, but that's
15 what the overlay says is minimum.

16 The final order was drafted by OGC and was
17 signed by the Chair, so it is a binding, final
18 order at this point. I imagine, if they want
19 to change that, they would have to go through
20 either the amendment process or a re-hearing.

21 So --

22 MS. SHEPPARD: Planning Commission.

23 MR. POPOLI: Planning Commission, not City
24 Council.

25 THE CHAIRMAN: Yeah. Well, I mean, the
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1 horse has left the barn at this point, but in
2 the future, I think if a project is coming
3 through the historic district, I think we ought
4 to have it and looking at it the same time
5 planning and zoning does, too, to see if
6 there's anything that -- that we really take
7 offense to. I mean, I think that's a
8 reasonable request.

9 COMMISSIONER ALLMAND: Which comes first,
10 HPC or zoning? I love that question.

11 MS. GRANDIN: That's a good question. The
12 ordinance code specifically says that the
13 director of planning and zoning decides
14 which -- which way it goes first.

15 So Director Killingsworth must have made
16 the decision that it goes to planning first.
17 And like Mr. Popoli said, it was a different
18 structure then. I mean, it was only
19 2,000 square feet. So that may have -- have
20 played into the decision as to --

21 THE CHAIRMAN: Were there -- were there
22 plans and elevations, or were they just --

23 MR. POPOLI: There was a very rough
24 elevation. It didn't have this level of
25 detail. It really was just kind of a block

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1 construction to give us some idea what the
2 footprint would be and relatively the height.
3 THE CHAIRMAN: I understand.
4 MR. POPOLI: I will say that the height in
5 this area -- which (inaudible), that's the
6 variance from -- the actual height is 35 feet.
7 So, at this point, it wouldn't meet zoning
8 regardless.
9 MR. CHAIRMAN: Okay.
10 MS. MULLINS: Let me check. It's 40? So
11 this specific --
12 MR. POPOLI: Oh, what the office character
13 is?
14 (Inaudible discussion.)
15 MR. HAYDEN: It's 45, the office
16 character.
17 MR. POPOLI: Sweet.
18 COMMISSIONER MANSFIELD: I would also,
19 through the Chair, note that an office
20 character area developed because of homes that
21 were being converted to offices, like lawyers
22 and doctors and stuff, and those buildings are
23 different than commercial buildings.
24 THE CHAIRMAN: Uh-huh.
25 COMMISSIONER MANSFIELD: And so the fact
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1 that it's office character doesn't mean you get
2 13 Gypsies. It still needs to comply otherwise
3 with the neighborhood.
4 I'd like to refer to -- to this composite
5 of all the 3D --
6 MR. HAYDEN: Yes.
7 COMMISSIONER MANSFIELD: -- elevations you
8 gave us.
9 MR. HAYDEN: Yep.
10 COMMISSIONER MANSFIELD: And not all
11 applicants give us that. So I appreciate
12 having all that; although, I would hazard that
13 if you actually inserted the neighboring houses
14 into it, you would see how dwarf they are by
15 the buildings that you have proposed.
16 So if you come to us with revised
17 drawings, may I suggest that you put in the
18 neighboring buildings into these so that we can
19 visually see what the measurements are telling
20 us after you revise your project?
21 MR. HAYDEN: Okay.
22 COMMISSIONER ALLMAND: And I'll say this,
23 too: One final thing for me, that I have -- I
24 have an architect's office in an old home, and
25 it -- it's an elevated floor. And my ramps --
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1 I have an ADA access ramp in the back.
2 MR. HAYDEN: Okay.
3 COMMISSIONER ALLMAND: And it works, but I
4 do think there's a path here, a contemporary
5 path. I believe that, and I challenge you to
6 find it.
7 MR. HAYDEN: All right.
8 THE CHAIRMAN: Well, I think you just --
9 you also have to think of the poor guy that's
10 going to be living next door. You know, what
11 is he going to be looking at? You know --
12 COMMISSIONER MANSFIELD: Yeah.
13 THE CHAIRMAN: -- this big, three-story
14 blank wall for the most part with some
15 punctuation marks in it. And that's not what
16 he -- when he bought his house, that's not what
17 he was -- what he was looking for, you know, or
18 expecting to live next to. So, I mean, all
19 those things have to be weighed.
20 MR. POPOLI: I agree.
21 MR. HAYDEN: I bought the lot off the
22 owner next door. It's multifamily. I think
23 there's a total of six units.
24 THE CHAIRMAN: Whatever, but you know what
25 I'm trying to say.
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1 MR. HAYDEN: Just one note. We did step
2 the third floor back. It just doesn't really
3 show up, but we tried to step it back far
4 enough to where it would -- you didn't really
5 see it from the front as much.
6 Again, I think this is somebody standing
7 at about 14-feet high, this elevation, but
8 anyways, we tried to bring it back on the third
9 floor just so that you wouldn't really see it,
10 but --
11 COMMISSIONER MANSFIELD: Well, that lot --
12 MR. HAYDEN: -- we will -- we will redo
13 it, yeah.
14 COMMISSIONER MANSFIELD: Sorry. I didn't
15 mean to interrupt you.
16 MR. HAYDEN: No, no.
17 COMMISSIONER MANSFIELD: The lot across
18 from 13 Gypsies, that's shared, adjacent to
19 John Gorrie --
20 MR. HAYDEN: Uh-huh.
21 COMMISSIONER MANSFIELD: -- is empty. And
22 this is one of the most prominent corners in
23 all of the districts because it's really --
24 MR. HAYDEN: Yes.
25 COMMISSIONER MANSFIELD: -- an entrance to
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1 the district from I-10.
2 MR. HAYDEN: Right. Right.
3 COMMISSIONER MANSFIELD: And that
4 elevation that we're seeing now is how you
5 would see it coming down Stockton from the
6 highway coming into the neighborhood,
7 undeniably, because there isn't anything across
8 the street to obstruct any views, and there
9 never has been.
10 MR. HAYDEN: Yeah.
11 COMMISSIONER MANSFIELD: So I'm just going
12 to reiterate, front door, massing -- I think
13 the lot coverage issue also, too, because that
14 is a result of massing.
15 MR. HAYDEN: Thank you.
16 THE CHAIRMAN: Deferred.
17 MR. HAYDEN: See you next month.
18 THE CHAIRMAN: Okay. Thank you.
19 COMMISSIONER MANSFIELD: Did we
20 technically listen to 12 and 13 at the same
21 time?
22 THE CHAIRMAN: Yes. Had we voted on
23 anything, we would have had to vote on them
24 separately.
25 Okay. Moving on to -- let's see. We
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1 have -- we have no certificates of work
2 initiated without a COA or any appeal, so we're
3 on Item I, Opinion of Appropriateness,
4 OOA-17-01, at 2900 College Street.
5 Does staff want to make some kind of
6 presentation first?
7 MR. POPOLI: Yes, just a quick preliminary
8 again, just to give you some context of the
9 request.
10 The request for opinion relates to a piece
11 of property that currently is zoned through a
12 PUD process for 12 commercial offices and 24
13 multifamily units which was done in April of
14 2008.
15 The Preservation Commission issued a
16 Certificate of Appropriateness, COA-07-551, for
17 two mixed-use, three-story, multifamily
18 structures. That, again, is the current
19 zoning.
20 The proposal is to build 13 single-family
21 homes. Currently, the property is platted for
22 seven lots. The proposal would have the 13
23 structures on lots that would be 27 feet in
24 width. And I'm sure the applicant can go into
25 more detail, but basically, they're looking for
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1 some feedback on the overall design as well as
2 the proposal of several different designs that
3 they would like to offer to potential buyers to
4 choose from.
5 So, in theory, they would get some
6 feedback on those designs and get maybe not
7 specifically lot per lot, but generally if
8 these designs would be acceptable, and then
9 they would be able to offer them to prospective
10 clients.
11 There was a comment from our discussion
12 that they wouldn't put two of the same facade
13 next to each other, but again, this is an
14 opinion, so they would have to go through the
15 rezoning process because a PUD is very
16 restrictive and doesn't allow single-family
17 currently.
18 But that's an overview. I know Curtis is
19 here to give you guys more details.
20 THE CHAIRMAN: Okay.
21 (Audience member approaches the podium.)
22 MS. BLAKE: Please state your name and
23 address for the record.
24 AUDIENCE MEMBER: Curtis Hart, 8051 Tara
25 Lane.
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1 MS. BLAKE: Okay. Do I swear for
2 opinions?
3 MS. GRANDIN: Sure.
4 MS. BLAKE: Sure? Okay.
5 Would you raise your right hand, please.
6 MR. HART: Sure.
7 (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 MR. HART: I affirm.
12 MS. BLAKE: Thank you.
13 MR. HART: Thank you.
14 Curtis Hart, 8051 Tara Lane, Jacksonville.
15 This is a small parcel of land on the
16 corner of College and Willow Branch. It was a
17 commercial for years, it's been torn down.
18 It's totally vacant. There's a large slab
19 there. We would have to tear up the slab.
20 As the Planning Department indicated, we
21 do -- there is a current Certificate of
22 Appropriateness for 24 multifamily units. We
23 purchased the property through -- you know,
24 through the economic downturn.
25 THE CHAIRMAN: Uh-huh.
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1 MR. HART: And we're asking to construct
2 13 single-family dwellings. What our intent
3 is, is to provide seven elevations. You've
4 been furnished those elevations. And then each
5 person would pick the floor plan they would
6 want. They would either choose a one-car
7 garage within the unit or a one-car detached or
8 a two-car detached.

9 We would pave the alley to the rear, and
10 all access would be along the alley in the back
11 of the property.

12 (Timer audibly signals.)

13 MR. HART: Can't be three minutes.

14 THE CHAIRMAN: No, it's not. Don't worry
15 about it.

16 MR. HART: The units are proposed to be 21
17 foot wide, two stories. We cannot exceed
18 36 percent lot coverage. Setback on 12 of the
19 units would be 5 feet from College Street, and
20 the other setback is about 15. Because of the
21 corner of Willow Branch and College, we would
22 need to set that unit back so it would not
23 interfere with that turning radius there.

24 We have the construction materials listed
25 in your documents. Lap siding, Hardiboard lap

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1 siding on the -- all the structure. Off-grade
2 structure. Two-story. Right across the street
3 is the old Foremost Dairy, an industrial
4 aggregate. It's a pretty heavy-industrial
5 place. To the west is a bar. To the east is
6 an apartment complex. In the rear of us is a
7 variety of houses.

8 The houses will be from 1,700 to 1,800
9 square foot of living space, Craftsman style
10 homes. I think that we have an opportunity to
11 change the overall texture of this
12 neighborhood. I'm just asking for your opinion
13 as to what you think before I, you know, move
14 forward.

15 Glad to answer any questions you might
16 have.

17 COMMISSIONER MANSFIELD: How wide are
18 these lots? Are they individual lots?

19 MR. HART: Yes, individual lots they would
20 be.

21 COMMISSIONER MANSFIELD: How wide are
22 they?

23 MR. HART: Twenty --

24 COMMISSIONER MANSFIELD: And how far apart
25 would the homes be?

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1 MR. HART: Six feet apart. They'd be
2 26 feet.

3 COMMISSIONER MANSFIELD: There are fire
4 code issues with that?

5 MR. HART: Yes. It has to exceed 5 feet.

6 COMMISSIONER MANSFIELD: Okay. Because
7 we've had some issues --

8 THE CHAIRMAN: Uh-huh.

9 COMMISSIONER MANSFIELD: -- with new
10 buildings. It's a number of years ago now,
11 that cul-de-sac off of -- is it Lydia, up by
12 the Walgreens area? Where they put the
13 buildings closer together, then when it came
14 time for inspections, were told that they
15 couldn't put windows in at all on the sides.

16 MR. HART: No. I've already met with
17 Mr. Goldsbury, and as long as I exceed 5 feet
18 in distance, I can put windows on the side.

19 COMMISSIONER MANSFIELD: Okay.

20 THE CHAIRMAN: Are they measuring that
21 wall to wall or from --

22 MR. HART: Wall to wall.

23 THE CHAIRMAN: -- eave to eave or --

24 MR. HART: Wall to wall.

25 THE CHAIRMAN: Wall to wall?

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1 COMMISSIONER ALLMAND: Yeah, I think you
2 have to do something special at the overhang.

3 MR. HART: And if we have to do -- we'll
4 have to do what we have to do, whatever they
5 require us to do, but I did meet with Tom to
6 discuss the separation between --

7 COMMISSIONER DAVIS: Fire-rated soffits?

8 MR. HART: Yeah. Yeah, fire-rated
9 soffits.

10 COMMISSIONER MANSFIELD: I think you heard
11 from the last application some of the stuff we
12 look at, the setbacks; I would go up College
13 Street, on that residential side -- it's
14 averages setbacks where those apartments --

15 MR. HART: Zero. I mean, an apartment --
16 I mean, the apartment next door is zero.

17 COMMISSIONER MANSFIELD: I know there's an
18 apartment complex/building right on that
19 corner, but there are also other houses and
20 stuff, too. And so we're going to want to be
21 looking at that. We're going to be looking at
22 the heights of the surrounding buildings. I
23 know there's an apartment complex to the rear.
24 And as long as -- as well as on the side.
25 You might be good with that, but you're

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1 going to want to bring that information as part
2 of your application. Okay?
3 I have a concern with how many different
4 lots there are because it does transform the
5 entire character of the feel of the
6 neighborhood. And I think if you look at the
7 original plat, you can see, they are all pretty
8 uniform lots originally.
9 MR. HARD: Yeah, I understand that.
10 COMMISSIONER MANSFIELD: And this exists,
11 for the most part, along College Street to this
12 day. And the last couple of meetings that
13 we've had here, I have expressed to my fellow
14 commissioners that we've had a lot of
15 subdividing of lots lately that have taken
16 historic size lots and cut them in half, and it
17 changes the character of the neighborhood to do
18 that.
19 And so I personally -- and my
20 commissioners might differ with me, but I
21 personally am not really in favor of this many
22 units because of how tightly together they are,
23 which is not typical for this area of the
24 neighborhood. And so I would -- I would have
25 fewer lots so that the houses could be further
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1 apart so that they would be more in keeping
2 with the existing pattern of residences in the
3 neighborhood.
4 MR. HART: I understand.
5 We -- we can do multifamily, 24 units
6 already. Would you rather have multifamily
7 than single-family? Is that what you're
8 saying?
9 COMMISSIONER MANSFIELD: We have a number
10 of apartment buildings in the neighborhood.
11 MR. HART: Yeah.
12 COMMISSIONER MANSFIELD: So if you wanted
13 to do an apartment building, it would be an
14 architecturally compatible apartment building.
15 So the fact that multifamily is allowed is
16 really irrelevant when you're proposing
17 single-family houses. The single-family houses
18 would have to then be compatible to the
19 neighborhood as the single-family houses.
20 MR. HART: I understand.
21 I can make these multifamily units and
22 do -- and do the same thing under a condo.
23 COMMISSIONER MANSFIELD: Okay.
24 MR. HART: You know.
25 COMMISSIONER MANSFIELD? But whatever it
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1 is, whether it's multifamily or single family,
2 it has to be compatible to the neighborhood as
3 what it's proposed.
4 So if you -- if you want this number of
5 units and say that you would prefer to do
6 apartments or condos, in order to get the
7 number of units, then my reaction to that is
8 okay, then propose a multifamily that is
9 compatible to the neighborhood. You've got --
10 you've got one on the back side of you, on the
11 Post Street side?
12 MR. HART: What -- you mean apartment
13 building, or what -- what's on the back side of
14 me?
15 COMMISSIONER MANSFIELD: On Post Street,
16 yeah. Yeah, it's an apartment building.
17 Which, if you were -- if you were to propose an
18 apartment building or a condo building, it
19 would need to be compatible with those type
20 apartment buildings or condo buildings. A
21 condo building looks like an apartment
22 building. So it would be compatible with the
23 apartment buildings in the area.
24 You're still looking at the same things.
25 You're still looking at setbacks, heights, you
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1 know, for compatibility for that style of
2 building.
3 COMMISSIONER ALLMAND: Is there a reason
4 why you chose single-family houses?
5 MR. HART: I mean, that's what I do. I
6 mean, I have built close to 12,000
7 single-family subdivisions in this neighbor- --
8 in this five-county area. And I do
9 single-family, you know, and that's what I want
10 to do.
11 COMMISSIONER MANSFIELD: You know, at
12 stake there at College where it hits Willow
13 Branch, there seems to be a really huge
14 right-of-way there for a curved road that, I
15 guess, never materialized or something. Are
16 you going to be able to get that back so that's
17 (inaudible) a square block?
18 MR. HART: Yeah. You're talking about the
19 piece that abuts me? It's in -- I'm in
20 closure. I'm in the closure process right now.
21 COMMISSIONER MANSFIELD: Right off --
22 College comes down and hits Willow Branch.
23 MR. HART: Yes.
24 COMMISSIONER MANSFIELD: And you have that
25 bar on the one side. That corner there --
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1 MR. HART: Yes, that's the corner.
2 COMMISSIONER MANSFIELD: -- has a huge
3 area that -- where the lot kind of has --
4 MR. HART: Yeah, I am closing that parcel
5 now.
6 COMMISSIONER MANSFIELD: Okay. Good.
7 MR. HART: And these site plans reflect
8 the closure of that parcel.
9 THE CHAIRMAN: Yeah.
10 COMMISSIONER ALLMAND: Yeah, that helps
11 you tremendously with this piece.
12 MR. HART: Yeah. Yeah. I'm in the
13 process of closing that now. It's going to the
14 Mayor's Budget Review on Monday.
15 COMMISSIONER MANSFIELD: Because restoring
16 the traditional rectangle of the block would --
17 MR. HART: Right. That was taken years
18 ago from the property owners --
19 COMMISSIONER ALLMAND: Right.
20 MR. HART: -- for Roosevelt Boulevard. As
21 a matter of fact, that's what it was taken for
22 years ago.
23 COMMISSIONER ALLMAND: Sure.
24 MR. HART: And the -- I have a
25 recommendation of approval coming out of all
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1 the departments to -- to give it back to it.
2 COMMISSIONER ALLMAND: Wow.
3 THE CHAIRMAN: One of the other comments I
4 have -- would have is, we're really not seeing,
5 unless I missed it, floor plans other than what
6 you're seeing on the site plan.
7 MR. HART: Yeah, there's floor plans. I
8 don't know if you've got them, but there was --
9 but I turned in floor plans.
10 THE CHAIRMAN: But looking at the
11 elevations, I think you would want to revisit
12 some of the window locations on the side
13 elevations. I really don't have any problem
14 with the front elevations, and I -- I don't
15 have a problem with the Craftsman style.
16 And I certainly don't have a problem
17 mixing it up, and I certainly agree with not
18 having two of the same things in a row, but --
19 but if you go that route, please, please,
20 please, don't put text- -- the textured side
21 out on the siding. I mean, lap siding was
22 never designed to be textured. I don't know
23 where the hell that came from.
24 I lived in a -- I lived in a wood frame
25 house that was built in 1740, and it didn't
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1 have exposed grain work on the outside of the
2 lap siding. I mean, I don't where that came
3 from.
4 MR. HART: That smooth lap siding, is that
5 what you're talking about?
6 THE CHAIRMAN: Yeah. Flip it around. The
7 one side they make smooth. And the other side,
8 they put the grain in it. Why? I don't know,
9 but houses weren't built that way. Even ones
10 built in the 1920s and '30s were smooth. They
11 weren't --
12 MR. HART: Yeah, smooth wood.
13 THE CHAIRMAN: Yeah.
14 COMMISSIONER ALLMAND: I don't know how I
15 feel about this. You know, we normally have
16 conditions where we want to match existing
17 setbacks. This is one -- you know, this is
18 just my opinion -- it might make sense, because
19 they're all so uniform, they kind of read as
20 like this solid mass, but maybe pulling one or
21 two back to just break it up a little bit? I
22 mean --
23 MR. HART: I certainly don't have any
24 problem. We're paving -- the alley is unpaved.
25 COMMISSIONER ALLMAND: Right. That makes
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1 sense.
2 MR. HART: We're paving the alley and
3 coming in the alley. I just want to give
4 individuals as much space in the rear of the
5 house as I could because there's no opportunity
6 for a front yard.
7 Yeah, I don't have a problem. I'm doing
8 it at the beach now. We have them staggered.
9 You know, just staggered back and forth.
10 COMMISSIONER ALLMAND: It just makes -- I
11 don't know, that just makes --
12 THE CHAIRMAN: In a traditional -- I mean,
13 these are almost row houses.
14 MR. HART: Right.
15 THE CHAIRMAN: They're so close together.
16 And tradition -- in a traditional row house
17 neighborhood, they all line up.
18 MR. HART: Yeah.
19 COMMISSIONER MANSFIELD: Yeah.
20 THE CHAIRMAN: You know, they're not in
21 and out and all around. I mean --
22 COMMISSIONER ALLMAND: Yeah, yeah, but are
23 these row houses?
24 THE CHAIRMAN: Practically.
25 MR. HART: I grew up in a row house in
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1 Chicago, and these aren't row houses.
2 THE CHAIRMAN: Yeah.
3 COMMISSIONER ALLMAND: Right.
4 THE CHAIRMAN: No. I know.
5 MR. HART: We were attached. The whole
6 block was an attached structure.
7 THE CHAIRMAN: I have family that lives in
8 Chicago, in Lincoln Park, so I know what they
9 are.
10 COMMISSIONER MANSFIELD: At 6 feet apart,
11 they're close enough to read as row houses.
12 COMMISSIONER ALLMAND: But I think -- I
13 mean, I understand the desire to do
14 single-family, but I think -- I think it is
15 like a -- I would be okay with multifamily
16 here, too.
17 THE CHAIRMAN: Well, it's already approved
18 for that anyway.
19 COMMISSIONER ALLMAND: Right. Yeah.
20 COMMISSIONER MANSFIELD: Just looking at
21 the drawings of the houses, let me just issue
22 spot some of the stuff --
23 MR. HART: Sure.
24 COMMISSIONER MANSFIELD: -- that often
25 comes up with a new construction review.
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1 MR. HART: Sure.
2 COMMISSIONER MANSFIELD: The -- on page
3 A(2.1) --
4 MR. HART: Page 8?
5 COMMISSIONER MANSFIELD: "A," as in apple.
6 MR. HART: "A." "A," okay.
7 COMMISSIONER MANSFIELD: (2.1.)
8 MR. HART: Okay.
9 COMMISSIONER MANSFIELD: The upstairs
10 window over the door have shutters. None of
11 the other windows have shutters. That would be
12 something that we would pull out because
13 shutters aren't really -- you said Craftsman
14 style, and shutters really aren't appropriate
15 for a Craftsman style. They are for other
16 styles.
17 And basically, to be consistent, the --
18 for that one and the next page, A(2.2), the
19 posts for the porch seem pretty thin. That the
20 heftiness maybe should be increased?
21 MR. HART: You can't tell what size they
22 are.
23 COMMISSIONER MANSFIELD: Well, no. I'm
24 just, you know --
25 MR. HART: Yeah. They just appear to be
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1 out of scale.
2 COMMISSIONER MANSFIELD: Yeah, they do.
3 THE CHAIRMAN: They're a little thin.
4 MR. HART: Yeah. Go to a 4 by 4 or a 6 by
5 6 column.
6 THE CHAIRMAN: It would be nice if they
7 were tapered, but ...
8 COMMISSIONER MANSFIELD: And also, on --
9 MR. HART: I think we had some tapered in
10 there. Matter of fact, I think there's some
11 that are tapered.
12 COMMISSIONER MANSFIELD: Also, on (2.2),
13 that front window over the front door, it looks
14 like you're trying to have a bathroom there,
15 because you're trying to block up the window
16 with a -- I guess what's reading as a closed
17 shutter? If you at all can, please don't put
18 the bathrooms in the front.
19 The number of new construction
20 applications that we have that don't have
21 windows in the front of the house, because they
22 want to put a bathroom or a closet there --
23 look at all these old houses that we've had in
24 the neighborhood and how they all managed not
25 to have bathrooms in the front so that they
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1 could have these big, beautiful windows in the
2 front to accentuate the style of the
3 architecture. The same thing, that first side
4 window off the front.
5 THE CHAIRMAN: It's the one on the corner
6 there is what I -- caught my eye.
7 COMMISSIONER MANSFIELD: Downstairs is too
8 close to the corner. Upstairs, there isn't one
9 at all. And downstairs, you have a good third
10 of the house without any windows at all. We
11 usually --
12 MR. HART: The side, that's the garage.
13 Would you --
14 THE CHAIRMAN: It doesn't matter.
15 COMMISSIONER MANSFIELD: It doesn't matter
16 because --
17 MR. HART: Okay.
18 COMMISSIONER MANSFIELD: -- it reads as
19 part of the house. So that --
20 MR. HART: So you want windows in the
21 garage?
22 COMMISSIONER MANSFIELD: Yeah. You can
23 ask staff, we have a rule of thumb for how
24 many -- how many feet it can go before it's
25 interrupted by a window --
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1 MR. HART: Okay. Could you send that to
2 me?
3 COMMISSIONER MANSFIELD: -- of some sort.
4 And this is just to help you now --
5 MR. HART: Sure.
6 COMMISSIONER MANSFIELD: -- as you're
7 planning these through. The same thing with
8 the back, less important in the middle of the
9 block, but if it's something on the corners
10 where you can see them from the side street,
11 we're going to want a window upstairs here,
12 where there's a big --
13 MR. HART: Okay.
14 COMMISSIONER MANSFIELD: -- blank wall as
15 well. All right?
16 MR. HART: If you can send me those
17 scaled --
18 COMMISSIONER MANSFIELD: The same thing on
19 page (2.5) where it has three-quarters of the
20 window blocked off on the front of the house,
21 that's -- that's kind of a no-no as well. You
22 need --
23 MR. HART: I'm not sure I understand you
24 there. I see two windows on top. On the left,
25 your -- your right side?
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1 COMMISSIONER MANSFIELD: The drawing is
2 showing the window over the door --
3 MR. HART: Okay.
4 COMMISSIONER MANSFIELD: -- is -- there's
5 a black box there, which, I assume, is being
6 blocked off for a bathroom or something inside.
7 Although we don't have the floors plans, it's
8 usually the reason why it's blocked off there.
9 We're going to want a full window --
10 MR. HART: Sure.
11 COMMISSIONER MANSFIELD: -- in the front.
12 THE CHAIRMAN: What I -- what I would
13 recommend, before you submit anything
14 officially, go through it with staff so they
15 can alert you to any issues or potential issues
16 that they may see prior to submitting it for a
17 COA, because they can help you eliminate a lot
18 of potential problems when you come in, and
19 then we have to sit here and banter back and
20 forth trying to make it right. But if you can
21 head off that and visit with staff before you
22 submit, just to make sure that we're all on the
23 same page, that would be helpful to you because
24 ultimately, it would save you time and effort.
25 MR. HART: Okay. That was the purpose of
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1 the --
2 THE CHAIRMAN: Yeah, that's --
3 MR. HART: -- opinion.
4 THE CHAIRMAN: That's part of the -- yeah,
5 you're getting that feedback, but before you
6 submit it to staff, I would review that with
7 staff to make sure that everybody has digested
8 what you're hearing here tonight.
9 COMMISSIONER MANSFIELD: Before it's
10 submitted as a formal application.
11 THE CHAIRMAN: Before, yeah.
12 MR. HART: Sure.
13 THE CHAIRMAN: So if you had to make a
14 last minute --
15 MR. HART: It'll probably be a couple of
16 months.
17 THE CHAIRMAN: Yeah, before you -- you
18 know, that way, you could make a couple last
19 minute tweaks if you need to.
20 MR. HART: Okay.
21 MS. GRANDIN: Mr. Chair, the thing I think
22 probably you really ought to talk about on the
23 Opinion of Appropriateness for sure is, are you
24 going to be okay with 26-foot-wide lots or not.
25 I mean that's kind of a -- that's a biggie.
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1 THE CHAIRMAN: Yes. Yeah.
2 MR. HART: I mean, in zoning -- I know
3 that we talked about that, but according to
4 me -- I mean, according to my interpretation
5 from zoning, I'm allowed to do this, but that
6 doesn't mean you guys will approve it. I'm
7 just saying --
8 THE CHAIRMAN: Uh-huh.
9 MR. HART: -- zoning will allow me to do
10 this.
11 COMMISSIONER MANSFIELD: My two cents is,
12 the Secretary of Interior standard says the
13 block system as a whole. And the compatibility
14 is very much influenced by how many of these
15 are in a block and that this is an atypical
16 pattern for the block.
17 COMMISSIONER ALLMAND: For this block?
18 COMMISSIONER MANSFIELD: Yes.
19 THE CHAIRMAN: Yeah, the original pattern
20 was seven lots.
21 COMMISSIONER MANSFIELD: Yeah. They've
22 doubled it.
23 THE CHAIRMAN: One less than double.
24 COMMISSIONER MANSFIELD: Yeah. And I
25 think if you look at the pattern of how big the
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1 lots are down College Street from here, just
2 the next block over, even, that's borne out.
3 COMMISSIONER ALLMAND: I agree with that.
4 THE CHAIRMAN: Any further questions of
5 us?
6 MR. HART: No.
7 THE CHAIRMAN: Any additional comments
8 from the Commission?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: All right.
11 MR. HART: Okay. Thank you?
12 THE CHAIRMAN: Thank you.
13 I do recommend you revisit with staff
14 before you're ready to submit.
15 MR. HART: I did before I came, but I will
16 again.
17 THE CHAIRMAN: Yeah. Yeah, please. Thank
18 you.
19 Are there any public to comment?
20 AUDIENCE MEMBERS: (No response.)
21 COMMISSIONER MANSFIELD: Probably not.
22 THE CHAIRMAN: Probably not, not seeing or
23 hearing any.
24 We have no new business. And we have
25 information? Lisa, or anybody on staff? We're
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1 on information.
2 MS. GRANDIN: Certified local government
3 workshop.
4 MS. SHEPPARD: This is some training you
5 can take. It's in your book, the schedule.
6 COMMISSIONER MANSFIELD: Blair, she can't
7 hear you.
8 MS. MULLINS: It's just the information
9 that's in your book. And this is put on by the
10 State of Florida. We'd encourage you to sign
11 up to go to some of this. It's being put on,
12 or part of the National Alliance --
13 MS. BLAKE: Excuse me. Can you step
14 outside?
15 THE REPORTER: Is being done by the?
16 MS. MULLINS: National Alliance
17 Preservation Commission, NAPC.
18 THE REPORTER: Thank you.
19 MS. MULLINS: Which -- that's one of the
20 newsletters I send you from time to time.
21 THE CHAIRMAN: Uh-huh.
22 MS. MULLINS: And --
23 THE CHAIRMAN: I believe I saw it.
24 COMMISSIONER MANSFIELD: So we need to
25 advise you if we're going, because if more than
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1 one of us go, we would need to publicly notice
2 it, right?
3 MS. GRANDIN: You know, that's a good
4 question. I don't know that that's necessarily
5 the case because you'll just be in-taking
6 information and not talking to each other about
7 anything that might possibly come before the
8 Commission.
9 COMMISSIONER MANSFIELD: Yep.
10 THE CHAIRMAN: Uh-huh.
11 COMMISSIONER MANSFIELD: Well, including
12 potential design issues, which is why the
13 thought occurred to me.
14 THE CHAIRMAN: I did go to one of these a
15 couple years ago. I know Joel and I went to
16 the one in DeLand.
17 MS. SHEPPARD: Yes, very similar training.
18 THE CHAIRMAN: Yeah, okay.
19 MS. SHEPPARD: Gainesville is not too far
20 away.
21 THE CHAIRMAN: Yeah.
22 MS. GRANDIN: Was it good? Was the
23 training good?
24 THE CHAIRMAN: Yeah. It was not quite --
25 it was not quite what I expected. I mean, it
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1 was informational, let's put it that way, but
2 I -- I was -- I was thinking I would get into
3 more preservation, pure technical preservation
4 and design issues than what -- it seemed what
5 was more presented was the legalese side of it
6 than -- than the actual technical methods of
7 preservation and whatnot. You know what I'm
8 saying?
9 MS. GRANDIN: Yeah. Then I should go.
10 COMMISSIONER MANSFIELD: So sign me up.
11 THE CHAIRMAN: Yeah.
12 MS. SHEPPARD: It's the first bullet, The
13 Legal Phases (inaudible).
14 THE CHAIRMAN: Yeah.
15 MS. SHEPPARD: How to hold a public
16 meeting.
17 THE CHAIRMAN: Yeah. I mean, it was --
18 yeah.
19 I think you might have -- I don't know if
20 anybody got copied on or is privy to the
21 traditional building conferences that circulate
22 around the country, there's one coming up.
23 I'll e-mail it. I'll forward it to you, Lisa.
24 MS. SHEPPARD: I believe I have it.
25 THE CHAIRMAN: It's going to be in
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1 Charleston.

2 MS. SHEPPARD: I have it. It's going to

3 be in one of the e-mails I send out this week.

4 THE CHAIRMAN: Okay. The one in

5 Charleston?

6 MS. SHEPPARD: Yes, it's in there.

7 THE CHAIRMAN: I've been to those before.

8 In those, you might get more -- architects and

9 contractors would probably get more out of that

10 than maybe going to this other one for what

11 it's worth.

12 We have no old business.

13 Design issues, or do we want to take a --

14 it's up to Diane. Since it's just us folks,

15 it's up to Diane if she wants to take a

16 ten-minute break or not.

17 (Discussion held off the record.)

18 THE CHAIRMAN: We only have two design

19 issues to talk about, and that's it.

20 Okay. We'll take five minutes and then

21 we'll come back.

22 (Brief recess.)

23 THE CHAIRMAN: All right. We are

24 reconvened.

25 So Lisa is going talk to us about

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1 synthetic stucco.

2 MS. SHEPPARD: I was hoping you would talk

3 about stucco.

4 THE CHAIRMAN: I don't like it.

5 MS. SHEPPARD: Well, let's see. I think

6 the first thing -- we do have another photo.

7 Can we take -- can we talk about signage first?

8 THE CHAIRMAN: Sure.

9 MS. GRANDIN: Sure.

10 MS. SHEPPARD: Since we're really close on

11 that?

12 THE CHAIRMAN: Yeah, yeah.

13 MS. SHEPPARD: This is just, last month,

14 you had a sign application come to you --

15 THE CHAIRMAN: Yeah.

16 MS. SHEPPARD: -- that we had to take to

17 the Commission because it wasn't outlined in

18 the administrative rules --

19 THE CHAIRMAN: Right.

20 MS. SHEPPARD: -- or administrative

21 matrix. So we have taken a stab at putting

22 up -- coming up with some language. The main

23 thing was the push-through acrylic letters.

24 And that was what -- this is slightly -- the

25 one that I just passed out is slightly

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1 different than the one that was in your book.

2 The one that was in the book didn't

3 mention the low profile, flush-mounted,

4 opaque-faced wall cabinet, it just mentioned

5 push-through acrylic letters. So it is

6 associated with a cabinet, because that's how

7 it gets lit.

8 THE CHAIRMAN: Right. Right.

9 MS. SHEPPARD: And when I sent this to the

10 gentleman that came to speak that day on behalf

11 of the applicant from the signage company, he

12 suggested some language about adding the halo

13 lighting effect. His exact comment was, to add

14 language with opaque faces allowing halo lit

15 only, is how he wrote it.

16 So if you like that language better, we

17 can go with that, it just didn't seem to read

18 well to me. So --

19 MS. GRANDIN: Do I have it?

20 MS. SHEPPARD: No.

21 THE CHAIRMAN: It's in the second one. It

22 says the halo lighting effect.

23 MS. SHEPPARD: He just handwrote it.

24 Push-through acrylic letters, which is

25 what was in the book, and he added with opaque

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1 faces allowing halo lit only, which may -- when

2 I sent him this -- this last one that had the

3 reference to the wall cabinet, actually, I

4 think what he was doing was -- the opaque face

5 is on the letter as well as the wall cabinet.

6 So it's not shining through --

7 THE CHAIRMAN: Right.

8 MS. SHEPPARD: -- the cabinet, and it's

9 not shining through the front of the letters.

10 THE CHAIRMAN: It's coming out the side.

11 MS. SHEPPARD: It's coming out of the

12 side.

13 THE CHAIRMAN: Which is what he's

14 referring to as the halo effect.

15 MS. SHEPPARD: Right. So we probably do

16 need to keep that.

17 Now that I think about it, he was --

18 that's what his reference was. The opaque face

19 was related to the letters, not the box, is how

20 he wrote it.

21 THE CHAIRMAN: Well, both -- they both --

22 (Simultaneous speaking.)

23 MS. SHEPPARD: So --

24 COMMISSIONER MANSFIELD: I like it the way

25 it is because I think the halo lighting effect

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1 clarifies the opaque face includes the letters.
2 MS. SHEPPARD: Well, we could say
3 opaque-faced wall cabinet --
4 THE CHAIRMAN: And?
5 MS. SHEPPARD: -- and opaque-faced
6 push-through letters.
7 COMMISSIONER MANSFIELD: Like I said, I
8 think it's fine the way it is.
9 MS. GRANDIN: I like opaque face.
10 THE CHAIRMAN: I think you need to say the
11 letters are okay, too.
12 MS. SHEPPARD: Yeah, because otherwise,
13 it's going to be light coming through the
14 letters themselves straight at you versus the
15 halo effect. It's up to you guys, but I don't
16 know that that's --
17 COMMISSIONER MANSFIELD: It says for halo
18 lighting effect. So that clarifies that the
19 letters are opaque.
20 MS. SHEPPARD: It's ultimately up to you
21 guys. This was just his correction to not
22 having that.
23 THE CHAIRMAN: I think just so no one
24 misconstrues, I think the opaque on the face of
25 the letter --
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1 MS. SHEPPARD: As well.
2 THE CHAIRMAN: You can still keep the halo
3 effect, just to reinforce that, but I could --
4 I could see someone getting a little confused
5 by making just the cabinet opaque and not the
6 letters.
7 MS. SHEPPARD: Okay.
8 COMMISSIONER ALLMAND: All right.
9 THE CHAIRMAN: It may be -- it may be
10 redundant, but I think it --
11 COMMISSIONER MANSFIELD: Can I make a
12 motion?
13 THE CHAIRMAN: Yes, you may.
14 MS. GRANDIN: Can I ask a question?
15 This is the same question I asked last
16 time. "Reverse channel lit," does everybody
17 understand what that means?
18 THE CHAIRMAN: Yes.
19 COMMISSIONER MANSFIELD: Yes.
20 THE CHAIRMAN: We do.
21 MS. GRANDIN: And you do? Reverse channel
22 lit?
23 MS. SHEPPARD: It's their language, not
24 ours. That's what the person that was in
25 zoning at one point gave me when we first put
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1 this together. I will say that he did have a
2 comment on that, and he had different language
3 that I can probably pull up and give to you.
4 It didn't come in until late today, so I'll
5 have to find it on my thing here.
6 Here we go. He changed that to router --
7 router three-dimensional lighting, which I
8 absolutely had no idea what it was, because I
9 had never heard that term, but --
10 THE CHAIRMAN: I think let's be -- we're
11 familiar with reverse channel. I think we all
12 know what that is. It's a back-lit individual
13 letter that's either lit by neon -- or anymore,
14 it's probably an LED, too -- but the light
15 comes out the back of the letter. The letter
16 is solid, and the light is behind -- on the
17 inside of the letter that washes the wall. So
18 that's how --
19 MS. SHEPPARD: That's the traditional way
20 of doing halo lit.
21 THE CHAIRMAN: That's the traditional.
22 MS. SHEPPARD: It's just that when you get
23 into certain sizes, okay, it's harder to have
24 that light within the letter. And so that's
25 when they do the push-through. At least,
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1 that's what one of the sign companies explained
2 to me.
3 THE CHAIRMAN: Right. Correct.
4 COMMISSIONER MANSFIELD: The light is
5 installed into --
6 MS. SHEPPARD: Obviously, you guys know.
7 THE CHAIRMAN: Yeah, we know.
8 COMMISSIONER MANSFIELD: The light's
9 installed into a channel on the back or either
10 reverse of the letter --
11 THE CHAIRMAN: Right.
12 COMMISSIONER MANSFIELD: -- which creates
13 the halo effect.
14 THE CHAIRMAN: Right.
15 MS. GRANDIN: Okay. All right.
16 THE CHAIRMAN: It's easier done with
17 larger letters because you physically have to
18 get a light stripping in behind those letters.
19 MS. GRANDIN: Okay.
20 THE CHAIRMAN: You know.
21 COMMISSIONER MANSFIELD: So you have this
22 in legislative format. So the non-underlined
23 portions already exist, correct?
24 MS. SHEPPARD: Yes.
25 THE CHAIRMAN: Correct.
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1 COMMISSIONER MANSFIELD: Okay. So I'll
2 make a motion that we amend the administrative
3 matrix to add the -- in the location that's
4 underlined and what you've given us to say low
5 profile, flush-mounted, opaque-faced, with a
6 "d" at the end, wall cabinet and letters with
7 push-through acrylic letters (for halo lighting
8 effect) coma.
9 COMMISSIONER HACKLEY: Second.
10 THE CHAIRMAN: Any further discussion?
11 COMMISSION MEMBERS: (No response.)
12 THE CHAIRMAN: I have a motion and a
13 second.
14 MS. GRANDIN: You're striking more murals?
15 THE CHAIRMAN: We already -- we approved
16 that on 11/16.
17 MS. GRANDIN: Oh.
18 THE CHAIRMAN: It just hasn't been
19 updated.
20 MS. SHEPPARD: Yeah, that's just part of
21 the signage --
22 THE CHAIRMAN: Yeah.
23 MS. SHEPPARD: -- section.
24 MS. GRANDIN: All right. Thanks.
25 THE CHAIRMAN: Yeah.
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1 So I have a motion and a second.
2 All 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 revisions to the matrix on light --
8 lighted wall signs.
9 Now, do we want to talk about synthetic
10 stucco?
11 MS. SHEPPARD: Yes. Not really, but yes.
12 THE CHAIRMAN: Yes.
13 COMMISSIONER MANSFIELD: I didn't know
14 anyone was using it anymore.
15 MS. SHEPPARD: Well, that's kind of the
16 question, is that -- obviously, we're really
17 good about asking questions as far as whether
18 something is wood or if it's Hardiboard or --
19 when it comes to stucco, I think staff has
20 been, stucco is stucco, and whatever that
21 means, and we haven't asked defining questions,
22 you know, are you talking about traditional
23 stucco or EIFS or you know, what have you. And
24 if there is -- if we should be asking more
25 questions or limiting it, we need to know
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1 because we haven't really -- we haven't really
2 analyzed it.
3 THE CHAIRMAN: Yeah. Well, I mean, EIFS
4 is a form of a stucco system. It's a system.
5 Although, you can use -- as far as I know, you
6 can use a synthetic or acrylic stucco on --
7 without having -- necessarily having the,
8 quote, EIFS system instead of -- essentially,
9 instead of using water as a -- as a binder, you
10 use an acrylic, but most of the time that's not
11 associated with a traditional three-part system
12 on masonry and/or wood frame.
13 And usually, all these synthetic stucco
14 systems are -- have almost like an orange peel
15 texture to them. It's kind of a -- you know, a
16 raised system. It's not (inaudible). And then
17 it has a -- even though it's textured, it's
18 very uniform. And I just -- I mean, from a
19 personal standpoint, I don't like it. And most
20 of these -- most of the EIFS systems are --
21 they're putting this over wood frame
22 construction, which I don't think -- as an
23 architect, I don't think it's good practice. I
24 mean, because you have -- you have stucco,
25 which is a cementitious product, going over top
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1 of wood, which is a totally different process,
2 and you have two different materials expanding
3 and contracting at different rates, so you get
4 cracking.
5 And then once you get cracking in a wood
6 system, a wood frame house, then you're subject
7 to all kinds of nightmares. So generally, I
8 don't think stucco on a wood frame is a good --
9 is good practice regardless.
10 COMMISSIONER ALLMAND: I agree with that,
11 yeah.
12 THE CHAIRMAN: Now, I would certainly -- I
13 would do cement stucco over block any day of
14 the week. And I think the code, right now, it
15 says you can use the -- I'm sorry -- the
16 acrylic systems, and you can put it over wood,
17 but you've got to, you know, put waterproofing,
18 you have to put felt, you have to use expanded
19 metal lathe, and all those good things, and
20 then you have to leave a gap at the bottom for
21 it to -- as -- you know, to allow it to weep if
22 there's, you know, a drainage plane. And then
23 you've got to hold it up so many inches off the
24 ground so you can see if the termites get to
25 it, you know, and it just looks fake, you know.
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1 That's the long and short of it.
2 And I've had experience in my own home.
3 When we remodeled after Hurricane Andrew, in
4 Miami, we used an EIFS system to do some
5 applied moldings. I decided I wanted to try it
6 and see how it worked. And this is back in
7 19- -- 1992. If it's not done perfectly, and
8 there's -- you get little holes in the top --
9 especially any horizontal members, you can get
10 little holes in there if it's not done
11 properly. And when it rains, you get water in
12 there, and the film that this synthetic stucco
13 goes over top absorbs this water and acts like
14 a sponge. And it translated it through the
15 block construction, and I was getting moisture
16 on the inside of the block wall at the ground
17 from that.
18 And the acrylic paint that was put over
19 top of the synthetic stucco developed like
20 water balloons because the water had gotten in
21 there. So you had to go along and pop them
22 to -- to let them drain, you know. And then so
23 I -- I would never use it or recommend it to
24 anybody, you know?
25 COMMISSIONER MANSFIELD: I think the
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1 reason it's called a system is that it's a
2 system.
3 THE CHAIRMAN: Yeah.
4 COMMISSIONER MANSFIELD: That's where the
5 failing has been.
6 THE CHAIRMAN: Yeah.
7 COMMISSIONER MANSFIELD: The construction
8 defect litigation that I'm familiar with, it's
9 always been moisture and water.
10 THE CHAIRMAN: Yeah.
11 COMMISSIONER MANSFIELD: And the failure
12 to apply it as the system dictates.
13 THE CHAIRMAN: Yeah.
14 COMMISSIONER MANSFIELD: And it's really
15 one of those things that when you're dealing
16 with water, if you don't do it perfectly,
17 you're --
18 THE CHAIRMAN: Yeah.
19 COMMISSIONER MANSFIELD: -- you're dealing
20 with water and water rot issues.
21 THE CHAIRMAN: Uh-huh.
22 COMMISSIONER MANSFIELD: So I think that
23 for our -- repair of our historic buildings, it
24 needs -- maybe it needs to be specified
25 "traditional stucco," so that it's the same
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1 methods, unless -- unless it's noted that it's
2 coming to us because the original was done
3 incorrectly, too. Right?
4 But for new housing, I mean, it seems like
5 they could specify it, but just maybe they
6 specify to use the system.
7 COMMISSIONER ALLMAND: I mean, the way I
8 look at it is, it's the same conversation as
9 like Hardie. You know, it's a -- it's a -- you
10 know, it's a material. Synthetic stucco is to
11 kind of direct-applied stucco as Hardie is to
12 traditional lap siding. You know what I mean?
13 And so -- and we should -- in my mind, we
14 should treat it the same way. So in new
15 construction, sure. Why not? You know, not a
16 great idea, but go for it, you know.
17 You know, in contributing structures, you
18 know, where they have, you know, direct-applied
19 stucco and they want to go back and put EIFS,
20 no, you know. And that's the way I --
21 that's -- that's the test I would -- I would
22 use.
23 COMMISSIONER MANSFIELD: I would agree.
24 MS. SHEPPARD: Through the Chair, how
25 about or an addition on a historic building
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1 that's stucco? I mean --
2 COMMISSIONER ALLMAND: Say that again.
3 MS. SHEPPARD: Or an addition on a
4 historic building that is stucco. So
5 currently, for a wood-sided structure, you --
6 we would allow them to do an addition that had
7 a Hardie exterior, you know, to match. You
8 know, if they could match it. Or actually, I
9 think we -- we're not even that particular on
10 that because you've got the board there, but in
11 a stucco situation --
12 COMMISSIONER ALLMAND: Yeah.
13 MS. SHEPPARD: -- same applies?
14 COMMISSIONER ALLMAND: Yeah, I would -- I
15 would say so. I mean, you know, we might want
16 to kind of be a little bit particular because
17 there are different ways of applying a
18 synthetic stucco --
19 MS. SHEPPARD: If they could match the --
20 the end result for the exterior purpose --
21 COMMISSIONER ALLMAND: -- that might match
22 it a little bit more than the direct-applied.
23 You now, there's -- there's a bazillion
24 different ways of doing that, but -- but
25 that's -- that's just the conversation I would
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1 have. That's the way I would approach it, in
2 my mind.
3 THE CHAIRMAN: You would -- unless you
4 could -- well, from a historic preservation
5 standpoint, you would want to differentiate the
6 new from the old. So you could do that with
7 essentially like a scribe or reveal that would
8 break the two -- the two surfaces, because
9 unless they're doing it in a traditional stucco
10 way, you'd never be able to match that surface.
11 With a traditional one you could, but you
12 can differentiate it with a reveal line. And
13 there's --there's stock profiles for that. I
14 would always encourage someone to use a
15 traditional two- or three-part stucco method.
16 MS. SHEPPARD: Okay.
17 THE CHAIRMAN: But I would prefer it be on
18 block, because they're both cementitious
19 materials, so they will expand and contract
20 pretty much in the same way.
21 MS. SHEPPARD: We do a lot of
22 recommendations, but at least we can guide
23 people a little bit more on that.
24 THE CHAIRMAN: Yeah.
25 MS. SHEPPARD: I think that's -- we
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1 weren't prepared to -- you know, like, there's
2 nothing to vote on or anything.
3 THE CHAIRMAN: Yeah. Yeah.
4 MS. SHEPPARD: We just wanted to have the
5 discussion, so if there were things that we
6 needed to be telling people or things that you
7 absolutely didn't want to see, we would be able
8 to give people the heads-up on that.
9 THE CHAIRMAN: Yeah. Yeah.
10 MS. SHEPPARD: I think that's --
11 THE CHAIRMAN: To my knowledge, there's
12 nothing in the code that would prevent --
13 prohibit somebody from using an EIFS or a
14 synthetic -- synthetic or acrylic whatever.
15 MS. SHEPPARD: There's one more thing that
16 we did not have on the agenda, and I'm going to
17 turn to Susan, here, to make a determination as
18 to whether we can do it.
19 We are currently without a secretary in
20 way of officers on our commission, because
21 Angela was our secretary. Is that something
22 that we could --
23 THE CHAIRMAN: Do we need to --
24 MS. SHEPPARD: -- do without notice, given
25 it's just these guys that are making that
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1 decision, or is that something we need to put
2 on the agenda?
3 MS. GRANDIN: I think you need to put it
4 on the agenda. You know, the secretary just
5 stands in, in case the vice chair is not
6 around.
7 MS. SHEPPARD: So as long as we have both,
8 or at least one of the two officers at the next
9 meeting, we can talk about it at the next
10 meeting?
11 THE CHAIRMAN: Yeah. So just make sure
12 you put it on the agenda for new business.
13 MS. GRANDIN: Yeah. So somebody out there
14 might say there is no way we want so-and-so as
15 a secretary.
16 COMMISSIONER MANSFIELD: Is that a public
17 comment?
18 MS. GRANDIN: Huh?
19 COMMISSIONER MANSFIELD: Is that a public
20 comment:
21 MS. GRANDIN: You know, that's a good
22 question. The public is supposed to be able to
23 comment on any final decision you make. Now,
24 whether or not electing an officer is a final
25 decision is a good question. I'll look at
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1 that.
2 THE CHAIRMAN: Okay. Well, I'm sure one
3 or both of us will be here next week. I'm
4 certainly planning to.
5 COMMISSIONER MANSFIELD: Knock on wood.
6 THE CHAIRMAN: Unless I get hit by a bus
7 tomorrow.
8 COMMISSIONER MANSFIELD: Yeah.
9 I can't believe you said that out loud.
10 MS. GRANDIN: Mr. Chair, do you want to
11 appoint a committee to do that, or do you want
12 to just take nominations from the floor?
13 THE CHAIRMAN: We'll just take nominations
14 from the floor at the next meeting.
15 MS. GRANDIN: Okay. Okay.
16 COMMISSIONER MANSFIELD: Be ready to
17 volunteer, people.
18 COMMISSIONER ALLMAND: Don't miss the next
19 meeting.
20 THE CHAIRMAN: All right. We are
21 adjourned.
22 (The above proceedings were adjourned at
23 7:30 p.m.)
24 - - -
25
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DATED this 4th day of March 2017.

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Florida Professional Reporter

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