

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, March 22, 2017,  
commencing at 3:00 p.m., Ed Ball Building, 214 North  
Hogan Street, Conference Room 1002, 1st Floor,  
Jacksonville, Florida, before Diane M. Tropia, a Notary  
Public in and for the State of Florida at Large.

PRESENT:

DAVID B. CASE, Chair.  
JENNIFER MANSFIELD, Vice Chair.  
JOHN ALLMAND, 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.  
AUTUMN MARTINAGE, Planning and Development Dept.  
BLAIR MULLINS, Planning and Development Dept.  
SONDRA FETNER, Office of General Counsel.  
GLORIA BLAKE, Planning and Development Dept.

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1 General Counsel.  
2 COMMISSIONER DEMETREE: J.C. Demetree,  
3 Historic Preservation Commission.  
4 THE CHAIRMAN: David Case, Historic  
5 Preservation Commission, current Chair.  
6 COMMISSIONER ALLMAND: John Allmand,  
7 Historic Preservation Commission.  
8 COMMISSIONER MANSFIELD: Jennifer  
9 Mansfield, Historic Preservation Commission,  
10 current vice chair, for this one last meeting  
11 in all likelihood.  
12 COMMISSIONER HACKLEY: Cora Hackley,  
13 Historic Preservation Commission.  
14 THE CHAIRMAN: Gloria.  
15 MS. BLAKE: Gloria Blake, Planning and  
16 Development Department.  
17 THE CHAIRMAN: Kristen.  
18 MS. REED: Kristen Reed, Planning and  
19 Development Department.  
20 THE CHAIRMAN: Okay. Commissioner  
21 Dannheim will not be here today, and  
22 Commissioner Davis is running late.  
23 And we have a quorum today.  
24 If you plan to speak on any item, please  
25 make sure you fill out a speaker card, yellow.  
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1 P R O C E E D I N G S  
2 March 22, 2017 3:00 p.m.  
3 - - -  
4 THE CHAIRMAN: I hereby call the meeting  
5 of the Jacksonville Historic Preservation  
6 Commission to order and welcome you to -- for  
7 attending today.  
8 And let the record reflect the time is  
9 3:05.  
10 We'll start with some self-introductions.  
11 We'll start on the right.  
12 Blair.  
13 Self-introductions, please.  
14 MS. MULLINS: Start with Martin.  
15 MR. KENNELLY: Martin Kennelly --  
16 THE CHAIRMAN: Okay.  
17 MR. KENNELLY: -- inspector with the  
18 Historic Preservation Commission.  
19 THE CHAIRMAN: Thank you, Martin.  
20 MS. MULLINS: Blair Mullins, Historic  
21 Preservation Commission.  
22 MR. POPOLI: Christian Popoli, Historic  
23 Preservation.  
24 MR. McEACHIN: Joel McEachin, Historic  
25 Preservation.  
MS. GRANDIN: Susan Grandin, Office of  
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1 Make sure that you say if you are in favor or  
2 against the item being discussed.  
3 Please silence your phones. Put them on  
4 vibrate.  
5 If you have any personal conversations,  
6 please do so in the hallway so the court  
7 reporter does not pick up your conversation.  
8 At this time, I would entertain a motion  
9 for the approval of the February 22nd meeting  
10 minutes.  
11 COMMISSIONER MANSFIELD: Mr. Chair, I'll  
12 move that we approve the minutes from the  
13 February 22nd, 2017 meeting.  
14 COMMISSIONER HACKLEY: I second.  
15 THE CHAIRMAN: I have a motion and a  
16 second.  
17 All those in favor?  
18 COMMISSION MEMBERS: Aye.  
19 THE CHAIRMAN: Those opposed?  
20 COMMISSION MEMBERS: (No response.)  
21 THE CHAIRMAN: Hearing none, you have  
22 approved the meeting minutes of February 22nd.  
23 We have some deferred items today. Those  
24 deferred items are COA-17-034 at 1243 Lechlade  
25 Avenue; COA-17-154 at 1649 Canterbury Street;  
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1 COA-16-1132 at 0 St. Johns Avenue; and  
2 COA-17-097 at 3659 Walsh Street.  
3 Is there anyone here to speak to any of  
4 those items?  
5 AUDIENCE MEMBERS: (No response.)  
6 THE CHAIRMAN: Seeing none, we'll move on  
7 to the consent agenda.  
8 We have five items on the consent agenda  
9 today. They are COA-17-222 at 1430 Avondale  
10 Avenue; COA-17-185 at 3668 St. Johns Avenue;  
11 COA-17-153 at 3629 Valencia Road; COA-17-238 at  
12 129 East 3rd Street; and COA-17-239.  
13 Do any of the commissioners -- would any  
14 of the commissioners like to pull any one of  
15 the consent agenda items?  
16 (Commissioner Davis enters the  
17 proceedings.)  
18 COMMISSIONER ALLMAND: I don't want to  
19 pull anything, but I've got to recuse myself  
20 for -- from -- I don't know if you want to have  
21 two consent votes? I mean, normally, that's  
22 the way we do it, I guess. For Item Number 2  
23 on the consent agenda, COA-17-185.  
24 MS. GRANDIN: We can just note -- we can  
25 just note that you recuse yourself for that  
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1 one.  
2 COMMISSIONER ALLMAND: Perfect.  
3 THE CHAIRMAN: Okay. Thank you.  
4 COMMISSIONER MANSFIELD: Mr. Chair, I'll  
5 move that we approve the consent agenda.  
6 THE CHAIRMAN: Motion.  
7 COMMISSIONER DEMETREE: I'll second.  
8 THE CHAIRMAN: For the record, those in  
9 the audience, when an item is on the consent  
10 agenda that means that the applicant has read  
11 the conditions of staff, understands the  
12 conditions of staff, and has approved the  
13 conditions of staff. That's why it's on the  
14 consent agenda.  
15 So we have a motion and a second.  
16 Is there anybody else that would like to  
17 speak to any item on the consent agenda?  
18 AUDIENCE MEMBERS: (No response.)  
19 THE CHAIRMAN: Seeing none, we'll call for  
20 the vote.  
21 Those in favor?  
22 COMMISSION MEMBERS: Aye.  
23 THE CHAIRMAN: Those opposed?  
24 COMMISSION MEMBERS: (No response.)  
25 THE CHAIRMAN: Seeing none, you have  
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1 approved the consent agenda.  
2 We have no condemned properties today or  
3 historic designations, so we will move on to  
4 Certificates of Appropriateness.  
5 Item Number 1 was deferred, and Item  
6 Number 2 was deferred. Item Number 3 was  
7 deferred.  
8 So we are now on Item Number 4,  
9 COA-17-125, at 1837 Donald Street.  
10 Do we have a staff report?  
11 MR. McEACHIN: Mr. Chairman, I do not see  
12 the applicant in attendance. We did talk to  
13 him earlier in the meetings and stated his  
14 intent to maybe modify his application. I  
15 asked him if he could get that information to  
16 me so that I could share it with the  
17 Commission. He has not, so I'm assuming he  
18 probably wants to come back to the next meeting  
19 in April with a modification change in his  
20 plans.  
21 THE CHAIRMAN: Well, why don't we move on  
22 to the next item --  
23 MR. McEACHIN: That would be a good  
24 idea --  
25 THE CHAIRMAN: -- and if he decides to  
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1 show up, then we'll hear that item; if not,  
2 we'll defer it at the end of the meeting.  
3 So we'll move on to Item Number 5. That's  
4 2500 College Street, Lot A. It's COA-17-131.  
5 Do we have a staff report?  
6 MS. MULLINS: Not exactly a staff report  
7 as we heard it last month.  
8 Essentially, the applicant did provide  
9 revised plans. We did provide a memo to the  
10 staff report instead of altering the complete  
11 staff report because the position did not  
12 change in terms of denial.  
13 The reasons for this -- by the way, this  
14 is COA-17-131, COA-17-132, for 2500 College  
15 Street, Lots A and B. It is on the corner of  
16 Stockton and College Streets.  
17 If you will follow along on the memo,  
18 essentially the overall scale is still  
19 incompatible with the historic residential  
20 structures on the block. The scale is about  
21 4,000, and the square footage is -- the maps on  
22 that block -- on the residential block of  
23 College is 2,600. And the slanted roof form is  
24 still incompatible. That's one of our criteria  
25 for new construction is a compatible roof form.  
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1 The slanted roof form is still incompatible.  
2 I'll try to show you some pictures while I  
3 talk about it.  
4 Here is the revised site plan, floor plans  
5 (indicating). Here is the revised elevations  
6 of the two.  
7 In addition, the height is still 34 at  
8 that top peak, which is 8 feet taller than the  
9 adjacent structure, so it's a little higher  
10 than the adjacent structure as well. And they  
11 are exact images of each other, which we  
12 typically would never approve. We would  
13 recommend denial of. We'd recommend changing  
14 the fenestrations, changing maybe some  
15 architectural details to change it up typically  
16 with new construction applications when they  
17 are right next to each other. And there was  
18 some kind of random use of different materials  
19 on the previous, the same kind of use. You see  
20 how it's mixed. It's -- you know, the stucco  
21 siding. Stucco is kind of -- it's not very --  
22 it's a little random.  
23 So these are -- for those reasons, we  
24 essentially -- we're still kind of recommending  
25 denial.

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1 And I showed -- I did have some positive  
2 notes in the beginning, too, of what they, you  
3 know, took back from our comments last month.  
4 And here is a comparison of the two  
5 designs. I tried to get them as close to scale  
6 as possible, I think I got that, so you can  
7 kind of tell how much higher the original one  
8 was compared to what it is now. It was tall  
9 and skinny before, and now it's shorter, a  
10 little fatter. It's not so big. However, it  
11 still is large. It still is not quite  
12 compatible with the district in our opinion.  
13 COMMISSIONER MANSFIELD: What's the  
14 current height and what are the current  
15 setbacks as proposed by the revised drawings?  
16 MS. MULLINS: So the current height is now  
17 34 feet, 1 inch, and the -- they did match the  
18 setbacks of the adjacent structures with  
19 20 feet for the front.  
20 We do have -- in your packet, you should  
21 have a site plan that indicates that. I have  
22 it in there.  
23 So you'll see they did originally --  
24 remember they -- last month, they had 8 feet  
25 front setback, and that was completely

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1 incompatible with the -- the residential  
2 street. It's now 20, which I did a foot  
3 measurement -- a rough foot measurement out in  
4 the field, and that's what it was to the right.  
5 Any other questions for staff?  
6 COMMISSIONER MANSFIELD: I got a 3D  
7 perspective last time that showed how big it  
8 was in comparison to the existing structures  
9 around it.  
10 Did they provide any similar  
11 documentation?  
12 MS. MULLINS: No. What you have in your  
13 book is what they provided as revised drawings.  
14 COMMISSIONER MANSFIELD: Okay. So our  
15 procedure is now you want an opening motion,  
16 right?  
17 THE CHAIRMAN: Well, I was going to call  
18 up the applicant first.  
19 COMMISSIONER MANSFIELD: We need a motion  
20 before we do public?  
21 MS. GRANDIN: Oh, what did our script say?  
22 Let's see. I don't think I have a copy of  
23 it with me.  
24 COMMISSIONER MANSFIELD: Well, I'll --  
25 I'll just move --

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1 COMMISSIONER ALLMAND: Can't wait.  
2 COMMISSIONER MANSFIELD: Can't hurt,  
3 right?  
4 MS. GRANDIN: Right.  
5 COMMISSIONER MANSFIELD: For COA-17-131,  
6 I'll move that -- that we deny the application  
7 as set forth in the staff report and memo based  
8 on the current submitted plans.  
9 THE CHAIRMAN: We have a motion and a --  
10 COMMISSIONER DEMETREE: I'll second.  
11 THE CHAIRMAN: We have a motion and  
12 second.  
13 All those in favor?  
14 COMMISSIONER MANSFIELD: No, no. Public  
15 comment and then discussion.  
16 THE CHAIRMAN: We're doing it kind of  
17 backwards.  
18 MS. GRANDIN: I got that ball rolling.  
19 (Simultaneous speaking.)  
20 COMMISSIONER MANSFIELD: Apparently this  
21 is the way we should have been doing it the  
22 whole time.  
23 THE CHAIRMAN: Okay. We'll open the  
24 public hearing.  
25 Is the applicant here?

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1 Those that wish to speak will state their  
2 name, address, and be sworn in.  
3 (Audience member approaches the podium.)  
4 MS. BLAKE: Please state your name and  
5 address for the record.  
6 AUDIENCE MEMBER: Hunter Hayden, 9310 Old  
7 Kings Road South, Suite 1702.  
8 MS. BLAKE: Would you raise your right  
9 hand, please.  
10 MR. HAYDEN: (Complies.)  
11 MS. BLAKE: Do you affirm that the  
12 testimony you are about to give is the truth,  
13 the whole truth, and nothing but the truth?  
14 MR. HAYDEN: Yes.  
15 MS. BLAKE: Thank you.  
16 MR. HAYDEN: Thank you.  
17 It's good to see all of you again this  
18 month.  
19 We -- we had a long conversation with  
20 staff on Tuesday after we got the memo. We  
21 went back and made some more revisions and then  
22 had a very constructive conversation with them  
23 on Tuesday. So we worked really hard to get a  
24 couple more revisions done before this meeting,  
25 so we can just kind of pass those out to you.  
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1 We've reduced a lot. Even since the  
2 second revision, we have now come down even  
3 further on the height, the mass, and the square  
4 footage. So I'd like to just give each one of  
5 you a copy of this, if we can speak on this.  
6 THE CHAIRMAN: Uh-huh.  
7 MS. BLAKE: Sir --  
8 THE CHAIRMAN: Give them to Gloria,  
9 please.  
10 MS. BLAKE: -- I'll take those for you.  
11 MR. HAYDEN: (Tenders documents.)  
12 So they're in -- they're in two's.  
13 MS. BLAKE: Two pages each?  
14 MR. HAYDEN: Yep.  
15 MS. BLAKE: Sir, you're short one copy.  
16 Do you have an additional copy?  
17 MR. HAYDEN: Yes.  
18 So a couple of staff recommendations in  
19 just conversation was to not have these as  
20 identical structures. So what we have done is  
21 we've -- we've taken this step to vary the two  
22 structures to make them different, and we chose  
23 a different style of roof for the corner unit  
24 to allow for the second unit to have the sloped  
25 towards the existing buildings to match with  
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1 the eave heights to soften the corner moving  
2 back down towards the existing structures.  
3 We've reduced the overall height all the way  
4 down to 28, so we've taken another six feet  
5 down, which in this situation that's even  
6 shorter than the two new constructions on the  
7 other side of the block on College and Barrs.  
8 I believe those are both over 30 feet.  
9 What we want -- what I just wanted to show  
10 here was the side elevation from Stockton, on  
11 your second page, showing the breaking up of  
12 the mass by using the two different kinds of  
13 roof structures so that there's not one  
14 continuous, long building. And then also in  
15 the center of the building, we have a cut in  
16 there so it softens the blow there, and have  
17 some sort of grass or sod or some sort of  
18 different earth-looking facade in the middle of  
19 the structure to again break up the side  
20 massing.  
21 And so what we really wanted to do  
22 before -- we've been going back and forth on  
23 the revisions, and I just wanted to bring these  
24 items up one last time before we can get our 3D  
25 drawings and our full-scaled footprints and all  
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1 that finalized for the next meeting.  
2 THE CHAIRMAN: Any questions for the  
3 applicant?  
4 COMMISSIONER DAVIS: I'm curious to know  
5 some of the detail.  
6 MR. HAYDEN: Sure.  
7 COMMISSIONER DAVIS: Just like how the  
8 windows are getting trimmed out and what the  
9 material in the handrail is.  
10 MR. HAYDEN: Yep. So the windows will  
11 just be trimmed out as casement windows, just  
12 like the -- you know, the area.  
13 The railing is -- we don't necessarily  
14 have any specced items for that, like -- and we  
15 haven't chosen anything. Right now I think  
16 it's just wood.  
17 COMMISSIONER ALLMAND: The windows are  
18 trimmed out like what?  
19 MR. HAYDEN: I think we have it just as --  
20 as wood.  
21 COMMISSIONER ALLMAND: I mean the windows.  
22 MR. HAYDEN: Oh.  
23 COMMISSIONER ALLMAND: What did you say --  
24 what did you say first?  
25 MR. HAYDEN: Just -- just casement  
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1 windows. Just --  
2 COMMISSIONER ALLMAND: These are casement  
3 windows?  
4 MR. HAYDEN: Yeah. They are going to have  
5 their -- I'm sorry -- the reveal, the recessed  
6 windows.  
7 COMMISSIONER ALLMAND: Okay.  
8 MR. HAYDEN: We can talk more on that.  
9 COMMISSIONER ALLMAND: Okay.  
10 MR. HAYDEN: And we also went back with  
11 just either one or just two styles of siding  
12 and exterior finishes so that it's not just  
13 hodgepodged in there, and that's consistent  
14 with either the same floor or just showing the  
15 different floors by changing the siding, the  
16 exterior.  
17 COMMISSIONER MANSFIELD: What is this  
18 (indicating)?  
19 MR. HAYDEN: That's -- that's a cut in  
20 there for -- what we were going to do is --  
21 that's a privacy wall because right there we  
22 have -- we have to do the ramp there, so what  
23 we are going to do is we're going to create a  
24 privacy wall for the ramp to come up off the  
25 sidewalk and into the building, but that will  
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1 be more of like a privacy wall so it's --  
2 COMMISSIONER MANSFIELD: Right off the  
3 sidewalk?  
4 MR. HAYDEN: No, not that it's like open  
5 space. No. No, no. The setback is 3 feet.  
6 COMMISSIONER MANSFIELD: So that is just a  
7 free-floated wall separated from the building?  
8 MR. HAYDEN: Correct. Well, it's just --  
9 it's just kind of brought inwards to break up  
10 that hard line. So instead of us having the  
11 same -- we've kind of showed it in -- I didn't  
12 reprint the footprint there of the building on  
13 the first floor plan, but you will kind of see  
14 there's a cut in there.  
15 COMMISSIONER MANSFIELD: Well, it sounds  
16 to me like you're asking for a deferral?  
17 MR. HAYDEN: Yeah. We're -- we're just  
18 trying to really work out the --  
19 COMMISSIONER MANSFIELD: So you're going  
20 to want to talk to staff about the fencing  
21 regulations and walls of any kind of  
22 significant height on the side of the building  
23 because with a corner building they have got  
24 two front yards, and --  
25 MR. HAYDEN: Right.  
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1 COMMISSIONER MANSFIELD: -- so you're  
2 going to need to talk to them about that.  
3 MR. HAYDEN: Okay.  
4 THE CHAIRMAN: I think the other thing,  
5 since you're going to do some more work on  
6 this, I -- if you're going to have casing  
7 around the windows, let's show the casing --  
8 MR. HAYDEN: Okay.  
9 THE CHAIRMAN: -- and whatever detail is  
10 being added to these elevations, let's please  
11 show them.  
12 I'm still concerned, and I'm sure staff  
13 is, too, about the -- the roof forms. I think  
14 that's probably -- looking at this today,  
15 I'm -- I'm thinking that's probably one of the  
16 objections that are still in place at this  
17 time.  
18 COMMISSIONER MANSFIELD: I think the  
19 amount of windows, or the lack of windows,  
20 along the side facing Stockton Street is of  
21 concern as well.  
22 MR. HAYDEN: Okay.  
23 THE CHAIRMAN: Does anyone else have any  
24 comments for -- for the applicant?  
25 COMMISSIONER ALLMAND: Yeah, I've got some  
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1 comments.  
2 You know, I liked the first one better.  
3 MR. HAYDEN: The very, very first one?  
4 COMMISSIONER ALLMAND: The very, very  
5 first one.  
6 MR. HAYDEN: Yes.  
7 COMMISSIONER ALLMAND: When you -- and so  
8 I see the progression between this first one  
9 here. I think the weakest one is the one  
10 immediately after that, and then this one, I  
11 think, comes back getting a little bit better.  
12 But -- but I would -- you know, I wish it came  
13 a little bit closer towards that first one.  
14 MR. HAYDEN: Okay.  
15 COMMISSIONER ALLMAND: And -- I mean,  
16 you're -- and you've got a -- you've got an  
17 interesting kind of task ahead -- ahead of you.  
18 You know, I've -- and, you know, I don't think  
19 you're going to kind of get a unanimous vote on  
20 this project. And -- or maybe you will. I  
21 don't know. I hope for you it is that, but --  
22 but what I mean -- what I mean to say is, like,  
23 you -- there was a lot of thought and I  
24 think -- put into that first one, and I think  
25 kind of when you go through this process, like,  
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1 kind of -- I would kind of pick some things to  
2 stick to your guns about, you know what I mean?  
3 And -- and, you know, I think -- I think  
4 this is a weaker project than that one, and I  
5 don't think it had to be, right? And you  
6 are -- you have a tremendous kind of, like,  
7 place in the community with this location --  
8 MR. HAYDEN: Uh-huh.  
9 COMMISSIONER ALLMAND: -- and I would  
10 really -- I wouldn't compromise on some things,  
11 you know. This has -- this has some -- some  
12 compromise in it, and I think areas that it's  
13 unfortunate that that happened, right?  
14 MR. HAYDEN: Yeah.  
15 COMMISSIONER ALLMAND: So knowing you're  
16 not going to get a unanimous vote, you know  
17 what I mean, you might want to think about what  
18 you want to -- what -- you know, just create  
19 some good architecture from the heart, you  
20 know. And this is going to be a difficult  
21 task, and it seems like you -- you certainly  
22 understand that.  
23 But, I mean, I think -- I think you have a  
24 fantastic architect, clearly, from the projects  
25 that have been brought in -- whether it's --  
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1 whether it's been, like, contemporary or  
2 traditional.  
3 MR. HAYDEN: Uh-huh.  
4 COMMISSIONER ALLMAND: And, you know, I  
5 think, don't -- you know, the designs kind of  
6 follow a certain set of kind of very  
7 thought-out rules, right, and maybe these kind  
8 of break some of these rules --  
9 MR. HAYDEN: Right. They do.  
10 COMMISSIONER ALLMAND: -- right? And --  
11 and, you know, my advice not only as a  
12 commissioner, but, you know, designer  
13 architect, is to not to do that.  
14 MR. HAYDEN: Yeah.  
15 COMMISSIONER ALLMAND: And so -- and  
16 that -- that probably -- because you're not  
17 going to make everybody happy.  
18 MR. HAYDEN: Yeah.  
19 COMMISSIONER ALLMAND: And the design that  
20 maybe does maybe isn't the best one.  
21 MR. HAYDEN: Yeah.  
22 COMMISSIONER ALLMAND: So I could probably  
23 talk for another 20 minutes about that, but I'm  
24 not going to.  
25 But that's what I'd say. I'd say, kind of  
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1 pick what's really important to you and stick  
2 with it and make it great because you have a  
3 real opportunity to have something great and  
4 contemporary in the historic -- and -- and to  
5 pave the way for others. And so, you know,  
6 there's, I think, at least on my side an  
7 excitement to kind of help you do that, but I  
8 want to be excited about what that design looks  
9 like, too.  
10 MR. HAYDEN: Yeah.  
11 COMMISSIONER ALLMAND: You know -- you  
12 know, we don't want to make a compromise about  
13 that. I mean, just --  
14 MR. HAYDEN: Sure.  
15 COMMISSIONER ALLMAND: -- my personal  
16 opinion.  
17 So that's my two cents, you know, about  
18 that.  
19 MR. HAYDEN: The two biggest things from  
20 last time was the massing and the square  
21 footage. And so even just taking in the -- you  
22 know, the structures around it, I don't believe  
23 the square footage is really all that big of a  
24 deal, even though there -- because there is an  
25 office component. The massing was big, but,  
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1 yeah, we had to forego a lot to bring it down,  
2 so that's -- that's good. So we'll get back to  
3 it.  
4 COMMISSIONER ALLMAND: Yeah. I mean, you  
5 know, materials, you know -- I don't know. You  
6 don't -- like, if it's a -- if it's a  
7 contemporary building -- why, I remember --  
8 this is probably years ago. There was  
9 somebody -- I think it was Content came to us  
10 with kind of like a quasi-modern, kind of  
11 contemporary kind of traditional building and,  
12 you know, I don't think -- I don't think it got  
13 passed, but --  
14 COMMISSIONER MANSFIELD: On College  
15 Street.  
16 COMMISSIONER ALLMAND: I think -- yeah.  
17 COMMISSIONER MANSFIELD: It -- no?  
18 COMMISSIONER ALLMAND: I don't remember  
19 which one it was.  
20 THE CHAIRMAN: The one on Liberty Street?  
21 COMMISSIONER MANSFIELD: There was one  
22 proposed on College Street.  
23 COMMISSIONER ALLMAND: It was a quasi.  
24 COMMISSIONER MANSFIELD: Yeah, but I don't  
25 know if it was that one you're thinking of.  
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1 MS. SHEPPARD: Right. The one from  
2 Content got approved.  
3 COMMISSIONER ALLMAND: Oh, it did.  
4 MS. SHEPPARD: So both of theirs have  
5 gotten approved for Springfield, just one  
6 didn't move forward and I think the other one  
7 is.  
8 COMMISSIONER ALLMAND: There was a like a  
9 butterfly roof one and then there was another  
10 one. I wasn't talking about the butterfly one.  
11 There was a -- there was -- I think one of the  
12 critiques, though, was a quasi kind of --  
13 MS. SHEPPARD: I believe that's the one  
14 that's moving forward is the one that --  
15 COMMISSIONER ALLMAND: Okay.  
16 MS. SHEPPARD: We had a -- kind of a  
17 similar --  
18 MS. MULLINS: The roof pitched this way  
19 (indicating).  
20 MS. SHEPPARD: Yeah. Pitched up.  
21 COMMISSIONER ALLMAND: Okay. Yeah, this  
22 is -- I'm not talking about that one.  
23 My point is, there was -- like, it --  
24 it -- you know, it was like a contemporary  
25 traditional building. And I think one of --  
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1 one of the critiques that came from this  
2 commission, which I agreed with, was it wasn't  
3 doing any -- it was -- it was -- it wasn't kind  
4 of squarely in kind of one bucket --  
5 MR. HAYDEN: Right.  
6 COMMISSIONER ALLMAND: -- and so I'd  
7 embrace your bucket.  
8 MR. HAYDEN: Yeah.  
9 THE CHAIRMAN: Jennifer.  
10 COMMISSIONER MANSFIELD: The comment about  
11 the roof form --  
12 MR. HAYDEN: Yeah.  
13 COMMISSIONER MANSFIELD: -- is important.  
14 Not -- and I want to say this not just for you,  
15 but for the other people who are here to  
16 understand, is that the thing with contemporary  
17 buildings, which the Secretary of Interior's  
18 Standards embrace, is that it also needs to be  
19 compatible.  
20 MR. HAYDEN: Right.  
21 COMMISSIONER MANSFIELD: And so it's not  
22 supposed to be the jewel and the crown of the  
23 neighborhood, because the neighborhood is the  
24 jewel and crown, and it's just going to be one  
25 of the jewels amongst many others in the crown.  
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1 And so when you have a roof form like you're  
2 proposing on such a prominent corner that is  
3 not typical or even found anywhere nearby,  
4 that's what rubs the wrong way because although  
5 it works well with the design you submitted for  
6 that type of architecture, it -- it stands out  
7 with such prominence from the surrounding  
8 architecture that that's where it bumps heads  
9 with the design guidelines.  
10 MR. HAYDEN: Yeah.  
11 COMMISSIONER MANSFIELD: Okay. And so  
12 that's going to be your rub.  
13 All right. Now -- because the scale --  
14 the -- I don't -- there wasn't anything, other  
15 than roof form, about the modernness of the  
16 design. We've --  
17 MR. HAYDEN: Yeah.  
18 COMMISSIONER MANSFIELD: -- approved that  
19 before as a commission.  
20 MR. HAYDEN: Okay.  
21 COMMISSIONER MANSFIELD: It was the scale.  
22 Now, I'm hearing that because of that, in  
23 order to bring it down you've made some other  
24 design modifications, but I actually agree with  
25 John for the most part, except for where it  
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1 hits that roofline form --  
2 MR. HAYDEN: Sure.  
3 COMMISSIONER MANSFIELD: -- thing,  
4 especially on the corner being so prominent.  
5 Now, the fact that you're going to have  
6 walls and then all the way down the side of the  
7 building you are going to have to address that  
8 somehow, and changing -- I'm not sure if  
9 changing roof forms does it for you or not, but  
10 the -- it -- I agree with John that it's not  
11 the fact that it's modern; it's the scale and  
12 it's going to be the roof form.  
13 MR. HAYDEN: Okay.  
14 THE CHAIRMAN: And I was about to say that  
15 I don't necessarily have -- even though I'm a  
16 traditionalist, I don't necessarily have a  
17 problem with someone doing contemporary  
18 architecture. However -- and I maintain that  
19 you can still do good architecture by keeping  
20 it consistent with the neighborhood and the  
21 scale and whatnot. And I still think you can  
22 do that in contemporary architecture.  
23 COMMISSIONER MANSFIELD: Yes.  
24 THE CHAIRMAN: I mean, it can still be  
25 consistent.  
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1 COMMISSIONER MANSFIELD: I will say I  
2 agree with John a hundred percent in the fact  
3 that the projects that have come to us where  
4 they have a design and then in reaction start  
5 chipping away --  
6 MR. HAYDEN: Yeah.  
7 COMMISSIONER MANSFIELD: -- and start  
8 modifying, when they -- when they try to modify  
9 the project to fit the plans, instead of  
10 finding out what the regulations are and  
11 creating a project to fit in, winds up with  
12 completely different projects. And the better  
13 ones start with an understanding of what the  
14 regulations are and designing to those  
15 regulations instead of just saying, How do I  
16 need to modify this to get past you --  
17 MR. HAYDEN: Yeah.  
18 COMMISSIONER MANSFIELD: -- because when  
19 we get those projects, they are in your  
20 quandary that you're in right now where --  
21 where you're saying the first draft was better  
22 and stuff like that.  
23 And -- and so I do agree to create  
24 something beautiful according to that  
25 architecture, keeping in mind the scale and the  
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1 roof form --  
2 MR. HAYDEN: Yeah.  
3 COMMISSIONER MANSFIELD: -- critique that  
4 you've gotten from staff.  
5 MR. HAYDEN: Okay.  
6 THE CHAIRMAN: Any other comments?  
7 COMMISSIONER DAVIS: Yeah. I thought --  
8 last month I thought that the scale and the  
9 height were going to be -- I didn't know if  
10 they'd still make sense for you from a project  
11 standpoint; like, if you lost your third floor  
12 and if you had to reduce it down?  
13 MR. HAYDEN: Yeah. It just -- a really  
14 hard setback.  
15 COMMISSIONER DAVIS: Sure. But, I mean,  
16 those to me -- looking at it last month I would  
17 have said that those were going to be the most  
18 difficult to overcome, but, I mean, having done  
19 that, like if it still makes sense for you -- I  
20 mean, I -- I agree with John. Like, I feel  
21 like this is something I could get excited  
22 about.  
23 Last month's design I think was definitely  
24 way more appealing than this one. It's like --  
25 MR. HAYDEN: We can't have it.  
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1 COMMISSIONER: Sure.  
2 MR. HAYDEN: It's too big.  
3 COMMISSIONER DAVIS: Well -- but, you  
4 know, like some of -- some of the -- or one of  
5 the elements that jumps out at me that -- that  
6 you -- you took away on the Stockton elevation;  
7 just, you know, the way you have different  
8 planes in the wall and now it's just like one  
9 solid shot, and I could imagine why you did  
10 that, but I think that -- I think that takes  
11 away a lot from that elevation.  
12 MR. HAYDEN: It's -- it's actually not one  
13 plane. I was just saying we broke it up. But  
14 it's hard to see it in the 2D. There is a  
15 passageway there for that -- that ramp, so  
16 there's a huge opening there, and then there's  
17 a recessed wall right there in the half.  
18 That's with the different texture. It's hard  
19 to see, but when we do the 3D rendering,  
20 I'll -- I can --  
21 THE CHAIRMAN: Well, completing the other  
22 elevations would be helpful --  
23 MR. HAYDEN: Yeah.  
24 THE CHAIRMAN: -- too, because we're only  
25 looking really at a front and one -- one --  
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1 MR. HAYDEN: Yeah.  
2 THE CHAIRMAN: -- interior side.  
3 MR. HAYDEN: There's -- I guess I was just  
4 trying to see if the height and the mass was  
5 good now so we can move forward.  
6 COMMISSIONER ALLMAND: Okay.  
7 MR. HAYDEN: But I hear what John is  
8 saying.  
9 COMMISSIONER ALLMAND: Well, it's -- you  
10 know -- and again, I could probably talk for a  
11 long time on this, but I'll try to make it as  
12 short as possible.  
13 But in terms of this wall, I would -- I  
14 would -- you know, one concept of kind of, you  
15 know, mod- -- or contemporary design is to kind  
16 of celebrate the functionality of it, right?  
17 MR. HAYDEN: Yeah.  
18 COMMISSIONER ALLMAND: And we've got a big  
19 wall here. So, I mean, what if that wall was  
20 gone and you had a beautiful ramp there? And I  
21 think that that -- you can do that.  
22 And so it -- you know, in my mind,  
23 contemporary architecture isn't -- not  
24 necessarily about covering up; it's about  
25 exposing, right? And so I think that there  
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1 could -- that could be a design element, right?  
2 So I would actually kind of say get rid of  
3 the wall altogether. It's going to cause  
4 you -- it's going to cause you more heartburn  
5 on this commission than you probably -- you've  
6 probably got enough heartburn in other areas,  
7 you know. And I -- and, you know, so that's  
8 one -- that's one direction I would recommend.

9 I -- and I'd also -- I'd also maybe ask  
10 the staff to pull that -- that report on the  
11 Content design where they had this kind of like  
12 butterfly roof that was -- that was approved,  
13 right?

14 MR. HAYDEN: Yeah, I think it was.

15 COMMISSIONER ALLMAND: And -- and it was  
16 kind of inverted like this (indicating). So I  
17 think that they are open to different -- and  
18 maybe I should -- hmm, how do I say this? I  
19 would be open to different roof forms. I think  
20 there's precedence for that. I would be open  
21 to this roof form, but I am not the final  
22 decision-maker, but I think that there's  
23 precedence for kind of different roof forms,  
24 all right. And so maybe look at some things  
25 that have been passed and maybe you can draw --

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1 MS. BLAKE: Now if you would raise your  
2 right hand, please.

3 MS. BURKE: (Complies.)

4 MS. BLAKE: Do you affirm that the  
5 testimony you are about to give is the truth,  
6 the whole truth, and nothing but the truth?

7 MS. BURKE: I do.

8 MS. BLAKE: Thank you.

9 MS. BURKE: Thank you. I appreciate the  
10 commissioners' comments this evening. Thank  
11 you.

12 I just saw the drawings as well the same  
13 time you guys did, so I haven't had a lot of  
14 time to articulate my thoughts, but the first  
15 thing that jumped out at me was that roofline.  
16 I think especially because the roofline has  
17 come down, now maybe there's a little more  
18 wiggle room to add something back that's a  
19 little more complementary to the structure in  
20 the neighborhood.

21 And in looking at the side elevation, it  
22 almost looks like the rear of the structure is  
23 dominant to the front portion of the structure,  
24 so maybe there's a way to look at switching  
25 those roof lines or -- I think the roof line

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1 you might be able to draw some kind of  
2 inspiration from -- from those.  
3 But certainly the roof form in a  
4 contemporary architecture is a key element and,  
5 you know, everyone is going to have their --  
6 certainly their opinions about that, but you --  
7 I would -- I would continue to explore that.

8 MR. HAYDEN: Yeah.

9 COMMISSIONER ALLMAND: And not to say  
10 that, you know, it ends up being -- it's this  
11 or not this, but just what does that mean for  
12 you.

13 MR. HAYDEN: Yeah. Okay.

14 THE CHAIRMAN: Okay. Any other?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Okay.

17 MR. HAYDEN: I appreciate it.

18 THE CHAIRMAN: So we'll wrap it up.

19 Is -- is there anyone else who would like  
20 to speak to this item?

21 (Audience member approaches the podium.)

22 THE REPORTER: Name and address, please.

23 AUDIENCE MEMBER: Oh, that's first. Okay.

24 Adrienne Burke, 2623 Herschel Street, with  
25 Riverside Avondale Preservation.

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1 element is really critical to the overall  
2 design as you've talked about, and then also  
3 having more information on the materials and  
4 getting that whole better, complementary  
5 picture would really help.

6 Thank you.

7 (Audience member approaches the podium.)

8 MS. BLAKE: Please state your name and  
9 address for the record.

10 AUDIENCE MEMBER: Beth Dickinson, 2544  
11 College Street.

12 MS. BLAKE: Would you raise your right  
13 hand, please.

14 MS. DICKINSON: (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 MS. DICKINSON: Yes, ma'am.

19 MS. BLAKE: Thank you.

20 MS. DICKINSON: Hi. I'm a neighbor to the  
21 project. I'm in one of the new houses at the  
22 end of College Street that was just built, and  
23 I have lived there about a year.

24 And I certainly commend this project and  
25 I'm excited to have something new going on the

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1 other end. It is -- was a very tired block,  
2 and I'm very excited that new construction is  
3 going in, and I hope he perseveres through this  
4 process and gets it done because I know it's a  
5 very grueling process.

6 That said, I mean, I love the  
7 architectural standpoint of this. I don't love  
8 it in the context of the neighborhood that I  
9 live in. I brought the house -- I mean, I  
10 bought my house because of the character with  
11 the John Gorrie across the street; you know,  
12 the old-time charm. I just don't think two  
13 contemporary structures in that neighborhood  
14 will add value.

15 It does worry me when I drive through  
16 Riverside and see some of the buildings that  
17 were contemporary and modern in the '70s and  
18 were architectural wonders and were beautiful,  
19 and they're in disrepair and have faded into  
20 the background because people don't want them  
21 anymore. People aren't scrambling to buy them,  
22 they're not maintained, and at least that's my  
23 perspective.

24 I know there's a lot of talk about the  
25 sense of time on modern architecture. There's  
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1 also the concept of sense of place, and I just  
2 feel like this would not give that neighborhood  
3 the sense of place that you would feel like you  
4 were in that older corridor. And especially  
5 I'm looking -- I would like to live in my house  
6 for a very long time, and 15 years from now I  
7 don't want it to be, like, Wow, that was a  
8 really great project and now nobody wants to  
9 buy it because it's out-of-date -- or 20 years.

10 So that's my concept. I know you had a  
11 lot of things that I had concerns about; the  
12 massing and the height, because I've been  
13 walking down the street looking what 8 foot  
14 from the sidewalk looks like, and, you know,  
15 it's going to be big and it's going to be  
16 imposing for our street of little homes.

17 So that's just my perspective of somebody  
18 who is going to be looking at this project for  
19 a very long time.

20 Thank you.

21 THE CHAIRMAN: Thank you.

22 Anyone else?

23 (Audience member approaches the podium.)

24 MS. BLAKE: Sir, did you -- did you fill

25 out a speaker card?

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1 AUDIENCE MEMBER: Oh, no, I didn't.

2 THE CHAIRMAN: Well, you can do it  
3 afterward -- okay.

4 MS. BLAKE: Would you please state your  
5 name and address for the record?

6 AUDIENCE MEMBER: Brian Gerrits, 2528  
7 College Street.

8 MS. BLAKE: Would you raise your right  
9 hand, Brian.

10 MR. GERRITS: (Complies.)

11 MS. BLAKE: Do you affirm that the  
12 testimony you are about to give is the truth,  
13 the whole truth, and nothing but the truth?

14 MR. GERRITS: I do.

15 MS. BLAKE: Thank you.

16 MR. GERRITS: Okay. My comments on  
17 this -- I own a couple houses on the block.

18 What I love about the block is all the houses  
19 on the block, except for the one on the end,  
20 they are all about the same size, the same  
21 period. They were all built about a hundred  
22 years ago. They're either being fixed up or  
23 are fixed up very nicely. The houses have a  
24 lot of character. On that block, you've got  
25 John Gorrie Junior High, which changed to

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1 condos. They did a beautiful job on  
2 maintaining the old appearance. All the houses  
3 on the block have the hundred-year-old  
4 appearance. They are -- they're not like  
5 cookie-cutter. They're roughly the same size.  
6 I mean, but -- on the roof of mine I can see  
7 all the other roofs are the same height and the  
8 same size, but they've got a lot of variation  
9 in appearance.

10 And to walk down the street -- the two new  
11 houses on the end, half the people have asked  
12 me about them and thought that they were  
13 redone, older houses. They were redone  
14 beautifully to mimic the period, the  
15 architecture of that style. When I walk down  
16 the street, I think to myself and I think  
17 people in general find it pleasing to see this  
18 beautiful architecture on both sides of the  
19 street, and if this new project could be done  
20 to -- so that it would not break the pattern of  
21 the houses along the street in appearance, I  
22 would be fine with that, but I would really  
23 object to it if it would be something out of  
24 character, out of period.

25 That's my comments.

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1 THE CHAIRMAN: Thank you.  
2 MS. GRANDIN: Thank you so much.  
3 THE CHAIRMAN: Anyone else?  
4 AUDIENCE MEMBERS: (No response.)  
5 THE CHAIRMAN: Seeing none, we'll close  
6 the public hearing.  
7 Now we will entertain that motion.  
8 MS. GRANDIN: Mr. Chairman, are you going  
9 to -- we're going to hear it next time.  
10 Are we going to defer it and --  
11 THE CHAIRMAN: Yes.  
12 MS. GRANDIN: So what you would want --  
13 THE CHAIRMAN: Yes.  
14 MS. GRANDIN: -- to do is actually  
15 continue the public hearing on this one and the  
16 next one, I guess --  
17 THE CHAIRMAN: Correct.  
18 MS. GRANDIN: -- is the next number.  
19 THE CHAIRMAN: Thank you.  
20 So we will do just that. Done.  
21 Let's move on to Item Number 7.  
22 COMMISSIONER ALLMAND: That's deferred.  
23 THE CHAIRMAN: I am sorry. That is. I'm  
24 looking at two different agendas.  
25 We're looking at Item Number 8, at  
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1 COA-17-236, at 1423 Rensselaer Avenue.  
2 MR. McEACHIN: Mr. Chairman, before we  
3 move to this item, I want to state that  
4 regarding Item Number 4, at 1837 Donald Street,  
5 that the -- I do remember now that the  
6 applicant told me he was going to be out of the  
7 country and he would like to have this  
8 deferred.  
9 THE CHAIRMAN: Okay. So we will go ahead  
10 and defer Item Number 4, COA-17-125.  
11 MR. McEACHIN: And this -- this is a  
12 request to demolish a one-story house at 1423  
13 Rensselaer.  
14 And what I'm going to do is just go ahead  
15 and just sort of go through the slides quickly  
16 so you get a sense of the building and its  
17 architecture and basic appearance.  
18 (Displaying photographs.)  
19 MR. McEACHIN: Just to give you an idea of  
20 where this building is located, it is  
21 between -- (inaudible) between Park Street and  
22 Hollingsworth, and I believe on that Sanborn  
23 map, as well as what was sent, it would be  
24 marked similar on -- on there. It has a circle  
25 around it. That's 1970 -- 1970 Sanborn map.  
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1 The earliest map that we could pick it up on  
2 the Sanborn was 19- -- in the 1950s. Again,  
3 you can see the (inaudible) style is on  
4 Rensselaer in that period of time.  
5 The -- we do not know the exact origin,  
6 the date of construction of the house.  
7 According to the property appraiser, it was  
8 constructed in 1931. Looking at just design,  
9 particularly looking at the use of concrete  
10 block on the pier system and also on the  
11 skirting, my sense is that the building was not  
12 built on this site, but was relocated. But we  
13 have nothing to document that. There's no clue  
14 in the records; no relocation records, so we're  
15 not sure of the origin of the house.  
16 We may have people to speak on this. But  
17 we have had communication of oral history, that  
18 the building was actually a one-room  
19 schoolhouse moved from one of the  
20 African-American communities near downtown  
21 Jacksonville. Again, we have no evidence of  
22 that, no proof of that, no documentation. It  
23 was just passed from one resident in that  
24 general area to the others.  
25 The visual -- we can go -- let me go back  
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1 to the -- move this back there -- to the  
2 original -- to the exterior building itself.  
3 The visual alterations, through Google,  
4 include a one-story shed roofing addition that  
5 was made to the rear; the replacement of three  
6 original windows with a contemporary aluminum  
7 product; and the reconstruction of the front  
8 porch. As you can see, even the front porch is  
9 just a small shed that's sort of centered on  
10 the elevation. According to the 1970 Sanborn  
11 map, the building had a full-width front porch  
12 in the front of the building.  
13 Most of the original or early wooden sash  
14 windows with the 6-over-6 lights remain  
15 (inaudible). The residence is sheathed in a  
16 shingle product covered by a composition roof.  
17 And as I said earlier, it seemed to be  
18 supported by concrete blocks, pier systems, and  
19 foundation skirting.  
20 If the building was demolished, of course  
21 it would -- it would result in complete loss of  
22 all remaining architectural and historic  
23 significance of the -- of the property, and  
24 also its historic association with other  
25 historic properties in the 1300 and 1400 block  
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1 of Rensselaer.  
 2 It is the statement of the applicant in  
 3 the application also that once the building is  
 4 removed, if it is removed, that the -- that a  
 5 new single-family residence will be constructed  
 6 on the site.  
 7 The building was listed as contributing to  
 8 Riverside Avondale Historic District because of  
 9 its age and style. Stylistically, it reflects  
 10 what's known as a frame vernacular because of  
 11 its construction, but it is an important part  
 12 of -- of an intact block of historic residences  
 13 and it is our opinion that the building has  
 14 enough of its original exterior design and  
 15 fabric to continue contributing to the  
 16 traditional ambience of this part of the  
 17 district.  
 18 It is also our opinion, too, that the  
 19 building does not have design elements such as  
 20 building heights, massing, construction  
 21 materials which would make reproduction  
 22 difficult or impossible; also, which style  
 23 is -- is very representative in not only  
 24 Riverside Avondale, but also within other  
 25 historic neighborhoods in Jacksonville itself.  
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1 2007 for \$75,000. The building, as far as I  
 2 know, has been continuously occupied since it  
 3 was purchased back in 2007. Currently, the  
 4 building has an adjusted market value of  
 5 \$68,000, which includes the land value of  
 6 \$44,000 and a building value of 24,000, roughly  
 7 speaking.  
 8 It's the testimony of the applicant that  
 9 the monthly rental rate of a similar size  
 10 residence, 500 square feet or so, in the  
 11 general area is \$735 a month, which he has  
 12 determined, if he could get the financing,  
 13 would still be insufficient to cover both the  
 14 purchase and rehabilitation of the subject  
 15 property, which would be a total of 135,000.  
 16 The current owner, as I have said, he has  
 17 been able to get enough income over the last  
 18 ten years to keep the building occupied and  
 19 provide basic maintenance himself to allow the  
 20 continued occupancy.  
 21 Another factor that we're bringing into  
 22 this discussion is the fact that changing  
 23 demographics and increased demand for  
 24 affordable housing, particularly for those  
 25 people who they're 65 and over, have made  
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1 And the applicant has stated in his  
 2 application that the subject property is in  
 3 need of leveling and other significant repair;  
 4 however, he did state that the building does  
 5 not appear to be in danger of collapsing.  
 6 Based on the site visit and documentation  
 7 provided in the application, it is the opinion  
 8 of the Planning and Development Department that  
 9 the subject property is not, at this time, in  
 10 imminent danger of collapsing.  
 11 Regarding economic return on its value --  
 12 and this discussion has come up quite a bit  
 13 because of the size of the building. It's only  
 14 471 square feet. The applicant, who is a  
 15 licensed contractor, gave a cost estimate of  
 16 \$55,000 to bring the subject property up to  
 17 more contemporary -- well, current standards  
 18 and more contemporary use. This rehabilitation  
 19 would include new plumbing, new electrical,  
 20 HVAC, new interior wall, wall and floor  
 21 finishes, along with new bathroom and kitchen  
 22 fixtures and cabinetry. Also, foundation  
 23 repairs, releveling, and a new front porch, new  
 24 roof, new windows, and siding.  
 25 The current owner bought the property in  
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1 smaller houses, such as the subject property,  
 2 more desirable. Currently, nonfamily  
 3 households make up one in three American  
 4 households, one-quarter being only a single  
 5 person. Nonfamily households generally require  
 6 less bedrooms and thus less space. To reflect  
 7 this also, in 2015 the International Code  
 8 Council modified the minimum habitable room  
 9 area in the International Residential Code from  
 10 120 square feet to 70 square feet. Again,  
 11 making this move toward smaller rooms, smaller  
 12 houses. This is all out of a recent -- the  
 13 recent Planning magazine, which is the magazine  
 14 of the American Planning Association.  
 15 The other thing, too, that's important in  
 16 these size houses is they also relate to -- to  
 17 diversity, and the diversities in population  
 18 and race and income and housing size and so  
 19 forth, which is considered a positive factor in  
 20 this neighborhood, and in others as well.  
 21 The most appropriate alteration to  
 22 demolition would be to rehabilitate or resale.  
 23 The Planning and Development Department has no  
 24 evidence that the subject property has ever  
 25 been listed for resale over the last 10 years.  
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1 There is a -- we did have an e-mail  
 2 suggesting that there is an adjacent property  
 3 owner that has expressed an interest in  
 4 acquiring the house at his current site.  
 5 The -- there is a quick issue of the  
 6 question of relocation. Relocation of the  
 7 building might be a financial difficulty;  
 8 however, he is a -- it is a possibility,  
 9 according to the building inspection --  
 10 building chief because it's an existing  
 11 building and could be relocated.  
 12 Again, going back to the question of  
 13 economic hardship, it's our opinion that based  
 14 upon it being an income-producing property for  
 15 at least ten years -- as a matter of fact, it  
 16 was occupied until very recently -- it is the  
 17 opinion of the Planning and Development  
 18 Department the building has and continues to  
 19 earn economic value on its return and, of  
 20 course, that would be -- economic hardship  
 21 determination would have to be made by the  
 22 Commission.  
 23 And I'll be happy to answer any questions.  
 24 THE CHAIRMAN: Any questions of staff?  
 25 COMMISSION MEMBERS: (No response.)  
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1 an inside bathroom. I don't know.  
 2 The size of it -- it's just not a viable  
 3 house. What can you do with 400 square feet?  
 4 The -- this Historic Commission and  
 5 historic district has done a great job of  
 6 raising -- holding of property values and  
 7 raising property values in the area, which is  
 8 one reason everybody wants to live there.  
 9 The -- there -- there's actually two or  
 10 three things that have come up about this  
 11 house. I -- you know, I'm not hell-bent on  
 12 tearing it down, but I would like to build a  
 13 new house there. That's what I do for a  
 14 living, and when the opportunity presents  
 15 itself, of course I'm going to pursue it.  
 16 The next-door neighbor, who was interested  
 17 in buying it, was basically interested in  
 18 renting to own because he doesn't have the  
 19 funds to buy it. So he -- that was just kind  
 20 of a, you know, blind offer or whatever.  
 21 The -- he -- I did make him the offer that if  
 22 he would like to make a guest house of it, I'd  
 23 be glad to move it over to the back of his  
 24 property, and he's very interested in doing  
 25 that.  
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1 THE CHAIRMAN: Hearing none, is the  
 2 applicant here?  
 3 (Audience member approaches the podium.)  
 4 MS. BLAKE: Please state your name and  
 5 address for the record.  
 6 AUDIENCE MEMBER: John Wells, 1530 Elmar  
 7 Road, Jacksonville.  
 8 MS. BLAKE: Would you raise your right  
 9 hand.  
 10 MR. WELLS: (Complies.)  
 11 MS. BLAKE: Do you affirm that the  
 12 testimony you are about to give is the truth,  
 13 the whole truth, and nothing but the truth?  
 14 MR. WELLS: Yes, I do.  
 15 MS. BLAKE: Thank you.  
 16 MR. WELLS: Well, Blair probably thinks  
 17 I'm running around trying to find something to  
 18 tear down, but please believe me, that's not  
 19 the case. This owner called me, not the other  
 20 way around.  
 21 This house is 400 square feet. It does  
 22 have an add-on that makes it about 471 on the  
 23 rear, but that add-on, according to the Sanborn  
 24 maps, was not done until after 1951.  
 25 Apparently, up until that time it didn't have  
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1 There's been some rumor -- Joel says it's  
 2 oral history, but I think it's rumor -- that it  
 3 was a historic schoolhouse from the downtown  
 4 area. They've -- several people have made some  
 5 sort of attempt to compare it to the school  
 6 that got moved at --  
 7 THE CHAIRMAN: St. Joseph's?  
 8 MR. WELLS: Well, St. Joseph's school, but  
 9 it was moved to a park in Mandarin. I -- I was  
 10 out there yesterday, and actually made a  
 11 picture of the plaque that's in front of that  
 12 schoolhouse, and it is an historic  
 13 African-American schoolhouse. It specifically  
 14 says, "This is the last remaining one-room  
 15 schoolhouse in Duval County."  
 16 As far as comparing this building -- I  
 17 don't know whether this building was used as a  
 18 schoolhouse or not, but it's a stretch  
 19 comparing this building to that building.  
 20 The -- the only thing that's even similar is  
 21 that it has 6-over-6 windows. I have pictures  
 22 of the windows side by side. They are  
 23 different -- different windows. They are  
 24 different -- the frames are different; one's  
 25 bigger than the other one. The eaves are --  
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1 MS. BLAKE: Excuse me, sir. I'll take  
2 that if you step to the floor then. There's  
3 all those wires up here. We're concerned --

4 MR. WELLS: Okay.

5 MS. BLAKE: -- for your safety.

6 MR. WELLS: The -- the eaves are  
7 constructed differently, and whether or not  
8 this was a historic schoolhouse or not, I don't  
9 know that it -- it just -- it's not like the  
10 other building. The size and the scale is all  
11 different.

12 But I did pull some other pictures of -- I  
13 did some other pictures of historic -- historic  
14 African-American schoolhouses, one-room  
15 schoolhouses, from this area and North Florida,  
16 South Georgia. What I -- what I found was,  
17 they all look just like the Walter Jones one,  
18 and they're -- they're all bigger than this  
19 building.

20 So, you know, did you want to take these  
21 over or do you want me to?

22 MS. BLAKE: I sure will do that for you.

23 MR. WELLS: Okay. There -- these are all  
24 the pictures I could find, and they all look  
25 about like the one in Mandarin.

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1 So I -- I don't know how to prove or  
2 disprove whether it was a historic schoolhouse  
3 or not. The -- if someone wants to say that  
4 it's an African-American schoolhouse, I do have  
5 someone who is interested in taking the  
6 building and using it for that, as a sort of  
7 museum, moving it to Springfield.

8 So I -- I -- once again, I -- the economic  
9 feasibility of this house, no matter how you  
10 figure it, it just don't work. It's too much  
11 money to renovate it, it's 400 square feet, and  
12 it just doesn't work.

13 And that's -- all right. I mean, I could  
14 go into all the numbers of it. Joel has  
15 already done that. I know it's -- I figured it  
16 all kinds of different ways, but like I said,  
17 there are a couple of alternatives.

18 THE CHAIRMAN: Okay. Any questions for  
19 the applicant?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: Is there any reason why it  
22 can't be rehabilitated and added to to make it  
23 more compatible with current market forces?

24 MR. WELLS: Well, as a builder, I mean, in  
25 today's market, I would think a 1,400-

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1 square-foot house would be probably minimal,  
2 and so that means you're adding a thousand  
3 square feet to this. So you're more than  
4 doubling the size of the house -- or tripling  
5 the size of the house. And as a builder with  
6 new construction, I -- I wouldn't stick a bunch  
7 of money into an addition with this sticking  
8 out front. How do you -- it's going to  
9 diminish the value of the new construction.

10 Now, I -- I don't know how to do that. If  
11 somebody can make some suggestions on that,  
12 maybe there's something I don't know.

13 The alternative would be to move it to the  
14 back and make it a bedroom or something, but  
15 that covers up the front of it, and I don't  
16 think that solves the -- that -- I don't think  
17 that's the purpose of the whole thing. It's --  
18 you know, if the house were bigger, I mean, I  
19 wouldn't have a problem renovating it at all,  
20 but it's -- it's 400 square feet. What can you  
21 do with 400 square feet? It doesn't have a  
22 closet in it. It doesn't have fire egress  
23 windows in the bedroom.

24 THE CHAIRMAN: Okay.

25 MR. WELLS: And I'm -- I have never met  
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1 the owner. She lives in Ocala. I've -- I've  
2 just talked to her by phone. The only thing I  
3 know about this property is what she's told me.

4 THE CHAIRMAN: Okay. Is there anyone else  
5 who would like to speak to this item?  
6 (Audience member approaches the podium.)

7 AUDIENCE MEMBER: Good afternoon.

8 My name is Robert Stomfay-Stitz. I live  
9 at 1419 Rensselaer Avenue.

10 Excuse me. I'm just a little nervous.

11 THE CHAIRMAN: She will swear you in.

12 MS. BLAKE: If you would raise your right  
13 hand, please.

14 MR. STOMFAY-STITZ: (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. STOMFAY-STITZ: Yes.

19 MS. BLAKE: Thank you.

20 MR. STOMFAY-STITZ: Thank you.

21 I live directly next door in a spacious  
22 875-square-foot house, which I have made more  
23 than liveable, and put about 20,000 in within  
24 the last 12 months.

25 I was in front of the Commission last  
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1 year. I resided the whole house, insulated it.  
 2 It's phenomenal. I love it. I watch these  
 3 tiny home shows on TV, and people are killing  
 4 themselves to build 400-square-foot houses.  
 5 People are putting 200-square-foot houses --  
 6 putting them on flatbeds, and moving to their  
 7 location where they want to live.  
 8 I've made -- I've been there for 18 years.  
 9 I've been in the exact neighborhood for 25. My  
 10 parents live right around the corner as well as  
 11 my brothers.  
 12 Sorry; I'm nervous.  
 13 I've made lifelong friends with some of  
 14 the tenants that have been in there. There's  
 15 been numerous starter couples as well as a  
 16 couple that's retiring from their jobs next  
 17 week, and it was a great place to live for two  
 18 years while they put money away for their dream  
 19 home.  
 20 So to just completely dismiss it because  
 21 of the size or the economics or what we would  
 22 hope to put in for tax revenue purposes or  
 23 what have you is -- is just too much.  
 24 And as far as the -- it being a  
 25 schoolhouse or not, I can't verify that. All I  
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1 know is I've lived in the neighborhood for  
 2 25 years and I've heard the stories and been to  
 3 the funerals from the people who had told me  
 4 the stories who had been there; people who had  
 5 been there since the '30s and '40s; a guy who  
 6 built a house right on Rensselaer. And at the  
 7 very least, the City says it's 1931. One of  
 8 the past tenants, a friend of mine, was a  
 9 master trim worker who restored sailboats and  
 10 mansions around here. And he told me the  
 11 interior, some of the trim work and the way  
 12 some of the doors were -- I'm not an architect  
 13 or a carpenter -- but he was telling me it's  
 14 much older than that. He -- he put it at  
 15 around between 1900 and 1910. That's just what  
 16 he was saying.  
 17 But everyone loves it on the street. I  
 18 don't know why we would demolish it just for  
 19 something bigger. You would think as a  
 20 homeowner that I would love for a 300,000 or a  
 21 \$350,000 house to go in because if I sell, that  
 22 just raises my house more, but it loses the  
 23 charm of the street. It's the little house on  
 24 the street. It's the little schoolhouse.  
 25 There's different names. The teen-age girls  
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1 across the street call it the old dollhouse.  
 2 So there is a charm and there is a history with  
 3 it. I can't verify all of it, but I just know  
 4 what the neighborhood knows, and I'm here to  
 5 represent because a lot of people are at work  
 6 right now. So --  
 7 THE CHAIRMAN: Okay. Thank you.  
 8 MR. STOMFAY-STITZ: If you have any  
 9 questions, please let me know.  
 10 Thank you.  
 11 THE CHAIRMAN: Thank you.  
 12 Anyone else?  
 13 (Audience member approaches the podium.)  
 14 MS. BURKE: I'm Adrienne Burke with RAP.  
 15 I did get multiple e-mails from property  
 16 owners in the vicinity and on the street  
 17 advocating against demolition and encouraging  
 18 RAP to speak out against demolition. I had  
 19 already come to a conclusion before that, but I  
 20 encouraged them to show up today, I know a lot  
 21 of people had to work, and also told them I  
 22 shared their concerns.  
 23 So in terms of evaluating this  
 24 contributing structure, it clearly retains its  
 25 historic integrity. Last week, the applicant  
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1 was kind enough to invite me to come tour the  
 2 property with him, and I brought Angel Corrales  
 3 with me, who's a historic craftsman specialist  
 4 who does a lot of work in the area. And he and  
 5 I found through our tour, there were some later  
 6 modifications to the interior. It looks like  
 7 he may have did the addition of the bathroom in  
 8 the back, but the property appeared largely  
 9 intact with a lot of original material.  
 10 Angel, from his cursory review, also  
 11 without hearing any other information,  
 12 estimated, based on some of the woodwork, late  
 13 19-teens, 1920s. That was what he was  
 14 thinking.  
 15 We also found it appeared structurally  
 16 sound. The exterior fabric is interesting. It  
 17 has the shingle, but it looks like underneath  
 18 it's vertical wood siding, which is different,  
 19 but we couldn't tell, absent really pulling off  
 20 a big piece.  
 21 The property is really small, but based on  
 22 the lot size, which has a good amount of space  
 23 in the back, and some creative design -- my  
 24 first question was, why couldn't a sensitive  
 25 addition be put on the property if the square  
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1 footage is the concern? But the nature of the  
2 very size of the property makes it historically  
3 interesting and unique.

4 Just doing a cursory review of the  
5 adjacent buildings in the block, there's a  
6 range from 606 square feet to 945 square feet.  
7 Though these cases are not precedential, it  
8 does concern me that this is an argument and  
9 that it could impact these smaller properties  
10 in the area in the future.

11 I could not validate any of the neighbors'  
12 information on the historic use either, but  
13 regardless of that, the integrity of the  
14 structure as it is is worth voting against  
15 demolition.

16 Further information, I feel, should be  
17 provided by the applicant on attempts to sell  
18 the property, whether any additions are  
19 feasible. Actually, in the Riverside Resident  
20 News this month, there was an article on real  
21 estate in the area pointing out smaller houses  
22 always sell because they are more affordable  
23 and people with tighter budgets are open to  
24 purchasing homes that are not updated, and  
25 there's a lot of competition right now in that

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1 part of the market, and those were statements  
2 in that article by two real estate brokers.

3 Economic hardship is a section in the  
4 City's preservation code. I don't think  
5 there's enough information provided to make a  
6 decision against that criteria, and I would  
7 recommend you vote against demolition.

8 Just hearing the gentleman also talk about  
9 tiny houses, I've had several calls in the year  
10 I've been at RAP about tiny houses, and in my  
11 prior job as a planner, people were calling  
12 about them all the time. There is an interest  
13 in smaller square footage properties.

14 Thank you.

15 THE CHAIRMAN: Thank you.

16 (Inaudible.)

17 MR. McEACHIN: I have a letter also from a  
18 realtor of, The applicant did not put the place  
19 up for sale, but she did talk to a realtor  
20 about it. This is -- this basically just says  
21 that it's -- I'll -- I'll let y'all read it.

22 I also have some pictures -- I failed to  
23 mention, this house has 6-by-6s in the corners.  
24 I've never seen anything like this before. Two  
25 of -- two of them are trimmed over and two of

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1 them are actually trimmed around. It's --  
2 it's -- it's kind of weird, but it just looks  
3 like it could have been some kind of pole barn  
4 or pole building at one time. I don't know if  
5 that makes any difference (inaudible), but  
6 that's what I observed.

7 As far as the trim or architecture or  
8 whatever being older than 1931, I don't doubt  
9 that a bit because I believe the house was  
10 moved here from somewhere else anyway, so I  
11 don't know that that makes any difference  
12 either.

13 THE CHAIRMAN: Okay. Thank you.

14 (Mr. Stomfay-Stitz approaches the podium.)

15 MR. STOMFAY-STITZ: I understand the  
16 gentleman who lived on the other -- on the  
17 other side of this house made a mention of  
18 purchasing. That's a rental house with  
19 boarders in there, and I've been in contact  
20 with this owner for 10 years. I've been her  
21 eyes and ears. She lives in Ocala and  
22 essentially has no contact with Jacksonville  
23 other than her three rental houses she has  
24 here. And she made no contact to me that she  
25 was ever interested, even though five, six

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1 years ago I mentioned, If you ever want to sell  
2 it, please give me first crack at it because  
3 I'd love to buy it. I have an elderly mother  
4 who lives two blocks away from me, and living  
5 next door would be very nice, and I have the --  
6 the means and the credit to do so, but was  
7 never approached or was aware of it until I saw  
8 the COA sign go up.

9 THE CHAIRMAN: Thank you.

10 MR. STOMFAY-STITZ: Thank you.

11 THE CHAIRMAN: I will, for the record --  
12 we have a series of e-mails to the Commission;  
13 one from Shelly Rob (phonetic); one from  
14 Jillian Walker (phonetic), who is on  
15 Rensselaer; we have one from Denise Buddah  
16 (phonetic). We have an e-mail from Emily  
17 Lisska, the Executive Director of Jacksonville  
18 Historic Society, who cannot verify that it was  
19 ever a one-room African-American schoolhouse.  
20 They have no record of it being so.

21 Again, I just wanted to let everyone know  
22 that we have that information.

23 (Mr. Wells approaches the podium.)

24 THE CHAIRMAN: Please, we want to move  
25 on -- I mean, unless it's vital.

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1 MR. WELLS: Okay.

2 COMMISSIONER MANSFIELD: Do you want to

3 close the public hearing?

4 THE CHAIRMAN: Yes. We'll close the

5 public hearing.

6 Go ahead.

7 COMMISSIONER MANSFIELD: Mr. Chair, for

8 COA-17-236, I move that we deny the demolition

9 for the reasons set forth in the staff report.

10 COMMISSIONER HACKLEY: Second.

11 THE CHAIRMAN: I have a motion and a

12 second.

13 All those in favor?

14 COMMISSION MEMBERS: Aye.

15 THE CHAIRMAN: Those opposed?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: Hearing none, you have

18 denied the demolition at 1423 Rensselaer

19 Avenue.

20 Okay. We are moving on to work initiated

21 without a COA.

22 Item G, Number 1, COA-17-226. It's at

23 1138 Walnut Street.

24 Go ahead.

25 MS. MULLINS: Okay. The property is  
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1 located at 1138 Walnut Street.

2 Here is the property (indicating). These

3 pictures are before.

4 The request is for wholesale window

5 replacement without a COA.

6 The staff walked the property with the

7 owner, it was during the summer, and took some

8 pictures, just kind of cursory pictures of the

9 property. We -- I wasn't evaluating anything.

10 We -- she was just kind of showing me what she

11 bought. So I was taking some pictures, so I

12 have a few pictures of before the incident.

13 The applicant is the owner, and she

14 states, while she was out of town -- out of the

15 country, the contractor replaced the windows

16 while she was out of town.

17 If you see, here is the structure. These

18 are pictures -- and all of these are 2016. You

19 can see there's the windows. So we have no

20 idea if the windows were beyond repair. We did

21 not have the ability to check that because the

22 applicant replaced them before we were able to

23 evaluate them.

24 Typically, how we review applications

25 after the fact is how would we approve -- how  
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1 would we -- what would we recommend if we had

2 all the evidence. We don't have the evidence,

3 so we can't recommend approval with the

4 condition that they go back with matching

5 windows because we don't know what the

6 windows -- that the windows were beyond repair

7 to begin with.

8 And as you can see from the pictures, they

9 were 1-over-1 wood sash windows.

10 THE CHAIRMAN: Excuse me. Were these ones

11 that you took?

12 MS. MULLINS: Yes.

13 THE CHAIRMAN: Okay.

14 MS. MULLINS: Yes, sir. These are the

15 pictures that I took in August.

16 And this is after the window replacement.

17 As you can see, the windows have been replaced

18 with 1-over-1 vinyl.

19 And as you can see, these are all pictures

20 of the elevations.

21 COMMISSIONER MANSFIELD: They are proud of

22 the wall.

23 MS. MULLINS: Yes, some of them are.

24 COMMISSIONER ALLMAND: Through the Chair,

25 why did you take a picture of the existing  
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1 windows?

2 MS. MULLINS: I was just walking through,

3 and that's what I do when I -- if someone lets

4 me in their house, I take pictures of

5 everything I see.

6 COMMISSIONER MANSFIELD: In conjunction --

7 COMMISSIONER ALLMAND: Well, I guess --

8 COMMISSIONER MANSFIELD: -- with other

9 COAs.

10 COMMISSIONER ALLMAND: That's the

11 question.

12 MS. MULLINS: I was not there for a COA.

13 She just invited me in to look at the property

14 when she bought it this summer. We were

15 looking at other properties, and --

16 COMMISSIONER ALLMAND: Because she --

17 MS. MULLINS: -- she has a number of

18 properties in Springfield that she is investing

19 in and flipping.

20 COMMISSIONER ALLMAND: All right. Let me

21 ask a more direct question.

22 Did she know that you worked for the HPC?

23 MS. MULLINS: Yeah.

24 COMMISSIONER ALLMAND: So in the capacity

25 of working for the Historic --  
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1 MS. MULLINS: I was there as a staff  
2 person, absolutely.  
3 COMMISSIONER ALLMAND: And you took a  
4 picture of a window?  
5 MS. MULLINS: I took pictures of the whole  
6 house.  
7 COMMISSIONER ALLMAND: Got it.  
8 MS. MULLINS: The whole time --  
9 COMMISSIONER ALLMAND: Okay.  
10 MS. MULLINS: -- I was there, taking  
11 pictures.  
12 COMMISSIONER ALLMAND: Understood.  
13 MS. MULLINS: She invited me in. I mean,  
14 we were -- she -- we worked together on  
15 numerous COAs. She is an investor in the  
16 Springfield neighborhood.  
17 COMMISSIONER ALLMAND: Got it.  
18 MS. MULLINS: Okay. So these are pictures  
19 afterwards. So these are all the elevations.  
20 So they have been replaced essentially  
21 with vinyl 1-over-1 windows.  
22 I would be happy answering any more other  
23 questions.  
24 COMMISSIONER MANSFIELD: So even if a case  
25 had been made for wholesale window replacement,  
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1 it's not an appropriate product nor an  
2 appropriate installation of the product?  
3 MS. MULLINS: Yes, ma'am.  
4 THE CHAIRMAN: That's correct.  
5 Okay. Is the applicant here?  
6 MS. MULLINS: She's sick, so bear with  
7 her.  
8 (Audience member approaches the podium.)  
9 THE CHAIRMAN: Would you like to --  
10 AUDIENCE MEMBER: Yes.  
11 (Audience member approaches the podium.)  
12 AUDIENCE MEMBER: If it's okay, I'm going  
13 to be speaking on her behalf.  
14 THE CHAIRMAN: But you'll still need to  
15 state your name, address --  
16 MS. BLAKE: If you would state your name  
17 and address --  
18 THE CHAIRMAN: -- and be sworn in.  
19 MS. BLAKE: -- for the record, please.  
20 AUDIENCE MEMBER: Jason Palmer, 801  
21 Crystal Spring Way, St. Augustine, Florida.  
22 MS. BLAKE: Would you raise your right  
23 hand, please.  
24 MR. PALMER: (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. PALMER: I do.  
4 MS. BLAKE: Thank you.  
5 MR. PALMER: Forgive me, I'm ignorant to  
6 this process. I really don't know. She  
7 handles most of the stuff.  
8 And basically it's just like Ms. Mullins  
9 said; we were out of the country, we came back.  
10 The contractor that we had at the time, we  
11 weren't very impressed with him. We ended up  
12 terminating him and brought in a new contractor  
13 at this point.  
14 But as she will tell you, we have made  
15 every effort in the past and -- to make sure  
16 that we're in compliance with the historic  
17 standards, and that's one of the reasons she  
18 came out is because we have no secrets with  
19 her. We show -- show everything to her and try  
20 our best to maintain compliance with that.  
21 So we're here basically to throw ourselves  
22 on your mercy at this point and see what we can  
23 do to rectify the situation.  
24 THE CHAIRMAN: Well, let me ask you this.  
25 When were the windows purchased? Was it  
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1 the first contractor or the second contractor?  
2 MR. PALMER: The first contractor, I  
3 believe. Yes.  
4 THE CHAIRMAN: And how did -- and how --  
5 how was he given authority to replace the  
6 windows? I mean, how did he come about  
7 purchasing new windows? Someone had to tell  
8 him to do so, didn't they?  
9 MR. PALMER: Well, there was -- there was  
10 a lot of misunderstandings with that  
11 contractor, and he kind of had an open line of  
12 credit on our behalf. And one of the issues  
13 that -- and I don't know if she brought it up,  
14 but this -- this house was tented. It was  
15 very -- had a lot of termite damage, and I  
16 think once they got in there and started  
17 messing with stuff, there was a lot of wood  
18 replacement, and I don't know if there was  
19 window damage when they were doing all that  
20 stuff, but he -- I guess he felt it was in the  
21 best interest to go ahead and do it, being  
22 ignorant of -- of the standards that were --  
23 that were needed.  
24 THE CHAIRMAN: So essentially he did it  
25 without your approval and authority?  
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1 MR. PALMER: Yes, sir.  
2 COMMISSIONER MANSFIELD: So your remedy is  
3 against him. I mean, as a lawyer, your remedy  
4 is against him. You make -- you have to  
5 comply, and then you make him make you whole on  
6 that.  
7 MR. PALMER: Well, we will do our best to  
8 do that. Knowing -- knowing his financial  
9 status and his overall level of expertise that  
10 we have since learned, I don't know now how far  
11 we'll get doing that.  
12 COMMISSIONER MANSFIELD: Where are the  
13 windows?  
14 MR. PALMER: I'm sorry?  
15 COMMISSIONER MANSFIELD: Where are the  
16 original windows?  
17 MR. PALMER: I don't know, to be honest  
18 with you.  
19 COMMISSIONER MANSFIELD: Have you made any  
20 efforts to hunt them down?  
21 AUDIENCE MEMBER: Yes.  
22 COMMISSIONER MANSFIELD: What were those  
23 efforts?  
24 (Audience member approaches the podium.)  
25 AUDIENCE MEMBER: We tried. We --  
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1 MS. BLAKE: Ma'am, if you would first  
2 state your name and address, please.  
3 AUDIENCE MEMBER: Michal Mizrahi.  
4 MS. BLAKE: If you would step to the  
5 microphone.  
6 MS. MIZRAHI: Michal Mizrahi, 801 Crystal  
7 Spring Way, St. Augustine, Florida.  
8 MS. BLAKE: Okay. If you would raise your  
9 right hand, please.  
10 MS. MIZRAHI: (Complies.)  
11 MS. BLAKE: Do you affirm that the  
12 testimony you are about to give is the truth,  
13 the whole truth, and nothing but the truth?  
14 MS. MIZRAHI: I do.  
15 Basically, as Jason said, we try. We ask  
16 him the -- the question. And he said that with  
17 the work he realized that there is a lot of  
18 damage and nothing that he can save, and he  
19 just decide to -- to replace them. We ask,  
20 Where are the original windows? He said he  
21 just put them into the dumpster. There was  
22 nothing to save.  
23 COMMISSIONER DAVIS: Was this the first  
24 house that he had renovated for you guys?  
25 MS. MIZRAHI: Yes, sir. And we did --  
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1 before I did before the same process, and with  
2 Miss Blair. I ask before, What's the process?  
3 What's the normal process? I came last year --  
4 last year in front of the Commission. I asked  
5 for permission for another house that I have in  
6 Springfield, and that I got in that condition.  
7 I asked for permission. I got permission, and  
8 I replaced windows. So I'm very aware to the  
9 process, and therefore I didn't hide anything.  
10 Every property that I'm buying, I invite  
11 Ms. Blair to -- to check the property, to  
12 inspect the property, before this I'm doing  
13 anything. So just to show you that this was  
14 good faith to invite the Historic Preservation  
15 just to inspect the property before that I'm  
16 doing anything. So this is definitely not  
17 something that I was approve; definitely,  
18 because I'm aware to what the process that I  
19 need to ask.  
20 So -- but there is nothing that we can do  
21 right now. We have the windows. We do have a  
22 picture of the before that, as you see, it's  
23 not so far away from the original one, the one  
24 that he replaced. So I hope with that to get  
25 some kind of approved.  
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1 COMMISSIONER DAVIS: What kind of windows  
2 are these, the manufacturer?  
3 MS. MIZRAHI: Vinyl windows.  
4 MS. MULLINS: I think the report says  
5 Eagle View. I think she gave me a product  
6 code.  
7 MS. MIZRAHI: Correct.  
8 COMMISSIONER DAVIS: Out of curiosity on  
9 the house that you were able to replace the  
10 windows, what kind of windows were those?  
11 MS. MIZRAHI: The same.  
12 COMMISSIONER DAVIS: The same?  
13 MS. MIZRAHI: Yeah, the same.  
14 COMMISSIONER DAVIS: Would these ever be  
15 allowable?  
16 MS. MULLINS: We do allow vinyl products  
17 if the windows are completely missing or they  
18 have already been replaced.  
19 For example, if some houses in Springfield  
20 are completely missing all windows, we do allow  
21 them to go back with vinyl because we don't  
22 know what was there. But when -- in the case  
23 that there is a wood window, they should be  
24 either repaired first, and then if they are  
25 proven to be beyond repair, then they -- we  
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1 approve -- they go to the Commission and  
2 usually they are approved for a wood with  
3 in-kind material essentially.  
4 COMMISSIONER MANSFIELD: And that's  
5 because the statute says "replace in kind."  
6 MS. MULLINS: Exactly. The Secretary of  
7 Interior's Standards and the design regulations  
8 say replace with in-kind material. The  
9 historic fabric, you need to be replaced with  
10 in-kind.  
11 THE CHAIRMAN: And under what  
12 circumstances was she able to replace --  
13 MS. MULLINS: I'm not familiar with  
14 that --  
15 THE CHAIRMAN: -- the last house with  
16 vinyl --  
17 MS. MULLINS: I don't know which one she's  
18 talking about.  
19 THE CHAIRMAN: -- since I don't recall  
20 that one.  
21 I'm just curious.  
22 Any other questions for the applicant?  
23 COMMISSION MEMBERS: (No response.)  
24 THE CHAIRMAN: Okay. Thank you.  
25 MS. MIZRAHI: Thank you.  
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1 THE CHAIRMAN: Is there anyone else here  
2 to speak to this item?  
3 AUDIENCE MEMBERS: (No response.)  
4 THE CHAIRMAN: Hearing none, we'll close  
5 the public hearing.  
6 COMMISSIONER MANSFIELD: For COA-17-226, I  
7 move that we deny the wholesale window  
8 replacement as set forth in the staff report.  
9 COMMISSIONER ALLMAND: Second.  
10 COMMISSIONER MANSFIELD: Can I just  
11 comment that I feel really strongly about this,  
12 that the remedy is for the owners to go after  
13 the contractor, and the fact that the  
14 contractor might not have the financial  
15 wherewithal to satisfy a judgment is -- really  
16 should be borne by the people who hired him  
17 because they are the ones who got to vet the  
18 contractor, rather than by the neighborhood.  
19 And then for our new commissioners, I  
20 think this might be your first violation  
21 applications, and I'll certainly let our  
22 counsel tell us, too, but we have always been  
23 told to vote on these, as if it's -- no work  
24 has been done, and is it something we would  
25 approve. And then if it's not, then it's a --  
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1 there's a violation, then the counsel works out  
2 what the solution to that is, how they remedy  
3 and come into compliance afterwards.  
4 And so the problem -- I mean, one of our  
5 standard conditions is that these -- that any  
6 replacement window, even if approved, has to be  
7 recessed in the wall precisely so that they're  
8 not proud of the wall the way these are. So I  
9 have my doubts that they could even use these  
10 windows even if we did approve replacement.  
11 But I don't -- I see the photographs that  
12 are in the staff report. Those are operable  
13 original windows. Those windows were open and  
14 moving. And --  
15 THE CHAIRMAN: Yeah.  
16 COMMISSIONER MANSFIELD: -- you don't  
17 see --  
18 COMMISSIONER ALLMAND: Some of them are  
19 open.  
20 COMMISSIONER MANSFIELD: We don't see  
21 water stains on them and rot and --  
22 THE CHAIRMAN: Yeah.  
23 COMMISSIONER MANSFIELD: So there's no  
24 evidence whatsoever that the windows were  
25 deteriorated and --  
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1 THE CHAIRMAN: Beyond repair.  
2 COMMISSIONER MANSFIELD: -- and beyond  
3 repair.  
4 COMMISSIONER DAVIS: I think there is a  
5 State recovery fund against contractors, if I'm  
6 remembering that correctly. It may be possible  
7 to remedy the case; you know, he's gone  
8 (inaudible) his license.  
9 THE CHAIRMAN: You could certainly go  
10 after his license, I would presume, also.  
11 COMMISSIONER MANSFIELD: Yeah. Yeah,  
12 because -- especially if he -- if he didn't  
13 pull a COA, that's tantamount to not pulling a  
14 permit, and you can lose your entire license  
15 for doing work without permits.  
16 And he -- and I have no idea how your  
17 relationship has gone, but if he pulled -- if  
18 he did work without permits, he also can't  
19 collect money on it, so he can't -- if he were  
20 to file a lien, it would be deemed a fraudulent  
21 lien. So I don't know if it's gotten that bad  
22 with you guys, but he can't collect any money  
23 for what he did without permits.  
24 MR. PALMER: Can I speak again?  
25 THE CHAIRMAN: Yeah. Come up.  
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1 (Mr. Palmer approaches the podium.)  
2 MR. PALMER: And I think one of the main  
3 points we're trying to get across is we realize  
4 that, hey, this is the wrong way. It was done  
5 incorrectly. What we want to do now is move  
6 forward and -- and just impress upon y'all that  
7 we understand the importance of these things,  
8 and we always try to keep an open book with  
9 everybody, and she -- she will attest to that.  
10 We have no problem letting anybody in on what  
11 we're doing.  
12 The new contractor we have, we have hired  
13 a full -- a full-time CBC. And one of the  
14 requirements that we had of him before we  
15 brought him on is, Do you -- do you -- are you  
16 aware of the procedures for COA, do you work  
17 with the boards. And he understands all of  
18 this stuff. So that was one of the main  
19 criteria after this experience.  
20 So we understand this is a violation. We  
21 want to move past it. We want to do whatever  
22 is necessary. We're just hoping that you can  
23 help us as much as you can either through some  
24 guidance or anything you can do, understanding  
25 that we're not trying to conceal something,  
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1 we're not trying to intentionally violate  
2 anything. We just want to correct this and  
3 move past it, but -- and that's all we have to  
4 say.  
5 THE CHAIRMAN: We appreciate that.  
6 COMMISSIONER MANSFIELD: Well, in the past  
7 when we have taken a vote, if we have found a  
8 violation, our General Counsel has often asked  
9 us, then, for our comments to provide to  
10 counsel for how the General Counsel will help  
11 resolve and bring you into compliance, then  
12 what the -- what the Commission would deem to  
13 be a corrective action.  
14 MS. GRANDIN: Right.  
15 COMMISSIONER MANSFIELD: And so --  
16 MS. GRANDIN: But what would you accept?  
17 Because obviously --  
18 COMMISSIONER MANSFIELD: Right.  
19 MS. GRANDIN: -- something has to be put  
20 there.  
21 COMMISSIONER MANSFIELD: Right. Because,  
22 obviously, they are going to want the original  
23 windows, and then you work out a settlement  
24 with the General Counsel about -- show whatever  
25 proof you have that you can't find the windows  
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1 or whatever, and then how that would be  
2 resolved. So it's -- these violations have  
3 often been two-step processes for us at these  
4 meetings.  
5 MR. PALMER: Yeah. I mean, if there was a  
6 way that I could go find the windows, I would  
7 go gladly dig them up, but I'd probably be  
8 going through a landfill in Georgia right now,  
9 I imagine. And I think that's the whole point  
10 is what's done is done, and we're hoping you  
11 can understand that this wasn't an intentional  
12 act on our part and we just want to move past  
13 it as best we can without -- without getting  
14 hurt too badly on this and just move forward in  
15 the proper way from now on.  
16 And we're -- we're investing a lot of  
17 money in Springfield. As a matter of fact,  
18 what we -- we were out of the country meeting  
19 with foreign investors to bring money over here  
20 for investment. We've got several properties  
21 that we're redoing now, and several more in the  
22 wings. So we're -- we're trying to come in,  
23 beautify the neighborhood. I worked for JSO,  
24 patrolling that area for 12 -- for the last 12  
25 years of my career, and I -- I want to see the  
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1 neighborhood brought up. I think it's up and  
2 coming. It started years ago before the crash,  
3 and now it's picking up again, and we just want  
4 to help do our part in that. We could be out  
5 in other neighborhoods, quite honestly, making  
6 more with less -- with less hassle, and -- but  
7 we -- we have a passion for these -- for these  
8 older historic homes and we just -- we just --  
9 we want to do it the right way, obviously.  
10 We're going to have some bumps in the road, and  
11 we just want to hopefully work it out with you  
12 guys.  
13 THE CHAIRMAN: Okay. Thank you.  
14 MS. GRANDIN: Mr. Chairman, there's one  
15 alternative to a denial on it. Commissioner  
16 Mansfield knows this.  
17 You could approve it with conditions, and  
18 condition it on exactly how you want the  
19 windows to be replaced and the material, which  
20 is what she was getting at in terms of what we  
21 would use. And in the case of working out a  
22 settlement, there's a penalty involved and, you  
23 know, that type of thing. So -- that's just an  
24 alternative, if you want to consider that.  
25 THE CHAIRMAN: Okay.  
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1 COMMISSIONER MANSFIELD: I mean, I -- I do  
2 think it's important to -- for me, for my vote  
3 to reflect that this is violation. It can be  
4 unintentional violations, but a violation  
5 nonetheless because we certainly don't want to  
6 set a precedent that -- where other people  
7 might learn to act first and then ask for  
8 forgiveness later because that's certainly not  
9 the precedent we want to set. So, I mean --  
10 THE CHAIRMAN: We could do it in a  
11 two-step type motion and then make a -- I mean,  
12 we could -- we could -- we can entertain a  
13 motion of -- as to the violation, and then we  
14 could do another one that -- that recommended a  
15 fix.  
16 Would you want to do that?  
17 COMMISSIONER MANSFIELD: If that's  
18 something we're allowed to do.  
19 THE CHAIRMAN: Can we do that?  
20 MS. GRANDIN: Well, I'm not --  
21 THE CHAIRMAN: Make a recommendation as to  
22 what --  
23 MS. GRANDIN: Well, typically, like  
24 Ms. Mansfield said before, what happens is  
25 the -- the Commission would deny something.  
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1 And then as part of the comments to help the  
2 staff in our office, when we go to settlement  
3 with the violators, you know, what exactly it  
4 is you would like to see --  
5 THE CHAIRMAN: Well, that's what I was --  
6 MS. GRANDIN: -- there. So --  
7 THE CHAIRMAN: -- getting at. That's what  
8 I was proposing.  
9 MS. GRANDIN: So the motion is to deny it.  
10 I think there's a motion on the floor to deny.  
11 THE CHAIRMAN: There is.  
12 MS. GRANDIN: And I think -- was it  
13 seconded?  
14 THE CHAIRMAN: Yeah.  
15 MS. GRANDIN: I'm pretty sure it was  
16 seconded, yeah.  
17 So the motion on the floor is to deny.  
18 So, I mean, you can certainly go that way,  
19 but I -- we do need -- no matter which way you  
20 go, what would you like to see there so that we  
21 can let them --  
22 THE CHAIRMAN: Well, that was the point of  
23 what I was trying to say is the second part, if  
24 we could give a recommendation as to what the  
25 potential solution could be.  
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1 MS. GRANDIN: Oh, sure. I'm not sure  
2 you --  
3 THE CHAIRMAN: That's what I was -- that's  
4 what I was trying --  
5 MS. GRANDIN: -- can make that in the form  
6 of a motion, but you can, sure.  
7 THE CHAIRMAN: Yeah. That's what I was  
8 trying to --  
9 MS. GRANDIN: Yeah, yeah.  
10 THE CHAIRMAN: Okay.  
11 MS. GRANDIN: That's the second step you  
12 were talking about, right, Jennifer?  
13 COMMISSIONER MANSFIELD: Yes.  
14 THE CHAIRMAN: Yes, yes.  
15 So I have a motion on the floor for a  
16 denial of the replacement, and we have a second  
17 also.  
18 Is there any further discussion?  
19 COMMISSION MEMBERS: (No response.)  
20 THE CHAIRMAN: Okay. All those in favor  
21 of the motion?  
22 COMMISSION MEMBERS: Aye.  
23 THE CHAIRMAN: Those opposed?  
24 COMMISSION MEMBERS: (No response.)  
25 THE CHAIRMAN: By your action, you have  
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1 denied the wholesale window replacement.  
2 COMMISSIONER MANSFIELD: And I would just  
3 say that the standard window conditions that  
4 staff is well aware of, that -- should be wood,  
5 because we know that they were wood windows,  
6 with the same dimensions for rails and stiles.  
7 Installed, recessed from the front plane of the  
8 house so that they appear like -- have the same  
9 shadow lines and appearance as the original  
10 windows. And we're documented 1-over-1, so  
11 they should be 1-over-1. And, I mean, staff  
12 knows those conditions, and that's what we  
13 would enforce.  
14 MS. GRANDIN: Do you typically require  
15 single -- I mean, true divided light or is  
16 it --  
17 THE CHAIRMAN: Well, in this case there  
18 didn't appear to be any divided lights.  
19 MS. GRANDIN: Okay. So 1-over-1 --  
20 (Simultaneous speaking.)  
21 MS. MULLINS: If I may interject.  
22 In my report, there is actually two large  
23 front windows that had gridded patterns on the  
24 bottom, not to the top.  
25 MS. SHEPPARD: On the bottom.  
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1 MS. MULLINS: It's actually very  
2 interesting. In my report, it says that the --  
3 THE CHAIRMAN: This gets -- are you sure  
4 they were?  
5 MS. MULLINS: Yeah. Maybe they should  
6 have been the other way, but they were both  
7 like that. So maybe they got transposed. You  
8 know, who knows over the hundred years, but the  
9 front larger windows did have a gridded pattern  
10 on one of the sashes and it was -- if I -- my  
11 report is somewhere -- 12 lights, if you count  
12 it; 12 lights. So the front two large  
13 decorative windows did have a gridded pattern.  
14 The other ones were 1-over-1.  
15 Can you see that one?  
16 COMMISSIONER MANSFIELD: Oh, yeah.  
17 THE CHAIRMAN: It almost looks like -- is  
18 there a screen in the top?  
19 MS. MULLINS: There is a screen over both,  
20 but it's a solid pane.  
21 THE CHAIRMAN: Yeah.  
22 MS. MULLINS: Yeah. Maybe they should  
23 have been the other way around, but --  
24 THE CHAIRMAN: Yeah. And typically they  
25 would.  
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1 MS. MULLINS: Typically, the gridded  
2 pattern is on the top, I completely agree, but  
3 both windows are like that, so --  
4 THE CHAIRMAN: Well, they could have  
5 dropped the upper sash --  
6 MS. MULLINS: Yeah, they could have  
7 dropped this and then put the bottom sash up.  
8 THE CHAIRMAN: Yeah.  
9 MS. MULLINS: But I wasn't looking that  
10 closely when I looked at the property. I was  
11 just going around looking. So there was a  
12 gridded pattern --  
13 THE CHAIRMAN: Okay.  
14 MS. MULLINS: -- just on the front.  
15 I'm done.  
16 THE CHAIRMAN: Okay.  
17 COMMISSIONER MANSFIELD: Well, obviously,  
18 I think we would want whatever was the historic  
19 window.  
20 THE CHAIRMAN: Whatever was there.  
21 Did that give you all enough information  
22 as to what --  
23 MS. SHEPPARD: Just to clarify based on  
24 the discussion here, even though in the photos  
25 it shows that the multilight is on the bottom  
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1 sash, by virtue of historic precedent and  
2 design we're saying that that pattern would be  
3 in the upper sash as far as bringing this into  
4 compliance?  
5 THE CHAIRMAN: I would say so.  
6 MS. SHEPPARD: I just want to make sure --  
7 THE CHAIRMAN: I would say so.  
8 MS. SHEPPARD: -- that they don't run out  
9 and try to order a --  
10 THE CHAIRMAN: I would think so.  
11 MS. SHEPPARD: -- 12-light lower sash.  
12 COMMISSIONER DAVIS: Well -- and those  
13 were the only two windows in the whole house  
14 that had them.  
15 THE CHAIRMAN: Correct.  
16 MS. SHEPPARD: Right.  
17 COMMISSIONER DAVIS: So, I mean,  
18 conceivably --  
19 THE CHAIRMAN: Typically, they would be at  
20 the top. Especially that period of house, I  
21 believe multilight would be at the top.  
22 I think they just -- I think one sash was  
23 lifted and the other --  
24 COMMISSIONER DAVIS: Could they all go  
25 back 1-over-1? I mean, since those were the --  
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1 THE CHAIRMAN: All of them other than  
2 those front two, they would be 12-over-1s.  
3 MS. MULLINS: Oh, okay.  
4 THE CHAIRMAN: Just those two.  
5 COMMISSIONER MANSFIELD: Just those two.  
6 Everybody --  
7 MS. GRANDIN: So -- okay. That was going  
8 to be my question, too; can you do 1-over-1s  
9 for everything?  
10 THE CHAIRMAN: Everything except those  
11 front two. Those would be 12-over-1s.  
12 MS. GRANDIN: Okay.  
13 COMMISSIONER MANSFIELD: And that would be  
14 really typical because it's real -- it is  
15 really typical to have a much larger prominent  
16 window on the front versus the sides.  
17 MS. GRANDIN: I think that --  
18 THE CHAIRMAN: Okay.  
19 MS. GRANDIN: -- that gives us, I think,  
20 enough direction, don't you think --  
21 MS. MULLINS: Absolutely.  
22 MS. GRANDIN: -- to work out a settlement,  
23 so that's what we do?  
24 MS. MULLINS: Yes.  
25 THE CHAIRMAN: Okay. We're good?  
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1 MS. MULLINS: Yeah.  
2 THE CHAIRMAN: Thank you.  
3 Let's see. We're going to move on to --  
4 we have no appeals. We're going to move on to  
5 OOAs.  
6 Do we have anything there?  
7 I think --  
8 COMMISSIONER MANSFIELD: Public comments,  
9 maybe?  
10 THE CHAIRMAN: I think we just -- are we  
11 ready for public comments?  
12 AUDIENCE MEMBERS: (No response.)  
13 THE CHAIRMAN: Okay. The only other items  
14 on our agenda is historic preservation awards  
15 and some design issues. Okay.  
16 (Inaudible discussion.)  
17 MS. SHEPPARD: Did you get a chance to  
18 listen to my message to you?  
19 THE CHAIRMAN: You know, I did, but you  
20 know what? When I was -- when I was playing  
21 back your message, it was -- they called you on  
22 my phone at the same time, so I got your  
23 recording and your message overlapping each  
24 other. So I think I got the gist of it.  
25 MS. SHEPPARD: Okay. So we're -- we're  
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1 good.  
2 THE CHAIRMAN: We're good.  
3 MS. SHEPPARD: Okay.  
4 THE CHAIRMAN: That's the only thing I  
5 really care is we're good.  
6 MS. SHEPPARD: As far as the preservation  
7 awards go, obviously Autumn Martintage is taking  
8 the lead on that.  
9 We just wanted to kind of give you an  
10 update. The committee has met and selected the  
11 nominations -- or the -- this year's  
12 recipients. Staff has reviewed the -- the two  
13 that had certificate -- or the required  
14 Certificates of Appropriateness; we had one  
15 rehabilitation project and one new construction  
16 project that would have had to go through the  
17 COA process, and part of our approach to our  
18 preservation awards is that we want to make  
19 sure that we're not awarding something that's  
20 out of compliance. So we've done that, and so  
21 we've got the list that will be going forward.  
22 COMMISSIONER MANSFIELD: And they're in  
23 compliance?  
24 MS. SHEPPARD: Yea.  
25 THE CHAIRMAN: (Inaudible.) Score one for  
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1 our side.  
2 MS. SHEPPARD: And so we want to make sure  
3 that it's on your calendars for May 11. That's  
4 a little bit later than what we normally do.  
5 Unfortunately, our Chair will not be able to be  
6 there to be our Master of Ceremonies, but  
7 Jennifer Mansfield --  
8 THE CHAIRMAN: Will she do it?  
9 MS. SHEPPARD: -- Commissioner Mansfield  
10 has agreed.  
11 THE CHAIRMAN: Good.  
12 COMMISSIONER MANSFIELD: Yeah.  
13 THE CHAIRMAN: Good.  
14 COMMISSIONER MANSFIELD: And, John, your  
15 anniversary won't be in the way.  
16 COMMISSIONER ALLMAND: Well -- yeah.  
17 THE CHAIRMAN: Well, I would do it -- I  
18 would do it, but just so you know I'm going to  
19 my daughter's college graduation, so -- at  
20 Purdue, so obviously I can't be in two places  
21 at once. So that's the only reason why I'm  
22 ducking that obligation.  
23 MS. SHEPPARD: If you have a conflict,  
24 just let us know sooner than later.  
25 For the commissioners that just came on  
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1 and maybe never actually attended one of our  
2 preservation award ceremonies, and those that  
3 are looking to come on, it is quite a night.  
4 There is a reception that is held for our  
5 recipients and honored guests. We invite City  
6 Council and the Mayor's office. And we have a  
7 sponsor this year. Commissioner Case's firm  
8 will be sponsoring, so we thank you for that.  
9 And it's held -- the reception is at MOCA,  
10 and the -- well, in Cafe Nola portion, I guess,  
11 and the actual ceremony is at the main library  
12 auditorium. And there are full-on  
13 presentations, and the commissioners have an  
14 active role usually in that process. So we  
15 come up with the scripts for you, but you have  
16 an opportunity to present the -- the award to  
17 the recipients and state to the audience why it  
18 was an award-worthy project.  
19 So make sure that you will be available  
20 that night. We get you the scripts beforehand.  
21 If you have got any concerns whatsoever with  
22 being involved at that level, just let me know.  
23 We're still working out, you know, how that  
24 night will finally -- who will be doing what,  
25 so I can get that to Autumn and we can go from  
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1 there.

2 Also, you may see an upcoming media  
3 advisory. Once again, this year's theme for  
4 Preservation Month is This Place Matters, which  
5 is a national campaign that the National Trust  
6 for Historic Preservation has. It's basically  
7 capitalizing on social media to take a picture  
8 or a selfie in front of a place that matters to  
9 you and post it. We are going to ask for  
10 people to take pictures here in Duval County  
11 and submit them to us, and we'll somehow  
12 incorporate that into the presentations that  
13 night. And so that might be hitting the  
14 newspapers or in your mailbox; just wanted to  
15 give you a heads-up.

16 I think that's it as far as preservation  
17 awards go.

18 THE CHAIRMAN: And then we want to do  
19 design issues.

20 MS. SHEPPARD: Yes. Design issues --

21 THE CHAIRMAN: Sheds, garages and  
22 carports.

23 MS. SHEPPARD: We are going to reach out  
24 to -- just one more quick thing on the  
25 preservation awards, just to not throw you off.

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1 We may, if -- since you're not going to be  
2 available and it sounds like Mr. Allmand might  
3 not be available as well, we -- if we need  
4 people, we may reach out to Angela and Barry,  
5 our commissioners that recently left in this  
6 last year, to see if they would have any  
7 interest in participating in the night, if we  
8 need them.

9 So as far as the design review, included  
10 in your book was an excerpt from our  
11 administrative rules, and it's pertaining to  
12 garages and carports and sheds. And then  
13 there's another one that didn't get mentioned  
14 on the agenda for siding.

15 I'll talk to the garages and carports and  
16 sheds.

17 Basically, our administrative design -- or  
18 our administrative review matrix, rather; you  
19 know, over time we've tweaked it here and there  
20 and we notice things that, after having to  
21 apply them, it doesn't quite make sense. In  
22 this particular case, we spent a lot of time on  
23 what -- how to approach a garage, what you  
24 would want to see in way of a garage in order  
25 for us to do it administratively, because prior

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1 to that every garage as new construction was  
2 having to come to this board. So at this  
3 point, thankfully -- and we do a lot of  
4 these -- your one-story garages can be done at  
5 the staff level as long as it meets those  
6 conditions.

7 And from a shed standpoint, we wanted to  
8 give people some flexibility for a small shed  
9 to not necessarily have to meet those criteria,  
10 but that's pretty much all we said. So if  
11 somebody didn't necessarily want a garage in  
12 the traditional automobile storage sense but  
13 wanted a larger shed, might be willing to do  
14 some of those same design elements like you  
15 would see on a garage, but according to this,  
16 if it was over a hundred square feet, it didn't  
17 really spell it out that we could do it  
18 administratively.

19 So what we've written here is allowing us  
20 to do sheds of a larger size as long as they  
21 are kind of following that same design aspect.  
22 So it is a definite compatible design.

23 COMMISSIONER MANSFIELD: There must be a  
24 reason for the magic number of 576 square feet?  
25 MS. MULLINS: Always 20 x 20, right?

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1 MS. SHEPPARD: I think it's 24 x 24.

2 MS. MULLINS: 24 x 24.

3 MS. SHEPPARD: So it was based on a -- the  
4 size of a two-car garage that was typical in  
5 that zoning, and I think we looked at previous  
6 applications for what was --

7 THE CHAIRMAN: (Inaudible) less than that  
8 anyway.

9 COMMISSIONER ALLMAND: Yeah, yeah.

10 I love this idea because we are "the  
11 garage masters." We are like -- we'll accept  
12 the Lifetime Garage Design Achievement Award at  
13 the awards ceremony --

14 COMMISSIONER MANSFIELD: Yeah.

15 COMMISSIONER ALLMAND: -- because we --  
16 you know, we garage it up.

17 COMMISSIONER MANSFIELD: Awesome.

18 THE CHAIRMAN: Well, I think -- Lisa, I  
19 think what's being proposed is extremely  
20 reasonable.

21 MS. SHEPPARD: Okay. On the carport  
22 issue, we were totally silent on carports, but  
23 a lot of times they're being proposed in the  
24 same location as the garage at the back corner  
25 of the property. We've had a couple of those

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1 come to the Commission. There doesn't seem to  
 2 have been any real hesitation on approving  
 3 those as long as they were done to be -- you  
 4 know, with materials and the design that was  
 5 fairly in keeping with the style of the house.  
 6 So that's the -- the other highlighted  
 7 section under Garages, we've added "and  
 8 carports," and that would be another thing that  
 9 you would add.  
 10 And I will say that I wasn't sure how this  
 11 is drafted. Under a garage, it says that it  
 12 can be a single-story garage that is not  
 13 readily visible from the street, so it doesn't  
 14 necessarily have to be the rear corner. I  
 15 mean, it could be a little bit forward of that,  
 16 or on a corner lot it might be -- oh, actually  
 17 corner lots we need to talk about in general.  
 18 But on the carport section here, what we  
 19 were proposing was that they are definitely in  
 20 the rear corner. So if you want it to be  
 21 completely in line with what we were doing with  
 22 garages, that's not exactly the same wording,  
 23 and I didn't know if you had a preference on  
 24 that.  
 25 Do you definitely want it "just in the  
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1 rear corner," or do you prefer the "not readily  
 2 visible from the street"?  
 3 COMMISSIONER ALLMAND: I mean --  
 4 THE CHAIRMAN: I like both.  
 5 COMMISSIONER ALLMAND: Yeah. I think it's  
 6 a case-by-case basis. I'm comfortable kind of  
 7 giving you guys some leeway about that.  
 8 COMMISSIONER MANSFIELD: I think "rear  
 9 corner," because when you start saying "not  
 10 readily visible," it starts getting a little  
 11 wonky.  
 12 MS. SHEPPARD: Well, that kind of segues  
 13 to the other question that's not on the sheet  
 14 in front of you, but how do you feel about  
 15 corner lots in which a garage or a carport  
 16 might be put in a traditional location that's  
 17 just a lot more street visible? Would you be  
 18 interested in adding that to the list? And we  
 19 could -- we could come up with some language  
 20 that would --  
 21 COMMISSIONER MANSFIELD: I think that's  
 22 fine because carports are still going to have  
 23 to meet the permitting requirements, so there's  
 24 still going to be -- you know, they're still  
 25 going to have slabs and inspections and stuff,  
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1 right? I mean --  
 2 MS. SHEPPARD: Yes.  
 3 THE CHAIRMAN: Yes.  
 4 COMMISSIONER MANSFIELD: -- the ones that  
 5 have caused problems recently in the area have  
 6 been glorified tents or canvas tarps, right?  
 7 And this -- I mean, they are still required to  
 8 go through a permit process, though, that would  
 9 permit that sort of thing.  
 10 So if you have a carport near the sidewalk  
 11 on the -- on the rear of a corner lot, I don't  
 12 see any -- where you would have a garage, I  
 13 don't see any reason why you wouldn't also do a  
 14 carport.  
 15 THE CHAIRMAN: Well, in that regard I like  
 16 the "not visible" because, you know, when you  
 17 clutter up your garage, you can shut the door,  
 18 but when you've got a whole bunch of junk  
 19 sitting in your carport that everybody is going  
 20 to look at, then -- then that tends to --  
 21 COMMISSIONER MANSFIELD: Yeah, and things  
 22 can wander off, too, so that might --  
 23 THE CHAIRMAN: Sure.  
 24 COMMISSIONER MANSFIELD: -- prevent people  
 25 from cluttering too much.  
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1 THE CHAIRMAN: Unless -- unless the  
 2 carport is designed with storage space with --  
 3 underneath the roof of the carport, you know,  
 4 with gutters, but that's the problem with  
 5 carports. They get all junked-up and everybody  
 6 looks at them, you know.  
 7 MS. SHEPPARD: Well, obviously we don't  
 8 have any direct control over what people do  
 9 in -- in their garage or in their carports  
 10 at --  
 11 COMMISSIONER ALLMAND: Just --  
 12 MS. SHEPPARD: -- the end of the day,  
 13 but --  
 14 COMMISSIONER ALLMAND: -- put a clause in  
 15 there; how much junk, this big, nothing larger.  
 16 COMMISSIONER MANSFIELD: I mean, someone  
 17 could decide to leave their garage doors open  
 18 all the time. I'll jump in, too.  
 19 THE CHAIRMAN: I have a neighbor like  
 20 that.  
 21 MS. SHEPPARD: So am I hearing that you're  
 22 okay with including -- and that's supposed to  
 23 be -- this is another correction that needs to  
 24 happen. It's one- or two-car single-story  
 25 garages. That's what's missing if you're  
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1 actually reading along under the garage  
2 section.  
3 You're okay -- we wouldn't be saying -- or  
4 we would change the wording from "that are not  
5 readily visible from the street" and insert  
6 something "in a traditional location" --  
7 COMMISSIONER MANSFIELD: Where are you?  
8 MS. SHEPPARD: -- "for an interior or  
9 corner lot"?  
10 I'm at the top of page 1. And it would  
11 read, "one- or two-car single-story garages  
12 that are in a traditional location for an  
13 interior or corner lot."  
14 COMMISSIONER MANSFIELD: That would be  
15 fine.  
16 THE CHAIRMAN: I think that makes sense.  
17 COMMISSIONER ALLMAND: I love that  
18 language.  
19 MS. SHEPPARD: Great. Somebody write that  
20 down because I don't have a pen and I just --  
21 COMMISSIONER MANSFIELD: Diane just did.  
22 (Simultaneous speaking.)  
23 MS. SHEPPARD: So that will cover  
24 (inaudible). We'll be able to do corner lots  
25 as well.  
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1 And for the carport portion, are we  
2 keeping that the same language as what we just  
3 came up with for garages?  
4 COMMISSIONER ALLMAND: Oh, yeah.  
5 COMMISSIONER MANSFIELD: For location,  
6 yeah.  
7 MS. SHEPPARD: Okay. So they would be  
8 mirrored. Okay. All right.  
9 THE CHAIRMAN: Just out of curiosity, how  
10 many traditional houses in Riverside Avondale  
11 and Springfield were designed with carports?  
12 COMMISSIONER ALLMAND: One on St. Johns.  
13 THE CHAIRMAN: (Inaudible) with it in the  
14 period of significance.  
15 I would say little to none because most  
16 people built garages and not carports, and  
17 carports --  
18 MS. SHEPPARD: Was a later --  
19 THE CHAIRMAN: -- didn't really come into  
20 existence until you got into the mid century.  
21 MS. SHEPPARD: Yeah. I would agree with  
22 you on that point. I think that's why it  
23 wasn't originally on this list. We  
24 contemplated adding it basically because we had  
25 been presented applications for a number of  
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1 carports and there didn't seem to be any  
2 hesitation in approving them. So --  
3 THE CHAIRMAN: Just thinking out loud,  
4 that's all.  
5 MS. SHEPPARD: Well, that's a good point.  
6 That's a very good point.  
7 COMMISSIONER MANSFIELD: I agree, but I  
8 think most people are going to want garages  
9 over carports --  
10 THE CHAIRMAN: Well, I would think so,  
11 too.  
12 COMMISSIONER MANSFIELD: -- and so I don't  
13 know if we need to necessarily worry about the  
14 character of the neighborhood changing all the  
15 carports and -- predominantly carports versus  
16 garages.  
17 COMMISSIONER ALLMAND: Somebody might do a  
18 garage and carport.  
19 COMMISSIONER MANSFIELD: Well, that has to  
20 come to the Commission.  
21 (Simultaneous speaking.)  
22 MS. MULLINS: Carport and garage would  
23 come to you.  
24 MS. GRANDIN: I have a porte cochere and a  
25 garage.  
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1 THE CHAIRMAN: That's right. A lot of  
2 times they did.  
3 MS. SHEPPARD: That's the early form of  
4 the carport. That was attached, which is a  
5 little different --  
6 MS. GRANDIN: That is -- sorry.  
7 (Simultaneous speaking.)  
8 COMMISSIONER MANSFIELD: We're killing  
9 Diane.  
10 MS. SHEPPARD: That -- that is a different  
11 design. We're talking about a detached  
12 carport --  
13 THE CHAIRMAN: Right.  
14 MS. SHEPPARD: -- or maybe one we  
15 associate with on the front of the garage.  
16 So the --  
17 THE CHAIRMAN: Siding.  
18 MS. SHEPPARD: -- next section is for  
19 siding, and this was something that Blair  
20 identified. We had some basic language in here  
21 for replacing wood siding, which is what we are  
22 normally dealing with --  
23 THE CHAIRMAN: Right.  
24 MS. SHEPPARD: -- and then back in 2014,  
25 we added some language that allowed us to  
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1 consider the use of cementitious siding in  
 2 certain situations.  
 3 The unintended consequence of adding that  
 4 language, for once we -- once we went to apply  
 5 this recently, we realized that it was kind of  
 6 slightly in favor of the cementitious compared  
 7 to what we had originally had for normal wood  
 8 replacement. So it's actually easier to go  
 9 back with cementitious siding versus wood  
 10 siding, which is very contrary to the design  
 11 regulations and the Secretary of Interior's  
 12 Standards. So --  
 13 THE CHAIRMAN: Well, that depends on which  
 14 cementitious siding they use.  
 15 MS. SHEPPARD: Well, the basic Standard 6  
 16 would say that you're supposed to replace  
 17 like-for-like --  
 18 THE CHAIRMAN: Right.  
 19 MS. SHEPPARD: -- replace wood with wood.  
 20 We gave some very specific circumstances  
 21 in which we would consider cementitious siding,  
 22 but it definitely, as it's currently written,  
 23 makes the wood siding less --  
 24 COMMISSIONER MANSFIELD: Attractive.  
 25 MS. SHEPPARD: -- less attractive --  
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1 THE CHAIRMAN: Yes.  
 2 MS. SHEPPARD: -- or it actually limits it  
 3 for what we can do administratively versus --  
 4 THE CHAIRMAN: Yeah. Point -- point  
 5 well-taken because, to my knowledge, right now  
 6 I don't know of anybody that makes a  
 7 cementitious product that has the same bevel  
 8 and butt that a traditional wooden shingle --  
 9 or slab siding has. But the closest thing to  
 10 it is Hardie's Artisan Series, but it's not  
 11 beveled, so you get a much thicker wall section  
 12 than you would if it was beveled.  
 13 COMMISSIONER ALLMAND: Do you have some  
 14 proposed language that we can approve?  
 15 MS. SHEPPARD: We did not come up with any  
 16 proposed language.  
 17 COMMISSIONER ALLMAND: Okay.  
 18 MS. MULLINS: We're (inaudible.)  
 19 THE CHAIRMAN: But there are -- there are  
 20 others on the market now that -- that -- Boral  
 21 makes one -- that has -- has some different  
 22 profiles, but again, none of those profiles  
 23 unfortunately are beveled. There's some  
 24 different -- I think there's some drop shapes  
 25 and some other stuff, but the -- but the nice  
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1 thing about the Boral product is you can mill  
 2 it just like you do lumber.  
 3 So, I mean, if you were to say you can use  
 4 cementitious siding provided it is milled to  
 5 conform to the wood, then you could probably  
 6 safely get away from that. I mean, you  
 7 would -- you would rectify your concerns that  
 8 way if you specified it to be milled to the  
 9 same shape.  
 10 MS. GRANDIN: Are you saying -- would you  
 11 call it the same profile; is that what you  
 12 would call it?  
 13 THE CHAIRMAN: Yeah, same profile. Yeah.  
 14 MS. GRANDIN: Because you can -- all  
 15 right. You can take it to Florida Cypress or  
 16 whoever and they'll mill it, but --  
 17 THE CHAIRMAN: Yeah. They can --  
 18 MS. GRANDIN: -- they can mill  
 19 cementitious stuff.  
 20 THE CHAIRMAN: Some of the local millwork  
 21 houses could mill it.  
 22 MS. SHEPPARD: With -- since we don't have  
 23 any proposed language, and we noticed today  
 24 that I believe the agenda only called out  
 25 garages, carports and sheds --  
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1 THE CHAIRMAN: Right.  
 2 MS. SHEPPARD: -- so we can work out some  
 3 language --  
 4 THE CHAIRMAN: Yeah, yeah. And see  
 5 what --  
 6 MS. SHEPPARD: -- and propose it next time  
 7 and --  
 8 THE CHAIRMAN: Do a little more research  
 9 and --  
 10 MS. SHEPPARD: -- have it properly noticed  
 11 to mention siding on the agenda?  
 12 THE CHAIRMAN: Yeah.  
 13 MS. SHEPPARD: We'll probably come up with  
 14 another design aspect as well since we're  
 15 trying to do a couple of these at the time that  
 16 we see them --  
 17 THE CHAIRMAN: Yes.  
 18 MS. SHEPPARD: -- where maybe --  
 19 THE CHAIRMAN: We need to vote on the  
 20 garage -- you would like us to vote on the  
 21 sheds, garages, and carports at this time?  
 22 MS. SHEPPARD: Yes.  
 23 COMMISSIONER MANSFIELD: I move that we  
 24 amend the administrative matrix to the language  
 25 stated by Ms. Sheppard.  
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1 COMMISSIONER DEMETREE: I second.  
2 THE CHAIRMAN: Any further discussion?  
3 COMMISSION MEMBERS: (No response.)  
4 THE CHAIRMAN: All those in favor?  
5 COMMISSION MEMBERS: Aye.  
6 THE CHAIRMAN: Those opposed?  
7 COMMISSION MEMBERS: (No response.)  
8 THE CHAIRMAN: Hearing none, you have  
9 approved the revision to the design matrix  
10 regarding sheds, garages, and carports.  
11 I don't think we have anything else to --  
12 COMMISSIONER ALLMAND: I got one quick  
13 thing, and I hate to do this, but are we doing  
14 anything about the letter that was written -- I  
15 think the last meeting that Drew read about  
16 kind of submittals after deferrals and the  
17 timeline for those?  
18 Because that happened again today. And no  
19 biggie. And I don't know why I'm even bringing  
20 this up because it's kind of nice to have the  
21 additional time, but he's got a good point.  
22 And I don't -- you know, and I don't know quite  
23 frankly what to do about it, but I think  
24 it's -- I think we got something.  
25 Go for it.  
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1 MS. GRANDIN: Well, Kristen and I were  
2 just talking about this out in the hall.  
3 We -- we've gone through some changes to  
4 your -- to your bylaws, your administrative  
5 rules for this Commission. We've also talked  
6 about that same issue at the Land Use and  
7 Zoning Committee meeting --  
8 COMMISSIONER ALLMAND: Yep.  
9 MS. GRANDIN: -- because it's a due -- due  
10 process problem.  
11 COMMISSIONER ALLMAND: Yep.  
12 MS. GRANDIN: So what we're -- we were  
13 thinking about doing is for Planning  
14 Commission, your Commission, and LUZ, those are  
15 the three quasi-judicial bodies, is to have  
16 some kind of rule like it has to be submitted  
17 and put up on the Internet by the Planning  
18 Department the Friday before the meeting.  
19 COMMISSIONER ALLMAND: Yeah, I like that.  
20 MS. GRANDIN: So LUZ is Tuesday; this is  
21 Wednesday; Planning Commission is Thursday.  
22 COMMISSIONER ALLMAND: That's excellent.  
23 MS. GRANDIN: So, I mean, it really is a  
24 due process problem, and that --  
25 COMMISSIONER ALLMAND: Yeah.  
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1 MS. GRANDIN: -- that fellow last time was  
2 right on point. So --  
3 COMMISSIONER ALLMAND: They are organized.  
4 MS. GRANDIN: Yeah.  
5 COMMISSIONER MANSFIELD: Is that going to  
6 be --  
7 MS. GRANDIN: So -- but it's an IT issue,  
8 actually, with the Planning Department. The  
9 City Council can't do it. The -- IT is going  
10 to have to do it, so I don't know -- I don't  
11 know what the process is for that, but we  
12 definitely ought to tell -- the planners ought  
13 to tell the applicants, You've got to get your  
14 stuff in, it ought to be in the book, or they  
15 can't --  
16 COMMISSIONER MANSFIELD: Yeah.  
17 MS. GRANDIN: I mean --  
18 MS. MULLINS: What we tell our -- our  
19 clients --  
20 (Simultaneous speaking.)  
21 MS. MULLINS: Essentially what we say to  
22 our clients is, if you provide something after  
23 the book goes out, they might not vote on it,  
24 they might defer it, because that's their  
25 prerogative as the Commission. So -- and we  
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1 won't have a chance, so you will not have our  
2 recommendation, and the Commission leans on our  
3 recommendations for their -- you know, their  
4 decisions. So usually it's not the case that  
5 we have people bring stuff unless they're --  
6 they're a little stubborn about it,  
7 essentially.  
8 COMMISSIONER MANSFIELD: Well, I was very  
9 glad that today's applicant asked for a  
10 deferral --  
11 THE CHAIRMAN: Yeah. At least --  
12 COMMISSIONER MANSFIELD: -- because  
13 that -- those changes were significant, and as  
14 our comments showed, probably not enough. But  
15 we certainly wanted staff's opinion and  
16 evaluation of them, and you were caught  
17 unaware, as were the audience members who  
18 expressed that. And so it's not just due  
19 process for the applicant, it's for the  
20 surrounding neighbors --  
21 MS. GRANDIN: Oh, yeah --  
22 COMMISSIONER MANSFIELD: -- to be  
23 noticed --  
24 MS. GRANDIN: -- that's what I mean.  
25 COMMISSIONER MANSFIELD: Yeah. So I --  
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1 COMMISSIONER ALLMAND: And it will save --  
2 it will save -- I think staff -- I mean, it  
3 might be a little bit more work for staff on  
4 one side, but save on the other side so that  
5 you don't have to be, you know, kind of  
6 hounded -- not hounded, but called repeatedly,  
7 you know, by applicants, and say, Are we going  
8 to have something for next -- because other  
9 people are kind of trying to figure out -- you  
10 know what I mean?  
11 MS. MULLINS: It's happened to a few of  
12 us.  
13 COMMISSIONER ALLMAND: Right. But -- and,  
14 well, I understand why that's happening. And  
15 so, you know, I just thought if there's like  
16 kind of a thing in place, it might just kind of  
17 make it simpler for everybody. That's all.  
18 MS. SHEPPARD: I think --  
19 COMMISSIONER ALLMAND: And I don't know  
20 what that is.  
21 MS. SHEPPARD: -- through the Chair, there  
22 are a couple of situations that may be a little  
23 different. I think that the case today where  
24 you're talking -- when you're dealing with  
25 scale and massing, I mean, that's a big change  
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1 and that can have a lot of effect.  
2 What I get a lot of -- and we have an  
3 applicant -- I'll go ahead and mention him by  
4 name because you will probably remember some of  
5 that -- his applications -- Doug Lane, who,  
6 when he gets our report, which he won't get  
7 until that, you know, Thursday, Friday or --  
8 THE CHAIRMAN: Yes.  
9 MS. SHEPPARD: -- even Monday sometimes if  
10 it's sitting in the inbox before the meeting,  
11 sometimes they like to react immediately. And,  
12 you know, if they have the time, they will do a  
13 new set of plans that incorporates in how they  
14 feel to address the conditions that are  
15 outlined --  
16 THE CHAIRMAN: Right, right.  
17 MS. SHEPPARD: -- by staff.  
18 I would hate to discourage that, you know,  
19 but it's very specific to, you know, addressing  
20 the criteria, or addressing our conditions.  
21 And, you know, if he did see it and there was  
22 something that they took a different approach  
23 than perhaps you would recommend, then you  
24 would have an opportunity to say, Well, that's  
25 not exactly what the condition was asking for.  
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1 You would have an opportunity to correct that.  
2 THE CHAIRMAN: How soon do you meet and  
3 review these projects after they are submitted  
4 for COAs?  
5 MS. SHEPPARD: The initial application  
6 is -- we meet the very next day, but that's  
7 not --  
8 THE CHAIRMAN: But when do you -- from --  
9 from that time, when do you actually write your  
10 reports and when do they go to the printer and  
11 all that good stuff?  
12 MS. SHEPPARD: We have a very small window  
13 from the time that we meet as staff and develop  
14 our comments and get back to the applicant on  
15 those. I mean, we're talking, like, if there's  
16 only like a week's time. And it doesn't give  
17 an architect a lot of time to -- if -- if we  
18 tell them the conditions and they try to react  
19 before, it's been my experience that's actually  
20 more cumbersome because then I feel like, Well,  
21 I don't want to write the report because I know  
22 I'm going to get something new --  
23 THE CHAIRMAN: Right.  
24 MS. SHEPPARD: -- and I get something that  
25 was supposedly addressing the conditions, but  
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1 they have made three other changes as well and  
2 now we're switching out plans and everything  
3 else. I think -- I just -- they are going to  
4 have to bring us plans back that address our  
5 conditions regardless of whether y'all see them  
6 or not. They're just -- some people like to do  
7 that at the meetings so they feel like there's  
8 no question. If somebody brings us a plan and  
9 there's a condition and they -- it's not what  
10 we were anticipating, then sometimes we have to  
11 bring it back to you for clarification. I  
12 think --  
13 THE CHAIRMAN: Right.  
14 MS. SHEPPARD: -- in their mind,  
15 they're -- they're ensuring that that won't be  
16 the case because the actual board has seen it  
17 at that point.  
18 COMMISSIONER MANSFIELD: That incident  
19 that you're just talking about, it seems to me  
20 that the motion should still be based on the  
21 plans and applications as submitted. And they  
22 can -- they can -- it's almost more like an OOA  
23 type situation where they bring us the plans to  
24 show how they feel they have complied with the  
25 COA terms and can get our opinion on that and  
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1 it works to troubleshoot in case there's a  
2 misunderstanding, but, to me, the motion and  
3 the actions are taken based on the plans in the  
4 book.  
5 COMMISSIONER ALLMAND: Yep. I totally  
6 agree. And I would --  
7 MS. SHEPPARD: That makes it very clean.  
8 COMMISSIONER ALLMAND: And I would -- I  
9 would say if you know someone is anticipating  
10 that, I would -- I would kind of do an  
11 at-your-own-risk kind of thing because I think  
12 it absolutely has the opportunity to clarify  
13 some things, but what -- what might --  
14 depending on the comments about what things  
15 look like or tremendously complicate them,  
16 right?  
17 COMMISSIONER MANSFIELD: Well, we've had  
18 instances where someone's submitted revised  
19 plans and suddenly there's something  
20 different --  
21 COMMISSIONER ALLMAND: Yeah.  
22 COMMISSIONER MANSFIELD: -- and it's  
23 something that wasn't in the COA --  
24 COMMISSIONER ALLMAND: Yeah.  
25 COMMISSIONER MANSFIELD: -- application --  
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1 COMMISSIONER ALLMAND: Yeah.  
2 COMMISSIONER MANSFIELD: -- because they  
3 plan on coming back for a COA, and -- and it's  
4 been pointed out by our various general  
5 counsels that we've had that that could create  
6 a problem because then was that part of the  
7 application.  
8 COMMISSIONER ALLMAND: Uh-huh.  
9 COMMISSIONER MANSFIELD: Well, it only --  
10 if it only showed up in that last plan, the  
11 answer is no because -- because we're only  
12 using the one that was in the book.  
13 COMMISSIONER ALLMAND: Right.  
14 THE CHAIRMAN: You know, I -- you know,  
15 for quite a few years I sat on the Board of  
16 Architects in the City of Coral Gables, and we  
17 reviewed every project from paint colors to  
18 driveway materials to 13-story high-rises. And  
19 the process that you went through is you  
20 submitted a preliminary design first where you  
21 took all the recommendations of the Board of  
22 Architects, and then you went back and then you  
23 did your final, and that's what went through.  
24 And it was -- it was an up-or-down vote at  
25 that time. It was either approved or not, but  
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1 they went through a preliminary process first,  
2 which is -- which I think should -- in some of  
3 these projects I would encourage them to go  
4 through an OOA process first, which is very  
5 similar to what we called the preliminary  
6 review, so you can get all the pertinent  
7 information relayed back to them before they  
8 get -- you know, they have done full-blown  
9 construction drawings, you know.  
10 Now, there are times when -- when they  
11 submit a project and they said, Well, I don't  
12 want to do a preliminary, and then the staff  
13 will tell them, Well, you run -- you are at  
14 your own risk. It's either yes or no. Most  
15 people, if they are smart about it, will say,  
16 Well, then I'll submit this as a preliminary,  
17 and before they get involved in -- in hardcore  
18 drawings, you know.  
19 MS. GRANDIN: That's a --  
20 COMMISSIONER ALLMAND: I totally agree  
21 with that. And I know that there's kind of  
22 like been kind of some hesitance of moving away  
23 from OOAs, but I think OOAs are -- can be a  
24 valuable tool as a suggestion by staff. I  
25 really -- I really do. And it's a case-by-case  
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1 basis. Some of the larger projects or  
2 something, maybe that's a little sticky, but  
3 I -- regardless of whether or not it's a -- you  
4 know, we have a final order that comes from an  
5 OOA -- I mean, as an architect, does  
6 (inaudible) design that interfaces with this  
7 body on a regular basis? I think not every  
8 project, but I think it's a -- I think it's  
9 very valuable and something you can kind of --  
10 you know, and -- from an -- architecture, but  
11 also an architect's clients.  
12 MS. GRANDIN: So one -- one way to do  
13 it -- and I thought of another quasi-judicial  
14 board, and it's the Downtown Design Review  
15 Board, which is the same thing as the Planning  
16 Commission except it's downtown, and they have  
17 the two-step process.  
18 THE CHAIRMAN: Yeah.  
19 MS. GRANDIN: They have the conceptual and  
20 then the final approval. And some -- some  
21 applicants come for a hybrid; you know, if  
22 they're -- if it's a small thing and they're  
23 willing -- they're willing to do it --  
24 THE CHAIRMAN: Take the risk.  
25 MS. GRANDIN: -- because they only meet  
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1 once a month as well. So -- and we actually  
2 looked at something like that for PUDs once  
3 upon a time. If it's a complicated PUD --  
4 THE CHAIRMAN: Yeah.  
5 MS. GRANDIN: -- you know, so --  
6 COMMISSIONER MANSFIELD: I think any  
7 large-scale project, they should be encouraged  
8 to use the OOA process. That way it will save  
9 them money in the long run. I --  
10 THE CHAIRMAN: It will.  
11 COMMISSIONER ALLMAND: It will actually  
12 happen faster --  
13 COMMISSIONER MANSFIELD: Yeah.  
14 COMMISSIONER ALLMAND: -- you know, I  
15 think.  
16 COMMISSIONER MANSFIELD: Yeah.  
17 COMMISSIONER ALLMAND: Because once  
18 you've -- now -- especially now that we want to  
19 see drawings at a certain time, right, because  
20 it comes up before the Commission -- you know,  
21 gets it -- get your -- you know, deferred,  
22 right, then you need them and -- or a response.  
23 You can't have the response back. Now all of a  
24 sudden it's three months, rather than just  
25 going to OOA and then -- and then -- and -- and  
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1 a submittal. I mean, I don't know. I think it  
2 is -- happens a lot faster.  
3 MS. SHEPPARD: I think part of the reason  
4 that it doesn't work as well for us as it does  
5 for the DDRB is that our Opinion of  
6 Appropriateness process is not well-defined.  
7 It's not really even laid out in the  
8 ordinance --  
9 COMMISSIONER MANSFIELD: Right.  
10 MS. SHEPPARD: -- code at all --  
11 COMMISSIONER MANSFIELD: Right.  
12 MS. SHEPPARD: -- and it doesn't have any  
13 kind of staff -- I mean, like we don't present  
14 anything in way of comments. And I think --  
15 and you -- Mr. Allmand's probably gotten burned  
16 by this before, where it's like if you give an  
17 opinion and you don't have the benefit of what  
18 staff's going to write in their report, and you  
19 think that, Okay, this is pretty good -- and a  
20 lot of times you don't spend a lot of time on  
21 opinions; it's at the end of the meeting and so  
22 you get a very basic response, and then you  
23 come back for your actual COA and now there's  
24 all these issues and now you've got a staff  
25 report that isn't as supportive, perhaps.  
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1 I think that if we had maybe more -- maybe  
2 some basic things that we should be providing  
3 in way of a conceptual. Maybe it's -- it's not  
4 by an OOA as much as it's -- I don't know. I  
5 don't want to hold up the process, but --  
6 COMMISSIONER MANSFIELD: What you just  
7 described seems like it would be the exception  
8 rather than the rule, wouldn't it?  
9 COMMISSIONER ALLMAND: I mean, I want to  
10 have the same criteria for a COA as you do for  
11 an OOA.  
12 MS. SHEPPARD: We've had that happen quite  
13 a bit, especially on larger projects.  
14 COMMISSIONER ALLMAND: You know, because  
15 I've submitted OOAs past the book time.  
16 MS. SHEPPARD: Exactly.  
17 COMMISSIONER ALLMAND: Don't do that.  
18 Like, say, Hey, look. If you want an OOA,  
19 you've got to have it by the time you're in the  
20 book --  
21 THE CHAIRMAN: Right.  
22 COMMISSIONER ALLMAND: -- right? And that  
23 gives staff enough time to take a look at it  
24 and maybe comment on the OOA at the same time  
25 we do. I mean, you guys are --  
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1 THE CHAIRMAN: Their comments have to be  
2 in the book, so it's got to be done --  
3 MS. SHEPARD: It doesn't --  
4 COMMISSIONER ALLMAND: Right. That's what  
5 I mean. I mean, COA, OOA, all has the same  
6 deadline.  
7 COMMISSIONER MANSFIELD: Well, OOAs you  
8 don't pay for.  
9 COMMISSIONER ALLMAND: That's not the way  
10 it is right now.  
11 COMMISSIONER MANSFIELD: Part of the  
12 reason for that is because staff is not having  
13 to deal full sale -- wholesale report.  
14 MS. SHEPPARD: Yeah.  
15 COMMISSIONER MANSFIELD: So, I mean --  
16 MS. SHEPPARD: Yeah.  
17 COMMISSIONER MANSFIELD: I think the OOAs,  
18 when you start to wind up having written  
19 reports by staff and all that, lose the appeal  
20 that we're talking about.  
21 COMMISSIONER ALLMAND: Yeah, but I'm not  
22 saying written report. I'm just saying, like,  
23 Hey, this is an OOA, what do you guys think?  
24 And then so OOA -- the staff has a response to  
25 it.  
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1 But do you guys charge for OOAs?  
2 MS. SHEPPARD: No.  
3 COMMISSIONER ALLMAND: That -- I think you  
4 guys should.  
5 MS. SHEPPARD: That's why I was thinking  
6 that even if it's outlining some basic things  
7 when it comes to -- I don't know -- I don't  
8 know. It's just - it's very open-ended right  
9 now, the Opinion of Appropriateness. And  
10 you're right; there's no time period, there's  
11 no public notification process that's  
12 associated with it.  
13 MS. GRANDIN: Right.  
14 MS. SHEPPARD: So it can end up -- we even  
15 add them almost like as an addendum. And you  
16 know you're going to have the situation where  
17 if you got an opinion, nobody was here to speak  
18 to it, suddenly you get a COA sign, now more  
19 people know about it. Now you have a lot of  
20 the public coming out and you have the actual  
21 staff report, and you just -- you're in the  
22 danger zone of, I didn't have any of this level  
23 of comment and feedback when I came in on the  
24 Opinion of Appropriateness.  
25 THE CHAIRMAN: Right.  
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1 MS. SHEPPARD: That was the one difference  
2 with Hunter's application is that he got a lot  
3 more feedback probably than he would have if he  
4 had come to us under an Opinion of  
5 Appropriateness for -- just out of the gate.  
6 COMMISSIONER ALLMAND: I think you -- I  
7 think -- I think you're absolutely right. I  
8 think the COA -- or OOA should be kind of just  
9 like a baby COA; go through a lot of the same  
10 steps and recommend it as -- almost as in  
11 conjunction with a COA, as a two-step process  
12 for larger projects. I think that's -- that's  
13 our gap for (inaudible) process.  
14 MS. REED: If I --  
15 THE CHAIRMAN: (Inaudible.)  
16 MS. REED: (Inaudible.)  
17 It might be a good idea, and I think this  
18 is a lot of good feedback, is to sit down with  
19 staff and we can maybe brainstorm and look at  
20 the way DDRB does their reviews and maybe come  
21 up with some process and maybe an ordinance  
22 code change that would allow us to  
23 differentiate which projects might should -- go  
24 through this process and have it go forward  
25 with doing it, so -- and then we could present  
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1 that to you, and -- and that's something that  
2 we have to talk about, some actual standards.  
3 COMMISSIONER ALLMAND: Yeah. I mean, I  
4 would think -- I would think it would be  
5 something -- I mean, where you maybe don't  
6 require people to get an OOA, you know -- you  
7 know, but certainly there's been projects where  
8 I have, like, Man, you guys need to get an OOA  
9 before you do anything. You know, that's  
10 where --  
11 COMMISSIONER MANSFIELD: Well -- and if  
12 you do charge a fee, maybe the fee's then  
13 applied to the -- the fee for the entire -- the  
14 larger COA so it's not a disincentive to get.  
15 THE CHAIRMAN: Yeah. That's what we did  
16 at the Gables. It was --  
17 COMMISSIONER MANSFIELD: Yeah.  
18 THE CHAIRMAN: Yeah.  
19 COMMISSIONER MANSFIELD: Because I do  
20 sincerely believe if they are used correctly,  
21 they can save the developer money.  
22 COMMISSIONER ALLMAND: Yes.  
23 THE CHAIRMAN: Okay.  
24 MS. BLAKE: Excuse me, ma'am. You will  
25 have to fill out a card.  
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1 THE CHAIRMAN: Okay. Do we --  
2 MS. SHEPPARD: I think there's one more  
3 element of business, and that's to say  
4 good-bye.  
5 THE CHAIRMAN: Yes.  
6 MS. MULLINS: Good-bye, Jennifer.  
7 THE CHAIRMAN: But not forgotten,  
8 definitely not by me.  
9 COMMISSIONER MANSFIELD: I've really  
10 enjoyed it. I would do it longer if I were  
11 allowed.  
12 COMMISSIONER DAVIS: This is your last  
13 meeting?  
14 COMMISSIONER MANSFIELD: Yeah, probably,  
15 because of him.  
16 THE CHAIRMAN: Well, you will be greatly  
17 missed.  
18 COMMISSIONER MANSFIELD: Someone is going  
19 to have to take over the vice chair and the  
20 motion-making role.  
21 MS. GRANDIN: Yes. Yeah, that's true. So  
22 the secretary moves up to vice chair until we  
23 have the --  
24 (Simultaneous speaking.)  
25 THE CHAIRMAN: You're the school marm, so  
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1 you're going to have to take notes.  
 2 MS. SHEPPARD: Through the Chair, I think  
 3 that actually brings up a very important point  
 4 because if my memory serves me -- and I -- or  
 5 maybe I missed something at the last meeting --  
 6 we actually didn't replace Angela's secretary  
 7 position, and now we're losing our vice  
 8 president position.  
 9 (Simultaneous speaking.)  
 10 MS. SHEPPARD: So we need to establish a  
 11 vice chair and a chair --  
 12 THE CHAIRMAN: Okay.  
 13 MS. SHEPPARD: -- to get us through till  
 14 June, at which point we would have a slate of  
 15 officers.  
 16 THE CHAIRMAN: Right. Correct.  
 17 COMMISSIONER MANSFIELD: Sounds like you  
 18 need a committee.  
 19 MS. GRANDIN: Yep. Sounds like a  
 20 committee.  
 21 (Simultaneous speaking.)  
 22 THE CHAIRMAN: The only person who is not  
 23 here is Searcy.  
 24 Who would -- who would like to volunteer  
 25 to be --  
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1 COMMISSIONER MANSFIELD: Or I suppose we  
 2 could have a motion.  
 3 THE CHAIRMAN: I would entertain a motion.  
 4 COMMISSIONER ALLMAND: Make a motion to  
 5 form a committee.  
 6 COMMISSIONER MANSFIELD: No. I meant a  
 7 motion for --  
 8 THE CHAIRMAN: For office --  
 9 COMMISSIONER MANSFIELD: -- a person,  
 10 yeah.  
 11 COMMISSIONER ALLMAND: Oh. All right.  
 12 COMMISSIONER MANSFIELD: I'll move that  
 13 Cora becomes the vice chair.  
 14 COMMISSIONER ALLMAND: Second.  
 15 MS. SHEPPARD: Secretary?  
 16 COMMISSIONER HACKLEY: I can do that.  
 17 COMMISSIONER MANSFIELD: Do we volunteer  
 18 for secretary?  
 19 (Simultaneous speaking.)  
 20 COMMISSIONER MANSFIELD: I'll add that as  
 21 part of my motion.  
 22 (Simultaneous speaking.)  
 23 COMMISSIONER ALLMAND: Second.  
 24 THE CHAIRMAN: We have a motion and a  
 25 second for Cora to be vice chair --  
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1 (Simultaneous speaking.)  
 2 THE CHAIRMAN: All in favor?  
 3 COMMISSION MEMBERS: Aye.  
 4 MS. GRANDIN: Mr. Chair, could you repeat  
 5 what just happened for Diane? Because she  
 6 didn't -- everybody was talking over each  
 7 other, so --  
 8 COMMISSIONER MANSFIELD: I'll repeat my  
 9 motion, if you want, if that will help you.  
 10 Do you want me to?  
 11 THE CHAIRMAN: Did you get that?  
 12 COMMISSIONER MANSFIELD: My motion was to  
 13 move to have Cora Hackley be the vice chair and  
 14 Jack C. Demetree as the secretary.  
 15 THE CHAIRMAN: And we voted in favor.  
 16 THE REPORTER: Okay. Thank you.  
 17 THE CHAIRMAN: It was unanimous.  
 18 THE REPORTER: Okay.  
 19 COMMISSIONER MANSFIELD: Searcy's lucky.  
 20 THE CHAIRMAN: Meeting adjourned.  
 21 (The above proceedings were adjourned at  
 22 5:15 p.m.)  
 23 - - -  
 24  
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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropia, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.  
 12  
 13  
 14  
 15 DATED this 31st day of March 2017.  
 16  
 17  
 18 \_\_\_\_\_  
 19 Diane M. Tropia  
 20 Florida Professional Reporter  
 21  
 22  
 23  
 24  
 25 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203  
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