

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, March 23, 2022,
commencing at 3:00 p.m., at the Ed Ball Building, 214
North Hogan Street, Room 1002, 1st Floor, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
ERIK C. KASPER, Secretary.
MAX GLOBER, Commission Member.

ALSO PRESENT:

SUSAN KELLY, Planning and Development Dept.
ADRIENNE CHAMBERS, Planning and Development.
SUSAN GRANDIN, Office of General Counsel.
STEPHANIE PEJUSA, Planning and Development Dept.

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1 I'll go ahead and take a motion to pass
2 the minutes from the January 26th meeting.
3 COMMISSIONER LOPERA: Motion to pass the
4 minutes from the January 26, 2022, meeting.
5 COMMISSIONER KASPER: Second.
6 THE CHAIRMAN: All those in favor?
7 COMMISSION MEMBERS: Aye.
8 THE CHAIRMAN: Those opposed?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: Hearing none, as you can
11 see, we have two agendas tonight we're going to
12 try and work through as quickly as possible. I
13 do apologize for the meeting being postponed
14 from last month. We were just in a bit of a
15 bind as far as commissioners go at the moment,
16 so ...
17 So we've got Agenda A we're going to get
18 started on first. We have nothing deferred
19 from Agenda A.
20 I'm going to go ahead and go through our
21 consent agenda. We have COA-21-26258, 1429
22 Challen Avenue; COA-21-26593, 1449 Boulevard;
23 COA-22-26891, 388 East 4th Street;
24 COA-22-26787, 2951 Post Street; COA-22-26896,
25 128 West Adams Street.
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1 PROCEEDINGS
2 March 23, 2022 3:00 p.m.
3
4 THE CHAIRMAN: We're going to go ahead and
5 start the March 23rd meeting of the
6 Jacksonville Historic Preservation Commission.
7 If we could start with some introductions,
8 please.
9 MS. CHAMBERS: Adrienne Chambers, Historic
10 Preservation.
11 MS. KELLY: Susan Kelly, Historic
12 Preservation.
13 MS. GRANDIN: Susan Grandin, Office of
14 General Counsel.
15 COMMISSIONER GLOBER: Max Globber,
16 commissioner.
17 COMMISSIONER LOPERA: Andres Lopera,
18 commissioner.
19 THE CHAIRMAN: J.C. Demetree, chairman.
20 COMMISSIONER KASPER: Erik Kasper,
21 commissioner.
22 THE CHAIRMAN: If everybody could go ahead
23 and silence their cell phones. Any
24 conversations, please be had in the hallway.
25 We're going to take a break every two hours if
needed.
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1 Do we have any -- do any commissioners
2 have any ex parte or anything you want to
3 comment on consent?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: We'll go ahead and open the
6 public hearing. If there is anybody here to
7 speak on any of these COAs, now is the time.
8 AUDIENCE MEMBERS: (No response.)
9 THE CHAIRMAN: I'm seeing none.
10 AUDIENCE MEMBER: Excuse me.
11 THE CHAIRMAN: Please come up.
12 AUDIENCE MEMBER: I'm here for --
13 (Audience member approaches the podium.)
14 THE CHAIRMAN: If you will state your name
15 and address for me.
16 AUDIENCE MEMBER: Sure.
17 John Boback, 700 West Pope Road,
18 St. Augustine, Florida.
19 I'm here about 1627 Hubbard Street.
20 THE CHAIRMAN: John, she's going to swear
21 you in real quick.
22 Oh, okay. You're good.
23 MR. BOBACK: Okay.
24 THE CHAIRMAN: Have at it.
25 MR. BOBACK: Okay. Well, I was just going
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1 out to get the agenda to make sure we're on
 2 here, so that's -- okay. 1627 Hubbard,
 3 basically, before my client had it, somebody
 4 did illegal construction without permitting.
 5 THE CHAIRMAN: That's a COA, John, so I'm
 6 going to call you back up when we get to that.
 7 MR. BOBACK: Okay.
 8 THE CHAIRMAN: No problem.
 9 All right. Anybody else to speak on any
 10 of the consent agenda items that I've read off?
 11 AUDIENCE MEMBERS: (No response.)
 12 THE CHAIRMAN: All right. With that,
 13 we'll close the public hearing, and I'll
 14 entertain a motion.
 15 COMMISSIONER LOPERA: Motion to approve
 16 the consent agenda.
 17 COMMISSIONER KASPER: Second.
 18 THE CHAIRMAN: All those in favor?
 19 COMMISSION MEMBERS: Aye.
 20 THE CHAIRMAN: Those opposed?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: Hearing none, the consent
 23 agenda has been approved.
 24 We're going to move on in Agenda A to
 25 Section D, previously deferred items to be
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1 door on the side elevation to the middle of
 2 that same elevation in place of an existing
 3 window.
 4 The bay window is not original to the
 5 structure, documented by the Sanborn map and by
 6 a staff site visit on August 12, 2021. Removal
 7 of the bay window appears to restore the
 8 original footprint of the building. The
 9 proposed new windows as conditioned are
 10 consistent with the character and the scale of
 11 the building's existing historic windows.
 12 The placement of the shutters, window grid
 13 pattern, and alignment with historic windows
 14 are all consistent with the design guidelines.
 15 Relocation of the side entry door is not street
 16 visible and the change does not have a negative
 17 effect on the structure's character or on the
 18 district as a whole.
 19 The Department finds the proposed work, as
 20 conditioned, is consistent with the design
 21 guidelines and Section 307.106. The Department
 22 recommends approval with conditions.
 23 THE CHAIRMAN: Thank you.
 24 Questions for staff?
 25 COMMISSION MEMBERS: (No response.)
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1 heard. That's COA-21-26128, 1928 Morningside
 2 Street.
 3 And do we have a staff report?
 4 MS. KELLY: Okay. Application for
 5 COA-21-26128 has been revised from a previous
 6 request for a front-facing, attached garage to
 7 a request, instead, for the replacement of the
 8 existing bay window on the front elevation with
 9 windows that are lined with others on the
 10 structure.
 11 The Commission might remember this
 12 structure -- if I can pull up a picture. You
 13 have seen it several times previously. It had
 14 been decided that it was -- let me see if I can
 15 state this correctly -- res judicata, about the
 16 front garage that was right there. So this is
 17 a revision of this application.
 18 The two-story brick structure is on an
 19 inner lot and is listed as contributing. The
 20 new windows would be spaced and sized to match
 21 the historic windows on the front plane of the
 22 house. The applicant is also requesting to
 23 remove the existing exterior chimney, which is
 24 not original to the structure; and remove the
 25 small chimney stack mid-roof; and to relocate a
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1 THE CHAIRMAN: All right. We'll open the
 2 public hearing.
 3 Is the applicant here?
 4 AUDIENCE MEMBER: Yes.
 5 THE CHAIRMAN: You can come on up.
 6 (Audience member approaches the podium.)
 7 THE CHAIRMAN: If you will state your name
 8 and address.
 9 AUDIENCE MEMBER: Patrick Snyder, 1928
 10 Morningside Street.
 11 THE CHAIRMAN: Patrick, she will swear you
 12 in.
 13 THE REPORTER: If you would raise your
 14 right hand for me, please.
 15 MR. SNYDER: (Complies.)
 16 THE REPORTER: Do you affirm that the
 17 testimony you are about to give will be the
 18 truth, the whole truth, and nothing but the
 19 truth?
 20 MR. SNYDER: I do.
 21 THE REPORTER: Thank you.
 22 MR. SNYDER: I don't have anything to add.
 23 You know, I agree with -- let me think about
 24 it. The conditions seem reasonable, so --
 25 THE CHAIRMAN: Easy enough.
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1 MR. SNYDER: -- no -- nothing to add.
 2 THE CHAIRMAN: All right. Thank you. And
 3 we'll call you if we need you.
 4 (Ms. Schifanella approaches the podium.)
 5 THE CHAIRMAN: If you would state your
 6 name and address, please.
 7 MS. SCHIFANELLA: Angela Schifanella, 1352
 8 Avondale Avenue, representing Riverside
 9 Avondale Preservation.
 10 We're just here in support of this
 11 application and want to commend the applicant.
 12 You know, he had a certain idea in mind. It
 13 wasn't an appropriate application originally,
 14 and we just are really happy and thankful that
 15 he's revised his application, and we encourage
 16 you to support it.
 17 Thank you.
 18 THE CHAIRMAN: Thank you.
 19 Anybody else here to speak on this COA?
 20 AUDIENCE MEMBERS: (No response.)
 21 THE CHAIRMAN: Seeing none, we'll close
 22 the public hearing, and I'll entertain a
 23 motion.
 24 COMMISSIONER LOPERA: Good job, staff,
 25 with reviewing this and taking it back to
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1 in the eastern part of downtown during the
 2 first decade following the 1901 fire. This
 3 building and the three to the west constitute
 4 one of the few intact historic block fronts
 5 remaining in downtown. These buildings reflect
 6 the maritime, warehouse, light industrial, and
 7 commercial uses that once lined the waterfront
 8 of downtown.
 9 As such, the structure meets the criterion
 10 for its value as a significant reminder of the
 11 cultural, historical, architectural, or
 12 archaeological heritage of the city, state, or
 13 nation.
 14 The design of the building reflects a
 15 commercial style referred by one style book as
 16 two-part commercial block. Two-part commercial
 17 buildings were the most common style of
 18 commercial architecture that was developed in
 19 American cities and towns during the late 19th
 20 and early 20th centuries and are characterized
 21 by being divided horizontally into two
 22 sections, usually with the public use on the
 23 first level and more private uses on the upper
 24 floor.
 25 Two-part buildings are one of the oldest
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1 something that's closer to the original
 2 historic building.
 3 So I'd like to make a motion to approve
 4 COA-21-26128.
 5 COMMISSIONER KASPER: Second.
 6 THE CHAIRMAN: Questions, concerns?
 7 COMMISSIONER KASPER: I'll just echo the
 8 comments.
 9 Thank you to the applicant. Thank you to
 10 the architect and staff. It's a good design.
 11 THE CHAIRMAN: All those in favor?
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Those opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, you have
 16 approved COA-21-26128.
 17 And we're going to move on to Section F,
 18 historic designations. We have LM-22-03. That
 19 is 327 to 345 East Bay Street.
 20 MS. KELLY: Okay. LM-22-03 seeks to
 21 designate the property at 327 through 345 East
 22 Bay Street as a local landmark.
 23 327 through 343 [sic] East Bay has
 24 significance as one of the small group of
 25 commercial and warehouse buildings constructed
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1 types of commercial design, and they are found
 2 in medieval towns as well as (inaudible)
 3 characteristics of Colonial settlements.
 4 This building was constructed in 1908.
 5 It's divided into eleven separate bays or
 6 units, with ten having 28-foot-wide
 7 storefronts. The sixth bay from the west is an
 8 open-arched passageway providing access from
 9 East Bay north to the rear of the building.
 10 The structure meets the criterion for
 11 distinguishing characteristics of an
 12 architectural style valuable for study of a
 13 period, method of construction, or use of
 14 indigenous materials.
 15 Lastly, with regards to its suitability
 16 for preservation or restoration, this property
 17 appears to be structurally sound with the
 18 storefronts currently occupied or used in
 19 recent years.
 20 All of the bays have been altered to
 21 varying degrees. These alterations include
 22 remodeled or enclosed storefronts, new window
 23 fenestration patterns on the second story that
 24 accommodates more contemporary windows, as well
 25 as painting and covering the original brick
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1 veneer facade of the primary elevation with
 2 stucco or a new brick veneer product. However,
 3 the distinctive full-height quoins that define
 4 each storefront are still evident, as is the
 5 two-part commercial block concept.
 6 The Department has found that the property
 7 meets three of the seven criteria, and we
 8 recommend approving the landmark designation.
 9 And the applicant is here for questions.
 10 THE CHAIRMAN: Okay. Questions for staff?
 11 COMMISSIONER LOPERA: Seems that you guys
 12 all met the three criteria very well. So --
 13 good job.
 14 THE CHAIRMAN: I'll open the public
 15 hearing.
 16 (Audience member approaches the podium.)
 17 THE CHAIRMAN: Hello.
 18 AUDIENCE MEMBER: Blair Knighting,
 19 Kimley-Horn, 12740 Gran Bay Parkway West, Suite
 20 300, 32258.
 21 Thank you, guys.
 22 We're here. We're really excited about
 23 this one. It's going to preserve that whole
 24 block. It may not be exactly architecturally
 25 significant in terms of the, you know,
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1 features, but it has, since it's altered -- it
 2 does have that commercial-style feel. It has
 3 the massing. It has the form.
 4 It is important to Jacksonville's maritime
 5 history. The boats would come off there, and
 6 it was a warehouse right there off the river,
 7 and they would hold -- it was a liquor
 8 warehouse for most of it.
 9 But the interesting part about this one is
 10 that central bay, the cars or maybe even a
 11 horse and buggy would pull behind the buildings
 12 and unload and load instead of being on the
 13 street. So that's a really unique feature
 14 that's been preserved over time, which is
 15 amazing.
 16 So we support staff. We appreciate your
 17 staff report and I'm here for any questions.
 18 Thank you.
 19 THE CHAIRMAN: Is anybody else here to
 20 speak on this?
 21 AUDIENCE MEMBERS: (No response.)
 22 THE CHAIRMAN: Seeing none, we'll close
 23 the public hearing and I'll entertain a motion.
 24 COMMISSIONER LOPERA: Thank you, Blair,
 25 for presenting this to us.
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1 I want to thank the staff as well for
 2 presenting a good history on this, especially
 3 the maritime history that Jacksonville --
 4 they're the beginning blocks of the city, so I
 5 want to make a motion to approve LM-22-03.
 6 COMMISSIONER KASPER: I'll second.
 7 Just real quick through the Chair to
 8 staff.
 9 I'm sorry, through the Chair to Counsel.
 10 It's really just -- or staff. I'm curious. We
 11 have multiple owners here, but we're making a
 12 landmark designation for a series of buildings
 13 because they are all within the same -- or does
 14 it matter? I mean, it doesn't matter. I'm
 15 just curious.
 16 MS. KNIGHTING: It is one owner.
 17 COMMISSIONER KASPER: Oh, it is one owner.
 18 MS. KELLY: Through the Chair, something
 19 really interesting about this building --
 20 because you're all familiar with it -- it looks
 21 like separate bays and there are separate
 22 tenants, but that's one giant building, all the
 23 way. Like, it's one giant building. It
 24 just -- those bays appear to be separate.
 25 So it is one owner.
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1 COMMISSIONER KASPER: Okay. Thank you.
 2 THE CHAIRMAN: All right.
 3 All those in favor?
 4 COMMISSION MEMBERS: Aye.
 5 THE CHAIRMAN: Those opposed?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, you have
 8 approved LM-22-03.
 9 And we will move on to Section G,
 10 Certificates of Appropriateness. The first one
 11 on the docket is COA-21-26763, 3520 Oak Street.
 12 MS. KELLY: Okay. Application for
 13 COA-21-26763 is for a modern renovation of an
 14 addition to a noncontributing structure built
 15 in 1977.
 16 The existing stucco home is shorter than
 17 the adjacent structures and has a front-facing
 18 attached garage and unique angled roof form.
 19 The structure has a concrete privacy wall in
 20 front of the building that aligns with the
 21 front setbacks of neighboring structures, and
 22 this feature remains as is in the proposed
 23 design.
 24 The main alterations to the structure
 25 include a three-story stairwell, roof deck, and
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1 second-story addition above the existing
2 street-facing garage. The proposed finishes
3 and details are in keeping with the proposed
4 modern aesthetic.

5 In keeping with the design guidelines,
6 modern construction can be appropriate for
7 historic districts as long as the new
8 construction complements the size, massing,
9 scale, and other essential characteristics of
10 the district.

11 So staff's analysis and conditions focus
12 on ensuring that the design, while clearly
13 differentiated from the old, is compatible with
14 the surrounding context.

15 As designed, the height of the structure
16 is more consistent with the adjacent structures
17 than the existing home. The proposed left-side
18 stairwell addition provides some balance to the
19 structure's massing given the front-facing
20 garage located forward of the main structure.

21 In general, staff finds that the
22 alterations are compatible with the height,
23 size, massing, and scale of other structures in
24 the area.

25 The wood board siding on the -- proposed
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1 And I believe the applicant has -- wanted
2 to speak about some of the conditions.

3 THE CHAIRMAN: Questions for staff?
4 COMMISSIONER LOPERA: Through the Chair,
5 the horizontal nature of things, that's to be
6 consistent with the normal horizontal lap
7 siding we use throughout the district?

8 MS. KELLY: Through the Chair, that's
9 correct. The reality is that, being a modern
10 interpretation, the house already will --
11 people will notice it. So if there's any way
12 to get it to be a little bit, I don't know,
13 muted, be able to link and have some sort of
14 measure of commonality with other structures in
15 the district -- and we thought maybe having
16 that slight change in the material and just
17 shifting it, that might provide that linkage.

18 COMMISSIONER LOPERA: Okay. And then
19 regarding the chimney in the front, you did say
20 that that was a -- yeah, said it seems to be an
21 overarching feature for the front elevation.

22 And your recommendation was to potentially
23 cover that with stucco?

24 MS. KELLY: Stucco, paint it, something so
25 that it's essentially not like a bright
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1 for the main structure and the garage door,
2 which is street-facing, are requested to have
3 vertical seams. Staff has conditioned that
4 these materials should, instead, have
5 horizontal seams to be more compatible with
6 neighboring historic structures.

7 Similarly, the steel-panel siding, as
8 conditioned, shall have horizontal seams.
9 Orientation of the siding helps to provide
10 scale and directional expression, providing for
11 a common element or a common feature that would
12 link this structure to others in the district.

13 Also, the proposed chimney as requested
14 would be galvanized steel on the front
15 elevation, about 20 feet in height. As
16 designed, the feature would detract from the
17 district's character, dominate the front
18 facade, and provide strong verticality. Given
19 this, staff has conditioned that it should have
20 a dark finish, be covered in stucco or painted
21 to match a color already on the structure.

22 So for these reasons, staff finds that the
23 proposed work, as conditioned, is consistent
24 with the design guidelines and Section 307.106.
25 Staff recommends approval with conditions.

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1 Galvalume chimney, so that it's just a little
2 bit muted. That would be it.

3 So either -- I think we have it as a dark
4 finish, covered in stucco, or just painted to
5 match a color already on the structure.

6 COMMISSIONER LOPERA: Okay. So it blends
7 in more with the structure?

8 MS. KELLY: Something to tone it down,
9 uh-huh.

10 COMMISSIONER LOPERA: That's all. Thank
11 you.

12 THE CHAIRMAN: Anybody else have questions
13 for staff?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: All right. We'll open the
16 public hearing.

17 Is the applicant here?

18 (Audience member approaches the podium.)

19 THE CHAIRMAN: If you will state your name
20 and address.

21 AUDIENCE MEMBER: Doug Lane, 1022 Park
22 Street, Suite 208.

23 THE REPORTER: If you would raise your
24 right hand for me, please.

25 MR. LANE: (Complies.)

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1 THE REPORTER: Do you affirm that the
 2 testimony you are about to give will be the
 3 truth, the whole truth, and nothing but the
 4 truth?
 5 MR. LANE: I do.
 6 THE REPORTER: Thank you.
 7 MR. LANE: We -- I'm the architect. I'm
 8 representing the owner. So we're here today.
 9 We conclude -- we agree with staff's
 10 recommendations. They had 14 recommendations;
 11 we agree with all of them.
 12 We would like to discuss having the metal
 13 panels vertical because they're going to be
 14 18 inches wide by about 3 feet tall. So if you
 15 turn those horizontally, I don't think they are
 16 going to achieve the -- what they are looking
 17 to accomplish because I think the horizontal
 18 siding would be very small.
 19 So we would like to maintain the vertical
 20 part of it. That's the only item we would like
 21 to have consideration of.
 22 THE CHAIRMAN: Okay.
 23 MR. LANE: Okay.
 24 THE CHAIRMAN: Any questions at the
 25 moment?

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1 design is appropriate in the scale and the
 2 massing. It's a tremendous improvement on
 3 what's there currently as this design is more
 4 in keeping with the surrounding fabric.
 5 I feel that in a modern design, we're --
 6 we are introducing modern materials. And so
 7 the metal is a new material, and the way it's
 8 used, I think, is an appropriate way. And,
 9 again, I believe that the dark color does not
 10 make the seams pronounced, and I think as it's
 11 designed is acceptable.
 12 THE CHAIRMAN: I agree. In using modern
 13 materials, like you said, I think the design
 14 changes, so ...
 15 COMMISSIONER LOPERA: Through the Chair,
 16 yeah, regarding that, yeah, it's the only
 17 condition that there was an issue with for the
 18 owner.
 19 But, you know, I think with -- in
 20 agreement with the staff, the modern aspects of
 21 this building are already substantially clear,
 22 you know. And the horizontal siding is in
 23 keeping, you know, having it somewhat blend in
 24 because there are no horizontal -- or vertical
 25 siding wood buildings and, you know, wood

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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: We'll call you if we need
 3 you.
 4 Thank you.
 5 Is anybody else here to speak on this COA?
 6 AUDIENCE MEMBERS: (No response.)
 7 THE CHAIRMAN: Seeing none, I'll close the
 8 public hearing, and I'll entertain a motion.
 9 COMMISSIONER LOPERA: Motion to approve,
 10 with staff conditions, COA-21-26763.
 11 COMMISSIONER KASPER: Second.
 12 I'd like to discuss the metal siding as
 13 well. I think the rendering is a good
 14 rendering. It's a good representation of the
 15 design. I think with the darker color, the
 16 seams are less pronounced, if almost difficult
 17 to see, and so I am in support of the vertical
 18 seams.
 19 I'm trying to find some more reasoning, so
 20 bear with me for a moment.
 21 I understand the staff's position on the
 22 majority of siding that's in the district that
 23 is horizontal, but that siding is a wood
 24 siding, which has a characteristic of a tighter
 25 pattern, four- to six-inch overlaps. This

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1 structures within this district.
 2 So I would --
 3 COMMISSIONER KASPER: Before you finish,
 4 Commissioner Lopera, so -- remind you of
 5 board-and-batten historic design, which is a
 6 larger board and then vertical battens placed
 7 precisely 16 to 18 inches on center, giving a
 8 very similar aesthetic.
 9 COMMISSIONER LOPERA: Similar to, like,
 10 Hardie panel, like a vertical Hardie panel?
 11 COMMISSIONER KASPER: Correct. So a
 12 board-and-batten historic siding has a solid
 13 panel and a vertical batten every 16 to
 14 18 inches.
 15 COMMISSIONER LOPERA: Sure.
 16 COMMISSIONER KASPER: This metal panel is
 17 doing the same thing with -- in a metal
 18 fashion.
 19 COMMISSIONER LOPERA: Yeah. The other
 20 kind of more modern buildings, I believe, had
 21 more square, rectangular type, which I think
 22 the architect did a good job with it on the
 23 left side of the building, to have a large
 24 square and rectangular lines shown there.
 25 THE CHAIRMAN: All right.

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1 Well, any more thoughts?
 2 COMMISSION MEMBERS: (No response.)
 3 THE CHAIRMAN: So we have a motion on the
 4 table with conditions as staff has recommended.
 5 COMMISSIONER KASPER: I would -- can I
 6 amend the motion?
 7 MS. GRANDIN: You can make a motion to
 8 amend the motion.
 9 COMMISSIONER KASPER: I'll make a motion
 10 to strike Condition 1, right? Yeah, strike
 11 Condition 1.
 12 While that's floating in the air, through
 13 the Chair to staff, Susan, could you comment on
 14 board-and-batten connection?
 15 MS. KELLY: I agree with you -- I'm not
 16 following you.
 17 I do see what you're saying and I think,
 18 especially being a darker color, I mean, it
 19 makes sense. Staff thinks definitely overall
 20 they have done a nice job, since you've said it
 21 on the record, given what's already there.
 22 COMMISSIONER LOPERA: Yes. Huge
 23 improvement.
 24 THE CHAIRMAN: All right. So I'm still
 25 sitting with a --
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1 COMMISSIONER GLOBER: Second.
 2 THE CHAIRMAN: I'm going to go with that.
 3 All those in favor?
 4 MS. GRANDIN: Of the amendment, right?
 5 THE CHAIRMAN: Of the amendment, yes.
 6 All those in favor?
 7 COMMISSIONER GLOBER: Aye.
 8 COMMISSIONER KASPER: Aye.
 9 THE CHAIRMAN: Aye.
 10 All those opposed?
 11 COMMISSIONER LOPERA: Nay.
 12 THE CHAIRMAN: So we will now take a vote
 13 on the motion as amended.
 14 All those in favor?
 15 COMMISSIONER GLOBER: Aye.
 16 COMMISSIONER KASPER: Aye.
 17 THE CHAIRMAN: Aye.
 18 Those opposed?
 19 COMMISSIONER LOPERA: Nay.
 20 THE CHAIRMAN: With that, COA-21-26763 has
 21 been approved.
 22 And we're going to move on to
 23 COA-22-26847, 330 East 2nd Street.
 24 MS. KELLY: Application for COA-22-26847
 25 is for the installation for pavers in the front
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1 yard and backyard at this contributing
 2 structure in Springfield. The applicant is
 3 seeking to pave the majority of the front yard,
 4 leaving spaces for flower beds around the front
 5 porch and the corners of the property.
 6 Additionally, the applicant is requesting for
 7 the installation of a paved backyard patio.
 8 Pursuant to the authority granted to staff
 9 through the administrative matrix, hardscaping
 10 in the rear yard can be administratively
 11 approved if the scope of work requiring review
 12 by the Commission is for the proposed paved
 13 area from the front plane of the house to the
 14 street.
 15 The proposed scope of work shows that the
 16 pavers would cover the majority of the front
 17 yard, leaving minimal greenspace. Plant
 18 materials should be the primary material in the
 19 front yard in the historic district. By paving
 20 the majority of the front yard and leaving
 21 minimal room for plant life and greenery, the
 22 relationship between this property and the
 23 properties surrounding the structure would be
 24 negatively impacted.
 25 The proposed work does not complement the
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1 character of the neighborhood. The front yard
 2 of an historic property is typically for
 3 landscaping and plant material. The proposed
 4 scope of work negatively affects the
 5 relationship between the structure and its
 6 setting by introducing inappropriate and
 7 incompatible hardscaping layout.
 8 For these reasons, the Department finds
 9 that the proposed work is inconsistent with the
 10 design guidelines and Section 307.106. Staff
 11 recommends denial.
 12 And because I believe this issue has come
 13 up in the past, we calculated the front yard as
 14 about 400 square feet. And typically our
 15 guidelines suggest that up to 25 percent, so
 16 100 square feet could be paved or that staff
 17 could approve that administratively.
 18 THE CHAIRMAN: Questions for staff?
 19 COMMISSIONER LOPERA: Yes. I do have a
 20 few questions. Did you guys have issue with
 21 the side yard also?
 22 MS. KELLY: Through the Chair, we talked
 23 about it. The side yards are so narrow here,
 24 and I feel like in the past we haven't really
 25 put too much on that. It starts to go away
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1 from the street visibility, and by the time you
 2 put down stepping stones just to walk around
 3 the side of your house, it's taking up the
 4 majority of the spot in some cases.
 5 So we discussed it, but we thought, not
 6 great, but okay.
 7 COMMISSIONER LOPERA: From the survey
 8 here, it looks like the side yards are
 9 extremely narrow. So I agree that putting
 10 anything there would essentially take away all
 11 the green anyway.
 12 And regarding the backyard, it seems to be
 13 an extremely long lot. Did you all have issues
 14 with paving? Because based on just percentages
 15 of the backyard, it looks to be much less than
 16 25 percent of the backyard.
 17 MS. KELLY: Typically, we don't -- we can
 18 approve of any hardscaping in the rear yard.
 19 It's not street visible. There's just a lot
 20 more flexibility there. We don't get into
 21 issues such as drainage or paving surfaces. So
 22 usually, the rear yards are just not -- we can
 23 just administratively approve those. It's just
 24 subject to whatever the property owner would
 25 like. It's just that front yard and its

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1 compatibility with the district that we call
 2 into question.
 3 THE CHAIRMAN: So it's just a front yard
 4 issue, then?
 5 COMMISSIONER LOPERA: Yes, so it's merely
 6 a front yard issue?
 7 MS. KELLY: Yes.
 8 COMMISSIONER LOPERA: And the standard,
 9 the 25 percent -- because, yeah, I agree with
 10 you. The permeability is a zoning issue, so --
 11 okay. That's helpful.
 12 Thank you.
 13 THE CHAIRMAN: And just so I'm clear --
 14 I'm going to ask the applicant in a second --
 15 but the front yard seems to be they want --
 16 they want to cover with river rock? Is that --
 17 am I reading that right?
 18 COMMISSIONER LOPERA: No, just the small
 19 area is going to be river rock. The rest of it
 20 would be pavers. Just a small semicircle would
 21 be river rock, where -- the inside of the arrow
 22 in the corners.
 23 THE CHAIRMAN: Oh, okay. I got you.
 24 Any other questions for staff?
 25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: We'll open the public
 2 hearing.
 3 Is the applicant here?
 4 (Audience member approaches the podium.)
 5 THE CHAIRMAN: If you will state your name
 6 and address.
 7 AUDIENCE MEMBER: Victor Letourneaut,
 8 324 East 3rd Street.
 9 THE CHAIRMAN: Victor, she's going to
 10 swear you in.
 11 THE REPORTER: If you would raise your
 12 right hand for me, please.
 13 MR. LATOURNEAUT: (Complies.)
 14 THE REPORTER: Do you affirm that the
 15 testimony you are about to give will be the
 16 truth, the whole truth, and nothing but the
 17 truth?
 18 MR. LATOURNEAUT: I do.
 19 THE REPORTER: Thank you.
 20 MR. LATOURNEAUT: Good evening, everybody.
 21 If you -- we sent additional photos
 22 because it doesn't show -- if you could scroll
 23 down -- that it's already more than 25 percent.
 24 It's not a big -- if you could see, there's
 25 already pavers there. We just want to lift

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1 them up and put some new pavers in there.
 2 So that -- the whole -- the 25 percent is
 3 really -- it's not that much of a front yard.
 4 And the stuff that we want to do inside the
 5 CROW is just a walkway that most people have.
 6 I have issue with the 25 percent based on
 7 this because, if you look -- scroll down, other
 8 properties --
 9 MS. KELLY: This is the new stuff you
 10 submitted?
 11 MR. LATOURNEAUT: Yeah.
 12 Other properties have a hundred percent of
 13 their yards -- front yards -- if you can scroll
 14 some more. You can see where neighbors that
 15 are nearby already -- so I'm in a -- I've -- I
 16 own a house. I invested. This is
 17 beautification. Okay? We're not -- the 25 --
 18 we already -- already exceeded that 25 percent
 19 as existing. It just looks horrible. We just
 20 want to replace it, you know? So we would ask
 21 for consideration on that.
 22 So everybody could see the design and all
 23 that. In the backyard, we have a 203-foot deep
 24 lot, just to give a perspective. The house is
 25 all in the front. So it's already -- you know,

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1 we just want to beautify. Really, it's not
 2 going to make a major impact than it is right
 3 now, but I want to be able to roll our garbage
 4 can from the side of the house without going
 5 through rock.
 6 But I want to give perspective and request
 7 consideration on the 25 percent for this
 8 particular property.
 9 And that's all I have for comments.
 10 THE CHAIRMAN: All right. Questions?
 11 COMMISSIONER KASPER: Could we just
 12 confirm that we're looking at the -- I think
 13 this is other properties?
 14 MR. LATOURNEAUT: Yes.
 15 COMMISSIONER KASPER: So I think the image
 16 you're referring to possibly is on 449 of the
 17 PDF?
 18 THE CHAIRMAN: For the current lot?
 19 COMMISSIONER KASPER: Yes.
 20 THE CHAIRMAN: Yes, 454.
 21 COMMISSIONER GLOBER: 454?
 22 THE CHAIRMAN: Yeah, 454.
 23 COMMISSIONER KASPER: The pictures?
 24 THE CHAIRMAN: Well, now they're the same
 25 pictures --

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1 deviation, with some -- again, pea gravel for
 2 water. As you can notice, that's why the
 3 different colors there on the point that we
 4 designed on that to capture any water.
 5 But we're not -- again, we're really not
 6 increasing it by existing that it is right now.
 7 It's already over that.
 8 COMMISSIONER KASPER: What would be
 9 your -- the purpose of limiting pavers on the
 10 front yard is to provide landscaping, for the
 11 yard to have a landscaped portion from the
 12 sidewalk to the home. So it appears that with
 13 your solution, there won't be landscaping; it
 14 will be all concrete pavers?
 15 MR. LATOURNEAUT: No. We'll put in
 16 some -- existing -- there's already existing
 17 some flowers and -- in there. We're not going
 18 to remove them, so it's going to be greener
 19 there still around there. We're not removing
 20 any of the -- on the edge that's showing some
 21 plant life.
 22 The corner there and all that is going to
 23 be -- and even the front of the porch area,
 24 too, is designated plant material in those
 25 areas that are half-moon and so forth. So it's

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1 COMMISSIONER KASPER: Okay.
 2 (Ms. Kelly displays photos.)
 3 MR. LATOURNEAUT: That's the way it's
 4 existing right now.
 5 As you can tell, it's already over
 6 25 percent. It's an eyesore to us. And we
 7 just want to beautify it with pavers. And then
 8 the front, as you can see, is just a CROW
 9 sidewalk. There's one existing there, but it's
 10 not level. It's more of a safety hazard than
 11 anything, so that's what we're really asking
 12 for, is a --
 13 COMMISSIONER KASPER: I think staff is in
 14 support of, or would be in support of a
 15 reworking the sidewalk through the gate to the
 16 front steps because that would likely be under
 17 the 25 percent.
 18 So the discussion is the balance of the
 19 yard from the front of the porch to the fence
 20 and you providing us a picture that shows some
 21 existing pavers with grass growing in between
 22 them. And you're requesting to remove them and
 23 replace with it with continuous pavers from
 24 fence to house?

MR. LATOURNEAUT: Yes, sir, with some
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1 not totally pavers. There's already stuff
 2 exists in there. We don't really want to --
 3 just beautify it around it. So there will
 4 still be landscape and greenery.
 5 COMMISSIONER LOPERA: Through the Chair,
 6 the paving on the side yards, what would be the
 7 purpose for that?
 8 MR. LATOURNEAUT: On the side?
 9 COMMISSIONER LOPERA: On the side yard.
 10 Is the purpose to walk from the sidewalk
 11 to your front door and then be able to access
 12 the backyard through both the left and the
 13 right side?
 14 MR. LATOURNEAUT: There's a gate on the
 15 left- and right-hand side to access the back.
 16 We're more concerned, as you're looking the
 17 house, to the left because that's where we put
 18 the garbage cans and recycle bins, so we can
 19 access that.
 20 So again, that's very narrow as it is
 21 right now as you can see, so that's why we want
 22 to just do the pavers right back. On the right
 23 side, I'm okay with just putting pea gravel on
 24 that one side because, again, that's not the
 25 side that we're using at all. But, again, the

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1 consideration was for the front yard.
 2 COMMISSIONER LOPERA: Okay. Through the
 3 Chair, as far as, like, what was there before,
 4 there were pavers there before. But when we,
 5 you know, go back to do something new, like,
 6 you know, a COA, then once you appear before
 7 the Commission, then we have to apply --
 8 MR. LATOURNEAUT: Sure.
 9 COMMISSIONER LOPERA: -- the COA rules
 10 that are in effect now, the Secretary of
 11 Interior standards.
 12 So you know, as far as the walkway goes, I
 13 believe that that would still keep you under
 14 the 25 percent if you add -- basically, if you
 15 add a walkway going straight from the sidewalk
 16 to your front door and then you add a walkway
 17 from that area over to the left side. And that
 18 would still keep you under the 25 percent.
 19 MR. LATOURNEAUT: Yes.
 20 COMMISSIONER LOPERA: Because that's the
 21 main contention with the staff. It's the main
 22 contention with the Commission. And then the
 23 rest of the area would, you know, likely need
 24 to be green for you to stay under that
 25 25 percent rule. But it would give you the

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1 functionality that you're looking for regarding
 2 the trash cans. And if you would be okay with
 3 that, then I would be leaning towards that kind
 4 of resolution.
 5 MR. LATOURNEAUT: No problems there. As
 6 long as I get the front access to that, the
 7 right-hand side, we can keep it greenery and
 8 just some gravel as a path for water erosion
 9 off the roof. It doesn't have any type of
 10 gutter system yet, but I'm good with that.
 11 COMMISSIONER KASPER: Commissioner Lopera,
 12 I think I'd like to clarify that again because
 13 I think I heard two different things.
 14 What did you think you heard?
 15 COMMISSIONER LOPERA: I was asking him to,
 16 you know, put just like a walkway, just a
 17 narrow walkway, a three-foot-wide walkway
 18 from -- basically, you have one walkway that
 19 goes to your front door, which is the one that
 20 is already there.
 21 Stemming from that towards the left, you
 22 would have a narrower, three-foot walkway that
 23 goes around to the left side of the house where
 24 the garbage cans are kept. And that walkway
 25 could continue to the backyard because the main

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1 contention of staff was the 25 percent.
 2 I believe that -- you know, if that's --
 3 it seems like it would be less than 25 percent.
 4 And then the rest of the front yard would need
 5 to be a green-type, you know, vegetation-type
 6 product.
 7 MR. LATOURNEAUT: And you're okay with the
 8 CROW area replacing the walkway that's existing
 9 there? There's already --
 10 COMMISSIONER LOPERA: What do you mean by
 11 the "CROW area"?
 12 MR. LATOURNEAUT: City right-of-way.
 13 COMMISSIONER LOPERA: Oh, okay.
 14 MR. LATOURNEAUT: So you have my fence,
 15 the sidewalk, and then what we refer to as the
 16 CROW between there -- there's already a --
 17 we're going to replace that existing walkway.
 18 I don't think -- is that calculated in that?
 19 On the front of the picture would be -- anyway,
 20 again, it's already there. We just pick it up
 21 as a safety hazard.
 22 COMMISSIONER LOPERA: Could you bring up
 23 that photo, please?
 24 THE CHAIRMAN: Scroll down just a little
 25 bit.

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1 MS. KELLY: Do we have that?
 2 COMMISSIONER LOPERA: 451?
 3 MS. KELLY: What page am I on? It's this.
 4 MR. LATOURNEAUT: That's the proposed.
 5 There's one that just goes straight. Yeah, and
 6 that's all -- again, it's bricks and it's above
 7 grade and not to be used, so we're just going
 8 to continue with the same paver probably in
 9 there.
 10 COMMISSIONER LOPERA: Through the Chair, I
 11 don't think we can deal with anything that's
 12 outside the property. So you would have to get
 13 with the City regarding doing anything, even
 14 flat work, in that area.
 15 THE CHAIRMAN: So you're proposing --
 16 COMMISSIONER KASPER: I think Commissioner
 17 Lopera is proposing a three-foot-wide walkway
 18 from the front walk around the side of the
 19 house.
 20 THE CHAIRMAN: So we'll call it --
 21 COMMISSIONER LOPERA: And then, basically,
 22 the rest of the area from, let's say, the front
 23 of the house, would it be all green space?
 24 THE CHAIRMAN: So I'm going to guesstimate
 25 here, but --

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1 COMMISSIONER LOPERA: Except for the --
 2 (Simultaneous speaking.)
 3 THE CHAIRMAN: I want to see if anyone
 4 wants to speak first.
 5 We'll call you back up shortly.
 6 MR. LATOURNEAUT: Okay.
 7 THE CHAIRMAN: Thank you.
 8 Anyone else to speak on this COA?
 9 AUDIENCE MEMBER: I do.
 10 THE CHAIRMAN: Come on up.
 11 (Audience member approaches the podium.)
 12 THE CHAIRMAN: If you'll state your name
 13 and address for me.
 14 AUDIENCE MEMBER: Yeah. Charles Hall, 417
 15 Pheasant Run, Ponte Vedra Beach, 32082.
 16 THE CHAIRMAN: And, Charles, she's going
 17 to swear you in.
 18 THE REPORTER: If you would raise your
 19 right hand for me, please.
 20 MR. HALL: (Complies.)
 21 THE REPORTER: Do you affirm that the
 22 testimony you are about to give will be the
 23 truth, the whole truth, and nothing but the
 24 truth?
 25 MR. HALL: I do.

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1 THE REPORTER: Thank you.
 2 MR. HALL: Hi.
 3 THE CHAIRMAN: How are you?
 4 MR. HALL: So I just wanted to bring
 5 attention to a couple of things. And I
 6 apologize because I think if I had been a
 7 little bit more accurate in drawing this out,
 8 it might follow suit with what she's describing
 9 and this might add a little bit of clarity.
 10 One is, you know, Mr. Latourneaut is
 11 right. If we look at -- if we can go to the
 12 photo. And if it's okay if I kind of point, I
 13 guess?
 14 THE CHAIRMAN: Sure. Just make sure and
 15 speak up because she's got to record everything
 16 you're saying.
 17 MR. HALL: How about if I just kind of
 18 come over here?
 19 MS. GRANDIN: You're going to have to
 20 describe it or she won't be able to take it
 21 down.
 22 MR. HALL: First photo, upper left. In
 23 that photo, you know, in the upper left
 24 there -- so there's about 3 feet,
 25 3-and-a-half feet of those pavers that are

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1 there. And right to the right of that is
 2 actually the full front flower bed that is in
 3 front of the actual porch there that is very
 4 familiar with all of those homes right there.
 5 There is a row of azaleas that are a full
 6 3 foot high that cover that. So it's --
 7 there's a full landscape that goes across the
 8 front of that. So we weren't going to do
 9 anything with that. We were just going to
 10 leave that area.
 11 So we were just actually -- in the areas
 12 that I pointed out, we were just going to
 13 actually change -- instead of it just being
 14 bark and just debris and weeds, we were just
 15 going to put round river rock there, so to --
 16 to just kind of fill that in. And obviously,
 17 we would be leaving a space for the root
 18 structure, so on and so forth.
 19 So picture that front fence looking
 20 through there, and then the entire front area
 21 would be full of azaleas and, obviously,
 22 greenery.
 23 In both the upper-right corners, so if you
 24 scroll to -- well, actually stay on that
 25 picture.

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1 So in both upper-right corners, we were
 2 just going to curve off those corners. So you
 3 would have azaleas in the front, and then on
 4 both corners you would have that high landscape
 5 still there. We weren't going to pull out
 6 anything. We were just going to create a bed.
 7 The best way that I can explain it for you
 8 to get a visual on what the original
 9 appropriateness was would be if you would go --
 10 Scroll down to -- let's go to -- let's go
 11 to existing properties. So let's go down a
 12 ways, if you could. And right there.
 13 One four three nine, and go to the right
 14 lower picture. It's supposed to look like
 15 that.
 16 So our entire goal is to do the first
 17 front -- those front corners in landscaping and
 18 then pave a walkway that is a combination of --
 19 and I think you saw the existing property.
 20 It's a combination of four different kinds of
 21 brick paving. Some of it's brick; some of it's
 22 squares, so on and so forth. So ultimately
 23 that's the look.
 24 If we go back to this plan -- if we go
 25 back to this plan -- and, again, had I known

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1 that -- we would have been a lot more detailed
2 in our approach, and I apologize.

3 THE CHAIRMAN: Sure.

4 MR. HALL: If we now then look from the
5 front of the building back down through the
6 sides --

7 (Timer notification.)

8 MR. HALL: I apologize.

9 THE CHAIRMAN: You're fine.

10 MR. HALL: You can actually see, in every
11 area where there is river rock, there's
12 existing high landscaping that's staying. So
13 literally both of those sides, if you look from
14 the front down both sides, even though it's
15 paved because it's narrow, you still see those
16 sections that are -- that plant structure is 4
17 and 5 feet high.

18 And Mr. Latourneaut's goal was not to just
19 pave the whole thing. It is literally to have
20 spots of landscape green. You can't even see
21 the back fence by the time -- and then
22 the -- if you scroll down a little bit more --
23 that lower circle R on the left up there? Yes.

24 That's a full tree that we're going to go
25 around. So there's actually a tree on the

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1 scroll down to the photo that you mentioned,
2 page -- scroll down.

3 MS. KELLY: The example one?

4 COMMISSIONER LOPERA: Yeah, the example
5 one that the applicant mentioned. That one
6 photo at the bottom right.

7 MR. HALL: There you go.

8 COMMISSIONER LOPERA: Could you zoom in on
9 the photo on the bottom right? That one.

10 So what I'm proposing is something similar
11 to that except for -- instead of the entire,
12 basically, width from the stairs to the fence,
13 you would have -- basically, the width to the
14 stairs is okay. You can make that 4 foot wide,
15 5 foot wide, as wide as that stair steps or
16 maybe even a foot wider.

17 To have an accurate -- enough room to
18 actually access the front door, basically
19 branching from that, we would potentially allow
20 a 3-foot walkway from there, 3 foot wide, all
21 the way over onto the left side. And then the
22 rest of the front would have to be a green
23 area.

24 MR. HALL: Would you be okay with -- I
25 don't know if you can see.

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1 side; there's landscaping on the side. So it
2 is very -- on this -- we're trying to
3 tastefully clean up the sides, if you can tell
4 what's there.

5 Now, if you go back to the existing
6 photos.

7 I'll just take a minute and just kind of
8 describe it. You can really see when you look
9 down the side, we would not be taking away
10 from -- this photo right here.

11 We would not be taking away from any -- we
12 would just be flower-bedding that, and we would
13 be flower-bedding that. So we're really not
14 trying to remove it. And in that regard,
15 because it is so curvilinear with the pavers,
16 it's very hard to give you just an exact square
17 footage.

18 I know that we're looking to not have any
19 major runoff. We're looking for that to be
20 permeable. So along all of these sides, we're
21 looking to legitimately make areas where it's
22 permeable all the way through.

23 So I don't know if that helps or anything,
24 but --

25 COMMISSIONER LOPERA: Yes, could you

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1 Would you be okay with -- you see where
2 the pots are on the front fence? Would you be
3 okay with me making a bed there that just
4 curves around and comes to the corner? And
5 that way it kind of --

6 THE CHAIRMAN: So if we're saying just
7 extend the bottom-left bed all the way to
8 the --

9 MR. HALL: Would it be okay if I -- so
10 there's the gate right there. Could we just do
11 a bed right here? And that way, right up
12 against the fence is another --

13 THE CHAIRMAN: That's kind of what I
14 intended.

15 MR. HALL: And then the difference here,
16 we would be probably -- and, again, it's going
17 to curve, so we could do a (inaudible) here,
18 (inaudible), but you get the idea.

19 I don't want to get denied out of not
20 going all out.

21 THE CHAIRMAN: For sure.

22 MR. HALL: So that's the best we have. I
23 apologize.

24 THE CHAIRMAN: I understand it.

25 MR. HALL: But that's -- we've done them

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1 in the area. We know that that's the look you
 2 want, and we're trying to mirror that look.
 3 And that's -- that's what we're trying to
 4 accomplish.
 5 THE CHAIRMAN: Okay. We will call you
 6 back up.
 7 MR. HALL: Thank you for your time.
 8 THE CHAIRMAN: Is there anybody else here
 9 to speak on this COA?
 10 AUDIENCE MEMBERS: (No response.)
 11 THE CHAIRMAN: With that, we'll close the
 12 public hearing and I'll entertain a motion.
 13 COMMISSIONER LOPERA: Motion to approve
 14 with staff conditions --
 15 COMMISSIONER KASPER: You're on the
 16 conditions.
 17 MS. GRANDIN: Mr. Chair, if you guys are
 18 considering approving this, I think we're going
 19 to need a drawing because the court reporter
 20 didn't get it, and I didn't understand because
 21 he was pointing to the monitor and we couldn't
 22 see, so ...
 23 THE CHAIRMAN: We'll do our best to
 24 explain. We can do that.
 25 COMMISSIONER KASPER: I'll make a motion
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1 application was denied, so do we have to
 2 actually provide that we're, you know,
 3 modifying the front yard and actually approving
 4 the rest of it?
 5 MS. KELLY: Maybe for Susan.
 6 Can -- if they're approving it, then they
 7 are essentially approving the entire request,
 8 except adding the condition.
 9 So they can approve with this one
 10 condition that's applicable to the front. So
 11 they could proceed with the side and rear yard
 12 as planned, correct?
 13 MS. GRANDIN: If you're --
 14 MS. KELLY: As proposed.
 15 MS. GRANDIN: You could have
 16 administratively approved the back, right?
 17 MS. KELLY: Yes.
 18 MS. GRANDIN: So that's not really part of
 19 this application?
 20 MS. KELLY: So it's part of it, but it
 21 would be -- it would run into their approval,
 22 right? I think it would be okay.
 23 MS. GRANDIN: So I think the motion was to
 24 approve it from the front plane of the house in
 25 a certain area. And then from the front of the
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1 to approve COA-22-26847 with conditions. And
 2 I'll make a -- I guess the condition is the
 3 only new pavers forward of the front plane of
 4 the house are pavers connecting from the front
 5 steps to the sidewalk, the main sidewalk; a
 6 3-foot paved walk from the front steps to the
 7 left-hand side of the house; and a 3-foot
 8 sidewalk from the front steps to the right-hand
 9 side of the house.
 10 THE CHAIRMAN: So discussion --
 11 COMMISSIONER KASPER: Oh, I'm sorry.
 12 COMMISSIONER LOPERA: Through the Chair,
 13 and then --
 14 THE CHAIRMAN: I need a second first.
 15 COMMISSIONER GLOBER: Second.
 16 COMMISSIONER LOPERA: Through the Chair,
 17 we would keep the pavers on the side -- rest of
 18 the side yards, and then keep the backyard --
 19 THE CHAIRMAN: We're not making any
 20 comment on the --
 21 COMMISSIONER KASPER: The condition is
 22 only on the front.
 23 THE CHAIRMAN: Which I think we're all on
 24 the exact same page at this point.
 25 COMMISSIONER LOPERA: But the entire
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1 house around the side -- I think the left side
 2 is what you said -- you could pave that --
 3 maybe go through that again.
 4 COMMISSIONER KASPER: Through the Chair --
 5 MS. KELLY: I think it works.
 6 MS. GRANDIN: A drawing?
 7 COMMISSIONER KASPER: -- I'm making a
 8 motion to approve the application.
 9 MS. KELLY: Yes.
 10 COMMISSIONER KASPER: The application
 11 includes pavers on the side and pavers on the
 12 back. I'm adding a condition only to the
 13 front, from the front of the house to the
 14 sidewalk. That condition is allow pavers from
 15 the front sidewalk to the steps, allow a 3-foot
 16 walk from the steps around to the left, and a
 17 3-foot sidewalk from the steps around to the
 18 right.
 19 MS. GRANDIN: All right.
 20 COMMISSIONER KASPER: So wherever the
 21 owner chooses to put that 3-foot sidewalk,
 22 that's up to them.
 23 MS. GRANDIN: So the width of the sidewalk
 24 going from the City sidewalk to the their front
 25 steps is only 3 feet?
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1 COMMISSIONER KASPER: I apologize. Let me
2 add -- I'm not sure how to do this, but add to
3 the --

4 MS. GRANDIN: The width of the steps --

5 COMMISSIONER KASPER: -- add to the
6 condition that the width of the sidewalk from
7 the steps to the main sidewalk matches the
8 width of the current steps.

9 MS. GRANDIN: Okay. Got it. Thanks.

10 COMMISSIONER LOPERA: I can get behind
11 that. Second.

12 THE CHAIRMAN: Okay. I think that's where
13 we were all going, and we'll -- thanks for
14 putting that together.

15 Any other thoughts?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: All those in favor?

18 COMMISSION MEMBERS: Aye.

19 THE CHAIRMAN: Those opposed?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: Hearing none, you have
22 approved COA-22-26847.

23 We're going to move on to Section H, work
24 initiated or completed without a COA. That's
25 COA-22-26856, 2165 Herschel Street.

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1 installed in a random running bond pattern.

2 The size and pattern of these pavers are
3 not typical in the district. Most homes on the
4 block have driveways that are concrete slab; a
5 couple have concrete ribbons. According to the
6 design guidelines, driveways are typically
7 brick or concrete ribbon with a solid concrete
8 apron.

9 The design guidelines recommend that
10 appropriate materials be used for driveways.
11 Most driveways in the district are typically
12 limited to concrete ribbons, gravel, bricks, or
13 brick-like pavers. Pavers should have a
14 rectangular shape not to exceed 6-by-10 with a
15 modular relationship of length to width of 1 to
16 2 or 3 to 5.

17 The Department finds that the proposed
18 work is inconsistent with the design guidelines
19 and the code. The Department recommends
20 denial.

21 THE CHAIRMAN: Questions for staff?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: All right. We'll open the
24 public hearing.

25 (Ms. Trimmer approaches the podium.)

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1 Do we have a staff report?

2 MS. KELLY: We do.

3 Application for COA-22-26856 is for an
4 after-the-fact approval of a new driveway at
5 2165 Herschel Street, which is listed as
6 contributing. In applying for a COA for
7 another project, the applicant realized that
8 the hardscaping also required a COA. As such,
9 this is an after-the-fact request.

10 The previous driveway was concrete slab
11 with bricks from the sidewalk to the street.
12 There's an image on the left. The newly paved
13 surface includes the driveway and hardscaping
14 in the rear yard.

15 Through the administrative matrix,
16 hardscaping in the rear yard can be
17 administratively approved. The scope of work
18 requiring review by the Commission is for the
19 new driveway installation from the front plane
20 of the house to the street.

21 The applicant had originally requested a
22 smaller paver from the contractor, but due to
23 supply issues, the smaller paver was
24 unavailable. Tremron Mega Olde Towne 6-by-9,
25 9-by-9, and 9-by-12 pavers in gray were

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1 MS. TRIMMER: Hello. Thank you for
2 bearing with me.

3 Cyndy Trimmer, 1 Independent Drive, Suite
4 1200, on behalf of the applicant.

5 We never like to be here asking for
6 forgiveness instead of permission, so I do want
7 to, out the door, first state that the
8 homeowner truly did not realize the horizontal
9 had to go through the COA. He knew the fence
10 and those things did.

11 With regard to what has been installed,
12 you heard Ms. Kelly reference the supply chain
13 issues. What was originally contemplated was
14 smaller and more in line. Unfortunately, it
15 was not available and there was no end in sight
16 to when that was going to be out of stock.

17 I've passed out some imagery from the
18 neighborhood. There is kind of a mix in terms
19 of the poured concrete, different types of
20 poured concrete, gravel, brick, some various
21 other things that are not necessarily in any of
22 those buckets.

23 But we are here basically throwing
24 ourselves on your mercy and apologizing for
25 what happened, asking for some grace to the

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1 extent humanly possible. And if he has to
2 change what is from the sidewalk to the
3 right-of-way, the paved right-of-way, that in
4 and of itself is going to be around a \$15,000
5 exercise. Taking it the whole way back further
6 past the plane of the house would be over
7 \$30,000.

8 If you look at the historic nature of the
9 property, there was one material between the
10 sidewalk and the curb with a different material
11 on the house side of it. He would ask, bare
12 minimum, if that's what he could preserve in
13 terms of just doing a new material on the
14 inside of the sidewalk.

15 For what it's worth, a lot of neighbors
16 have come. They love it. They love the
17 aesthetic and are really happy with the work
18 that's been done, but we do recognize that it
19 was done without the COA.

20 THE CHAIRMAN: All right. Questions?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: Okay. We'll call you back.

23 Is anyone else here to speak on this COA?

24 AUDIENCE MEMBERS: (No response.)

25 THE CHAIRMAN: Seeing none, we'll close

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1 COMMISSIONER KASPER: And is the
2 chain-link fence -- the picket fence?

3 MS. KELLY: I don't recall a COA for that,
4 but honestly, I don't know how long that's been
5 up. It may have been before my time.

6 COMMISSIONER KASPER: Thank you.

7 COMMISSIONER LOPERA: Through the Chair,
8 it's not a trick of photography here? It's
9 actually wider?

10 MS. KELLY: No --

11 MS. TRIMMER: It's an angle thing.

12 MS. KELLY: I did -- I felt the same as
13 you all, and so I asked the question, and they
14 said, no, that was not part of their contract.
15 It was just for the driveway, because I saw the
16 same thing.

17 But, no, that was not part of their deal
18 for this project.

19 COMMISSIONER LOPERA: Through the Chair,
20 when it's already existing concrete, regardless
21 of when it was done, when you go to replace
22 that, can you pave the entire thing?

23 For example, if they would have come, you
24 know, with a COA beforehand, would they have
25 been allowed to pave the entire concrete

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1 the public hearing, and I'll entertain a
2 motion.

3 COMMISSIONER KASPER: Maybe a question to
4 staff first.

5 Through the Chair to staff, was there a
6 COA for the low brick walls or are they not
7 new?

8 MS. KELLY: Through the Chair, those are
9 not new.

10 COMMISSIONER KASPER: But they are wider?
11 The driveway is wider?

12 MS. KELLY: You know, I asked them that,
13 and there was nothing -- the applicant stated
14 that those hadn't been changed, so I have
15 nothing else to go on.

16 The original COA that came through, there
17 was a -- I think it was a carport in the back.
18 There was something going on in the rear, and
19 when our planner looked at the site plan, they
20 noticed, "Is this also for the driveway?" So
21 that's when this came to light.

22 But, no, we haven't received anything for
23 the wall. I also questioned that, and, like I
24 said, the applicant said that they -- those had
25 not been changed.

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1 driveway all the way to the back with pavers
2 that meet the standards?

3 MS. KELLY: Through the Chair, yes.

4 COMMISSIONER LOPERA: Okay.

5 MS. KELLY: The main sort of question here
6 is -- as you guys have seen many times, that
7 the paver sizes, there's some that are square.
8 Staff is not authorized to approve of square
9 and the different sizes, that type of thing.

10 So it's less that the actual paving
11 happened, more of the specifics.

12 COMMISSIONER LOPERA: The size and the
13 fact that there was no COA?

14 MS. KELLY: Yes.

15 COMMISSIONER LOPERA: Well, this is a
16 question for all.

17 Could pavers that are square potentially
18 be saw-cut to look rectangular? It would be an
19 immense labor of love, but, theoretically, it
20 would be possible.

21 COMMISSIONER KASPER: So we need a motion.
22 I'll throw it out. I make a motion to
23 approve COA-22-26856 with conditions to be
24 determined later during discussion.

25 COMMISSIONER LOPERA: Second, for the sake
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1 of hearing your conditions.
2 COMMISSIONER KASPER: I don't have them
3 yet.

4 Looking at the existing photos, there is a
5 solid concrete on the owner's property side,
6 and then there are -- the pavers on the
7 City-street side. So I think that could be the
8 beginning of the discussion that the pavers
9 that are installed now are compatible or --
10 with the previous poured concrete slab. And
11 then we can have a discussion about how to make
12 the front portion more compatible.

13 COMMISSIONER LOPERA: Through the Chair,
14 and, of course, regarding pavers, we're
15 concerned about the size. But would you see a
16 difference between the pavers that are -- back
17 of the brick compared to the ones that are in
18 the right-of-way or would you look at both
19 those things in the same way as far as
20 importance goes?

21 For example, could there be, like, a
22 stopping point, you know, where they're not --
23 no longer visible from the street?

24 MS. KELLY: Through the Chair, yes. If
25 I'm understanding your question, we've done
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1 that in the past.
2 For example, if somebody has a privacy
3 fence up or a retaining wall, we understand
4 that the value of a driveway is typically less
5 about the historic structure and more about the
6 district overall. And so the aesthetic has
7 more to do for a driveway, particularly with
8 what's visible within the district as a whole.

9 So to answer your question, I believe yes.
10 Does that make sense at all?

11 COMMISSIONER LOPERA: No.

12 COMMISSIONER KASPER: Through the Chair, I
13 think she said that, yes, the portion that you
14 see from the street is more important than
15 portions that get further away from --

16 COMMISSIONER LOPERA: Right. So I'm
17 trying to find -- you know, like staff had
18 mentioned in the past where, you know, we had a
19 privacy fence or we hit a certain, you know,
20 distance from -- you know, from the front of
21 the house, that that's where we've made
22 modifications to which pavers could be
23 installed within that area.

24 So I would -- you know, it seems like,
25 based on this photo, once you get to maybe the
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1 front column, I believe that the visibility
2 from the street would stop.

3 COMMISSIONER KASPER: Front column of the
4 house?

5 COMMISSIONER LOPERA: Of the house, yes.

6 COMMISSIONER KASPER: One more question
7 for the applicant. You mentioned supply
8 issues. Some of these that we have seen in the
9 past have been able to switch out the 9-by-9s
10 and the 9-by-12s for a 6-by-9. Do you know if
11 the 6-by-9 is available?

12 MS. TRIMMER: Through the Chair, this work
13 was done last summer. At the time that it was
14 done, the original materials, like I said, they
15 just weren't available, period. I do not
16 believe the original materials they intended to
17 use are available still. I would have to
18 confirm that.

19 It was a five-month wait just to get
20 these. And if I could very quickly chime in in
21 terms of the break and where new work would be
22 done, given the historic wall -- which that is
23 a camera angle issue; I asked the same
24 question, and he assured that absolutely no
25 change was done there -- and the historic

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1 nature of the break and the differentiation
2 from that brick wall interior to the property
3 versus the sidewalk, between that and the curb,
4 we would really, really ask for consideration
5 to just have to deal with what is between the
6 curb and the sidewalk and not have to tear up
7 more of what's interior to the property.

8 Which, really it is about the district and
9 the public experience and preserving that
10 nature, but it really is more of a public realm
11 issue. And I think if we could focus on that
12 strip and work with staff to come up with
13 something that's appropriate, either if that
14 other material is available or if they had to
15 do poured concrete or something from the
16 sidewalk forward.

17 It's not ideal, but, again, we recognize
18 the nature of the circumstance and where we
19 are. But we ask, please, to consider that
20 brick wall a dividing line.

21 MS. KELLY: Through the Chair, we've had
22 another application recently, and they were
23 unable find the 6-by-9s. They are in very
24 short supply. I don't know who their, you
25 know, dealer is. I don't know who they're

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1 working with, but we've heard that on another
 2 application about material issues.
 3 COMMISSIONER KASPER: How long is a -- so
 4 if we put a condition for a product, if it
 5 takes six months, nine months, two years to
 6 find the product, is it -- is there a time
 7 frame when this has to be executed?
 8 MS. KELLY: Through the Chair, so
 9 generally speaking, COAs, they need to be
 10 executed within one year and completed within
 11 five. Typically, for a violation, it's usually
 12 like six months, but we do have the authority.
 13 We can provide extensions and things like that.
 14 There are work-arounds when it comes to those
 15 types of things.
 16 COMMISSIONER KASPER: Okay. I will throw
 17 out -- make a motion -- or amend my motion with
 18 Condition 1, that the portion of the driveway
 19 between the sidewalk and the street be modified
 20 with one of the two following options:
 21 Option 1, replace all 9-by-9 and 9-by-12
 22 pavers with 6-by-9 pavers;
 23 Or Option 2, replace the entire portion
 24 with a ribbon driveway -- ribbon, is that the
 25 correct -- ribbon the two -- where it's just on
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1 the tire tracks?
 2 MS. KELLY: Typically, not in the apron.
 3 We would probably do just more a poured
 4 concrete.
 5 COMMISSIONER KASPER: When you're saying
 6 "the apron," you're saying the space between
 7 the sidewalk and the --
 8 MS. KELLY: Street.
 9 COMMISSIONER KASPER: Well, strike that,
 10 then, because I wouldn't want the --
 11 COMMISSIONER LOPERA: I'm not sure the
 12 concrete would look good.
 13 (Simultaneous speaking.)
 14 COMMISSIONER KASPER: That's it. The
 15 condition is the 6-by-9.
 16 MS. SCHIFANELLA: I just would like to
 17 make a comment.
 18 THE CHAIRMAN: We'll open the public
 19 hearing again.
 20 MS. SCHIFANELLA: Thank you for reopening
 21 that.
 22 Angela Schifanella, Riverside Avondale
 23 Preservation.
 24 I did want to make a comment on the
 25 concrete aprons. It's an extremely common
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1 condition throughout the district to have
 2 concrete from the sidewalk to the curb. In
 3 fact, it's probably the most common condition.
 4 Pavers in that right-of-way zone are much more
 5 unusual and you would never see a ribbon
 6 condition out there.
 7 Thank you.
 8 THE CHAIRMAN: Thank you.
 9 I look at this with -- if you did
 10 concrete, at least you wouldn't have what would
 11 essentially be three different looks at that
 12 point.
 13 COMMISSIONER KASPER: Okay. I will amend
 14 my motion. So I make a motion to approve with
 15 a condition to replace the portion of pavers
 16 from the sidewalk to the street with a
 17 poured-concrete apron.
 18 MS. TRIMMER: Through the Chair, could we
 19 modify that to be "or smaller pavers" if they
 20 come in?
 21 (Reporter clarification.)
 22 MS. TRIMMER: Through the Chair, I am
 23 communicating with the owner, and he said he
 24 believes, if he has to, he could find a smaller
 25 paver that would be compliant, that he could
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1 coordinate that material with staff, or poured
 2 concrete. Either, he believes, he could find.
 3 COMMISSIONER KASPER: Thank you.
 4 Pause. Discussion on the comment that
 5 it's usually poured concrete between the
 6 sidewalk and the road versus pavers.
 7 THE CHAIRMAN: My biggest issue at this
 8 point, I mean, if you poured concrete to --
 9 sidewalk to paver, I think the continuity makes
 10 a lot more sense than one paver, concrete,
 11 different paver, especially if we're talking
 12 about for the district. I mean, you're walking
 13 on the sidewalk. It would look a bit jumbled
 14 to me.
 15 Now, maybe people wouldn't notice, but
 16 that's ...
 17 COMMISSIONER KASPER: Maybe they can use
 18 the pavers in the back for a fire pit or
 19 something.
 20 Okay. Make -- amend my motion --
 21 COMMISSIONER LOPERA: For the fifth time.
 22 COMMISSIONER KASPER: Yes. Make a motion
 23 to approve with conditions. The condition is
 24 that the portion of the driveway from the
 25 sidewalk to the street will be removed and
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1 replaced with a poured-concrete apron.
 2 COMMISSIONER LOPERA: Second.
 3 COMMISSIONER KASPER: We have chosen not
 4 to go with the pavers.
 5 THE CHAIRMAN: You can come up.
 6 MS. GRANDIN: Mr. Chair, you might ask her
 7 if she approves of that condition.
 8 MS. TRIMMER: Yeah. If it has to be
 9 poured concrete, the owner will deal with it.
 10 We appreciate the consideration,
 11 sincerely.
 12 THE CHAIRMAN: All right. Any other
 13 comments?
 14 COMMISSIONER LOPERA: I think the poured
 15 concrete would add the continuity to the
 16 sidewalk. And I believe that the gray pavers
 17 are far enough away from the street. It would
 18 limit their visibility. So I would be okay
 19 with a poured concrete apron for this
 20 particular situation.
 21 THE CHAIRMAN: All those in favor?
 22 COMMISSION MEMBERS: Aye.
 23 THE CHAIRMAN: I think we need to take a
 24 vote on the -- is that good or is it --
 25 COMMISSIONER LOPERA: Do we have an
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1 amended motion?
 2 MS. GRANDIN: He amended his own motion
 3 several times, so it's just once. You're good.
 4 THE CHAIRMAN: We have approved
 5 COA-22-26856.
 6 And with that, we'll move along to
 7 COA-21-26737, 1627 Hubbard Street.
 8 MS. KELLY: Okay. Application for
 9 COA-21-26737 is for after-the-fact approval of
 10 work done while renovating a two-story, framed
 11 vernacular, single-family structure in historic
 12 Springfield.
 13 This scope of work includes wholesale
 14 window and trim replacement, a rear two-story
 15 addition, a rear deck, siding replacement on
 16 the front elevation, reopening the front porch,
 17 encapsulating the foundation, and alterations
 18 to the front door openings.
 19 The structure is on an inner lot in
 20 Springfield with a vacant lot to the north and
 21 an historic structure closely abutting to the
 22 south. The contributing structure at 1627
 23 Hubbard has been heavily altered with several
 24 changes that are inconsistent with the design
 25 guidelines.
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1 Based on images from Google Street View, a
 2 staff site visit, and photos submitted by the
 3 applicant, the building previously had
 4 historic, wood, two-over-two windows, a
 5 traditional front door with transom, an open
 6 foundation, and asbestos siding with original
 7 wood siding underneath.
 8 Through the administrative matrix, the
 9 proposed rear deck with lattice wall can be
 10 approved administratively.
 11 Regarding the remaining work, the new
 12 windows are fixed casement windows flush with
 13 the exterior wall with all new trim. Since all
 14 the windows were replaced without inspection or
 15 documentation, staff did not have the
 16 opportunity to assess the condition of the
 17 historic windows. However, it is suspected
 18 that none of the proposed windows match the
 19 size of the historic wood window openings.
 20 Images from Google Street View, 2018 and
 21 2019, show windows that appear to be original,
 22 with a vertical two-over-two design. Replacing
 23 historic windows with those of an incompatible
 24 size and design without being recessed in the
 25 wall is inconsistent with the design guidelines
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1 and the code.
 2 The design of the siding on the rear
 3 two-story addition does not match the asbestos
 4 siding nor the historic wood siding underneath.
 5 The new windows on the rear addition are a
 6 unique pairing for the building as they are the
 7 only window grouping on the structure.
 8 Additionally, the door, gable, vent and
 9 windows on the rear elevation are in locations
 10 that do not reflect traditional placements.
 11 The foundation of the new rear addition is
 12 at grade and not compatible with the historic
 13 finished floor height.
 14 The design of the new addition is
 15 inconsistent with the design guidelines section
 16 on additions which states, "Keep new additions
 17 and adjacent new construction to a minimum,
 18 making them compatible in scale, materials, and
 19 texture with the existing building and
 20 surrounding district."
 21 The siding replacement on the second-floor
 22 enclosed porch of the front elevation does not
 23 match the existing siding on the structure and
 24 includes new corner trim pieces that were not
 25 previously found on the structure.
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1 Evidenced by a site visit conducted on
 2 December 1st, 2021, the historic wood siding
 3 was removed for the installation of Hardie lap
 4 siding that did not match the historic siding.
 5 This is inconsistent with the design
 6 guidelines.
 7 Since the first-floor, previously enclosed
 8 front porch was opened without inspection or
 9 documentation, staff has no firsthand data on
 10 this feature. Alterations identified based on
 11 photographic evidence include encapsulating
 12 porch columns; installing a new front window,
 13 new siding, and new porch ceiling; and
 14 extending and adding to the trim piece along
 15 the wall; and extending the beams over the
 16 porch columns.
 17 The alteration to the columns changes a
 18 character-defining feature and its scale in
 19 relation to adjacent historic structures.
 20 While opening enclosed porches is encouraged to
 21 restore original features, execution of the
 22 specific changes proposed are inconsistent with
 23 the design guidelines and the code.
 24 The encapsulation of the foundation with
 25 wood siding is not consistent with the

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1 are fixed casement windows.
 2 COMMISSIONER KASPER: So they are
 3 nonoperable?
 4 MS. KELLY: They are nonoperable.
 5 COMMISSIONER LOPERA: All of them are
 6 nonoperable?
 7 AUDIENCE MEMBER: That's not true.
 8 MS. KELLY: The applicant can give you
 9 some more info on that.
 10 But they are flush. You can see from
 11 pictures, they are flush with the exterior of
 12 the wall.
 13 COMMISSIONER KASPER: And then one other
 14 point, I think you may have mentioned lap
 15 siding, but the picture on 509 of the PDF
 16 appears that it's sheets of some material that
 17 has just grooves in it. It's not actually lap
 18 siding --
 19 AUDIENCE MEMBER: Correct.
 20 COMMISSIONER KASPER: -- if that matters.
 21 If you go to the -- 509, you can just see in
 22 the shadows.
 23 Just to add that to your notes, that it's
 24 not lap siding.
 25 Keep going. You're almost there.

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1 character of the district and is not
 2 historically or architecturally appropriate.
 3 Foundation screening is traditionally brick,
 4 framed wood, or lattice, which includes
 5 openings to retain airflow.
 6 Alteration of the front door includes
 7 removing the historic trim and transom as well
 8 as relocating the location of the front door.
 9 Additionally, the design of the replacement
 10 door is incompatible with the design and style
 11 of the structure.
 12 For these reasons, staff finds that the
 13 remainder of the proposed work is inconsistent
 14 with the design guidelines and Section 307.106.
 15 Staff recommends approval of the rear deck with
 16 lattice wall and denial of the remainder of the
 17 work.
 18 That's all.
 19 THE CHAIRMAN: Okay.
 20 COMMISSIONER KASPER: Through the Chair to
 21 staff, I just want to -- I think your opening
 22 sentence was "All the new windows are fixed
 23 casement"?
 24 MS. KELLY: Through the Chair, they appear
 25 to be hung. They are not hung windows. They

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1 AUDIENCE MEMBER: I can get you
 2 clarification on both of those when I come up.
 3 COMMISSIONER KASPER: There you go.
 4 THE CHAIRMAN: Any other questions for
 5 staff at the moment?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: All right. We'll open the
 8 public hearing.
 9 Applicant, you can come on up.
 10 (Audience member approaches the podium.)
 11 THE CHAIRMAN: State your name and
 12 address.
 13 AUDIENCE MEMBER: John Boback, 700 West
 14 Pope Road, St. Augustine, Florida 32080.
 15 THE CHAIRMAN: John, she's going to swear
 16 you in.
 17 THE REPORTER: If you would raise your
 18 right hand for me, please.
 19 MR. BOBACK: (Complies.)
 20 THE REPORTER: Do you affirm that the
 21 testimony you are about to give will be the
 22 truth, the whole truth, and nothing but the
 23 truth?
 24 MR. BOBACK: I do.
 25 THE REPORTER: Thank you.

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1 THE CHAIRMAN: John, how did we get here?

2 MR. BOBACK: Yeah. Not through me.

3 So we we're the after-the-fact
4 contractors, here to rectify the issue. We
5 have a buyer from Colorado. Hired somebody
6 from Chicago to do the work, and wasn't aware
7 of the historical issues at all.

8 They are operable windows. They are
9 single-hung windows, basically a standard
10 window from Home Depot. It's installed on the
11 face in framing. You know, most windows back
12 in the historic -- were set, you know, halfway
13 through.

14 One of the things -- and I don't know
15 where to start with this because, obviously, we
16 have a lot of things to talk about.

17 What we had discussed with Adrienne and
18 Martin at the house was possibly taking these
19 windows and reinstalling them properly, with
20 permitting, halfway through so it looks like
21 the historical windows and then we replicate
22 the trim as needed to make it look like the
23 older windows.

24 COMMISSIONER LOPERA: Through the Chair,
25 if you could go just row by row, the same way
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1 that the staff has it, it would make it easier
2 for us to understand all the issues with each
3 different step.

4 MR. BOBACK: There's quite a bit.

5 COMMISSIONER LOPERA: Because we may have
6 to stop -- after each number, we may have to
7 actually stop and discuss.

8 MR. BOBACK: Right. The windows are the
9 first issue, correct?

10 COMMISSIONER LOPERA: Yes, Item 2.

11 MR. BOBACK: Yeah. So that's what we had
12 discussed and proposed. Had hoped that we
13 could use the windows. And by the way, the
14 contractor actually did just go to Home Depot.
15 Didn't change the rough opening sizes,
16 according to him, and just installed them. And
17 wasn't aware that you needed permits to install
18 windows or approval for historic windows.

19 So we're proposing that we remove them --
20 get permitting for it, remove them, and install
21 them halfway and trim it according to the look
22 of the historic trim on the neighboring homes.

23 THE CHAIRMAN: Okay.

24 MR. BOBACK: To satisfy Item 1, I guess
25 we'll call it.

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1 COMMISSIONER KASPER: Regarding the
2 previous pattern on the windows, two-over-two,
3 these are one-over-one?

4 MR. BOBACK: If we need to get some type
5 of insert that looks like that, we can get
6 them. They have those.

7 THE CHAIRMAN: All right. Let's keep
8 moving through.

9 MR. BOBACK: Okay. We'll call it
10 Number 2, was the -- well, the siding that we
11 have, and it is a cementitious, like Hardie,
12 siding, a T-111 look. When you have T-111,
13 it's not lap siding. And I'm told that we have
14 a Hardie that does look like the asbestos
15 siding. So rather than strip the whole house,
16 we would remove the siding that was
17 installed -- the T-111 I'm going to call it --
18 on the walls and put the Hardie that looks like
19 the asbestos so we have it consistent all the
20 way around. And in the foundation, remove that
21 and put awning, the -- not awning. Lattice.
22 Thank you.

23 Yeah. The lattice there underneath, so it
24 has ventilation, as needed for a foundation --
25 for a house like this and to keep within the
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1 guidelines.

2 So all the T-111 goes away and the correct
3 look goes in.

4 THE CHAIRMAN: Okay.

5 MR. BOBACK: Number 3 is -- siding on the
6 second floor -- enclosed porch does not
7 match -- yeah, that's basically two eight,
8 something like that.

9 Since the first-floor, previously enclosed
10 porch -- yeah, the enclosed porch. I guess
11 somebody previously, to my client, had enclosed
12 it in without permission, unlike historical
13 stuff, and my owner removed it so it looked
14 more like the historical stuff. But I think
15 the trim that he put on was a little beefier
16 than what is historically there. I think if we
17 remove what he put on, I think what we have
18 underneath is probably something that -- we
19 were hoping that we would be able to use and
20 would be historically accurate.

21 COMMISSIONER LOPERA: Through the Chair,
22 it mentions here for Item Number 3 that there
23 is a rear, two-story addition that was added?

24 MR. BOBACK: Yeah. That was done, too.
25 Not me. Yeah. So they --

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1 COMMISSIONER LOPERA: It started at grade?
 2 MR. BOBACK: I don't think it started at
 3 grade. I think -- and I'm not positive. I
 4 think the first floor -- I think it was a
 5 second-floor porch they enclosed as a bathroom
 6 as some living space. Actually, a bedroom.
 7 Yeah, the downstairs was there because
 8 that's part of the kitchen. The kitchen was
 9 there. So it was just the upstairs had a
 10 porch.
 11 And we obviously have to get a permit, go
 12 back and work with the Building Department with
 13 whatever requirements they have.
 14 And if there's any questions or
 15 anything ...
 16 Encapsulation of the foundation, the wood
 17 siding. So the next item, encapsulation of the
 18 foundation, I think I mentioned that. We'll
 19 just put the lattice, which would be
 20 preferable.
 21 And lastly, the front door replacement.
 22 Yeah, that was basically a door from Home
 23 Depot, kind of a standard door. We have to get
 24 something more historically appropriate, and
 25 happy to.

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1 THE CHAIRMAN: Okay. Questions for our
 2 applicant at the moment?
 3 MR. BOBACK: It's a lot.
 4 THE CHAIRMAN: John, we'll come back to
 5 you.
 6 MR. BOBACK: No problem.
 7 THE CHAIRMAN: Is anybody else here to
 8 speak on this COA?
 9 AUDIENCE MEMBERS: (No response.)
 10 THE CHAIRMAN: Seeing none, we'll close
 11 the public hearing, and I'll entertain a
 12 motion.
 13 COMMISSIONER KASPER: Before we go there,
 14 Chairman, I would -- is it possible to request
 15 the applicant to meet with staff again with his
 16 proposed modifications -- or proposed remedies?
 17 Because I think the position that we're at now
 18 is staff is looking at what's been built, is
 19 denying all those parts. And then we have an
 20 applicant who is presenting some solutions, but
 21 we're not crystal clear as to what those are.
 22 I feel it would be challenging for us to
 23 go through each one of those unless the
 24 applicant was simply willing to meet the full
 25 standard.

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1 In an example, he's talking about the
 2 stick-on muntins, which I'm not sure if that's
 3 awesome. He's talking about recessing the
 4 windows, which kind of makes sense. He's
 5 talking about this asbestos board, which I've
 6 never heard of or seen, so ...
 7 THE CHAIRMAN: I think that would more
 8 than likely be best because this is a lot -- A,
 9 it's a lot to go through; and, B, like Erik
 10 said, hard to nail down exactly where we'd want
 11 to go.
 12 MR. BOBACK: Well --
 13 THE CHAIRMAN: You can come on up.
 14 MR. BOBACK: I mean, this is -- I mean,
 15 what alternatives do we have? I guess I'm --
 16 as we go through them, if we talk to windows,
 17 you know, we're trying to, you know, not go buy
 18 new windows, you know? And if we can replicate
 19 the look --
 20 THE CHAIRMAN: I get that. I just
 21 think --
 22 MR. BOBACK: But we came up with this
 23 solution three months ago. This is the
 24 solutions we discussed, and they were turned
 25 down, or it had to come before you guys to be

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1 approved.
 2 COMMISSIONER KASPER: So a normal --
 3 MR. BOBACK: In waiting, it seems like I'm
 4 going to be redundant and wait a couple of
 5 months.
 6 COMMISSIONER KASPER: A normal application
 7 would be submitting the products that you're
 8 proposing. So this is -- we treat these just
 9 as they had come to us the first time.
 10 So in submitting an application, you would
 11 submit the windows that you are choosing to
 12 purchase. Or in this example, you would have a
 13 submittal of what you already installed and
 14 then a submittal to how you're proposing to do
 15 the mullions and how you're proposing to set
 16 the window back. And then you would bring a
 17 proposal for the front door, what actual front
 18 door you are installing. And then you would
 19 bring a proposal for the siding product that
 20 you are intending to substitute, and then you
 21 would bring a proposal for the lattice and
 22 where you're intending to put it.
 23 So each one of these items, you would
 24 bring a product and a description of how you're
 25 going to install it and then we would respond

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1 to that.

2 MR. BOBACK: Right. Okay.

3 COMMISSIONER LOPERA: Through the Chair,

4 this application, we will be voting on this as

5 if you hadn't done anything yet. If you

6 presented all these things to us, we would be

7 voting on it. But there's -- the consequences

8 of that would be, you know, through the staff

9 attorney here.

10 So the option that we're providing to you

11 is that -- if we vote on this today, more than

12 likely the entire thing would be denied, which

13 means that you would be forced to go back and

14 either replace the whole thing with something

15 that would be historically appropriate, even if

16 it means starting from the ground up or pay

17 substantial fines, so -- which the staff

18 attorney deals with.

19 So we're proposing a solution, like

20 Commissioner Kasper said, to have you meet with

21 staff again to basically go through how you

22 intend to repair each one of these solutions

23 and have you go through it step by step.

24 MR. BOBACK: I'm crystal clear on what

25 happened. I guess I'm just wondering why -- I

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1 didn't do that --

2 COMMISSIONER LOPERA: Because normally --

3 MR. BOBACK: We can't move forward?

4 (Simultaneous speaking.)

5 THE CHAIRMAN: And, again, if there are

6 things you disagree with staff on --

7 MR. BOBACK: No, no. I mean, we --

8 THE CHAIRMAN: Well, no. But on the next

9 round --

10 MR. BOBACK: I just asked how did we --

11 THE CHAIRMAN: As long as there's a plan

12 laid out that we can say, okay, this is the

13 material you're using --

14 MR. BOBACK: Right.

15 THE CHAIRMAN: -- then we can make a

16 decision on that, you know, that day.

17 COMMISSIONER LOPERA: And normally with

18 this situation, though, because so many things

19 have been enclosed and you've done so much,

20 basically architectural and structural work --

21 MR. BOBACK: Not me.

22 COMMISSIONER LOPERA: Yeah.

23 MR. BOBACK: Just want it to be clear, if

24 I ever come back here, I didn't do any of this.

25 COMMISSIONER LOPERA: Yes. You've,

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1 unfortunately, taken on a difficult challenge.

2 (Simultaneous speaking.)

3 MR. BOBACK: I got the black hat, right?

4 COMMISSIONER LOPERA: I did review the

5 building permit for this, and the permit was

6 for an alteration for \$5,000.

7 MR. BOBACK: Yeah. Kind of after the

8 fact.

9 COMMISSIONER LOPERA: So now it becomes --

10 MR. BOBACK: There's still other things

11 inside, but we won't mention that.

12 COMMISSIONER LOPERA: The next round of

13 this would include basically a full set of,

14 like, architectural and structural documents

15 showing what it was before and what staff has

16 agreed to allow you to do because some of these

17 porches may end up having to be opened up

18 again, including at the second floor, because

19 it was illegally enclosed, as well as on the

20 first level.

21 And I believe that having a conversation

22 with staff regarding that and coming back with

23 a full set of plans and a full set of products

24 would give us more to look at than what we have

25 in front of us.

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1 MR. BOBACK: If we're going to do that, is

2 there any reaction? I mean, does this make

3 sense the way we're approaching it?

4 COMMISSIONER LOPERA: This has not been

5 done before.

6 MR. BOBACK: Okay. Really?

7 COMMISSIONER LOPERA: As far as to this

8 extent, no.

9 MR. BOBACK: Wow. Okay.

10 THE CHAIRMAN: We'll definitely work with

11 you. And, again, I think staff will work with

12 you aggressively this next month.

13 MR. BOBACK: Yeah. They have been great.

14 THE CHAIRMAN: Again, if you guys get to a

15 standstill on a certain product, as long as we

16 have the product laid out for us to be able to

17 say, okay, this makes sense or it doesn't make

18 sense, at least we can see it and go from

19 there.

20 MR. BOBACK: And the application process

21 basically starts over? I mean, it's not

22 like --

23 THE CHAIRMAN: No, we just defer this --

24 we'll defer it to next month. So that gives

25 you a month to --

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1 MR. BOBACK: So we go in a month?
 2 THE CHAIRMAN: Yes.
 3 MR. BOBACK: Okay.
 4 COMMISSIONER LOPERA: But the application
 5 has to be submitted long before the meeting.
 6 MR. BOBACK: Yeah. I'll find out in about
 7 five minutes what that is.
 8 Thank you so much. I appreciate your
 9 help.
 10 THE CHAIRMAN: Thank you.
 11 COMMISSIONER LOPERA: Thank you.
 12 THE CHAIRMAN: So we're going to go ahead
 13 and defer COA-21-26737.
 14 And we'll move on to Section L, new
 15 business. We'll get through this, then we're
 16 going to take a break and hit Agenda B.
 17 So this is a demo delay, 2636 Algonquin
 18 Avenue.
 19 MS. KELLY: Are you ready?
 20 THE CHAIRMAN: Yes.
 21 MS. KELLY: The property owner is seeking
 22 a building permit to demolish the garage --
 23 this is just for the garage -- located at 2636
 24 Algonquin Avenue. This one-story accessory
 25 structure is identified as a contributing
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1 property in the Ortega National Register
 2 District. Because the structure is
 3 contributing to the National Register District,
 4 its demolition requires a review by the
 5 Commission.
 6 The applicant has stated that they intend
 7 to demolish the structure because it is unsafe
 8 and falling apart.
 9 Since the owner is seeking demolition and
 10 is not in support of a landmark designation for
 11 the garage at 2636 Algonquin Avenue, the
 12 Commission must find that the property meets at
 13 least four of the seven criteria outlined in
 14 the designation procedures for landmarks before
 15 forwarding any landmark recommendation to City
 16 Council.
 17 The garage at 2636 Algonquin Avenue is an
 18 altered one-car garage accessory structure
 19 built circa 1922. The structure is not
 20 architecturally or historically significant and
 21 is heavily deteriorated.
 22 Staff reviewed the demolition permit and
 23 associated pictures and researched the property
 24 to evaluate and document the property. Based
 25 on our evaluation, the Planning and Development
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1 Department finds that the garage at 2636
 2 Algonquin Avenue does not meet any of the
 3 criteria for local landmark designation.
 4 THE CHAIRMAN: Questions for staff?
 5 COMMISSIONER LOPERA: Through the Chair,
 6 you're sure it did not meet all seven criteria?
 7 Are we certain?
 8 MS. KELLY: Through the Chair, we feel
 9 pretty confident about it.
 10 COMMISSIONER LOPERA: Thank you.
 11 THE CHAIRMAN: I'll go ahead and open the
 12 public hearing.
 13 Is the applicant here?
 14 (Audience member approaches the podium.)
 15 THE CHAIRMAN: Unless you have any further
 16 comment, I'm not sure we're going to need you.
 17 AUDIENCE MEMBER: No further comments.
 18 THE CHAIRMAN: Thank you.
 19 Anyone else here to speak on this?
 20 AUDIENCE MEMBERS: (No response.)
 21 THE CHAIRMAN: With that, we'll close the
 22 public hearing, and I will entertain a motion.
 23 COMMISSIONER LOPERA: Based on staff's
 24 short and to-the-point report -- thank you,
 25 staff -- I recommend the approval for
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1 demolition of 320 -- making a motion to approve
 2 the demolition of 320.407 --
 3 THE CHAIRMAN: Give us the address.
 4 COMMISSIONER LOPERA: 2636 Algonquin
 5 Avenue.
 6 COMMISSIONER KASPER: Second.
 7 THE CHAIRMAN: All those in favor?
 8 COMMISSION MEMBERS: Aye.
 9 THE CHAIRMAN: Those opposed?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: Hearing none, with that,
 12 you have approved that demo delay.
 13 And we are going to take a ten-minute
 14 break. We'll be back at 4:55.
 15 (Brief recess.)
 16 THE CHAIRMAN: All right. We're going to
 17 go ahead and dive back in here. So we're on
 18 Agenda B. We're going to run through the
 19 consent. COA-22-27022, 1514 North Liberty
 20 Street, and COA-22-27085, 1530 Avondale Avenue.
 21 Any commissioners have any comments on
 22 consent?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: With that, we'll open the
 25 public hearing.
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1 Is anyone here to speak on any COAs on the
 2 consent agenda?
 3 AUDIENCE MEMBERS: (No response.)
 4 THE CHAIRMAN: Seeing none, we will close
 5 the public hearing and I'll entertain a motion.
 6 COMMISSIONER LOPERA: Motion to approve
 7 the consent agenda.
 8 COMMISSIONER GLOBER: Second.
 9 THE CHAIRMAN: All those in favor?
 10 COMMISSION MEMBERS: Aye.
 11 THE CHAIRMAN: Those opposed?
 12 COMMISSION MEMBERS: (No response.)
 13 THE CHAIRMAN: Hearing none, you have
 14 approved the consent agenda.
 15 We're going to jump right into Section G,
 16 Certificates of Appropriateness. First on the
 17 docket, COA-22-26912, 1223 Hubbard Street.
 18 MS. KELLY: Application for COA-22-26912
 19 is for a reroof and the installation of solar
 20 panels on the roof of a single-family dwelling.
 21 The reroof can be approved of administratively.
 22 The applicant seeks to install solar
 23 panels along the entire portion of the gabled
 24 roof, thus making many of the solar panels
 25 highly street visible.

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1 Constructed in 2005, the structure is
 2 noncontributing; therefore, the solar panels do
 3 not affect the historic or architectural
 4 integrity of the structure. However, locating
 5 solar panels towards the front of the roof
 6 where they are highly visible is not compatible
 7 with the historic character of the district
 8 overall.
 9 As such, staff has conditioned that the
 10 panels be placed on the rear half of the roof
 11 so that the panels do not detract from the
 12 historic streetscape, the solar panels become
 13 less noticeable and more consistent with the
 14 guidelines and the code.
 15 Staff finds that the proposed work, as
 16 conditioned, is consistent with the design
 17 guidelines and Section 307.106.
 18 The Department recommends approval with
 19 conditions.
 20 THE CHAIRMAN: All right. Questions for
 21 staff?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: I have a quick question,
 24 actually. When you say front part of -- or
 25 back part of the roof, do we have any real

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1 definition of what we're proposing here?
 2 MS. KELLY: Through the Chair, did we give
 3 a specific -- I had one in mind. I don't know
 4 if it got written down, actually.
 5 So if you look at -- we don't have it in
 6 the condition, so we would need to specify
 7 that, you are correct.
 8 But if you look at the roof, there was
 9 a -- it looks like a vent or something. I
 10 can't exactly be sure what it was, but it looks
 11 like a vent. It was about midway through the
 12 structure, and it seemed like that was a good
 13 marker, if memory serves, to count as the --
 14 THE CHAIRMAN: I see what you're talking
 15 about. Okay.
 16 MS. KELLY: Yeah, so that was the thought.
 17 And I believe the applicant is here
 18 because of that condition. Most of the -- the
 19 other conditions on this for solar panels are
 20 standard conditions. It's really the
 21 locations, I believe.
 22 THE CHAIRMAN: Okay. Any other questions
 23 for staff?
 24 COMMISSION MEMBERS: (No response.)
 25 THE CHAIRMAN: All right. We'll open the

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1 public hearing.
 2 Is the applicant here?
 3 AUDIENCE MEMBER: Yes, sir.
 4 THE CHAIRMAN: You can come on up.
 5 (Audience member approaches the podium.)
 6 THE CHAIRMAN: If you'll state your name
 7 and address.
 8 AUDIENCE MEMBER: I'm Kevin Polauco
 9 (phonetic), 12217 Montevista Road, Clermont,
 10 Florida.
 11 THE CHAIRMAN: She's going to swear you
 12 in.
 13 THE REPORTER: If you would raise your
 14 right hand for me, please.
 15 MR. POLAUCO: (Complies.)
 16 THE REPORTER: Do you affirm that the
 17 testimony you are about to give will be the
 18 truth, the whole truth, and nothing but the
 19 truth?
 20 MR. POLAUCO: I do.
 21 THE REPORTER: Thank you.
 22 THE CHAIRMAN: Welcome.
 23 MR. POLAUCO: All right. Well, if I may
 24 speak and address the Chair, right?
 25 Our panels are to be mount [sic] and they

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1 are to be consistent in color -- our panels are
 2 to be installed and be consistent with the
 3 color of the shingles, which are to be black.
 4 The panels are to be black on black. Also,
 5 they are to be low enough not to be visible
 6 from the street.
 7 If we were forced to move the solar panels
 8 to the back of the -- of the -- to the
 9 (inaudible) roof, it will minimize the
 10 production of the solar energy; therefore, it
 11 will be an inconvenience for the homeowner.
 12 COMMISSIONER KASPER: Sir, what is the --
 13 how high did the panels stick up above the
 14 roof?
 15 MR. POLAUCO: By code, four inches. We
 16 need that space for -- basically, for the
 17 panels to breathe, if -- may I say?
 18 THE CHAIRMAN: And I'm looking at what I
 19 believe is the solar map?
 20 MR. POLAUCO: Yes. Well, this is a
 21 proposal.
 22 THE CHAIRMAN: Okay.
 23 MR. POLAUCO: This is what we give to the
 24 customers to show -- the lighter color will be
 25 where the most sunlight, you know, is basically
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1 given to the solar panel.
 2 I do have another -- an update or --
 3 COMMISSIONER LOPERA: Through the Chair,
 4 that photo, is that an annual or is that taken
 5 at a certain time of -- what time of day was
 6 that taken at? Or is that an annual collection
 7 of solar radiation at this house?
 8 MR. POLAUCO: This is basically -- this
 9 was taken two months ago, give or take.
 10 COMMISSIONER LOPERA: At what time?
 11 MR. POLAUCO: The inclination of the sun
 12 eventually will change given, you know, what
 13 time of the year. But using the Aurora, which
 14 is a program that we use, they go and -- by the
 15 minimum production, you know, basically, like,
 16 winter month.
 17 COMMISSIONER LOPERA: So you're saying
 18 that that photo was taken in the winter?
 19 MR. POLAUCO: Correct.
 20 MS. KELLY: Through the Chair, I have
 21 their solar report if you want to take a look
 22 at it.
 23 COMMISSIONER LOPERA: Yes, please.
 24 THE CHAIRMAN: I would assume it's annual.
 25 It would shock me if they -- if the company
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1 they used published a report that wasn't
 2 annual.
 3 I'll tell you what, we will call you back
 4 up --
 5 MR. POLAUCO: Okay.
 6 THE CHAIRMAN: -- shortly.
 7 Is there anybody else here to speak on
 8 this COA?
 9 MR. POLAUCO: Also, may I -- also, there's
 10 an updated solar site map, which would show
 11 exactly what we're mounting.
 12 THE CHAIRMAN: Okay. Is anybody else here
 13 to speak on this COA?
 14 AUDIENCE MEMBERS: (No response.)
 15 THE CHAIRMAN: With that, we'll close the
 16 public hearing, and I will entertain a motion.
 17 COMMISSIONER KASPER: I make a motion to
 18 approve COA-22-26912.
 19 THE CHAIRMAN: We need a second.
 20 COMMISSIONER LOPERA: With staff
 21 conditions?
 22 COMMISSIONER KASPER: With conditions.
 23 COMMISSIONER LOPERA: Second.
 24 COMMISSIONER KASPER: Through the Chair to
 25 staff, so the applicant did mention that there
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1 was possibly a new drawing. So can we clarify
 2 what panels they're asking for in this
 3 application?
 4 MS. KELLY: Through the Chair, what you're
 5 seeing is what we've received. So if he has an
 6 updated one, I don't think we've -- staff has
 7 received it. I believe it's brand new?
 8 MR. POLAUCO: No, that is consistent, I'm
 9 sorry. It is. It is, yes.
 10 Also, may I say --
 11 THE CHAIRMAN: You can come back up, then.
 12 (Mr. Polauco approaches the podium.)
 13 MR. POLAUCO: We're also willing to paint
 14 the equipment, you know, to match the color of
 15 the shingles. Also, the color of the panels, I
 16 do have a picture if you guys wanted to see --
 17 THE CHAIRMAN: That would be great.
 18 MR. POLAUCO: Sure.
 19 May I approach?
 20 COMMISSIONER KASPER: Yes, please.
 21 MR. POLAUCO: (Tenders photographs.)
 22 Also --
 23 COMMISSIONER KASPER: Sir, in this drawing
 24 I see that all the panels that are on the
 25 yellow are a consistent rectangle. Is seems to
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1 be one, two, three, four, five -- six panels by
 2 four panels in a complete rectangle, although
 3 the panels that are on the opposite side, in
 4 more of the red, they appear to be in a
 5 haphazard, staggered pattern. Is that what
 6 you're proposing?
 7 MR. POLAUCO: Well, we took that in
 8 consideration because if you see the round
 9 greenish area, those are two trees, palm trees,
 10 they aren't there.
 11 COMMISSIONER KASPER: Thank you.
 12 So through the Chair to -- my take is, if
 13 I look at the photograph from the street,
 14 looking up at the roof, it is a two-story
 15 structure, so the roof is higher.
 16 MR. POLAUCO: Correct.
 17 COMMISSIONER KASPER: The visible angle of
 18 the panels is -- you know, is different than if
 19 it's a one-story. So the picture that's on
 20 Page 659, for me, I would prefer those panels
 21 to cover the entire roof, similar to what is in
 22 this diagram in the yellow so that it appears
 23 to be one consistent, black roof element to
 24 match the current roof structure.
 25 MR. POLAUCO: More uniform.

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1 COMMISSIONER KASPER: And then I would
 2 condition, if they chose to do the opposite
 3 side as well, that those panels would need
 4 to --
 5 MR. POLAUCO: Be the same way.
 6 COMMISSIONER KASPER: -- be the same way.
 7 MR. POLAUCO: Yes, sir. We can do that.
 8 MS. KELLY: Through the Chair, just for a
 9 clarification, so what you're saying is, when
 10 you've got them uniformly across the entire
 11 surface, that's making up the surface. And so
 12 for the side where the palm trees were, you
 13 want them -- we'd want them all on that side as
 14 well?
 15 COMMISSIONER KASPER: Correct, or not at
 16 all.
 17 THE CHAIRMAN: I completely agree with the
 18 right elevation having it as a single surface.
 19 On the left elevation, the box of the
 20 front four -- I almost would be more inclined
 21 to support a two-by-six across that elevation.
 22 And that random third one on the fifth
 23 slot and the front four, take those out.
 24 COMMISSIONER KASPER: Agreed.
 25 THE CHAIRMAN: Because that front four is

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1 really the front part of the roof line.
 2 COMMISSIONER KASPER: Explain your
 3 two-by-six.
 4 THE CHAIRMAN: So take out that front
 5 four --
 6 MR. POLAUCO: Correct.
 7 THE CHAIRMAN: -- and then move, if you --
 8 now come down the roof. And so the
 9 two-by-six -- you've got the six at the bottom
 10 here. Make that a two-by-six across. You see
 11 what I'm saying?
 12 MR. POLAUCO: I understand.
 13 COMMISSIONER KASPER: Starting from the
 14 ridge, six panels, and then go down another six
 15 panels.
 16 THE CHAIRMAN: Right. So that random
 17 third panel that happens to be on the fifth
 18 spot, you would take that out. So it'll just
 19 be a two-by-six on that side and be done with
 20 it.
 21 MR. POLAUCO: Understood.
 22 COMMISSIONER KASPER: So I make a motion
 23 to change the conditions to read, solar panels
 24 will be permitted on the southern portion of
 25 the roof in a uniform six-by-four panel

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1 configuration. On the north roof to be a
 2 uniform six-by-two panel configuration to align
 3 symmetrically with the southern panels, with
 4 a -- same spacing from ridge to first panel.
 5 COMMISSIONER LOPERA: Through the Chair,
 6 the photo looks like moving the southern panel
 7 towards the back would make it symmetrical from
 8 the left line.
 9 THE CHAIRMAN: It would, but it looks like
 10 you lose a little bit of energy efficiency,
 11 which at this point I don't mind keeping it --
 12 keeping the southern roof the same and moving
 13 the northern elevation forward --
 14 COMMISSIONER LOPERA: Okay.
 15 THE CHAIRMAN: -- (inaudible) the
 16 two-by-six.
 17 COMMISSIONER LOPERA: Okay. Yeah, that's
 18 fine. Moving it closer to the edge of the
 19 yellow line?
 20 THE CHAIRMAN: Right.
 21 So I'm still waiting on a second for his
 22 motion --
 23 COMMISSIONER LOPERA: Second.
 24 THE CHAIRMAN: All right. All those in
 25 favor?

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1 COMMISSION MEMBERS: Aye.
 2 THE CHAIRMAN: Those opposed?
 3 COMMISSION MEMBERS: (No response.)
 4 THE CHAIRMAN: Hearing none --
 5 MR. POLAUCO: Appreciate it.
 6 THE CHAIRMAN: -- you have approved
 7 COA-22-26912.
 8 With that, we'll move forward to
 9 COA-22-27027, 2135 Forbes Street.
 10 MS. KELLY: Okay. Application for
 11 COA-22-27027 is for the installation of a fence
 12 at 2135 Forbes Street, which is listed as
 13 contributing to the Riverside Avondale Historic
 14 District.
 15 The structure on the property is a
 16 Colonial Revival house built in 1908. This is
 17 an inner lot that backs up against an alleyway.
 18 The scope of work includes installing an
 19 8-foot-tall wooden fence along the back
 20 property line and installing a 6-foot-tall
 21 wooden fence on the side property lines with a
 22 4-foot-wide locked gate -- 4-foot-wide gate.
 23 The applicant has requested the 8-foot
 24 fence at the rear property line because they
 25 have been experiencing break-ins where those
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1 involved are using the alleyway and jumping
 2 over the existing 6-foot fence.
 3 Per the administrative matrix, the
 4 installation of a 6-foot fence can be approved
 5 of administratively subject to the conditions
 6 in the report.
 7 Staff's analysis focuses on the
 8 installation of the 8-foot fencing on the rear
 9 property line. Six feet is the standard
 10 acceptable fence height for side and rear yards
 11 in Riverside.
 12 Per the fencing guidelines for locally
 13 designated historic districts, an 8-foot fence
 14 is considered appropriate as a barrier between
 15 incompatible uses, such as residential next to
 16 commercial or industrial.
 17 The proposed 8-foot fence exceeds what is
 18 compatible for the district and the property is
 19 not abutting an incompatible use. For these
 20 reasons, staff has conditioned that the fence
 21 not exceed 6 feet.
 22 Staff finds that the proposed work, as
 23 conditioned, is consistent with -- that the
 24 proposed work, as conditioned, is consistent
 25 with the design guidelines and Section 307.106.
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1 Staff recommends approval with conditions.
 2 So, basically, the condition -- that probably
 3 the applicant wants to speak to -- is that it
 4 be limited to six 6 feet.
 5 THE CHAIRMAN: Questions for staff?
 6 COMMISSIONER LOPERA: Through the Chair,
 7 the applicant had stated here to have an 8-foot
 8 cap and trim in the alley, only to match the
 9 neighbors. Is that referring to the fence or
 10 to the -- just the cap and trim part? Do the
 11 neighbors have, like, 8-foot fences in this
 12 area?
 13 MS. KELLY: I believe -- the applicant can
 14 speak clearer to that. We couldn't get a clear
 15 sight line, but it looks as though the rear
 16 fence heights might be 8 feet on some of the
 17 neighbors abutting the alleyway. The applicant
 18 would probably have more knowledge.
 19 We looked up -- I think we looked up -- if
 20 memory serves, we looked up to see if there
 21 were any COAs that had been approved, that type
 22 of thing, and we didn't find anything. But as
 23 you guys know, that doesn't necessarily mean
 24 anything, but --
 25 I mean, we certainly feel for the
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1 applicant. That's scary, to have a fence
 2 jumped, but the standard is 6 feet, so that's
 3 where we're at.
 4 COMMISSIONER LOPERA: And through the
 5 Chair, there's no commercial properties behind
 6 this? It's all residential along the alley?
 7 MS. KELLY: Yes.
 8 COMMISSIONER LOPERA: And is this a corner
 9 property or just --
 10 MS. KELLY: No. Through the Chair, it's
 11 an inner lot.
 12 COMMISSIONER LOPERA: Inner lot. Okay.
 13 Thank you.
 14 THE CHAIRMAN: Any other questions for
 15 staff?
 16 COMMISSION MEMBERS: (No response.)
 17 THE CHAIRMAN: All right. We'll open the
 18 public hearing.
 19 Is the applicant here?
 20 AUDIENCE MEMBER: Yes.
 21 THE CHAIRMAN: You can come on up.
 22 (Audience member approaches the podium.)
 23 THE CHAIRMAN: If you'll state your name
 24 and address.
 25 AUDIENCE MEMBER: Paul Bakutis, 2135
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1 Forbes Street.
 2 THE CHAIRMAN: And, Paul, she's going to
 3 swear you in.
 4 MR. BAKUTIS: Okay.
 5 THE REPORTER: If you would raise your
 6 right hand for me, please.
 7 MR. BAKUTIS: (Complies.)
 8 THE REPORTER: Do you affirm that the
 9 testimony you are about to give will be the
 10 truth, the whole truth, and nothing but the
 11 truth?
 12 MR. BAKUTIS: Yes.
 13 THE REPORTER: Thank you.
 14 THE CHAIRMAN: All right. Paul, welcome.
 15 MR. BAKUTIS: Okay. Thanks. Nice to be
 16 here.
 17 THE CHAIRMAN: Thanks for waiting.
 18 And whenever you're ready.
 19 MR. BAKUTIS: Okay. Basically, as stated,
 20 I would like to put an 8-foot fence in my
 21 alleyway.
 22 The question came up about my neighbors.
 23 My neighbors do have 8-foot fences. The four
 24 houses to the right of me all have 8-foot
 25 fences down the alleyway. There have been
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1 breaks-in before, and my neighbors, that's why
 2 they put 8-foot fences in.
 3 So, basically, I -- what I'd like to be
 4 able to do is get approval for an 8-foot fence.
 5 We did have the Jacksonville police out twice
 6 in the last four months for people coming over
 7 my existing 6-foot fence.
 8 Nobody's been broken into to the right of
 9 me where the fences are 8 feet, so basically
 10 I'm hoping that the 8-foot fence will do the
 11 trick in terms of solving that problem if they
 12 do decide to try to get in again.
 13 THE CHAIRMAN: Okay. Any questions for
 14 our applicant at the moment?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: We'll call you back up if
 17 we need you.
 18 MR. BAKUTIS: Okay. Thank you.
 19 THE CHAIRMAN: Thank you.
 20 Is anybody else here to speak on this COA?
 21 AUDIENCE MEMBER: I can speak.
 22 THE CHAIRMAN: Come on up, please.
 23 (Audience member approaches the podium.)
 24 AUDIENCE MEMBER: Hi. I'm a neighbor.
 25 We've never met.
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1 Hi. I'm Dale Sinclair. I live at 2136
 2 and I own 2140 Post Street.
 3 Yes, there are --
 4 THE CHAIRMAN: She's going to swear you in
 5 real quick.
 6 MS. SINCLAIR: Oh, I'm sorry.
 7 THE REPORTER: If you would raise your
 8 right hand for me, please.
 9 MS. SINCLAIR: (Complies.)
 10 THE REPORTER: Do you affirm that the
 11 testimony you are about to give will be the
 12 truth, the whole truth, and nothing but the
 13 truth?
 14 MS. SINCLAIR: Yes.
 15 THE REPORTER: Thank you.
 16 MS. SINCLAIR: So I can say that 8-foot
 17 fences in our alleys have popped up a lot. I
 18 actually have a 6-foot, but they have popped up
 19 a lot. Well, actually, 2136 has a 6-foot, but
 20 2140 that I just bought has an 8-foot fence in
 21 their back. And there are -- like, almost all
 22 of the alleyways have 8-foot fences at this
 23 point, so -- just to, you know, say it's true.
 24 THE CHAIRMAN: Thank you.
 25 Is anybody else here to speak on this COA?
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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: All right. With that,
 3 we'll close the public hearing, and I'll
 4 entertain a motion.
 5 COMMISSIONER KASPER: I'll make a motion
 6 to approve COA-22-27027 with conditions.
 7 THE CHAIRMAN: With staff conditions or
 8 your own conditions?
 9 COMMISSIONER KASPER: I'm going to modify
 10 staff conditions.
 11 COMMISSIONER LOPERA: I'll second.
 12 COMMISSIONER KASPER: So I'll make a
 13 motion to modify staff conditions and alter
 14 Condition Number 2 to read: The fence on the
 15 sides of the property shall not be taller than
 16 6 feet and the fence at the rear of the
 17 property shall not be taller than 8 feet.
 18 COMMISSIONER LOPERA: And through the
 19 Chair, the reasoning being, due to the rash of
 20 crime in the area and that -- it appears that
 21 having an 8-foot fence in this particular area
 22 has deterred people from jumping over the
 23 fence, based on the applicant's testimony
 24 regarding the police being called several times
 25 in the last four months.
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1 THE CHAIRMAN: I still need a second.
 2 COMMISSIONER LOPERA: Second.
 3 I just wanted to justify my second.
 4 THE CHAIRMAN: Sure.
 5 COMMISSIONER KASPER: And to add to that,
 6 it does front an alley, not an adjacent
 7 property.
 8 COMMISSIONER LOPERA: Correct.
 9 THE CHAIRMAN: All those in favor?
 10 COMMISSION MEMBERS: Aye.
 11 THE CHAIRMAN: Those opposed?
 12 COMMISSION MEMBERS: (No response.)
 13 THE CHAIRMAN: Hearing none, you have
 14 amended -- well, sorry. I'll go ahead and take
 15 a vote on the motion as amended.
 16 All those in favor?
 17 COMMISSION MEMBERS: Aye.
 18 THE CHAIRMAN: Opposed?
 19 COMMISSION MEMBERS: (No response.)
 20 THE CHAIRMAN: Hearing none, you have
 21 approved COA-22-27027.
 22 We're going to move right along to
 23 COA-22-27035, 1414 Talbot Avenue.
 24 MS. KELLY: Application for COA-22-27035
 25 is for alterations to the front porch of a
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1 contributing structure in the Riverside
 2 Avondale Historic District.
 3 The structure is a bungalow-style home
 4 built in 1923, consisting of a side-gabled
 5 roof, entry porch with two rounded columns, and
 6 covered in shake siding.
 7 The applicant seeks to remove the
 8 existing, rotted, round, wood columns and
 9 replace them with simple six-by-six wooden
 10 columns. Based on pictures submitted with the
 11 application, the two round porch columns have
 12 severe deterioration and are in need of
 13 replacement.
 14 Per the administrative matrix, the
 15 Department can administratively approve of
 16 replacement columns if the proposed replacement
 17 matches the existing, documented historic
 18 design.
 19 Bungalow-style homes have both round and
 20 square columns and both designs can be found
 21 along this block. As such, the district would
 22 not necessarily be negatively impacted by the
 23 design change; however, Section 307.106(L)(6)
 24 states that, in the event replacement is
 25 necessary, the new material shall match the
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1 material being replaced in composition, design,
 2 color, texture and other visual qualities.
 3 The applicant is proposing a different
 4 design for the columns; square rather than
 5 round. Therefore, staff finds this request to
 6 be inconsistent with the design guidelines and
 7 Section 307.106. Staff recommends denial.
 8 THE CHAIRMAN: All right. Questions for
 9 staff?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: All right. We'll open the
 12 public hearing.
 13 Is the applicant here?
 14 AUDIENCE MEMBERS: (No response.)
 15 THE CHAIRMAN: Okay. We're going to defer
 16 COA-22-27035, and we're going to move along to
 17 COA-22-26658, 2140 Post Street.
 18 MS. KELLY: Okay. Application for
 19 COA-22-26658 is for partial window replacement
 20 on a two-story residential structure that is
 21 listed as contributing. Replacement windows
 22 are proposed for the second floor of the
 23 northeast corner, first floor of the east
 24 elevation, and first floor of the southwest
 25 corner.
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1 The windows proposed for replacement are a
 2 mixture of one-over-one-style vinyl windows on
 3 the southwest corner and jalousie windows on
 4 both the northeast corner and the first floor
 5 of the east elevation. All of these existing
 6 window openings have mullions and trim
 7 consistent with the historic window groupings
 8 and the jalousie windows on the northeast
 9 corner and east elevation have top filler
 10 panels.
 11 The request also includes lengthening
 12 window number 41, as shown on the survey, to
 13 align with the its group along the bottom,
 14 which would make that grouping more consistent.
 15 This structure has one-over-one hung
 16 windows, a decorative diamond window in the
 17 reopened front porch, and a diamond window in
 18 the front gable. Three vinyl windows with
 19 various lite patterns were previously approved
 20 administratively for replacement with
 21 one-over-one hung windows to match the historic
 22 design and character of the structure.
 23 The rear first floor southwest corner of
 24 the structure has one-over-one vinyl windows
 25 that, as conditioned, would be replaced with
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1 windows to match the historic window design.
 2 The replacement windows on the second
 3 floor, front northeast corner, as conditioned,
 4 would also be one-over-one hung windows to
 5 match the historic design in character of the
 6 structure.
 7 Also, the top filler panel of these
 8 windows would be removed to restore the length
 9 of the window openings.
 10 The nonoriginal row of eight jalousie
 11 windows on the first floor of the east
 12 elevation, as conditioned, could be casement or
 13 hung and would either -- would be either one
 14 pane of glass -- plain glass windows or
 15 two-lite windows simulating the historic
 16 one-over-one design.
 17 The existing window grouping has mullions
 18 and trim consistent with the character of the
 19 building; therefore, the replacement of this
 20 window grouping should retain the look of a
 21 window grouping.
 22 All eight jalousie windows on the first
 23 floor of the east elevation have top window
 24 fill panels that were installed to fit the
 25 jalousie windows into the existing openings.

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1 These filler panels, as conditioned, are
 2 approved for removal if every filler panel is
 3 removed and the trim is preserved. If one of
 4 the windows is restored to its full length, all
 5 of the windows should be restored to full
 6 length to keep the grouping consistent.
 7 So, as conditioned, staff finds that the
 8 proposed work is consistent with the design
 9 guidelines and Section 307.106. Staff
 10 recommends approval with conditions.
 11 THE CHAIRMAN: All right. Questions for
 12 staff?
 13 COMMISSION MEMBERS: (No response.)
 14 THE CHAIRMAN: All right. We'll go ahead
 15 and open the public hearing.
 16 Is the applicant here?
 17 (Audience member approaches the podium.)
 18 AUDIENCE MEMBER: I am.
 19 THE CHAIRMAN: You can come on up.
 20 AUDIENCE MEMBER: It's me again.
 21 THE CHAIRMAN: If you will just state your
 22 name and address.
 23 AUDIENCE MEMBER: Okay. Dale Sinclair,
 24 2136 Post Street is where I live.
 25 So I'm not a hundred percent sure I

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1 understand what was kind of approved, but I
 2 just want to make sure.
 3 So on these windows -- I drew them in. So
 4 these here -- I also wanted these to be
 5 casement too. I -- I thought maybe you might
 6 have said double-hung on those.
 7 So when we opened up these windows --
 8 these are all the jalousie windows, all the
 9 aluminum jalousie windows that go -- they go
 10 further across. We found out that they were
 11 originally two casements that go together. And
 12 what I want to do is do two casements that have
 13 four lites on each one. So, basically, each
 14 inset would have eight lites, but it would look
 15 like two casements. Does that make sense, what
 16 I'm trying to say?
 17 COMMISSIONER LOPERA: Yes.
 18 MS. SINCLAIR: Okay. And then on the
 19 back, here, these I found out were also
 20 casements, and they were single casement, so --
 21 because they are large ones, doing just one
 22 across like that wouldn't make sense, so I do
 23 want to do -- it's one casement, but, again,
 24 eight lites, again, on these ones in the back
 25 of the house here.

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1 And, basically, even though there are no
 2 divided windows like that in the house,
 3 casements tend to be divided, so that's kind of
 4 the fun of having casements.
 5 The other thing was that inside the house
 6 there are a lot of windows -- there's a lot of
 7 doors that have windows that are square, so it
 8 kind of meets the inside of the house kind of
 9 going outwards.
 10 And then -- I didn't know I could give
 11 y'all pretty pictures, so I printed up pictures
 12 of houses that have strictly one-over-one, but
 13 then they're casements or all divided up to
 14 show that this is very typical for the area.
 15 THE CHAIRMAN: Okay.
 16 MS. SINCLAIR: And then the one that I'm
 17 actually making larger -- which I know you
 18 don't have a problem with, but actually this
 19 used to be longer on the inside. You can see
 20 it used to be bigger, but -- so I'm just
 21 actually restoring it back to its original
 22 width. I don't know why they made it small.
 23 It didn't make any sense.
 24 THE CHAIRMAN: So of the staff conditions,
 25 I guess, what -- have you read through these?

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1 Like, what do you have a problem --
 2 MS. SINCLAIR: Yeah. Well, what -- from
 3 what I understood, that they were only allowing
 4 me to have one lite per casement, or -- I'm
 5 sorry, either one lite per casement or two
 6 lites per casement, where I want to have four
 7 to eight lites per casement. Does that make
 8 sense what I'm asking? Lites, meaning panes.
 9 THE CHAIRMAN: I believe so.
 10 COMMISSIONER LOPERA: Yeah. If you bring
 11 up that picture that you just had --
 12 MS. SINCLAIR: This last one?
 13 COMMISSIONER LOPERA: Yeah. I like that
 14 one.
 15 MS. SINCLAIR: Yeah, that one's a really
 16 good, consistent one.
 17 COMMISSIONER LOPERA: Could you actually
 18 present that to us?
 19 MS. SINCLAIR: Yeah. Here, you can have
 20 all of them. They all have some sort of --
 21 these are all houses -- I took close-ups of the
 22 houses, but they're all houses with almost
 23 strictly one-over-ones.
 24 COMMISSIONER KASPER: So --
 25 MS. SINCLAIR: And these were, like --
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1 just like a block or two. They weren't far
 2 from my house. Like, I literally, like, went
 3 on a quick stroll and was like, there, there,
 4 there.
 5 COMMISSIONER KASPER: So through the --
 6 MS. SINCLAIR: That's what I'm talking
 7 about.
 8 COMMISSIONER KASPER: Through the Chair to
 9 the applicant, what information do you have on
 10 what the original windows were?
 11 MS. SINCLAIR: Right. So --
 12 COMMISSIONER KASPER: And so is it
 13 everything that we're seeing in this picture is
 14 a replacement or have been replaced at some
 15 time?
 16 MS. SINCLAIR: Pretty much everything
 17 downstairs had been replaced, except for two
 18 windows, and that was a lead -- where the
 19 bottom is just a single lite with the lead
 20 diamond pattern to it, that's right now in an
 21 enclosed porch that will be opened up and one
 22 one-over-one.
 23 COMMISSIONER KASPER: So --
 24 MS. SINCLAIR: But everything downstairs
 25 had been replaced. So the people only lived
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1 downstairs, so they -- they just replaced
 2 everything downstairs or it had been replaced
 3 before they even moved in.
 4 COMMISSIONER KASPER: So the one -- you
 5 said that there is one original window --
 6 MS. SINCLAIR: Yes.
 7 COMMISSIONER KASPER: -- on the ground
 8 floor?
 9 MS. SINCLAIR: There's two original --
 10 COMMISSIONER KASPER: There's two original
 11 windows. What are the lite patterns --
 12 MS. SINCLAIR: Okay.
 13 COMMISSIONER KASPER: -- of those windows?
 14 MS. SINCLAIR: So there is one
 15 one-over-one, which there probably is a picture
 16 of it on the side somewhere. And then
 17 there's -- I don't know if it's included in
 18 this packet or not, but there's one also in the
 19 very front of the house that's a single pane
 20 below in a leaded pattern, diamond S pattern
 21 above it. Does that make sense?
 22 COMMISSIONER LOPERA: It's Page 725,
 23 Commissioner Kasper. It's window number 50.
 24 MS. SINCLAIR: You know, I don't have them
 25 in front of me, so I don't know.
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1 COMMISSIONER KASPER: So it's interior
 2 or --
 3 MS. SINCLAIR: Right. So it's -- sorry.
 4 Doing it again.
 5 The leaded one is currently interior. It
 6 will eventually be exterior.
 7 COMMISSIONER KASPER: Based on your
 8 understanding of the home, was it originally on
 9 the exterior of the home or was it always an --
 10 this leaded one, was it always an interior
 11 window?
 12 MS. SINCLAIR: No. It -- so they had
 13 enclosed the porch --
 14 COMMISSIONER KASPER: Okay. So that is a
 15 window going on to the porch. Okay.
 16 MS. SINCLAIR: Yeah.
 17 COMMISSIONER KASPER: Thank you.
 18 MS. SINCLAIR: And I have a COA to
 19 bring -- open up the porch, so --
 20 COMMISSIONER KASPER: Okay.
 21 MS. SINCLAIR: There's the window
 22 (indicating).
 23 COMMISSIONER KASPER: All right. So based
 24 on what you've told me, that the one historic
 25 window is a one-over-one, the other historic
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1 window is a decorative leaded over one, so
 2 now -- maybe I'm having difficulty how you're
 3 making the leap to four-over-four.
 4 MS. SINCLAIR: I'm asking for that, and
 5 the reason why -- I assumed -- I actually
 6 assumed it was going to be a no-brainer was
 7 because in the neighborhood that's all you see,
 8 is -- when you see a casement, they're always
 9 divided up into smaller lites.
 10 COMMISSIONER KASPER: Okay.
 11 MS. SINCLAIR: I've --
 12 COMMISSIONER KASPER: So let's go back to
 13 that point. You're making the case that -- or
 14 I think you're trying to make the connection
 15 that the original were casement.
 16 MS. SINCLAIR: I know that they were
 17 casement, yes.
 18 COMMISSIONER KASPER: But the one original
 19 you're referring to is a one-over-one?
 20 MS. SINCLAIR: Okay. So -- okay. So -- I
 21 get what you're -- I know there are so many
 22 windows going on.
 23 So every window that I've shown that I
 24 want to replace the casements, when we pulled
 25 off the trim, we found that there was no room

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1 for window weights and that there were the
 2 notches out that show that they're -- that they
 3 were on hinges.
 4 So David from Lovejoy Construction -- I
 5 don't know if you know him -- specializes in
 6 wood windows, is the one hand-making all of the
 7 windows. This was his suggestion. He said,
 8 no, these were casements. They actually agreed
 9 with the proof I'd shown that -- that they were
 10 casements. There's no way they could be
 11 one-over-ones.
 12 COMMISSIONER KASPER: Okay.
 13 MS. SINCLAIR: If they could be, I would,
 14 because they'd be a lot cheaper.
 15 COMMISSIONER KASPER: All right. Thank
 16 you.
 17 So back to your question.
 18 THE CHAIRMAN: Right. So conditions --
 19 we're looking at what staff has laid out.
 20 What, I guess, do you disagree with?
 21 MS. SINCLAIR: That they can only be one
 22 lite per casement or two lites per casement.
 23 I'd like to have four -- four lites per
 24 casement on the front and side and I'd like to
 25 do eight per casement on the back windows.

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1 COMMISSIONER LOPERA: And --
 2 MS. SINCLAIR: So it's just about how many
 3 lites are in there, not necessarily about the
 4 design.
 5 THE CHAIRMAN: So it --
 6 COMMISSIONER LOPERA: Well, through the
 7 Chair, if you look at Page 714, you can look at
 8 some of the, basically, eight-lite windows or
 9 four-over-fours.
 10 So you're trying to recreate something
 11 similar to what -- the four-over-fours that are
 12 there, the single-hungs?
 13 MS. SINCLAIR: Oh, you're talking about --
 14 sorry. Are we talking about this (indicating)?
 15 COMMISSIONER LOPERA: So go to Page 714.
 16 MS. KELLY: (Complies.)
 17 THE CHAIRMAN: There you go.
 18 COMMISSIONER LOPERA: That one, yeah.
 19 Scroll down. Scroll down.
 20 MS. SINCLAIR: Those are the replacement
 21 vinyl windows, so -- and even in the kitchen
 22 there you'll see, like, one side has it where
 23 they've got them broken up and then the other
 24 side they're just one-over-ones.
 25 COMMISSIONER LOPERA: Okay.

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1 MS. SINCLAIR: I don't know why. There's
 2 really not a very good reason for a lot of the
 3 stuff that was done to the inside.
 4 COMMISSIONER LOPERA: Well, through the
 5 Chair, for staff, I -- it seems like a case
 6 where there's -- it seems like there were
 7 original casement windows, but I'm having a
 8 difficulty figuring out what sort of product,
 9 you know, to go back with because the applicant
 10 is obviously -- desired these eight-lite
 11 casement windows, and we don't have any
 12 evidence of what the original windows were.
 13 And it's been like -- looks like just a
 14 mess with the жалусies and -- basically, you
 15 have, like, seven different types of windows
 16 there.
 17 How would you -- or could you speak to --
 18 MS. SINCLAIR: Can I also propose one
 19 more -- the -- a quick piece of information?
 20 Everything with the жалусie windows and
 21 these (inaudible) windows were add-ons to the
 22 house. It's not original to the house.
 23 That -- it's not actually an enclosed porch.
 24 It's, like, they just added on another seven
 25 feet to the side of the house, all the way

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1 across. And then the back area where these
2 vinyl windows are there, that was a porch that
3 was enclosed at one point, so it's also not
4 original character.

5 COMMISSIONER LOPERA: Okay. But my
6 question is, could maybe staff speak to going
7 back to something that -- where we have no idea
8 and there's a mix of windows?

9 MS. KELLY: Yeah. So through the Chair,
10 the -- when this happens, all we can do is go
11 to the best available data. And the best
12 available data -- we looked at the Florida
13 Master Site File. It said double-hung,
14 one-over-one. The windows that seem to be
15 original on the structure are one-over-one.

16 Because all of the windows that the
17 applicant is requesting for replacement have
18 been altered, jalousies, this or that, we feel
19 okay for the replacement of the windows, but we
20 have nothing to back up the design.

21 And I totally understand the applicant is
22 saying this is in other areas of the district,
23 but that's just not -- as you guys know, that's
24 not the precedent we go by. It's by the
25 structure and what's historically documented.

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1 that, so I just feel like it's taking away from
2 the house and (inaudible) into it.

3 MS. KELLY: Through the Chair, just really
4 quick, we also -- we can't confirm those were
5 casements. That's the thing. There's just a
6 lack of evidence. There's just a lack of data.

7 MS. SINCLAIR: Right.

8 MS. KELLY: So, like, the applicant has
9 said that this is something -- we don't have
10 any evidence one way or the other that it was
11 casement or that they were hung windows, so
12 we're just going on what we do have for the
13 original structure.

14 COMMISSIONER LOPERA: Well, through the
15 Chair, I'm familiar with David Lovejoy. So
16 there is a possibility where you may want to
17 have him involved to prepare a letter of what
18 he believes the original windows were. And I
19 believe that with that -- I believe that would
20 be helpful.

21 MS. SINCLAIR: He did. He communicated
22 with -- first thing, they said no. I asked him
23 to get involved. He communicated with them.

24 They said no. There was an email --

25 MS. KELLY: So --

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1 So we just don't have any documentation to
2 show that, and so that's why staff was not able
3 to approve of that particular design of the
4 eight-lite.

5 COMMISSIONER LOPERA: The casement windows
6 or what's -- to go back for the casement
7 windows?

8 MS. KELLY: For that design.

9 We did feel, okay, we can do casements.
10 We feel like we're okay with having casements
11 there. Like, we understand the uniqueness of
12 that feature on the east elevation. But if
13 that's going to be the case and you don't have
14 room or aren't able to go back with hung
15 windows, then it should simulate it as best as
16 possible, just -- again, just in keeping with
17 the historic features of the house.

18 COMMISSIONER LOPERA: Right.

19 MS. SINCLAIR: But -- and then that's the
20 thing that I want to bring up here is that,
21 like, if we agree that they were casements
22 before -- and you typically -- again, I just
23 never see any one-lite casements really in the
24 area. I tried looking to find something, and I
25 really couldn't find anything that looked like

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1 MS. SINCLAIR: It was an email.

2 COMMISSIONER KASPER: So --

3 MS. KELLY: And that -- the email -- just
4 to provide clarification -- was about the
5 casement/non-casement issue. And that's why
6 we're like, we heard you. And so the condition
7 says casement or hung is fine.

8 The design, again, that eight-lite is
9 just -- we don't have any proof of that. And
10 so to approve of a nondocumented design is the
11 issue.

12 But we did hear the casement argument that
13 Lovejoy made, and that's why the condition is
14 casement or -- you could -- either or, or hung
15 for those features.

16 COMMISSIONER KASPER: Through the Chair, I
17 would like to just possibly summarize -- and
18 appreciate your -- you know, your desire to do
19 a great job and to get some nice windows.

20 I think there is information to support
21 the casement, which staff has already
22 acknowledged. I think there is maybe ambiguous
23 information as to whether it was one-over-ones
24 or something other. I think there is a
25 precedence for the four-or-fours.

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1 So I would move in the direction that --
2 based on not having concrete evidence one way
3 or the other, we can move in a direction of
4 what is historically appropriate. And I would
5 be fine with allowing the four-over-fours.

6 MS. SINCLAIR: Thank you.

7 And then in the back, what I'm doing, just
8 a single casement, but there will eight
9 instead, is that fine? I appreciate it.

10 COMMISSIONER KASPER: So I'm not sure how
11 to -- I'm not sure where that is on the
12 conditions.

13 COMMISSIONER LOPERA: I believe we were --

14 THE CHAIRMAN: And, again, I just want to
15 confirm, reading through all these conditions,
16 that is the only thing --

17 MS. SINCLAIR: That was the only thing
18 that we -- I did [sic] a disagreement about,
19 was just how many lites, yeah.

20 COMMISSIONER LOPERA: Through the Chair, I
21 agree with Commissioner Kasper. We did
22 approve -- I believe it was the replacement of
23 casement windows where I think a majority of
24 the house was casement windows, but I don't
25 recall any of them being, you know, single-lite

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1 one-over-one design or four-over-four design to
2 simulate the historic design."

3 MS. SINCLAIR: Can I just -- I just want
4 to make sure I'm not going to get in trouble
5 when I start making these -- because when you
6 say four-over-four casements, see, the
7 casements are side by side, so they're actually
8 four by four not four over four. They're going
9 to -- they're going to look like they open like
10 that (indicating). Does that matter? I just
11 don't want to get in trouble later on. I just
12 want to make sure that --

13 COMMISSIONER LOPERA: You mentioned that
14 each pane -- each window would be four over
15 four, so I believe that would be --

16 MS. SINCLAIR: Yeah. So here's -- here's
17 my window (indicating). So this here would
18 be -- it would look like two casements, one
19 here and one here (indicating).

20 THE CHAIRMAN: So this is what we're going
21 for?

22 MS. SINCLAIR: That's -- sort of. So
23 that -- that would be more like what the back
24 here would look like, because that's one full
25 casement, where this would be -- it looks -- it

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1 or, you know, two-lite casement windows.

2 So I agree, I've also not seen a
3 single-lite or two over -- you know,
4 two-over-one or one-over-one casement window,
5 which is why I would be leaning more towards,
6 you know, like, a -- the four-over-four, the --
7 you know, the eight-lite casements.

8 MS. KELLY: Through the Chair, so this
9 is -- Conditions 1 and 4 are the ones that
10 refer to it. Yeah, it's 1 and 4.

11 COMMISSIONER KASPER: So just for
12 discussion, I think we're saying one-over-one
13 or four-over-four.

14 Okay. Then I will make a motion to amend
15 Condition 1 to read: Replacement windows on
16 the second floor, northeast corner,
17 parentheses, Number 1, 2, 30, 33, 47 --

18 Let me redo it. I'll make a motion to
19 amend Condition Number 1, the last portion of
20 the sentence to read, "shall be one-over-one
21 hung window design or four-over-four casement
22 design."

23 Further amend Condition Number 4, the last
24 section to read, "and all of these replacement
25 windows shall be either one pane of glass or

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1 would look like two casements, so they would
2 still be squares. But it would kind of look
3 like that, but it would be bulkier in the
4 middle. I just want to make sure -- I always
5 want --

6 THE CHAIRMAN: (Inaudible.)

7 MS. SINCLAIR: But I was -- I want to make
8 sure -- making sure I don't get in trouble
9 about the over because usually one over one
10 is --

11 (Simultaneous speaking.)

12 THE CHAIRMAN: Right.

13 MS. SINCLAIR: -- and we're --

14 THE CHAIRMAN: Okay. She's --

15 MS. SINCLAIR: I'm sorry.

16 THE CHAIRMAN: Too fast.

17 MS. SINCLAIR: I'm not -- I'm so fast, I
18 know.

19 THE CHAIRMAN: All right. Well, let's
20 talk about it. I'm --

21 COMMISSIONER KASPER: I mean, I get -- I
22 feel that when I look at this opening, it looks
23 like four-over-four. There's eight boxes.

24 THE CHAIRMAN: But what she's asking
25 for --

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1 COMMISSIONER KASPER: Is this
 2 (indicating).
 3 THE CHAIRMAN: With --
 4 COMMISSIONER KASPER: She's just
 5 constructing it with two windows, I think.
 6 COMMISSIONER LOPERA: Yeah, I believe that
 7 they're both heading in the same direction, but
 8 I think she's -- yeah, it's going to be --
 9 yeah, two panes that open to the outside.
 10 MS. SINCLAIR: No.
 11 THE CHAIRMAN: No. Actually, that --
 12 COMMISSIONER LOPERA: Not opening.
 13 Yes, ma'am.
 14 MS. SINCLAIR: So -- well, they are going
 15 to be nonopening --
 16 THE CHAIRMAN: It's gong to be --
 17 (Simultaneous speaking.)
 18 COMMISSIONER KASPER: All right. Hold on.
 19 THE CHAIRMAN: It's going to look like two
 20 windows.
 21 COMMISSIONER LOPERA: All right. Let's
 22 start all over.
 23 MS. SINCLAIR: Okay.
 24 MS. GRANDIN: Can I ask you a question?
 25 Just to clarify.

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1 look like eight?
 2 MS. GRANDIN: Okay.
 3 MS. SINCLAIR: But it's going to look like
 4 eight total in the end. But it's -- does that
 5 make --
 6 (Simultaneous speaking.)
 7 THE CHAIRMAN: Right. No --
 8 MS. SINCLAIR: It's hard not having a real
 9 product --
 10 THE CHAIRMAN: It makes sense.
 11 MS. SINCLAIR: Can you just -- you know, I
 12 just don't want to get in trouble with someone
 13 coming back later to check my work and saying
 14 these aren't -- these are side by side and not
 15 one over the other.
 16 THE CHAIRMAN: Right.
 17 MS. SINCLAIR: That's all. Sorry.
 18 COMMISSIONER LOPERA: So this is per your
 19 photo, 17 -- or per Page 17 -- 718.
 20 MS. SINCLAIR: My hand drawings?
 21 COMMISSIONER LOPERA: So if you could flip
 22 to Page 718, please.
 23 MS. KELLY: (Complies.)
 24 COMMISSIONER LOPERA: Okay. Do you feel
 25 that you described that, Commissioner Kasper?

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1 MS. SINCLAIR: Yeah.
 2 MS. GRANDIN: So if it's the hung windows,
 3 it's one-over-one, right? If it's casement
 4 windows, it's eight lites and eight lites. Or
 5 if those -- they're the big casement windows, I
 6 think she said those -- yeah, those. It's one
 7 casement window that cranks out, but it would
 8 have eight lites.
 9 MS. SINCLAIR: So --
 10 MS. GRANDIN: Is that right?
 11 MS. SINCLAIR: No. It's going to be
 12 two -- it's going to be two casement windows
 13 with four lites on each side.
 14 MS. GRANDIN: Oh, okay.
 15 MS. SINCLAIR: So it would look like --
 16 they're actually not going to open -- these are
 17 not going to open --
 18 THE CHAIRMAN: It's two windows.
 19 MS. SINCLAIR: -- but it's two windows
 20 that are going to look vertical --
 21 THE CHAIRMAN: Instead of one --
 22 MS. SINCLAIR: -- and then they're going
 23 to have four and four, and they meet in the
 24 middle.

25 COMMISSIONER LOPERA: So it's going to
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1 COMMISSIONER KASPER: I feel that I did,
 2 in my mind. It obviously didn't come out --
 3 MS. SINCLAIR: I think --
 4 COMMISSIONER KASPER: Through the Chair to
 5 counsel, can I reference a page in the
 6 application?
 7 MS. GRANDIN: Sure. Anything to make it
 8 more clear.
 9 COMMISSIONER KASPER: Because this is what
 10 is submitted in the application, so --
 11 COMMISSIONER LOPERA: Maybe Commissioner
 12 Kasper could sign and seal that with his
 13 architectural seal?
 14 COMMISSIONER KASPER: I apologize, so I
 15 need to get back to --
 16 MS. GRANDIN: That's an eight-lite
 17 casement.
 18 COMMISSIONER KASPER: I like that.
 19 I make a motion to amend Condition 1, the
 20 last portion of the sentence to read, "shall be
 21 one-over-one hung window or eight-lite
 22 casement, four lites on the left wing, four
 23 lites on the right sash" -- or "wing"? What is
 24 the proper term?

25 COMMISSIONER LOPERA: Well, if they both
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1 open --
 2 MS. SINCLAIR: Wing works. I think
 3 wing --
 4 (Simultaneous speaking.)
 5 COMMISSIONER KASPER: Okay. Four lites on
 6 the right wing.
 7 Further amend Condition 4, the last
 8 portion to read, "and all of the replacement
 9 windows shall either be one pane of glass or
 10 one-over-one design or eight-lite casement with
 11 four lites on the left wing and four lites on
 12 the right wing to simulate the historic
 13 design."
 14 COMMISSIONER LOPERA: Second the amended
 15 motion.
 16 THE CHAIRMAN: All those in favor?
 17 COMMISSION MEMBERS: Aye.
 18 MS. SINCLAIR: Thank you, guys.
 19 THE CHAIRMAN: Those opposed?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: Hearing none, you've
 22 approved --
 23 MS. GRANDIN: Then you have to vote on --
 24 THE CHAIRMAN: Once again, we have a
 25 motion as amended.

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1 two-over-two-hung window design.
 2 The structure, originally constructed as a
 3 single-family, was converted into a duplex at
 4 some point. The applicant seeks to restore the
 5 front entrance door and remove the nonhistoric
 6 duplex front door.
 7 During a site visit on February 18th,
 8 2022, staff observed that the interior layout
 9 and entry was not originally a duplex and the
 10 front door was altered for multifamily use.
 11 The restoration of a single-family main
 12 entry would restore an original feature and
 13 revert the property to its original use.
 14 The request includes the restoration of a
 15 transom above the front door to match the
 16 second floor transom and trim detailing.
 17 Thirteen out of the 29 windows are original,
 18 which is 44 percent of the windows.
 19 As conditioned, replacement windows shall
 20 be vertical two-over-two to match the design of
 21 the historic.
 22 The request for siding replacement
 23 includes the after-the-fact replacement on the
 24 left side of the structure, which was the last
 25 remaining wall with intact original siding.

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1 All those in favor?
 2 COMMISSION MEMBERS: Aye.
 3 THE CHAIRMAN: Those opposed?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: Hearing none, you have
 6 approved COA-22-26658.
 7 We're going to move on to Section H, work
 8 initiated or completed without a COA. That is
 9 COA-22-27017 --
 10 MS. SINCLAIR: Thank you, guys.
 11 THE CHAIRMAN: -- 300 to 306 East 3rd
 12 Street.
 13 MS. KELLY: Application for COA-22-27017
 14 is for siding replacement, which is after the
 15 fact, wholesale window replacement, and
 16 restoration of the single-family front door
 17 entrance, not after the fact.
 18 The applicant installed drop siding prior
 19 to obtaining a COA. The current request is to
 20 remove the drop siding and install new
 21 clapboard siding to match the historic siding.
 22 Wholesale window replacement includes replacing
 23 the remaining 13 historic windows, out of 29
 24 total on the structure, with windows designed
 25 to match the historic, vertical,

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1 The replacement of this siding, as conditioned,
 2 requires the removal of the newly installed
 3 drop siding and then to install a clapboard.
 4 Staff site visit and photo documentation
 5 supplied by the applicant shows at least five
 6 types of siding on the original building. All
 7 replacement siding on the structure shall match
 8 the historic clapboard to ensure a uniform
 9 appearance.
 10 There is a southwest sun room addition
 11 with prairie-style windows that is not original
 12 to the structure, per the Sanborn map. And the
 13 southeast rear corner also has an enclosed
 14 porch. The siding on these two additions can
 15 either remain as is or have clapboard to match
 16 the main historic structure.
 17 Staff finds that the proposed work, as
 18 conditioned, is consistent with the design
 19 guidelines and Section 307.106.
 20 Staff recommends approval with conditions.
 21 THE CHAIRMAN: Questions for staff?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: All right. I'll open the
 24 public hearing.
 25 Is the applicant here?

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1 AUDIENCE MEMBER: Yes.

2 THE CHAIRMAN: You can come on up.

3 (Audience member approaches the podium.)

4 THE CHAIRMAN: If you'll state your name

5 and address.

6 AUDIENCE MEMBER: Barry Underwood, 3285

7 Broken Branch Lane, Jacksonville, Florida

8 32223.

9 THE REPORTER: If you would raise your

10 right hand for me, please.

11 MR. UNDERWOOD: (Complies.)

12 THE REPORTER: Do you affirm that the

13 testimony you are about to give will be the

14 truth, the whole truth, and nothing but the

15 truth?

16 MR. UNDERWOOD: Yes.

17 THE REPORTER: Thank you.

18 THE CHAIRMAN: Welcome.

19 MR. UNDERWOOD: Thank you.

20 THE CHAIRMAN: Thank you for waiting.

21 So what are we not okay with? What do we

22 want to talk about?

23 MR. UNDERWOOD: We're acceptable to all

24 the conditions as the staff has noted, and I

25 appreciate the review and your time.

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1 THE CHAIRMAN: That's great.

2 COMMISSIONER LOPERA: Stop making it so

3 easy.

4 COMMISSIONER GLOBER: Second.

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

6 we need you.

7 MR. UNDERWOOD: Thank you.

8 THE CHAIRMAN: Is anybody else here to

9 speak on this COA?

10 Seeing none, we'll close the public

11 hearing.

12 I'll entertain a motion.

13 COMMISSIONER LOPERA: Motion to approve,

14 with staff conditions, COA-22-27017, as the

15 applicant is in favor of all the staff

16 conditions.

17 COMMISSIONER GLOBER: Second.

18 THE CHAIRMAN: Any conversation?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: All right. All those in

21 favor?

22 COMMISSION MEMBERS: Aye.

23 THE CHAIRMAN: Those opposed?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Hearing none, you have

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1 approved COA-22-27017.

2 And unless anyone has anything else to

3 add -- it's not looking like it -- we are

4 adjourned.

5 (The foregoing proceedings were adjourned

6 at 5:54 p.m.)

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1 CERTIFICATE OF REPORTER

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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

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15 DATED this 1st day of April 2022.

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18 _____

19 Diane M. Tropia

20 Florida Professional Reporter

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