

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, August 24, 2022,  
commencing at 3:03 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.  
JULIA EPSTEIN, Commission Member.  
MAX GLOBER, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.  
JERMAINE ANDERSON, Planning and Development Dept.  
ADRIENNE CHAMBERS, Planning and Development.  
SUSAN GRANDIN, Office of General Counsel.  
CARLA LOPERA, Office of General Counsel.  
CANDACE LONG, Planning and Development Dept.

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1 hallway. We're going to take a break every two  
2 hours if needed.  
3 With that, I'll entertain a motion for  
4 July's minutes.  
5 COMMISSIONER LOPERA: Motion to approve  
6 the July 27, 2022, minutes.  
7 COMMISSIONER EPSTEIN: Second.  
8 THE CHAIRMAN: All those in favor?  
9 COMMISSION MEMBERS: Aye.  
10 THE CHAIRMAN: Those opposed?  
11 COMMISSION MEMBERS: (No response.)  
12 THE CHAIRMAN: Hearing none, you have  
13 approved those minutes.  
14 We have a couple of things deferred today.  
15 COA-22-27756, 3839 Herschel Street;  
16 COA-22-27900, 451 East 7th Street; LM-22-06,  
17 22 -- excuse me -- 225 North Laura Street; and  
18 COA-22-27867, 0 East 1st Street.  
19 With that, we're also going to go ahead  
20 and defer -- under Section F, Historic  
21 Designations, we're going to defer -- I'm not  
22 sure why we have the Number 2 on here, but it's  
23 the second Number 2, LM-22-08, 618 West Adams  
24 Street. So if anybody is here for 618 West  
25 Adams Street, that will be deferred until next  
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1 PROCEEDINGS  
2 August 24, 2022 3:03 p.m.  
3 THE CHAIRMAN: Welcome to the August 24th  
4 meeting of the Jacksonville Historic  
5 Preservation Commission.  
6 We'll go ahead and start with some  
7 introductions.  
8 Adrienne, if you would.  
9 MS. CHAMBERS: Adrienne Chambers, Historic  
10 Preservation.  
11 MR. WELLS: Arimus Wells, Historic  
12 Preservation.  
13 MS. GRANDIN: Susan Grandin, Office of  
14 General Counsel.  
15 COMMISSIONER GLOBER: Max Globler,  
16 Commissioner.  
17 COMMISSIONER LOPERA: Andres Lopera,  
18 commissioner.  
19 THE CHAIRMAN: J.C. Demetree, chairman.  
20 COMMISSIONER KASPER: Erik Kasper,  
21 commissioner.  
22 COMMISSIONER EPSTEIN: Julia Epstein,  
23 commissioner.  
24 If you could please silence your cell  
25 phones. Any conversations please be had in the  
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1 month.  
2 And with that, we're going to jump and do  
3 the consent agenda. The consent agenda -- do  
4 any commissioners have any ex parte?  
5 COMMISSION MEMBERS: (No response.)  
6 THE CHAIRMAN: All right. With that, we  
7 have COA-22-27361, 506 East 5th Street;  
8 COA-22-27569, 1293 Wolfe Street; and  
9 COA-22-27828, 1909 Perry Street.  
10 I'm going to go ahead and open the public  
11 hearing. Is anybody here to speak on any of  
12 these consent agenda items?  
13 AUDIENCE MEMBERS: (No response.)  
14 THE CHAIRMAN: All right. Seeing none,  
15 we'll close the public hearing, and I will  
16 entertain a motion.  
17 COMMISSIONER LOPERA: Motion to approve  
18 the consent agenda.  
19 COMMISSIONER EPSTEIN: Second.  
20 THE CHAIRMAN: All those in favor?  
21 COMMISSION MEMBERS: Aye.  
22 THE CHAIRMAN: Those opposed?  
23 COMMISSION MEMBERS: (No response.)  
24 THE CHAIRMAN: Hearing none, you have  
25 approved the consent agenda.  
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1 I'm going to skip around a little bit  
2 today. We're going to have the previously  
3 deferred items to be heard first. I'm going to  
4 go ahead and knock out these landmark  
5 designations, as I know a lot of the audience  
6 is here for the landmarking. So I'm going to  
7 do LM-22-07 and LM-22-01 -- can I do those  
8 together?

9 MS. GRANDIN: Yes.

10 THE CHAIRMAN: We're going to do those  
11 together real quick.

12 So, staff, if you would.

13 MR. WELLS: LM-22-07 is for the property  
14 located at 2606 San Diego Road. This is in  
15 regards to the St. Nicholas Bethel Baptist  
16 Church. Once again, for the landmarks, if the  
17 owner is in support of the landmark status,  
18 then two of the seven codified criteria need to  
19 be met.

20 In preparing their application, the  
21 Planning and Development Department found the  
22 application to meet three of the seven  
23 criteria. The first criteria is in relation to  
24 the property's value as a significant reminder  
25 of the cultural, historical, architectural or

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1 archaeological heritage of the city, state or  
2 nation.

3 With the end of reconstruction and the  
4 reign of Jim Crow that instituted sanctioned  
5 racial segregation, the church became one of  
6 the most integral parts of the African-American  
7 community in the south. In many cases,  
8 churches were the most significant social and  
9 cultural institutions in the community,  
10 providing important social unity and community  
11 organization.

12 Because of segregation, black churches  
13 many times were forced to play a larger role in  
14 providing needed services, particularly in  
15 education and welfare to the communities.

16 The St. Nicholas Bethel Baptist Church is  
17 part of the large, historic African-American  
18 communities in South Jacksonville that  
19 stretched out along Old St. Augustine Road from  
20 Atlantic Boulevard to University Boulevard and  
21 along the south side of Atlantic Boulevard east  
22 to Little Pottsburg Creek.

23 Founded in 1881, the St. Nicholas Bethel  
24 Baptist Church's current location was part of a  
25 36-acre parcel granted to Riley Thomas by the

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1 General Land Office of the United States.

2 In her book, Zora Neale Hurston, *In and  
3 Around Jacksonville, Florida, in the 1920s,  
4 '30s and 1940s*, Ms. Elaine Murrell, a longtime  
5 resident of South Jacksonville commented that  
6 St. Nicholas Bethel Baptist Church was the  
7 mother church of most of the black Baptist  
8 churches in the area. Ms. Morrell continued by  
9 arguing that anyone who left at the time was  
10 considered to be an important, integral part of  
11 the community, and so several moments to foster  
12 a livelihood within the church continued.

13 The design of the St. Nicholas Bethel  
14 Baptist Church represents an example of a  
15 vernacular adaptation of the late Gothic  
16 Revival style, usually associated with the high  
17 style design of major religious or educational  
18 institutions.

19 In its high form, the late Gothic Revival  
20 style is evident by steeply pitched gable  
21 roofs, usually with intersecting cross-gables  
22 with varying window treatments, and abundant  
23 art glass.

24 The second criteria we found is that it is  
25 identified as the work of a master builder,

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1 designer or architect whose individual work has  
2 influenced development of the city, state or  
3 nation. St. Nicholas Bethel Baptist Church was  
4 designed and built by pioneer black builder and  
5 architect James Edward Hutchins. Hutchins was  
6 born in Georgia in 1890. He worked for the  
7 company, Dawkins Building and Supply, for  
8 several years, in various capacities. Hutchins  
9 gained a reputation for his construction of  
10 commercial buildings, residential properties  
11 and churches.

12 And the last criteria is in relation to  
13 the suitability for preservation or  
14 restoration. We found, essentially, that the  
15 general design and appearance of the sanctuary  
16 are still intact, and the current building  
17 continuously has been used for over 70 years.  
18 It has a history going back to at least 1881.

19 The St. Nicholas Baptist Church is recognized  
20 as a landmark institution in the South  
21 Jacksonville area, which today is embodied in  
22 the current sanctuary.

23 Based on these three findings of the  
24 criteria that we found the church to have met,  
25 we forward a recommendation for approval for

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1 LM-22-07.  
 2 THE CHAIRMAN: Okay. Is anyone here to  
 3 speak on this landmark?  
 4 AUDIENCE MEMBER: Yes.  
 5 THE CHAIRMAN: We'll go ahead and open the  
 6 public hearing.  
 7 You can come on up.  
 8 (Audience member approaches the podium.)  
 9 AUDIENCE MEMBER: My name is Rita Love,  
 10 and I'm here to represent St. Nicholas Bethel  
 11 Baptist Church.  
 12 THE CHAIRMAN: She's going to swear you in  
 13 real quick.  
 14 MS. LOVE: Okay.  
 15 THE REPORTER: If you would raise your  
 16 right hand for me, please.  
 17 MS. LOVE: (Complies.)  
 18 THE REPORTER: Do you affirm that the  
 19 testimony you are about to give will be the  
 20 truth, the whole truth, and nothing but the  
 21 truth?  
 22 MS. LOVE: Yes.  
 23 THE REPORTER: Thank you.  
 24 MS. LOVE: First of all, the church just  
 25 wants to say this is -- just this process,  
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1 getting to this process has been a long, long  
 2 journey for this church to be recognized as a  
 3 historical church that is -- was birthed  
 4 actually out of the Bethel Baptist  
 5 Institutional Church, and that was documented  
 6 with the National Registry of Historic Places  
 7 in 2001, so -- and I did speak with them to  
 8 confirm that, but it is documented that the  
 9 church --  
 10 The church [sic] original name was  
 11 actually Bethel Baptist Church, and the -- one  
 12 of the deacons -- because Bethel Institutional  
 13 Baptist Church is like a mega church, had this  
 14 big celebration for its history, didn't want  
 15 the confusion to -- you know, to be confused  
 16 with that, so that's the reason why the name  
 17 was changed to St. Nicholas Baptist Church.  
 18 And the reason why they gave it St. Nicholas,  
 19 because -- the church is located in the Spring  
 20 Park community, which is adjacent to the  
 21 historic St. Nicholas neighborhood, so they all  
 22 kind of connected together.  
 23 And I just wanted to just add -- I won't  
 24 be long. I just wanted to add that I'm not  
 25 from here. I'm from -- actually from Houston,  
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1 Texas, and from a historical black  
 2 neighborhood, but I find that the history over  
 3 all of the community, which -- in which the  
 4 church is located, Spring Park, there are a lot  
 5 of nuggets there. There a lot of history  
 6 there, but -- this church is connected to, and  
 7 I think designating this church as a historical  
 8 marker, placed right across from a historical  
 9 school, Douglas Anderson, would be the  
 10 beginning for the -- for this church, I think,  
 11 to take the spearhead, gaining the history of  
 12 South Jacksonville. That is a whole 'nother  
 13 thing right there, but South Jacksonville, to  
 14 gather the history, the nuggets that are there,  
 15 the people that -- African-Americans who are  
 16 there.  
 17 I had a conversation with funeral homes  
 18 that were permanent there, Sarah Carter,  
 19 yesterday, that that community was heavily --  
 20 was populated by military, Civil War, World War  
 21 II, and that explains why, while I was doing  
 22 some of searches of the individuals that lived  
 23 in the neighborhood, I found all of their  
 24 registration cards for the military.  
 25 So I just want to say thank you for this  
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1 opportunity. I think this is just the  
 2 beginning for us to spearhead, to continue to  
 3 gather information about the church, about the  
 4 community, which is to gather information to  
 5 preserve and protect the history not only of  
 6 the church, but the people that lived in the  
 7 Spring Park community.  
 8 Thank you.  
 9 THE CHAIRMAN: Thank you.  
 10 Is anybody else here to speak on this  
 11 landmark?  
 12 AUDIENCE MEMBERS: (No response.)  
 13 THE CHAIRMAN: With that, we will close  
 14 the public hearing, and I will entertain a  
 15 motion.  
 16 COMMISSIONER LOPERA: Motion to approve  
 17 LM-22-07 and LS-22-01.  
 18 THE CHAIRMAN: You can't do that.  
 19 MS. GRANDIN: One at a time.  
 20 COMMISSIONER LOPERA: Just one? Okay.  
 21 LM-22-07.  
 22 COMMISSIONER KASPER: Second.  
 23 THE CHAIRMAN: Conversation?  
 24 COMMISSIONER LOPERA: Thank you for  
 25 supporting this designation and thank you for  
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1 the history lesson. And thank you, staff, for  
2 the excellent report.  
3 COMMISSIONER EPSTEIN: I'd like to just,  
4 you know, echo that. And I really appreciate  
5 kind of looking through the Spring Park and  
6 St. Nicholas area. I live in St. Nicholas, and  
7 I think that there's a good bit of history  
8 there that the City is kind of letting -- maybe  
9 losing some track of, so I'm very much in favor  
10 of this.

11 THE CHAIRMAN: All right. All those in  
12 favor?

13 COMMISSION MEMBERS: Aye.

14 THE CHAIRMAN: Those opposed?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, you have  
17 approved LM-22-07.

18 Let's run through LS-22-01.

19 MR. WELLS: So LS-22-01, this is roughly  
20 located at 0 Dellmont Avenue -- let me pull  
21 that up -- which is the companion to LM-22-06  
22 [sic].

23 But in this report, we found that the  
24 cemetery, which is a -- the landmark site in  
25 question, has met two of the seven criteria.

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1 The first criteria is its value as a  
2 significant reminder of the cultural,  
3 historical, architectural or archaeological  
4 heritage of the city, state or nation.

5 Cemeteries reflect the changing cultural  
6 landscape of Africans and African-Americans and  
7 in some cases are the only tangible remains of  
8 their lives, culture, and belief systems.

9 The Bethel Church Cemetery has been  
10 determined to have significance as one of the  
11 cemeteries associated with historic  
12 African-American communities of South  
13 Jacksonville and St. Nicholas.

14 Although the date when the Bethel Church  
15 Cemetery opened has not been determined, but it  
16 does have an early association with the  
17 St. Nicholas Bethel Baptist Church, which was,  
18 once again, founded in 1881 and currently  
19 located at 2606 San Diego Road.

20 The original Bethel Church Cemetery was  
21 divided into two parcels. Although contiguous  
22 to each other, only one parcel is up for  
23 question for the landmark designation.

24 The second criteria relates to its  
25 suitability for preservation or restoration.

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1 Due to the lack of ongoing maintenance,  
2 compounded by lack of public access, the Bethel  
3 Church Cemetery is severely overgrown,  
4 resulting in limited to no visibility of  
5 markers. Other markers have, over time, been  
6 buried by thick layers of leaf debris, and it's  
7 also located next to a large apartment complex.

8 Although secured by a chain-link fence,  
9 the cemetery is surrounded by private  
10 properties, preventing or restricting public  
11 access. Since no comprehensive list of burials  
12 has been located, [sic] claimed the cemetery to  
13 allow for inventorying and mapping of markers  
14 would be significant.

15 Based on these two criteria, the Planning  
16 Department forwards a recommendation for  
17 approval for LS-22-01.

18 THE CHAIRMAN: Thank you.

19 Any questions for staff?

20 COMMISSIONER EPSTEIN: I have just a quick  
21 question. Is there a specific reason why only  
22 one of the parcels is being distinguished for  
23 this? Is the other parcel not part of the  
24 cemetery or -- not being able to find  
25 information on it?

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1 MR. WELLS: For this one and -- let me  
2 just -- because I know we had some particular  
3 language for this one.

4 AUDIENCE MEMBER: I own the other parcel.

5 COMMISSIONER EPSTEIN: Okay.

6 THE CHAIRMAN: There you go.

7 All right. We'll go ahead and open the  
8 public hearing. Is anyone here to speak on  
9 this one?

10 AUDIENCE MEMBER: Yes.

11 THE CHAIRMAN: You can come on up.  
(Audience member approaches the podium.)

12 THE CHAIRMAN: If you'll state your name  
13 and address.

14 AUDIENCE MEMBER: Shawn Pelletier, 1852  
15 Aba Drive, Orange Park, 32073.

16 THE CHAIRMAN: Shawn, maybe repeat that,  
17 slow down a little bit for her.

18 MR. PELLETIER: Shawn Pelletier, 1852 Aba  
19 Drive, Orange Park, 32073.

20 THE CHAIRMAN: All right. She's going to  
21 swear you in.

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

24 MR. PELLETIER: (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. PELLETIER: Of course.

6 THE REPORTER: Thank you.

7 MR. PELLETIER: As you can see in that lot  
8 right there, there is literally no access to  
9 either the cemetery or to my lot. There used  
10 to be and it used to be well-maintained. I  
11 don't know if the apartment complex did it, but  
12 they have completely fenced off that area.  
13 There used to be access for the cemetery and  
14 for my lot.

15 With neither one of them having actual  
16 addresses, would the plan be for access to  
17 these lots?

18 There's no easement on record for my lot  
19 or for that lot. And it's almost impossible --  
20 if you even drive in the parking lot, you get  
21 run down by security, so --

22 What happened to the initial -- the value  
23 of my lot on top of that -- I mean, I have no  
24 problem with it being a historical lot, but  
25 almost every single grave in there is

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1 are Civil War veterans, World War I veterans,  
2 and World War II veterans that are in that  
3 cemetery. We have identified -- someone was  
4 interested, did identify, when it was able to  
5 go in there, of seven of the -- the markers.

6 I was able to go online and find some of  
7 the requests for historical markers of veterans  
8 who wanted to be buried in Bethel Baptist  
9 Cemetery. Just wanted to add that. I'm like  
10 him, it's like, what do we do, where do we go  
11 next? Because those are stories, those are our  
12 history, and they deserve better than that.

13 Thank you.

14 THE CHAIRMAN: Thank you.

15 Is anybody else here to speak on this?

16 AUDIENCE MEMBERS: (No response.)

17 THE CHAIRMAN: All right. With that,  
18 we'll close the public hearing, and I'll  
19 entertain a motion.

20 COMMISSIONER LOPERA: Motion to approve  
21 LS-22-01.

22 COMMISSIONER EPSTEIN: Second.

23 THE CHAIRMAN: Conversation?

24 COMMISSIONER KASPER: Through the Chair to  
25 counsel, I'm assuming that, you know, we don't

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1 collapsed, every single tombstone is kicked  
2 over. The disrespect that has happened in  
3 there is astronomical.

4 So my question is, what happens from here  
5 on out? You know what I mean?

6 If the -- if that is literally the only  
7 access to be able to get in there, how is  
8 anyone even going to go to the cemetery?

9 So that's basically it.

10 THE CHAIRMAN: All right. Thank you.

11 Is anybody else here to speak on this?

12 MS. LOVE: Yes.

13 THE CHAIRMAN: You can come on up.

14 (Ms. Love approaches the podium.)

15 MS. LOVE: I'd just like to add to the --  
16 to that, is -- is that this is not just a

17 problem, what we have; it's a problem across  
18 the state, particularly with African-American  
19 cemeteries. And it's tragic because what's --

20 Those are -- that are buried there took an  
21 oath to honor and to defend this country  
22 against foreign and domestic. And it's tragic  
23 that those graves that he's mentioning are  
24 caved in and then been just desecrated.

25 Those are veterans. Some of them -- they

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1 comment on access to the property, whether it's  
2 landlocked. We're looking at this one  
3 particular address with these boundaries and  
4 their owner's request for landmark designation?

5 MS. GRANDIN: Correct.

6 COMMISSIONER KASPER: Okay. Well, I  
7 appreciate the church supporting this. And it  
8 sounds like they intend to spearhead the effort  
9 of restoration and preservation, so I would  
10 commend that.

11 And then to the adjacent owner, I don't  
12 know, but I would assume you guys could team up  
13 together and find a solution.

14 COMMISSIONER EPSTEIN: I'd assume, once  
15 this -- that was the point of this, is to get a  
16 landmark designation so you could approach even  
17 maybe City Council members, Veterans Affairs,  
18 you know, anybody, Historical Society, to clean  
19 this up and -- I mean, there might even be some  
20 archaeological stuff you can do here. So, I  
21 mean, I wish you good luck in doing that and I  
22 appreciate you asking for this.

23 MS. LOVE: Thank you.

24 THE CHAIRMAN: All those in favor?

25 COMMISSION MEMBERS: Aye.

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1 THE CHAIRMAN: Those opposed?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: Hearing none, you've  
 4 approved LS-22-01.  
 5 With that, that takes care of Section F.  
 6 So we're going to swing back to Section D,  
 7 previously deferred items to be heard. First  
 8 on the docket is COA-21-26737.  
 9 Y'all are all good if you --  
 10 AUDIENCE MEMBERS: Oh, thank you.  
 11 MS. LOVE: Thank you.  
 12 (Brief pause in the proceedings.)  
 13 THE CHAIRMAN: Okay. We are on Section D  
 14 on our agenda, previously deferred items to be  
 15 heard. First on the list is COA-21-26737, 1627  
 16 Hubbard Street.  
 17 MS. CHAMBERS: Application COA-21-26737  
 18 was approved with conditions in part and  
 19 deferred in part at the May 22 JHPC meeting.  
 20 The request for wholesale window  
 21 replacement and removal of one front window on  
 22 the south side front of the house was deferred  
 23 until today.  
 24 As a refresher about the Department's  
 25 recommendation for these items, a window  
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1 towards the front of the south elevation was  
 2 removed during the course of renovations and  
 3 enclosed with relocated asbestos shake  
 4 shingles. This window was original to the  
 5 structure and aligned vertically with the  
 6 window below.  
 7 The removal of this window creates a  
 8 street-visible second floor with no windows on  
 9 the south elevation, except for one on the  
 10 enclosed second-floor front porch.  
 11 Staff recommends denial of removing a  
 12 street-visible window next to the front porch  
 13 as its removal is inconsistent with the  
 14 guidelines and the Code.  
 15 Concerning the request for wholesale  
 16 window replacement, the new existing windows  
 17 are flush with the exterior wall and all new  
 18 trim and do not have the character-defining  
 19 features of the historic windows. Since the  
 20 original windows were replaced without  
 21 inspection or documentation, staff does not  
 22 have -- did not have the opportunity to assess  
 23 the condition of the historic windows, and it  
 24 appears as though none of the windows match the  
 25 size of the historic wood windows.  
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1 Images from Google Street View from 2018  
 2 and 2019 show historic windows visible on the  
 3 front and side elevations. The historic  
 4 windows on the building were vertical,  
 5 two-over-two designs and appear to all be in  
 6 good condition.  
 7 Replacing windows of those with an  
 8 incompatible size and design without being  
 9 recessed in the wall is inconsistent with the  
 10 design guidelines and the Code.  
 11 On May 18th, 2022, the applicant proposed  
 12 fixing the placement of the windows so they are  
 13 recessed within the wall and replacing the trim  
 14 per the design guidelines. The applicant,  
 15 however, did not propose a solution for the  
 16 incompatible window design, and the proposed  
 17 windows currently installed are not consistent  
 18 with the historic windows as they have a  
 19 casement window appearance.  
 20 Because staff did not have the opportunity  
 21 to evaluate the original windows, staff would  
 22 consider a reasonable window product  
 23 replacement to be a double-hung, two-over-two  
 24 wood or wood-clad or vinyl with a nontextured  
 25 glass.  
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1 The applicant is here to propose a  
 2 replacement product and has -- is no longer  
 3 proposing an alteration to the existing product  
 4 for approval.  
 5 THE CHAIRMAN: Okay. Questions for staff?  
 6 COMMISSIONER LOPERA: Through the Chair,  
 7 so you mentioned that the size of the window  
 8 had changed. What are the -- do we have the  
 9 original dimensions of the original windows?  
 10 MS. CHAMBERS: No, we don't have the  
 11 original dimensions, but the -- this structure  
 12 was built the same year as adjacent properties.  
 13 There's some -- five in a row that are sister  
 14 properties, not to this, but to each other,  
 15 that were built the same year and have similar  
 16 designs. They're stucco, but they're a fairly  
 17 standard historic windows size that used to be  
 18 on the structure. And the contractor who was  
 19 here in May said these were off-the-lot, Home  
 20 Depot windows.  
 21 COMMISSIONER LOPERA: What is the current  
 22 dimension of the current installed windows, do  
 23 you know?  
 24 MS. CHAMBERS: I do not know the answer to  
 25 that question. The applicant might be able to.  
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1 COMMISSIONER LOPERA: Okay. Thank you.  
 2 THE CHAIRMAN: Any other questions for  
 3 staff?  
 4 COMMISSION MEMBERS: (No response.)  
 5 AUDIENCE MEMBER: May I approach?  
 6 THE CHAIRMAN: All right. We'll go ahead  
 7 and open the public hearing.  
 8 You can come on up.  
 9 (Audience member approaches the podium.)  
 10 AUDIENCE MEMBER: Thank you.  
 11 THE CHAIRMAN: If you will state your name  
 12 and address.  
 13 AUDIENCE MEMBER: It's Teresa Maik, 1627  
 14 Hubbard Street, Jacksonville, 32206.  
 15 THE CHAIRMAN: And she's going to swear  
 16 you in.  
 17 THE REPORTER: If you would raise your  
 18 right hand for me, please.  
 19 MS. MAIK: (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 MS. MAIK: Yes, I am.  
 25 THE REPORTER: Thank you.

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1 MS. MAIK: So to today's meeting, I  
 2 brought the replacement windows. I went to  
 3 Home Depot. And I brought the product  
 4 descriptions, plus additional pictures, for you  
 5 to view.  
 6 Because the windows here, they were not  
 7 approved, so I have to -- even though they're  
 8 new windows, but I understand the history of  
 9 the -- of that area, so I brought -- I don't  
 10 know, should I -- how should I present it?  
 11 THE CHAIRMAN: You can pass them if you've  
 12 got copies.  
 13 MS. MAIK: Okay.  
 14 (Tenders documents.)  
 15 (Off microphone.)  
 16 THE CHAIRMAN: You've got to speak into a  
 17 microphone because she can't hear you.  
 18 MS. MAIK: Okay.  
 19 (Off microphone.)  
 20 And this is (inaudible). And those are  
 21 the pictures. And this is the (inaudible) --  
 22 THE CHAIRMAN: You've got to speak into  
 23 the microphone.  
 24 MS. MAIK: Okay. So this is the  
 25 replacement window, which is picture from the

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1 Home Depot. It's going to have that historic  
 2 look, installation that -- the window is going  
 3 to be pushed back. And because I can't get  
 4 that past the windows, they were installed from  
 5 inside the house, not outside the house, so  
 6 they were not flat.  
 7 And I took a picture of the windows which  
 8 are in the same neighborhood. And because this  
 9 house is a stucco and -- not stucco. I mean,  
 10 the siding. So those are -- the windows,  
 11 which, you know, they -- they can be placed to  
 12 the limit of the wall how far they can go  
 13 because they're -- there's the limit of -- of  
 14 the walls, how you can install those windows.  
 15 And the new windows, they're going to have  
 16 the grid, which was something like that  
 17 (indicating), which was original on the  
 18 windows.  
 19 And I have the quote and picture from Home  
 20 Depot of the description, and it -- the glass  
 21 is going to be clear with no lites. And, you  
 22 know, it's split -- even split in the middle.  
 23 And it's going to be historic with the Colonial  
 24 grid.  
 25 And so maybe I just pass it to you.

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1 (Tenders photograph.)  
 2 THE CHAIRMAN: Thank you.  
 3 MS. MAIK: They call it Colonial. You  
 4 know, they -- that's how they call it.  
 5 COMMISSIONER KASPER: So to clarify --  
 6 MS. MAIK: And it's going to be similar to  
 7 this window (indicating) when it's going to be  
 8 installed.  
 9 (Tenders document.)  
 10 COMMISSIONER KASPER: So is it your  
 11 intention to purchase these windows, which will  
 12 be recessed in the wall?  
 13 MS. MAIK: Uh-huh.  
 14 COMMISSIONER KASPER: And will have  
 15 this --  
 16 MS. MAIK: Appearance.  
 17 COMMISSIONER KASPER: -- two-over-two --  
 18 MS. MAIK: Yes.  
 19 COMMISSIONER KASPER: -- pattern with  
 20 clear glass?  
 21 MS. MAIK: Correct.  
 22 COMMISSIONER KASPER: And they are made  
 23 out of?  
 24 MS. MAIK: This is, like, vinyl because  
 25 they even didn't have wood. For wood, you can

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1 wait now probably months, and they are --  
 2 COMMISSIONER KASPER: So they will be  
 3 vinyl and they'll be white?  
 4 MS. MAIK: Yes, white.  
 5 COMMISSIONER KASPER: Okay. So through  
 6 the Chair to staff, is this -- what are we  
 7 actually reviewing?  
 8 THE CHAIRMAN: At this point.  
 9 COMMISSIONER KASPER: At this point.  
 10 MS. CHAMBERS: So --  
 11 MS. MAIK: The replacement of the windows,  
 12 if you can --  
 13 COMMISSIONER KASPER: Wholesale  
 14 replacement of the windows?  
 15 MS. MAIK: Yes. I'm going -- even though  
 16 those are new windows, they will go out, they  
 17 will be removed and discarded, and then the new  
 18 windows will be placed --  
 19 COMMISSIONER KASPER: And the size of the  
 20 new windows, you're going to match the size of  
 21 what you've constructed now?  
 22 MS. MAIK: Yes, because it's impossible.  
 23 The first thing -- the siding is asbestos, so  
 24 you cannot -- you cannot touch it.  
 25 COMMISSIONER KASPER: Okay. Thank you.  
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1 THE CHAIRMAN: We'll call you back up.  
 2 MS. MAIK: Okay. So should I --  
 3 THE CHAIRMAN: Yeah. We'll call you back  
 4 up.  
 5 MS. MAIK: Okay. Thank you.  
 6 THE CHAIRMAN: Is anybody else here to  
 7 speak on this COA?  
 8 AUDIENCE MEMBERS: (No response.)  
 9 THE CHAIRMAN: With that, we'll close the  
 10 public hearing, and we'll entertain a motion.  
 11 COMMISSIONER KASPER: Can we just  
 12 clarify -- to staff, what we're reviewing now  
 13 is a wholesale window replacement with these  
 14 proposed windows?  
 15 MS. CHAMBERS: So we met with the  
 16 applicant yesterday and recommended she bring  
 17 in some product examples.  
 18 It is staff's recommendation that we  
 19 approve what -- that it be an acceptable,  
 20 historically appropriate window material for  
 21 review. And it's possible that we can work  
 22 with the applicant after approval to find an  
 23 acceptable product that is in line with the  
 24 guidelines that might not be one of these that  
 25 we didn't have the chance to review before the  
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1 meeting, but that all of the applicant's  
 2 consent to the conditions has been met.  
 3 COMMISSIONER KASPER: Okay. Then I'll  
 4 make a motion to approve a wholesale window  
 5 replacement with a model similar to this but  
 6 approved by staff.  
 7 MS. GRANDIN: Similar to what?  
 8 COMMISSIONER KASPER: Similar to the  
 9 evidence submitted by the applicant.  
 10 MS. GRANDIN: The two-over-two --  
 11 COMMISSIONER KASPER: Yes, ma'am --  
 12 MS. GRANDIN: -- (inaudible) --  
 13 COMMISSIONER KASPER: -- two-over-two  
 14 recessed in the --  
 15 (Simultaneous speaking.)  
 16 MS. GRANDIN: And -- I'm sorry, just to  
 17 clarify, so what material are you suggesting?  
 18 COMMISSIONER KASPER: Vinyl -- any of the  
 19 ones that were mentioned prior, wood, wood-clad  
 20 or vinyl.  
 21 MS. GRANDIN: Okay. Thank you.  
 22 COMMISSIONER EPSTEIN: I just had a -- I  
 23 had a question.  
 24 And sorry to --  
 25 COMMISSIONER KASPER: Do we need a second?  
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1 THE CHAIRMAN: Yeah, we need a second.  
 2 COMMISSIONER EPSTEIN: I'll second.  
 3 THE CHAIRMAN: Okay. You can ask your  
 4 question.  
 5 COMMISSIONER EPSTEIN: So the -- and if  
 6 we've done this before -- and I forget, I  
 7 apologize, but there's a whole other section of  
 8 this -- approve part 1 and then 3 through 8.  
 9 Has that already been approved or we have to  
 10 include that with this as well?  
 11 MS. CHAMBERS: Currently, there are two  
 12 items for review. There's the wholesale window  
 13 replacement --  
 14 And it's -- my apologies for forgetting.  
 15 The second item is a window that was removed  
 16 from the south side of the structure that's  
 17 towards the front that was enclosed and covered  
 18 with asbestos siding. That, as a part of  
 19 the -- I guess it hasn't been discussed, and I  
 20 don't know if it was discussed during the  
 21 meeting minutes, but I believe those were both  
 22 deferred as a grouping.  
 23 COMMISSIONER EPSTEIN: Okay. So the  
 24 wholesale window replacement as well as  
 25 removing existing siding where there used to be  
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1 a window to put a new window is what we need to  
 2 approve?  
 3 COMMISSIONER KASPER: The opposite. They  
 4 took out a window and they replaced it with --  
 5 (Simultaneous speaking.)  
 6 COMMISSIONER KASPER: -- (inaudible)  
 7 siding.  
 8 MS. MAIK: Can I say something?  
 9 THE CHAIRMAN: Sure. You can come up.  
 10 (Ms. Maik approaches the podium.)  
 11 MS. MAIK: You know, the area where the --  
 12 they're showing the -- that there was a window  
 13 but now is the asbestos siding, there was a  
 14 closet when we bought it, so -- it was the  
 15 closet, so I -- I don't know, somebody did in  
 16 the past to cover this, because it was a  
 17 clothes closet, and now I --  
 18 You know, I would put another window is  
 19 not a big deal, to -- to insert one more  
 20 window, but the problem is this is asbestos  
 21 siding and it's very unhealthy, and I -- I  
 22 don't know if there is any contractor who would  
 23 like to play with asbestos siding. So that's  
 24 why, if it's possible, if we can keep this way,  
 25 just not to touch this asbestos, and  
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1 especially -- still a closet there. There is  
 2 no room or something. You open and there is a  
 3 closet inside there, the house.  
 4 COMMISSIONER KASPER: Where is that  
 5 window?  
 6 MS. MAIK: It's on this side (indicating).  
 7 It's -- even though you cannot see it  
 8 because those houses, they are very congested,  
 9 and there's a -- even a tree, so you cannot see  
 10 that side unless you come close and you look  
 11 up, because from the street view, from -- from  
 12 anywhere you cannot see this wall.  
 13 COMMISSIONER KASPER: So it's not visible  
 14 from the street?  
 15 MS. MAIK: No.  
 16 COMMISSIONER KASPER: And it's on the  
 17 side?  
 18 MS. MAIK: Yeah, and the --  
 19 COMMISSIONER KASPER: Near the rear --  
 20 (Simultaneous speaking.)  
 21 MS. MAIK: Since the houses, they --  
 22 COMMISSIONER LOPERA: Through the Chair --  
 23 MS. MAIK: -- are, like, very narrow --  
 24 COMMISSIONER LOPERA: -- could you bring  
 25 up picture 226. Is that it?  
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1 MS. CHAMBERS: This one (indicating)?  
 2 COMMISSIONER LOPERA: No. Page 226.  
 3 I agree with Commissioner Kasper, I would  
 4 like to know where that window was covered. Is  
 5 that --  
 6 MS. MAIK: It's not on this side. No,  
 7 it's on the other side where -- of this,  
 8 because this side is visible, and it's more  
 9 space. You can walk. But on the other side,  
 10 there is not even a passage that you can walk.  
 11 There is no passage, nothing. Those -- and  
 12 it's the bushes, and it's -- I don't know you  
 13 can squeeze one person there, so -- so, you  
 14 know, those houses, they are very close to each  
 15 other.  
 16 COMMISSIONER EPSTEIN: So it's towards the  
 17 front of the house, but it's not immediately --  
 18 there's another window before it?  
 19 MS. CHAMBERS: If I may, through the  
 20 Chair, there were two windows removed. We're  
 21 recommending approval for this window that is  
 22 next to the new two-story addition. It was  
 23 removed. You can kind of see the splicing here  
 24 (indicating).  
 25 The window that we're not recommending  
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1 approval for is this window (indicating) that  
 2 is aligned vertically and horizontally with  
 3 this window on the front enclosed porch. And  
 4 this window is on the first floor, next to the  
 5 open porch on the front. This window is street  
 6 visible towards the front of the structure, and  
 7 Google Street View from 2019 does show that  
 8 this window was there.  
 9 COMMISSIONER KASPER: So you're  
 10 recommending that that window be replaced,  
 11 to -- that opening be restored to a window?  
 12 MS. CHAMBERS: Correct.  
 13 There's a -- I think it's a 40-foot-long  
 14 wall space with no windows on that side of the  
 15 house.  
 16 COMMISSIONER KASPER: So --  
 17 MS. MAIK: But there is a closet, so you  
 18 can excuse, you know, just not to put a window  
 19 in a closet.  
 20 COMMISSIONER KASPER: We apologize, ma'am.  
 21 What we're reviewing is the exterior of  
 22 what it was originally and what is visible from  
 23 the street, so we can't respond to how the  
 24 interior may have been modified throughout the  
 25 years.  
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1 So what I understand, by us approving  
 2 this -- what staff recommendations -- is we're  
 3 approving a wholesale window replacement with a  
 4 window to be approved by staff and recessed and  
 5 two-over-two, and we're approving staff's  
 6 recommendation to restore that opening to a  
 7 window.  
 8 MS. CHAMBERS: As staff's recommendation  
 9 is for denial after the fact, that would be  
 10 correct, if you're approving staff's  
 11 recommendations.  
 12 COMMISSIONER KASPER: Okay. So -- but we  
 13 can go against your denial.  
 14 THE CHAIRMAN: You just have to say it in  
 15 your motion, to approve with the windows, and  
 16 then --  
 17 MS. GRANDIN: So --  
 18 THE CHAIRMAN: Specifically --  
 19 MS. MAIK: It's because of the asbestos  
 20 siding, it's so difficult to work with this.  
 21 It's not healthy for --  
 22 COMMISSIONER KASPER: Somebody handled the  
 23 siding and infilled that window, so whoever  
 24 that individual --  
 25 MS. MAIK: It was a closet, so I  
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1 they're not in compliance -- we don't know what  
 2 the windows look like because they were the  
 3 wholesale replacement, which is why the staff  
 4 recommended denial.  
 5 So in that case, it becomes kind of a  
 6 settlement between the City -- not you guys --  
 7 and the applicant. So it's -- could either be  
 8 injunctive relief, which means, you know,  
 9 replace everything or civil penalties or both.  
 10 COMMISSIONER LOPERA: Well, through the  
 11 Chair, could we just -- I believe -- I agree  
 12 with Commissioner Kasper about, you know,  
 13 approving the window replacement, but could we  
 14 just approve that a window go back in that  
 15 spot?  
 16 MS. GRANDIN: You could.  
 17 COMMISSIONER LOPERA: Because that way,  
 18 that's agreeing with the staff recommendations,  
 19 and then, now they just deal with the staff for  
 20 the next -- you know, for -- to finalize the  
 21 windows, but now a new window is going to go  
 22 there, which is what we recommend, and in  
 23 agreement with the staff.  
 24 MS. GRANDIN: So I guess my question to  
 25 you would be, is it going to be -- are you  
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1 (inaudible) this way. So I don't know who --  
 2 who -- maybe the previous people, but if I go  
 3 for a contractor, it's so difficult to -- for,  
 4 you know, the company to -- to work with  
 5 asbestos because there is protection here and  
 6 everything to go --  
 7 COMMISSIONER KASPER: I understand the  
 8 concern, but it's -- it's doable.  
 9 MS. MAIK: I understand, but it's, like, a  
 10 lot of headache for something which is not  
 11 going to --  
 12 THE CHAIRMAN: We can't argue this. I'll  
 13 call you back up if we need you.  
 14 MS. MAIK: Okay. Thank you very much.  
 15 THE CHAIRMAN: Thank you.  
 16 MS. GRANDIN: Mr. Chair?  
 17 THE CHAIRMAN: Uh-huh.  
 18 MS. GRANDIN: If you don't mind, you have  
 19 a couple of different ways to go here.  
 20 You can either accept staff's  
 21 recommendation and deny it, in which case they  
 22 would need to come back with a COA with the  
 23 right kind of materials and things like that,  
 24 but it's a -- it would be a denial, and it's a  
 25 violation of the Ordinance Code because if  
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1 going to require all the windows -- all the  
 2 windows that were replaced to be now replaced  
 3 again with something else, okay, with the  
 4 two-over-two clear lites, recessed, appropriate  
 5 material?  
 6 I would put a time limit on it because  
 7 otherwise it may never happen, because if  
 8 you -- if you approve it, then there's no  
 9 rolling violation of a fine because if -- if  
 10 you deny it, then it's a violation of the Code  
 11 and it's a violation, a rolling fine for every  
 12 day that they're -- they don't fix it.  
 13 COMMISSIONER LOPERA: Right. So in  
 14 addition to the full-scale window replacement,  
 15 then we would also require that that window on  
 16 photo -- on Page 229 also be installed with the  
 17 same exact window that staff will approve; is  
 18 that --  
 19 MS. GRANDIN: Right. I took that to  
 20 mean -- yeah, that was part of --  
 21 COMMISSIONER LOPERA: Commissioner  
 22 Kasper --  
 23 MS. GRANDIN: -- Commissioner Kasper's  
 24 motion, right.  
 25 COMMISSIONER LOPERA: Okay.  
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1 MS. GRANDIN: So you could either deny it  
2 or you could approve it with -- the way that  
3 the motion is on the floor currently. Just to  
4 let you know, you could deny it, but you don't  
5 have to.

6 COMMISSIONER KASPER: The conversation --  
7 what's a reasonable time frame?

8 MS. CHAMBERS: I believe the applicant is  
9 trying to get this done as quickly as possible,  
10 so I think it would be dependent on how quickly  
11 she can get the product so that -- I don't know  
12 what the material timelines are. She did  
13 provide a quote for a product that staff has  
14 not reviewed yet.

15 COMMISSIONER KASPER: Okay.

16 MS. GRANDIN: Six months.

17 THE CHAIRMAN: I would withdraw your  
18 initial --

19 COMMISSIONER KASPER: What did I -- well,  
20 my motion was approval, wasn't it?

21 THE CHAIRMAN: Yeah, but it was -- well,  
22 you just have to add on.

23 COMMISSIONER LOPERA: Just the windows.

24 THE CHAIRMAN: It was just the windows,  
25 but --

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1 COMMISSIONER LOPERA: Right. You'd have  
2 to -- through the Chair, you'd have to add on  
3 the -- a new window at that location from  
4 Page 229.

5 THE CHAIRMAN: Why don't you withdraw and  
6 start over?

7 COMMISSIONER KASPER: I'll withdraw that  
8 motion and attempt another motion.

9 MS. GRANDIN: Okay. I thought that was  
10 part of your motion.

11 THE CHAIRMAN: It wasn't.

12 MS. GRANDIN: It wasn't? Okay.

13 THE CHAIRMAN: He just --

14 MS. GRANDIN: Did you second it?

15 COMMISSIONER EPSTEIN: I did second it  
16 because I had a question about -- sorry.  
17 Through the Chair, I did second it because I  
18 had a question about -- that was still an  
19 outstanding part of the COA.

20 MS. GRANDIN: Okay. So, technically,  
21 you're supposed to -- since it's been seconded,  
22 technically, you're supposed to vote on it one  
23 way or the other, and then have another motion.

24 THE CHAIRMAN: Okay. So --

25 MS. GRANDIN: But if you withdraw it and

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1 you agree to the withdrawal, then do it that  
2 way.

3 THE CHAIRMAN: Do you agree with the  
4 withdrawal?

5 COMMISSIONER EPSTEIN: I would agree with  
6 the withdrawal.

7 THE CHAIRMAN: Okay.

8 MS. GRANDIN: Thanks.

9 COMMISSIONER KASPER: Just to clarify, I  
10 will make a motion to approve COA-21-26737,  
11 approving a wholesale window replacement with  
12 windows that are recessed in the wall;  
13 two-over-two pattern; the material of wood,  
14 wood-clad or vinyl; and the final window  
15 selection product to be approved by staff.

16 This window replacement will be the same  
17 size and dimensions as the current installed  
18 windows. This window replacement must be  
19 completed within a six-month time period from  
20 today.

21 Second, I guess, require that the opening  
22 that was infilled with asbestos siding to be  
23 restored to a window opening with material and  
24 trim to match the other windows.

25 COMMISSIONER EPSTEIN: I second.

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1 THE CHAIRMAN: 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-21-26737.

7 With that, we will move on to  
8 COA-22-27525, 232 East 4th Street.

9 MR. WELLS: Okay. So this is --

10 MS. MAIK: (Inaudible.)

11 MR. WELLS: This is COA-22-27525. This is  
12 located at 232 East 4th Street. This was heard  
13 from last meeting. This is in regards to the  
14 proposal for construction of a two-story duplex  
15 along property that has minimal access or  
16 frontage access, and so it's a flag-shaped lot.

17 Last meeting, the applicant was to work  
18 with SPAR to come up with a mutual -- a  
19 mutually agreeable design. One of those  
20 options was to reorient -- or reconfigure the  
21 structure 90 degrees to have access along the  
22 H lot there.

23 We have not received updated site plans.  
24 I believe the applicant was here to speak on  
25 just those conditions.

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1 Commissioners, you do also have a letter  
2 from SPAR just indicating some of their  
3 conditions or things that they wanted to see  
4 incorporated into the new design.

5 I'll defer to the applicant for any  
6 questions.

7 THE CHAIRMAN: All right. Questions for  
8 staff?

9 COMMISSION MEMBERS: (No response.)

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

12 Is the applicant here?

13 MR. AKERS: Yes.

14 THE CHAIRMAN: You can come on up.  
15 (Mr. Akers approaches the podium.)

16 THE CHAIRMAN: If you'll state your name  
17 and address.

18 MR. AKERS: I'm Ed Akers, 6421 Fordham  
19 Circle East, Jacksonville, Florida 32217.

20 THE CHAIRMAN: She'll swear in you in real  
21 quick.

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

24 MR. AKERS: (Complies.)

25 THE REPORTER: Do you affirm that the  
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1 testimony you are about to give will be the  
2 truth, the whole truth, and nothing but the  
3 truth?

4 MR. AKERS: I do.

5 THE REPORTER: Thank you.

6 THE CHAIRMAN: Welcome back.

7 MR. AKERS: Thank you. It's always a  
8 pleasure.

9 Yes. So, actually, after the meeting last  
10 month, I did reach back out to SPAR and also to  
11 staff just to clarify some of the things that  
12 occurred from last meeting in terms of some  
13 recommendations. One of those was to actually  
14 turn the building 90 degrees so it faces the  
15 small portion of what was actually the H alley.

16 So that image that you have on the screen,  
17 if you were to essentially turn it  
18 counterclockwise so that the concrete parking  
19 pad that you see would actually be facing south  
20 and proposed Unit 1 would be west-facing to the  
21 12-foot alley -- so the -- Mr. Butler, this --  
22 the owner of the property, was in agreement  
23 with that.

24 Regarding setbacks, in doing so, the side  
25 setbacks would be on the 12-foot alley and then

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1 the neighboring property to the east -- and  
2 that would be about 7-and-a-half feet on the  
3 side setbacks, 7-and-a-half feet to the alley,  
4 7-and-a-half feet on the east side.

5 And then the rear setback would be  
6 10 feet, which I believe right now -- actually,  
7 you can't see it here, but -- but it would be  
8 10 feet from the northerly portion of the  
9 property. So just an immediate  
10 counterclockwise turn 90 degrees is what was  
11 okayed by the owner.

12 SPAR actually had some other  
13 recommendations. One of those was -- because  
14 it's west-facing, the elevation plan -- if you  
15 want to bring up maybe the elevation plans on  
16 that.

17 MR. WELLS: (Complies.)

18 MR. AKERS: Next page.

19 Okay. The left elevation would be the one  
20 that's actually facing the 12-foot alley now.  
21 The other -- one of the recommendations was to  
22 add another -- add some windows or another  
23 window on that left elevation that's now facing  
24 the alley. And the owner was okay with adding  
25 an additional window on the first floor.

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1 On the first floor, you've got the one  
2 window to the left of that. On the left  
3 elevation is all the kitchen area, which, with  
4 cabinetry and the way the elevation -- the way  
5 the plans laid out would be prohibitive from  
6 adding a window in that section, but we can add  
7 another window to the right of the one you see  
8 in the left elevation.

9 There's actually an internal fireplace,  
10 electric fireplace in that front living room,  
11 and so there would be another elevation. About  
12 where you see the writing at on that left  
13 elevation, it just has a reference there to the  
14 lap siding. It would be -- if we go there,  
15 that would be opposing the other side of the  
16 fireplace.

17 So you're going to have two on the top and  
18 then two windows on the bottom, and then they  
19 would repeat that same thing on the right  
20 elevation.

21 THE CHAIRMAN: All right. Question for  
22 you. Any comments on the front facade that  
23 SPAR talked about?

24 MR. AKERS: Yeah, the -- he did say that  
25 one of the items was -- I believe that trim

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1 piece, you see on the second floor that divides  
2 the two banks of windows, he was just simply  
3 removing that, I believe is what we understood.

4 There's a -- you can see the difference  
5 between the two garage doors there, and right  
6 above it on the second floor there's a trim  
7 piece. It has shingles. It would be to remove  
8 that piece, that little trim, so there would  
9 just be shingles all the way across.

10 THE CHAIRMAN: Okay. I'm trying to  
11 imagine this without kind of an updated site  
12 plan.

13 All right. Any questions for our  
14 applicant at the moment?

15 MR. AKERS: I actually have just something  
16 I sketched out here, and then I'll just -- I'll  
17 hand it over to you. It's -- I took the  
18 existing architectural site plan and just did a  
19 rendering myself, I'll just kind of show you.

20 (Tenders document.)

21 THE CHAIRMAN: Thank you.

22 COMMISSIONER EPSTEIN: Can you just  
23 describe the windows on the left elevation  
24 again and how -- are they going to have any  
25 relationship to the windows on the second floor

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1 MR. AKERS: Correct.

2 So there's a fireplace there, electric  
3 fireplace. It would -- just north of that is a  
4 window, and that's the window you see on the  
5 first floor elevation now.

6 He's proposing putting a window on the  
7 other side, below that fireplace, on the same  
8 wall. So there would be opposing windows on  
9 the other side of the fireplace. So it would  
10 be closer to the front of the -- front of the  
11 structure.

12 So if you look at that side elevation  
13 again, on the left side -- here, maybe this  
14 helps.

15 (Tenders document.)

16 MR. AKERS: Actually, that won't help  
17 because I've written it in the wrong spot.

18 THE CHAIRMAN: I see what you're talking  
19 about.

20 MR. AKERS: Yeah. It would be closer  
21 towards the front of the -- front of the  
22 structure, yeah.

23 THE CHAIRMAN: Yeah.

24 MR. AKERS: So -- actually --

25 COMMISSIONER EPSTEIN: No.

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1 or are you just kind of trying to squeeze one  
2 in where it fits?

3 MR. AKERS: No. So you do have two  
4 windows on the top. And so if you kind of look  
5 diagonally, it would be two windows on the  
6 bottom.

7 If you look at -- if you have probably  
8 a -- the floor plan, I can kind of show you  
9 where that would be at. It's going to be on  
10 the elevation documents.

11 Do you have one of the -- I can't see  
12 there. Okay. So you could see it on this one,  
13 on the -- on the monolithic foundation plan,  
14 you'll see in that front room there's like a  
15 jut-out there. That's actually a fireplace on  
16 the left wall.

17 MS. GRANDIN: The left wall?

18 MR. AKERS: Yeah. I wish I had a pointer  
19 here.

20 THE CHAIRMAN: I see where you are.

21 MR. AKERS: Yeah. So you have the two  
22 units. On the outside wall there's a  
23 fireplace, on the front living room, on the  
24 downstairs. And so there's a --

25 MS. GRANDIN: (Indicating.)

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1 MR. AKERS: No, it would actually be in  
2 the wrong direction.

3 COMMISSIONER EPSTEIN: To the right.

4 MS. GRANDIN: There we go.

5 COMMISSIONER EPSTEIN: I'm a little  
6 anxious about how that works with the roof  
7 that's there. If it's a window that's the same  
8 size as what you're showing and everything, how  
9 that roof kind of turns around the corner --

10 MR. AKERS: He -- if you've looked at the  
11 plans, he feels -- he's confident that he  
12 wouldn't have an issue with that, so -- even  
13 the same size window. So you wouldn't have to  
14 (inaudible) -- with the existing size of the  
15 existing window, it would just duplicate  
16 that --

17 COMMISSIONER EPSTEIN: It looks like it  
18 fits. I'm just -- I'm concerned about how it's  
19 going to look; like, it was kind of jammed in  
20 there instead of planned out.

21 MR. AKERS: He felt pretty confident in  
22 the plans, so if -- if -- again, if approved  
23 with conditions, I guess, is how we might look  
24 at this, then he can get the rendering back to  
25 staff and -- and do it that way, but ...

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1 THE CHAIRMAN: All right. Is that all  
 2 you've got for the moment?  
 3 MR. AKERS: Yes.  
 4 THE CHAIRMAN: All right. We'll call you  
 5 back up when we need you.  
 6 Is there anybody else here to speak on  
 7 this COA?  
 8 (Audience member approaches the podium.)  
 9 THE CHAIRMAN: If you'll state your name  
 10 and address.  
 11 AUDIENCE MEMBER: William Hoff, 402 North  
 12 Laura Street.  
 13 THE REPORTER: If you would raise your  
 14 right hand for me, please.  
 15 MR. HOFF: (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. HOFF: Yes, ma'am.  
 21 THE REPORTER: Thank you.  
 22 MR. HOFF: Hello. I'm here speaking on  
 23 behalf of SPAR.  
 24 So we met with the applicant shortly after  
 25 the meeting, gave him our input. He was very  
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1 receptive. It's fantastic that he has agreed  
 2 to kind of reposition the structure on the  
 3 property. So that will leave the left  
 4 elevation as the most visible, so --  
 5 And I'm just -- as a reminder, even though  
 6 the left elevation would be fronting an  
 7 alleyway, the structure would still be visible  
 8 from the road because it's directly across from  
 9 a small church that's on a large piece of land  
 10 that -- that's a vacant lot on another side of  
 11 it, so --  
 12 So with the left side, then, kind of  
 13 becoming the most visible, we just thought it  
 14 would be important to address the proportions  
 15 of the openings on the first floor, on --  
 16 whatever way may be most appropriate.  
 17 So that was -- that was our main concern,  
 18 other than repositioning the property. So I  
 19 would leave that up to staff to kind of figure  
 20 out what the best way to add another opening is  
 21 on the -- on the most visible facade now, so --  
 22 Thank you.  
 23 THE CHAIRMAN: Thank you.  
 24 Is there anyone else here to speak on this  
 25 COA?  
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1 AUDIENCE MEMBERS: (No response.)  
 2 THE CHAIRMAN: With that, we'll close the  
 3 public hearing, and I'll entertain a motion.  
 4 COMMISSIONER LOPERA: Through the Chair,  
 5 it looks like the main issue that staff has --  
 6 which I'll say again here, "As currently  
 7 designed, considerable architectural influence  
 8 is given to the centered location of the  
 9 front-facing garages, which is inconsistent  
 10 with the historic district design guidelines."  
 11 Do you all still stand by that?  
 12 MR. WELLS: Correct. I mean, yes. I  
 13 mean, essentially, that's the genesis of our  
 14 report. So, I mean, yeah, we do still stand by  
 15 that.  
 16 COMMISSIONER LOPERA: I would tend to  
 17 agree with that conclusion, that -- you know,  
 18 having front-facing garages, even though the  
 19 applicant has made considerable effort to turn  
 20 the location -- or turn the -- to turn the  
 21 property 90 degrees, it's still -- having  
 22 garages on the front of the structure is --  
 23 would not be consistent with the general  
 24 historic district, especially, you know,  
 25 detached garages in this particular situation  
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1 as these are -- this is not a one-story,  
 2 two-story-type duplex. This is more of a  
 3 townhome-type duplex.  
 4 THE CHAIRMAN: I'm still waiting on a  
 5 motion.  
 6 COMMISSIONER LOPERA: I wanted to talk  
 7 first.  
 8 COMMISSIONER EPSTEIN: Through the Chair  
 9 to staff, so even -- if I'm understanding this  
 10 correctly, even by turning this the 90 degrees,  
 11 you're still recommending denial because of the  
 12 prominence of the garages?  
 13 MR. WELLS: Correct. I mean, obviously,  
 14 we'll work with -- I mean, if you all approve  
 15 with the reorientation, we'll work with the  
 16 applicant to come up with some mutually  
 17 agreeable design in terms of the left elevation  
 18 and the windows and whatnot, but, again, we  
 19 just want less prominence situated on the  
 20 centering of the garages.  
 21 And I understand that the applicant is  
 22 limited in terms of the site constraints, but  
 23 that's our main focus, so we still stand by our  
 24 recommendation.  
 25 COMMISSIONER KASPER: Yeah, I think I tend  
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1 to agree.

2 I think maybe the only reason we're

3 somewhat entertaining this is because it's an

4 odd lot location. But if it was on a main

5 street or a normal street, I don't think we

6 would approve this elevation for the layout,

7 for the window pattern, the balcony with the

8 big French doors or -- I'm not sure what's

9 there. And then, yes, the garage doors. It

10 just doesn't feel like it's historically

11 appropriate.

12 COMMISSIONER GLOBER: He wants to talk

13 again.

14 THE CHAIRMAN: Well, I need some sort of

15 motion first.

16 COMMISSIONER LOPERA: I'm going to make a

17 motion to deny COA-22-27525.

18 COMMISSIONER KASPER: Second.

19 THE CHAIRMAN: You can come on back up.

20 (Mr. Akers approaches the podium.)

21 MR. AKERS: Yeah. I just want to remind

22 the Commission that -- when we presented this

23 last month, that the property next to this is a

24 two-story structure with the residential areas

25 above it, with garage spaces down below and the

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1 property. (Inaudible), yes, he can build on

2 it. He can do something with it. It's a

3 platted lot and it's right next to this, which

4 he plans on bringing that to get redone as well

5 too. So he's [sic] a significant investment,

6 trying to redevelop, essentially, what is an

7 alleyway of derelict buildings or a vacant lot.

8 I think he's trying to make a good, honest

9 effort doing that, so ...

10 COMMISSIONER KASPER: And we definitely

11 would -- we definitely appreciate the owner's

12 intention to improve a vacant lot and provide

13 housing in the neighborhood.

14 I feel this design is not historically

15 appropriate, and I -- well, I think it can be

16 better.

17 MR. AKERS: If I may say something, you

18 know, because the windows he's got in there

19 that are multi-pane windows -- does that appeal

20 to you any more that they are simply

21 two-over-two windows? Because right now

22 they're multi-panes, and that's something -- to

23 me, it actually kind of threw us off. It makes

24 it look more busy.

25 I know that it doesn't do anything for the

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1 bottom side of it. And so this is a unique

2 circumstance for the community, that you have a

3 unique building, and it does -- immediately

4 adjacent to it.

5 So it doesn't match that building -- or

6 that I think anybody would want it to match

7 that building. But that's been the building

8 for 20-plus years, and so now you've got --

9 they're repositioning by turning it 90 degrees,

10 now facing the side of that building, so, you

11 know, I --

12 I'd argue the point a little bit, just

13 about the -- the visibility of the building.

14 Yes, you can see it from Hubbard -- from Market

15 Street, but you have a church and you have a

16 vacant lot, which presumably at some time will

17 be built on.

18 It's my understanding the pastor of the

19 church has passed away; it's a vacant lot.

20 Don't know what's going to happen with the

21 church. It's a vacant lot there. So it's a

22 unique circumstance. Hopefully, you will

23 consider that.

24 And I think that the owner is trying to do

25 what he can to try to find a usable use for the

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1 garage door, but certainly it's -- something

2 that's like a carriage-style door may be more

3 appropriate. Certainly, it would carry into at

4 least the next building. That --

5 (Simultaneous speaking.)

6 COMMISSIONER EPSTEIN: Yeah, I think --

7 COMMISSIONER KASPER: I think there can be

8 a design definitely that would fit in the

9 neighborhood, that would get the pro forma he's

10 looking for, we'll get two stories, we'll get a

11 garage, we'll get the square footage that he

12 wants. I just don't think it's going to be

13 a -- this design.

14 MR. AKERS: And I think that by turning it

15 90 degrees -- and then I think one of the

16 recommendations was to split the garages up so

17 that it would be (inaudible) with the building.

18 It presents a whole other different set of

19 parking circumstances for there, so now you've

20 got -- you've got a left elevation building

21 facing west. You'd have an immediate garage on

22 that end. So is that going to be a problem?

23 And you're going to have the other garage

24 over on the other property line that accesses

25 the small island -- the small H section of the

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1 alley, which is very small. So that's a whole  
2 'nother weird set of circumstances.

3 And I sell real estate, so I've seen those  
4 together and I've seen them apart --

5 COMMISSIONER KASPER: I think there is a  
6 solution there. I just don't think this is the  
7 solution.

8 MR. AKERS: Thank you.

9 THE CHAIRMAN: All right. Other  
10 conversation?

11 COMMISSIONER EPSTEIN: I appreciate the  
12 owner working with SPAR to -- to get with this  
13 and turning the building and everything, but I  
14 think it kind of echos back to some comments  
15 that we made last time, just the overall -- I  
16 think this is Commissioner Kasper's kind of  
17 echoing too.

18 The overall style of the architecture in  
19 reference to Springfield is just a little --  
20 it's just a little bit -- I don't know, "busy"  
21 maybe is the word. It just seems --

22 And with the garage doors on the front,  
23 and there's -- there's, you know, a couple of  
24 elements that I feel are at -- that need to be  
25 addressed, aside from just spinning the thing

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1 90 degrees.

2 MR. AKERS: That's why I recommended the  
3 windows.

4 COMMISSIONER LOPERA: I echo their  
5 comments as well.

6 And, you know, through the Chair, most --  
7 you know, a lot of new construction in the area  
8 has detached garages and, you know, the  
9 attached garages. You know, it's certainly a  
10 problem, as you can see here.

11 But I do appreciate the applicant and the  
12 owner attempting to, you know, create new  
13 property in this area; of course, bringing, you  
14 know, a lot of important value to the  
15 Springfield area. And I just do not believe  
16 that this is the path forward for this  
17 particular lot.

18 MR. AKERS: May I ask, instead of just a  
19 flat denial again, that we still do something,  
20 you know, to defer it again so that it gives us  
21 a continued chance to try to --

22 THE CHAIRMAN: I don't mind deferring it,  
23 but judging -- I'm probably a little closer to  
24 the middle on this one than my fellow  
25 commissioners seem to be, but --

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1 I don't mind deferring it, but it sure  
2 sounds like there needs to be some -- there  
3 needs to be some decent change in order to get  
4 approved.

5 MR. AKERS: Okay. I know he's going to  
6 have to make the other modifications anyway.  
7 Instead of completely denying it, at least it  
8 gives him an opportunity to sit down with the  
9 architect and see what they can do.

10 THE CHAIRMAN: Sure.

11 MR. AKERS: Moving the doors is a whole,  
12 big architectural change in and of itself,  
13 but -- but completely takes away from the  
14 whole -- from the whole -- the floor plan,  
15 so ...

16 THE CHAIRMAN: The applicant, if you -- if  
17 you want to defer, I'm happy to -- happy to  
18 give him that opportunity, so --

19 MR. AKERS: Okay. Thank you.

20 THE CHAIRMAN: All right.

21 MS. GRANDIN: Mr. Chair --

22 THE CHAIRMAN: Yes.

23 MS. GRANDIN: -- so if you're going to  
24 defer the item -- and you can do that, of  
25 course, as Chair -- it needs to be

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1 significantly different, right?

2 THE CHAIRMAN: Right.

3 MS. GRANDIN: So not just spinning it. I  
4 mean, it needs to be significantly different or  
5 it's going to start to get into doing the same  
6 thing over and over and over again, so --

7 THE CHAIRMAN: It will just be a denial,  
8 so --

9 MS. GRANDIN: And, of course, the staff  
10 has to have plans. It can't just be talk and  
11 things drawn out on a napkin as to, "Here's  
12 where the windows are going to go."

13 THE CHAIRMAN: Agreed.

14 MS. GRANDIN: Okay. Thanks.

15 THE CHAIRMAN: Yeah, that would be the  
16 other big recommendation, would be an updated  
17 site plan. Without that, it's going to be  
18 pretty difficult --

19 MS. GRANDIN: And plans.

20 THE CHAIRMAN: Yep. Okay. So with that,  
21 we'll defer COA-22-27525.

22 That takes us to Section G, Certificates  
23 of Appropriateness, COA-22-27741, 0 Drysdale  
24 Street.

25 Jermaine.

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1 MR. ANDERSON: COA-22-27741 is for the  
2 construction of a two-story, single-family home  
3 within the historic Springfield district.

4 The subject site is currently a vacant  
5 lot. It is approximately 42 feet wide and  
6 80 feet long. The block is short as Drysdale  
7 has a dead-end that abuts Springfield Middle  
8 School. The proposed lot is one of two vacant  
9 lots within this block.

10 One-story, single-family structures  
11 predominate Drysdale Street. And, as designed,  
12 the home consists of a hip roof and a  
13 one-story, full-width porch along the front  
14 elevation. Primary (inaudible) of the  
15 structure include architectural shingles for  
16 the roof, vinyl one-over-one windows, fiber  
17 cement lap siding, wood railings, columns along  
18 the front porch, and a concrete block  
19 foundation.

20 Staff is recommending denial.

21 THE CHAIRMAN: Questions for staff?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: Okay. We'll --

24 COMMISSIONER LOPERA: Through the Chair,  
25 denial of the two-story -- and I know that we

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1 had talked about this two months ago, but did  
2 you all consider, like, the one-and-a-half  
3 story option as a possibility?

4 MR. ANDERSON: I believe I explained to  
5 the applicant that we had an application like  
6 this before and they were told to come back  
7 with a one-and-a-half story or a street view,  
8 so they provided a street view.

9 COMMISSIONER LOPERA: Okay. Thank you.

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

12 Is the applicant here?

13 AUDIENCE MEMBER: Yes.

14 THE CHAIRMAN: You can come on up.  
15 (Mr. Miller approaches the podium.)

16 THE CHAIRMAN: State your name and  
17 address.

18 MR. MILLER: Good afternoon.

19 Zach Miller, 3203 Old Barn Court.

20 On behalf of the applicant, I want to  
21 appreciate -- I think it was Mr. Wells who  
22 wrote the report. And staff has been very  
23 forthcoming on this one, so has SPAR.

24 We actually talked to -- I think it was  
25 Susan Kelly, prior to filing this application.

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1 I think this preceded Arimus, before he wrote  
2 the report. And her idea was just go forward  
3 and see if we can't get some comments.

4 One of the reasons we think it's okay to  
5 go forward with a two-story here is it actually  
6 backs up to a two-story house. And then  
7 directly across the street is also a two-story  
8 house that is right next to a one-story house.  
9 This is right across the street from  
10 Drysdale -- it's not Drysdale Street. It was  
11 originally Drysdale Place. I gave Arimus a  
12 copy for the record.

13 I appreciate the idea that this is a --  
14 you know, a short cul-de-sac with just  
15 single-family on it, but there's actually only  
16 three lots on it. Two of them are vacant, one  
17 is actually shuttered. And going by the Street  
18 View, it's been shuttered since 2008.

19 And the rear of our property backs up to a  
20 two-story house. So we're actually -- that's  
21 actually our backyard, is on a two-story house.  
22 And then this is the corner of Market and  
23 Drysdale (indicating). It's a single-family.

24 That house actually faces on Market, and then  
25 the one on the north corner of Drysdale also

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1 faces Market.

2 So we're only dealing with six lots, two  
3 of which are vacant, one of which is shuttered.  
4 And we back up to a two-story house.

5 We're actually only 40 feet away from an  
6 apartment complex. There's actually three  
7 different lots joined together in one apartment  
8 complex at the corner of 10th and Market. And  
9 then on the southeastern corner of 10th and  
10 Market, we have a condominium. And judging --  
11 at least, best I can tell, those are all  
12 35 feet high.

13 There was a comment in the SPAR letter --  
14 and I agree. If this is Redell Street, where  
15 you had 24 single-family lots running parallel  
16 to each other that have existed for a hundred  
17 years, we wouldn't even be having this  
18 conversation. But given the fact that you've  
19 got vacant lots, shuttered single-family, and  
20 our backyard has a two-story house, we think  
21 it's at least fair to make the request and see  
22 if there's comments or anything we can do to  
23 work with staff or with SPAR as to a higher  
24 building.

25 I'd also like to point out, as I looked at

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1 the last agenda item -- and this got moved to  
 2 consent today. This is 506 East 5th Street.  
 3 It's actually sort of similar in that it's not  
 4 a true dead-end, but it dead ends on Clark, and  
 5 it's a vacant, unused right-of-way across the  
 6 street. And this was approved unanimously  
 7 today by this board on consent. It's all  
 8 single-family homes on that block. It's about  
 9 five or six lots. It's kind of strange,  
 10 actually. The corner --  
 11 (Timer notification.)  
 12 THE CHAIRMAN: You're fine.  
 13 MR. MILLER: The corner lot actually is  
 14 two houses, but it looks like it's on one lot.  
 15 But they're all single-family. That was deemed  
 16 compatible by staff and recommended for  
 17 approval. That was 28-and-change feet high.  
 18 We're at 25-and-a-half feet high.  
 19 And while I appreciate the rendition, I  
 20 don't think it does capture the fact that  
 21 there's a lot of trees in the area too that  
 22 we're going to try to preserve.  
 23 We want to work with staff and make sure  
 24 this is consistent. If -- if it looks like  
 25 there's some serious concerns just over the  
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1 two-story, we would request a deferral so we  
 2 can try to work with staff on that.  
 3 I don't believe within the staff report  
 4 there's any other issue than just the height,  
 5 so thank you.  
 6 THE CHAIRMAN: Thank you.  
 7 COMMISSIONER KASPER: The -- sir.  
 8 (Mr. Miller approaches the podium.)  
 9 COMMISSIONER KASPER: The one image where  
 10 the blue house is on the corner, the yellow  
 11 two-story is to the left, and then your home is  
 12 to the right; is that correct? So that image  
 13 there?  
 14 MR. MILLER: Correct.  
 15 COMMISSIONER KASPER: So that --  
 16 MR. MILLER: And this is actually -- it's  
 17 hard to see because of the sun coming on the --  
 18 COMMISSIONER KASPER: But the image you're  
 19 holding?  
 20 MR. MILLER: That's the blue -- that's the  
 21 blue --  
 22 COMMISSIONER KASPER: Your house is just  
 23 to the right of that single-story?  
 24 MR. MILLER: Correct.  
 25 COMMISSIONER KASPER: Okay. So we've got  
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1 a two-story. We turn the corner with a  
 2 single-story. You're proposing a two-story.  
 3 And then there's another one-story.  
 4 And then you mentioned there's a two-story  
 5 across the street?  
 6 MR. MILLER: Correct. So if you come out  
 7 of Drysdale, right onto Market, across the  
 8 street -- and it's not perfect, it might be a  
 9 little bit in between the lots -- you've got a  
 10 single-story and then a two-story next to it.  
 11 This is right across the street on Market.  
 12 COMMISSIONER KASPER: But all the ones --  
 13 and how many lots deep is -- is it Drysdale?  
 14 MR. MILLER: Drysdale. It is three and  
 15 three. And then --  
 16 COMMISSIONER KASPER: So the blue house,  
 17 your house, one more house?  
 18 MR. MILLER: The blue house is technically  
 19 not on Drysdale. It's -- so the -- before I'm  
 20 counting that.  
 21 COMMISSIONER KASPER: Okay.  
 22 MR. MILLER: But just to clarify, the blue  
 23 house and the -- it's a yellow house on the  
 24 north part, both have their front yard and  
 25 their front entrance are on Market. So they're  
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1 not the bungalow that has the front porch  
 2 facing onto Drysdale. It's the -- just a side  
 3 yard --  
 4 COMMISSIONER KASPER: Got it.  
 5 MR. MILLER: In fact, I think you can --  
 6 you can't quite see it in this image, but I'm  
 7 happy to pass this out if you want to see it.  
 8 It's just some windows -- I actually drove by  
 9 it. I couldn't find a secondary access on  
 10 the -- on Drysdale for those two.  
 11 COMMISSIONER KASPER: Okay.  
 12 MR. MILLER: And their address is Market,  
 13 not Drysdale.  
 14 THE CHAIRMAN: Any other questions for our  
 15 applicant at the moment?  
 16 COMMISSION MEMBERS: (No response.)  
 17 THE CHAIRMAN: We'll call you back up.  
 18 MR. MILLER: Thank you.  
 19 THE CHAIRMAN: Thank you.  
 20 Is anybody else here to speak on this COA?  
 21 (Mr. Hoff approaches the podium.)  
 22 MR. HOFF: William Hoff, 1402 North Laura  
 23 Street.  
 24 Hello again. I'm here speaking on behalf  
 25 of SPAR. We sent in a letter that Mr. Miller  
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1 referred to earlier. And I do appreciate the  
 2 kind of creative explanations that he gave for  
 3 the property, but --  
 4 So just to be clear, there are eight lots  
 5 on Drysdale, six of those are contributing,  
 6 historic structures. They're all one-story  
 7 bungalows. There are two interior vacant lots.  
 8 So this says -- like we mentioned in the  
 9 letter, this is one of two, I think, remaining  
 10 original bungalow courts in the historic  
 11 district neighborhood. It's a very kind of  
 12 cozy, intimate environment there. And because  
 13 it is mostly intact, then we came to the  
 14 conclusion that -- on that, that this is one of  
 15 the areas where a one-story house would be a  
 16 better fit. And it was great to see the staff  
 17 come to that same conclusion separately.  
 18 And, again, just to be clear, there is no  
 19 two-story house directly across the street from  
 20 this site, so --  
 21 One other thing that the applicant  
 22 mentioned -- he was comparing kind of one item  
 23 that was on the consent agenda today, right?  
 24 That's a little bit different in that that  
 25 block was less intact than this one, and that

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1 is a -- the pass-through as well. So there's  
 2 less existing housing stock, and so the context  
 3 is, therefore, kind of more up to your  
 4 imagination.  
 5 So anyway, that's our -- that's our  
 6 comments.  
 7 Yes, sir.  
 8 COMMISSIONER KASPER: You mentioned the  
 9 term "bungalow court," is that --  
 10 MR. HOFF: That's just the vernacular  
 11 that -- you know, that we use because it is a  
 12 small cul-de-sac with only one-story --  
 13 COMMISSIONER KASPER: And do the Sanborn  
 14 maps indicate that all the original homes were  
 15 one story?  
 16 MR. HOFF: Yep. We looked at the 1913  
 17 Sanborn maps. They were all one story. It  
 18 looks like the lots were a little bit smaller  
 19 at that time, so there are actually five on the  
 20 other side of --  
 21 COMMISSIONER KASPER: I think --  
 22 MR. HOFF: -- Drysdale.  
 23 COMMISSIONER KASPER: -- actually the  
 24 fifth was taken by the school.  
 25 MR. HOFF: Okay. Yeah, so --

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1 COMMISSIONER KASPER: And then the -- the  
 2 images that you've provided, are these all  
 3 homes on that court?  
 4 MR. HOFF: Yes. Those are the only  
 5 structures on Drysdale, yeah.  
 6 COMMISSIONER KASPER: So there's one, two,  
 7 three, four, five -- six?  
 8 MR. HOFF: Six.  
 9 COMMISSIONER KASPER: Six?  
 10 MR. HOFF: Yes.  
 11 THE CHAIRMAN: Technically --  
 12 MR. HOFF: Six with two interior vacant  
 13 lots. The two on the end have the address  
 14 facing --  
 15 COMMISSIONER KASPER: Market.  
 16 MR. HOFF: -- Market Street.  
 17 THE CHAIRMAN: So if you count those,  
 18 there's six. If not, there's four.  
 19 COMMISSIONER KASPER: Got it.  
 20 Thank you.  
 21 MR. HOFF: Okay.  
 22 THE CHAIRMAN: Is anybody else here to  
 23 speak on this COA?  
 24 AUDIENCE MEMBERS: (No response.)  
 25 THE CHAIRMAN: With that, we'll close the

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1 public hearing, and I'll entertain a motion.  
 2 COMMISSIONER KASPER: Well, I'm about to  
 3 make a motion to deny, but I know the applicant  
 4 requested some feedback and discussion and --  
 5 THE CHAIRMAN: Well, we can do that --  
 6 COMMISSIONER KASPER: -- and a request for  
 7 a possible --  
 8 THE CHAIRMAN: We can still defer if need  
 9 be, so --  
 10 COMMISSIONER KASPER: Okay.  
 11 COMMISSIONER LOPERA: Through the Chair,  
 12 the -- yeah, like -- everything is, like,  
 13 factually -- you know, factually correct that  
 14 there are, like, six lots there because I  
 15 looked at it -- it's on Google Earth -- this  
 16 afternoon, and they're all small,  
 17 bungalow-style homes. However, the guidance  
 18 criteria, the Secretary of Interior standards  
 19 allows us to use the district in determining  
 20 how large or how tall new construction can be.  
 21 That being said, the backyard of this  
 22 property does back up to another two-story  
 23 house, but that's going to be on Market Street.  
 24 And although initially I did want to see the  
 25 street view of this house -- which the

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1 applicant did provide, so I thank the applicant  
 2 for doing that.  
 3 I believe that something that's -- would  
 4 be in between a -- the one-story bungalow and a  
 5 two-story could be appropriate for the area,  
 6 considering that there is -- that the house  
 7 does back up to a full two-story house and  
 8 across the street -- on Market Street, there's  
 9 also two-story houses across the street, so I  
 10 believe perhaps a good compromise would be to  
 11 allow a one-and-a-half-story house with a roof  
 12 height somewhere between a two-story and the  
 13 adjacent one-story homes.  
 14 But in addition to that, we could  
 15 recommend that it be maybe in a similar style  
 16 to the other homes on the street in order to  
 17 appease some of SPAR's recommendations.  
 18 COMMISSIONER KASPER: Commissioner Lopera,  
 19 you started your sentence by saying that you  
 20 reviewed the guidelines and it talks about  
 21 using the district to determine height, so  
 22 continue that thought. Are you making an  
 23 argument that you should look beyond this  
 24 street to homes that are, you know, within a  
 25 small radius to say that it's compatible?

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1 COMMISSIONER LOPERA: Well, I was looking  
 2 at the house in the backyard, the two-story  
 3 house there, and then directly across the  
 4 street on Market Street there's also a  
 5 two-story.  
 6 What I didn't want to do is I didn't want  
 7 to limit the applicant to build the exact same  
 8 house, the bungalow-style house that's next  
 9 door. Although the other houses on this street  
 10 are a -- are very small bungalows, I did not  
 11 feel it was appropriate to limit the applicant  
 12 to only a -- the exact same bungalow house  
 13 that's next door.

14 THE CHAIRMAN: I very much agree. I have  
 15 never been a fan of limiting, if the -- if the  
 16 evidence points to that -- that way, so --

17 Applicant, can you can come back up?  
 18 (Mr. Miller approaches the podium.)

19 THE CHAIRMAN: What was the height you  
 20 were requesting?

21 MR. MILLER: It's in the application.  
 22 It's 25 --

23 COMMISSIONER LOPERA: Ten inches --  
 24 25 feet, 10.

25 MR. MILLER: Okay. And then the one on  
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1 5th and 6th today, I think, was 28'7". So I  
 2 think we're (inaudible) with that.  
 3 THE CHAIRMAN: So when you say a story and  
 4 a half, what -- just out of curiosity, what  
 5 kind of height are we talking here?  
 6 COMMISSIONER LOPERA: I was thinking  
 7 something between the maximum height of -- or  
 8 the average height of the bungalows in that  
 9 area and, you know, perhaps the two-story house  
 10 that's directly behind the applicant's home. I  
 11 was thinking something in between that;  
 12 however, in -- but keeping kind of with a  
 13 bungalow style as far as the architecture.

14 COMMISSIONER EPSTEIN: It's already been  
 15 discussed that, you know, this is a, you know,  
 16 different instance than the house that was on  
 17 the consent agenda, but I think -- if this had  
 18 been on another street, I don't think there  
 19 would be a problem with it. But it's coming  
 20 into question, the fact -- the sort of historic  
 21 relevance of the court and the single, you  
 22 know, one-level bungalows there.

23 I -- again, I mean, I don't want to stop  
 24 anybody from developing things, but there's a  
 25 reason that there's overlays and guidelines for

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1 us to kind of follow.  
 2 I would be willing to see a  
 3 story-and-a-half house that kind of finds its  
 4 way between the house next door and maybe the  
 5 two-story house. I think there's about a  
 6 10-foot difference between the single one-story  
 7 house and -- or did I make that up?

8 COMMISSIONER KASPER: Yeah, it's -- his  
 9 rendering shows 18 to 28, yeah.

10 THE CHAIRMAN: Somewhere in that range.

11 COMMISSIONER EPSTEIN: I mean, I would be  
 12 okay with looking at maybe trying to find a  
 13 middle ground there and, you know, bringing  
 14 something down 5 feet so it's a little bit more  
 15 in keeping with the rest of the houses.

16 I really appreciate the context here. I  
 17 think that if we were to use our imagination  
 18 and kind of zoom out and look at it as a court,  
 19 it -- it forms itself a little bit of a  
 20 different way to view it, instead of just  
 21 immediately next to each other.

22 I think what's important here is the sort  
 23 of historic integrity of that, you know, court  
 24 there.

25 THE CHAIRMAN: I think I'm on the opposite  
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1 end on this one. I just don't think I give  
2 credence to -- to the court itself. I tend to  
3 look at the neighborhood surrounding, and this  
4 technically being the first block on this -- or  
5 the first house on the street with the Drysdale  
6 address makes me okay with it, so -- but I  
7 think a good option at this point is more than  
8 likely to defer. And it sounds like the rest  
9 of the Commission is pretty on board with a  
10 compromise. I probably would take that.  
11 MR. MILLER: If it's all right, could I  
12 request a two-cycle deferral? Just because  
13 we'd have to get a new rendering together.  
14 THE CHAIRMAN: Sure. Absolutely.  
15 COMMISSIONER LOPERA: Yeah, architects  
16 take forever.  
17 COMMISSIONER KASPER: It's because we're  
18 in such demand.  
19 THE CHAIRMAN: All right. So with that,  
20 we'll defer COA-22-27741.  
21 COMMISSIONER KASPER: And engineering is  
22 easy.  
23 MR. MILLER: Thank you.  
24 THE CHAIRMAN: Thank you.  
25 And with that, we'll move to Section H,  
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1 work initiated or completed without a COA.  
2 We'll go to COA-22-27155, 1522 Walnut Street.  
3 (Inaudible discussion.)  
4 MS. CHAMBERS: We received a letter to  
5 review the application in the applicant's  
6 absence, so --  
7 This is for COA-22-27155. This  
8 application is for an after-the-fact request to  
9 reopen a previously enclosed wraparound porch  
10 section and incorporate an additional  
11 nonhistoric side addition into the larger --  
12 into one larger wraparound porch than was  
13 originally built.  
14 This contributing property is a two-story,  
15 frame vernacular, single-family structure in  
16 the Springfield historic district, located on a  
17 block with mostly two-story single-family.  
18 The alteration, as conditioned, requires  
19 the creation of two new cinder block piers,  
20 brick foundation infill, and the restoration of  
21 a window on the new 22-foot-long section of  
22 wall.  
23 THE CHAIRMAN: Does anybody have the page  
24 number by chance?  
25 COMMISSIONER KASPER: It starts at 452.  
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1 THE CHAIRMAN: Okay. I see.  
2 MR. WELLS: There's a bookmark on it.  
3 COMMISSIONER LOPERA: Not on mine.  
4 THE CHAIRMAN: It's 418 for me.  
5 Okay. From the applicant -- let's see.  
6 So we approved with conditions. Do we know  
7 what problems she had as far as which  
8 conditions?  
9 MS. CHAMBERS: Yes. So the current piers  
10 are plywood on top of a cinder block foundation  
11 wall, and the applicant suggests that the  
12 plywood piers be hand-sculpted cement to have  
13 the appearance of cinder block column bases,  
14 and to leave the cinder block solid foundation  
15 wall where it is.  
16 Staff tried to work with the applicant for  
17 a veneer and they were adamant that they did  
18 not want to do a veneer full-stop after many  
19 conversations. So staff's recommendation is  
20 they take the existing cinder blocks at the  
21 foundation on the end and build them into  
22 cinder block piers because they're about the  
23 same size as shown in the staff report photo at  
24 the top.  
25 So for these (indicating) -- this is the  
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1 foundation wall next to some -- the edge of the  
2 historic porch that was reopened. They're  
3 comparable size, not perfect, but they don't  
4 make that cinder block anymore.  
5 THE CHAIRMAN: All right. Questions for  
6 staff at the moment?  
7 COMMISSIONER LOPERA: Through the Chair, I  
8 saw the dimensions for it and it looked  
9 standard. Are they not? You're saying that  
10 those -- the new ones there are not standard?  
11 MS. CHAMBERS: So we measured the historic  
12 ones, and they have a beveled edge. And these  
13 are standard cinder blocks of the same size.  
14 They just don't have the decorative beveled  
15 edge. And so, essentially, without the  
16 applicant supplying product information, and  
17 their only request to have a mason hand-sculpt  
18 liquid concrete onto a plywood base, this is  
19 our recommendation to them as a compromise  
20 because that material is readily available and  
21 already on site.  
22 COMMISSIONER LOPERA: Right. And the  
23 beveled edges, those can be applied after the  
24 fact to any standard CMU block.  
25 There's another thing I noticed. The  
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1 siding is -- looks like it was not an  
 2 historically appropriate siding, the new siding  
 3 that they added.  
 4 MS. CHAMBERS: On the inside of the porch?  
 5 COMMISSIONER LOPERA: On the inside of the  
 6 porch, yes.  
 7 MS. CHAMBERS: So --  
 8 COMMISSIONER LOPERA: If you look at the  
 9 photo -- or if you look at page --  
 10 MS. CHAMBERS: This (indicating)?  
 11 COMMISSIONER LOPERA: Yes. If you look at  
 12 Page 441, you can see pieces of it on the  
 13 right. On mine, it's actually -- yeah, keep  
 14 going to the right.  
 15 MS. CHAMBERS: This (indicating)?  
 16 COMMISSIONER LOPERA: No. Keep going. On  
 17 mine, it's 441.  
 18 MS. GRANDIN: That says 504.  
 19 MS. CHAMBERS: Yeah.  
 20 COMMISSIONER LOPERA: It's where the  
 21 unfinished wood is. Right there.  
 22 MS. CHAMBERS: Okay.  
 23 COMMISSIONER LOPERA: So that siding, what  
 24 was your recommendation for that siding right  
 25 there?

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1 MS. CHAMBERS: So some of these items we  
 2 worked with the applicant to approve at the  
 3 staff level. It was deemed that the siding  
 4 installed on the wall was close enough to the  
 5 siding that was on the front porch section that  
 6 was historic, and we gave some recommendations  
 7 to the applicant on how to make the porch more  
 8 historically appropriate, and the siding was  
 9 one of the items we approved as is.  
 10 COMMISSIONER KASPER: Commissioner Lopera,  
 11 if you look at the image just before that --  
 12 sorry.  
 13 MS. CHAMBERS: Sorry.  
 14 COMMISSIONER KASPER: Anyway, there's an  
 15 image of the porch that has the existing white  
 16 siding and the new wood siding right next to  
 17 it, and they appear to have a very similar --  
 18 Right there. Keep going. One more. No,  
 19 other way. Right there.  
 20 MS. CHAMBERS: My apologies.  
 21 COMMISSIONER KASPER: Zoom in, top right,  
 22 if you can.  
 23 They seem to have the same profile,  
 24 Commissioner Lopera.  
 25 MS. CHAMBERS: We did take a look at that

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1 and discuss it at length, and it was deemed  
 2 acceptable.  
 3 COMMISSIONER LOPERA: Okay.  
 4 COMMISSIONER KASPER: So through the Chair  
 5 to staff, the big picture is the applicant has  
 6 constructed piers on the porch out of  
 7 plywood --  
 8 MS. CHAMBERS: Yeah.  
 9 COMMISSIONER KASPER: -- but the original  
 10 piers are beveled concrete blocks. And your  
 11 current recommendation is what?  
 12 MS. CHAMBERS: So I'm going to scroll down  
 13 to the photos to explain what it looks like at  
 14 the moment.  
 15 This is that same pier from the back  
 16 (indicating).  
 17 Our recommendation is that the new columns  
 18 have piers to match the historic piers like  
 19 this (indicating); that they extend all the way  
 20 to the ground; that they be cinder block and  
 21 they be infilled with brick, recessed to match  
 22 the rest of the foundation on the porch to be  
 23 compatible because the entire porch was removed  
 24 in the course of the renovation. And as an  
 25 after-the-fact, we would have conditioned this

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1 before the work was done as a standard  
 2 condition to match the historic columns.  
 3 COMMISSIONER KASPER: Okay. So they'll  
 4 have to remove the plywood and then  
 5 reinstall --  
 6 MS. CHAMBERS: Most likely.  
 7 COMMISSIONER LOPERA: With beveled edges  
 8 on the CMU block?  
 9 MS. CHAMBERS: So one of the conditions is  
 10 that the cinder blocks from the (inaudible)  
 11 foundation would be repurposed, texturized and  
 12 painted to create the porch columns to simulate  
 13 the historic design.  
 14 COMMISSIONER LOPERA: I think -- through  
 15 the Chair, I think in lieu of that  
 16 recommendation, I believe that that can be  
 17 matched, you know, with standard CMU blocks.  
 18 That way the existing blocks can remain in  
 19 place.  
 20 And I agree with your recommendation,  
 21 that, you know, if this would have come to us  
 22 beforehand, we would have likely had them match  
 23 those columns -- the rest of the columns and  
 24 the porch. And I believe that going forward, I  
 25 believe that they would -- they should have to

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1 do that.

2 THE CHAIRMAN: All right. Let's go ahead

3 and open the public hearing.

4 Is anybody here to speak on this COA?

5 (Mr. Akers approaches the podium.)

6 MR. AKERS: Ed Akers.

7 Do you need me to repeat --

8 THE REPORTER: No, thank you.

9 MR. AKERS: Actually -- I actually sold

10 this customer this house, and he had --

11 the whole porch was completely closed in. All

12 the original blocks on the original -- from

13 about the ground to the porch, were -- the

14 story -- missing, they were not on site.

15 I know this customer has had a really,

16 really, really tough time with contractors and

17 stuff like that on their site, so I think

18 anything to help them move forward would be

19 advantageous.

20 I'm sure staff probably felt so many

21 emotional aspects of it. And I actually talked

22 to them once about this, maybe rather than take

23 that -- having to go back and redo what they've

24 already done, is there a stucco option or

25 something that can leave the wood in place and

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1 apply something to the existing wood that's

2 there?

3 I'm not a contractor, but I'm thinking

4 that might be a cheaper option than -- for

5 them, at least anyway, that might at least give

6 you the same look and feel as the contract --

7 as the concrete that would be there.

8 THE CHAIRMAN: Thank you.

9 Is anybody else here 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 EPSTEIN: I'd like to make a

14 motion to approve COA-22-27155 with conditions

15 as described from staff.

16 COMMISSIONER LOPERA: Second.

17 THE CHAIRMAN: All right. Any

18 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-22-27155.

2 With that, we will move on to -- any

3 public comment today?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: With that, we will move on

6 to New Business.

7 MR. WELLS: Okay. So I know we discussed

8 this last month, but this -- essentially, there

9 was some discrepancy within the application and

10 the actual staff report. So this is just to

11 make it all consistent.

12 So I'm more than happy to discuss it or

13 read out the staff -- or the memo, but

14 essentially what -- last month I discussed how

15 Abess Boulevard was being changed to Rodney J.

16 Washington Way. However, the application noted

17 that it was only for a certain section that was

18 being changed, but the application, it's

19 actually for the entirety of Abess Boulevard,

20 rather than just a certain section. So

21 everything else remains the same, with the

22 exception of the change in leadership, so I'll

23 just leave it at that.

24 There's nothing else.

25 THE CHAIRMAN: Okay.

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1 MR. WELLS: You don't need a vote.

2 COMMISSIONER LOPERA: Thank you.

3 MR. WELLS: I just had to bring it back to

4 the Commission.

5 The next item is just 2023 -- the

6 Commission dates. And so I don't know how

7 you've done it in the past, but I just wanted

8 to make you all aware of the Commission dates.

9 January through August have been booked in

10 terms of the room itself, but I'll -- if you

11 all are fine with these dates, I'll go ahead

12 and finalize them, but -- same cycle, so fourth

13 Wednesday of each month with the exception of

14 November and December.

15 THE CHAIRMAN: Okay. Yeah.

16 COMMISSIONER KASPER: Through the Chair to

17 staff, I'm very needy. Is it possible to send

18 this as a separate email?

19 MR. WELLS: Oh, yeah, absolutely.

20 COMMISSIONER KASPER: Thank you.

21 MR. WELLS: And then also, we wanted to

22 have a mini discussion about after-the-fact

23 COAs. This is something that consistently

24 comes up. So staff would just appreciate some

25 guidance in terms of, you know, when we have

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1 these after-the-fact COAs, where it may be  
2 intentional or it may have been where the owner  
3 has inherited the after-the-fact issues. We  
4 just wanted to explore some options on whether  
5 or not there could be penalties in terms of  
6 enforcement or something that -- you know, we  
7 could just discuss that in terms of each  
8 application on an individual basis, so I'll  
9 leave it up to Susan to discuss more.

10 MS. GRANDIN: Okay. Mr. Chair -- through  
11 the Chair to the Commission, so Carla and I  
12 actually talked to the General Counsel about  
13 this this afternoon because he sat in this  
14 chair for a lot of years and he's done a lot of  
15 the enforcement for Historic Preservation too.

16 So if somebody does some work without a  
17 COA, they're in violation of the Ordinance  
18 Code. So he recommends that we ask you guys to  
19 look at it -- like, let's say -- and he used  
20 the example this afternoon as a wholesale  
21 window replacement, where the windows are gone.  
22 So you don't have the ability -- staff doesn't  
23 have the ability to go and look to see if more  
24 than 50 percent were deteriorated. You know,  
25 you have to -- in order to approve wholesale

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1 window replacement, you have to meet certain  
2 criteria.

3 So if they've taken the windows out, you  
4 can't meet that criteria. So that's why staff  
5 recommends denial on those types of things.  
6 And if the Commission also recommends denial  
7 and the final order is for denial, then the  
8 person is still in violation of the Ordinance  
9 Code, and then you start assessing fines. And  
10 under Chapter 307, the civil penalties could  
11 be -- or the fines would be \$500 per violation,  
12 which means per window, per day. So that kind  
13 of adds up; I mean, 20 windows times 500 times  
14 however many days.

15 So part of the issue -- if you recommend  
16 denial, and the final order is for denial, then  
17 it goes to the Department as to what -- what do  
18 you want to do? You meet with the --  
19 internally, with the Department, meet with the  
20 applicant, and say -- and find out more facts  
21 about it, like, you know, did they buy it and  
22 they didn't know, or did they know? Is this a  
23 repeat offender?

24 Because we can go against the owner and  
25 the contractor or both. So sometimes it's a

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1 repeat offender contractor that's taking people  
2 in, you know. And sometimes it's the owner  
3 that knows and whatnot.

4 So, you know, there's different ways to  
5 look at it, but really the Commission's job is  
6 to apply what the Ordinance Code says. So it  
7 might --

8 And what Jason Teal suggested that we ask  
9 you to look at is, just assume that they hadn't  
10 already done the work; you know, that they are  
11 coming to you for the first time with this --  
12 whatever they've done, would you approve it?  
13 And if the answer is no, then you really should  
14 deny it.

15 THE CHAIRMAN: So it seems like -- I feel  
16 like we get kind of stuck between a rock and  
17 hard place sometimes. I mean, we always try to  
18 look at it like, okay, it -- work hasn't been  
19 done, it comes to us like that, but at times --  
20 like, it's not our job to be -- to help them --  
21 it falls to -- it falls to, I guess, the City.

22 MS. GRANDIN: Right. It falls to the  
23 enforcement, right.

24 So in looking at all the facts and  
25 circumstances, you know, sometimes it would be

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1 injunctive relief, which is you make them  
2 replace the windows with the right kind of  
3 window, the right kind of material, everything.  
4 And that's really staff's job.

5 Like, when you approve something with  
6 conditions and say, you have to work with staff  
7 and make -- like we did earlier -- you know,  
8 two-over-two, it's got to be the right  
9 material, it's got to be inset the right  
10 distance, the whole thing, it's got to measure  
11 up correctly, that's basically what they do  
12 with the applicant, you know, after the fact.

13 So after you -- if you've denied it, then  
14 they -- then it kind of goes into the  
15 enforcement phase of that.

16 If they don't do it within a certain  
17 period of time, which is whatever the  
18 settlement that -- we'd have to settle with  
19 them. So if they don't do it, then it's just  
20 a -- you know, it's a rolling fine. So when  
21 they sell their property, they have to pay the  
22 liens off before they can sell it.

23 So I just wanted to talk to you about  
24 that. It doesn't always -- it's not always  
25 wholesale window replacement. Sometimes it's

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1 other things that are easier to deal with, but  
2 you do have to look at it like, would we have  
3 approved this to begin with? If not, then you  
4 should deny it. So if you deny it, then they  
5 have to come back with another COA that shows  
6 the right kind of material. And then if they  
7 get that approved, then they can -- you know,  
8 it stops the fines and that type of thing.

9 So, like, the application that was here  
10 tonight when Mr. Akers was just like passing  
11 out -- he drew something on a piece of paper  
12 before the windows are on, it's like, no, you  
13 can't do that. They need to give you -- it  
14 should not have even been on the agenda, in my  
15 opinion.

16 So they need to give the staff the actual  
17 drawings because, if you put yourself in the  
18 position of the person that, a year down the  
19 road, has to approve this on site, what are  
20 they looking at? They're looking at the old  
21 application with the old plans and some notes,  
22 like -- and so the inspector in the Building  
23 Inspection Division is, like, not going to know  
24 how to do that.

25 So the things that they bring and the  
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1 things that come and become part of the record  
2 and become part of the final order are really  
3 important for down the road for sure.

4 COMMISSIONER LOPERA: Through the Chair, I  
5 think staff's been doing pretty good at, you  
6 know, getting final documents to us, even if  
7 it's on that day, at least where they're not  
8 drawing in things on that day.

9 MS. GRANDIN: And passing it out, each of  
10 you get a copy, and me, or whoever is going to  
11 be sitting in this chair, Carla.

12 We should introduce Carla, by the way.

13 COMMISSIONER LOPERA: Yeah, you should.

14 MS. GRANDIN: Do you want me to do it now?

15 This is Carla Lopera.

16 MS. LOPERA: Hello.

17 MS. GRANDIN: She's a new attorney with  
18 our office. We're very, very thrilled to have  
19 her, and she will be sitting in this chair  
20 very, very soon.

21 COMMISSIONER LOPERA: Can I move closer to  
22 Carla?

23 THE CHAIRMAN: Absolutely not.

24 MS. GRANDIN: No.

25 Anyway, so just to --

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1 COMMISSIONER KASPER: Can I go back and  
2 clarify your point on work initiated without a  
3 certificate?

4 So you're essentially -- I'm hearing you,  
5 but you're saying that there's no mercy in --  
6 on this side of the table?

7 MS. GRANDIN: No, that's not what I'm  
8 saying. It's more -- I don't want you to worry  
9 about being the bad guy because you're really  
10 just saying what's on the -- in the Code.

11 Now, in some circumstances, it's easy  
12 to -- if after the fact, and if they have  
13 actually done the thing that you would have  
14 done anyway -- you know, if they -- I mean, if  
15 you would have approved it anyway, maybe it's  
16 okay to not deny it.

17 COMMISSIONER KASPER: Well, I would  
18 request that -- and I've actually mentioned  
19 this to some other folks as well, but if you  
20 communicate with your attorneys or something --  
21 in my opinion, I think there should be better  
22 education, information on the regulations of  
23 the historic district.

24 I'm convinced that there's a large  
25 percentage of people that live in the district  
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1 that either lived there prior to this adoption  
2 or bought it after, and they have no idea --  
3 and so I would ask that whoever does whatever  
4 they do, put it on the tax bill, put it on a  
5 separate piece of paper on your purchase  
6 agreement, put it on your electric bill, send  
7 out flyers, put up billboards, because you're  
8 right, we are seeing a lot of these, and I  
9 think it's -- there's -- the citizens are not  
10 being informed of what restrictions are on  
11 their property, and I think that's a bad thing.

12 MS. GRANDIN: Well, it is on the property  
13 appraiser's database. It says "historic" on  
14 there.

15 COMMISSIONER EPSTEIN: Yeah. Through the  
16 Chair, when I purchased my home I  
17 had previously in Avondale, I had to sign a  
18 paper at the closing that said that it was in a  
19 historic district and I had to -- any changes I  
20 wanted to make to the exterior had to be, you  
21 know, through the COA process through the City  
22 of Jacksonville.

23 So there is -- I mean, I signed, so it's  
24 out there. I don't know if everybody else is  
25 signing it or if it's always at a closing. I

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1 would hope that, when they're going through the  
2 title process and everything, it gets included  
3 in everybody's -- I mean, I've bought two  
4 houses and I've refinanced, so I know when you  
5 start signing stuff, you're just like,  
6 whatever; like, this is the rest of my life, I  
7 don't care.

8 So some people might not pay attention.  
9 It might be better to -- maybe some of -- maybe  
10 SPAR, Riverside, Avondale, maybe some of these  
11 districts send out a flyer in the mail,  
12 reminding everybody that, you know, your house  
13 is in a historic district, any changes you make  
14 need to get a COA.

15 I don't know if maybe the City does that  
16 because the City has all the addresses of the  
17 people in this district, and it's just  
18 something that comes out from the Planning  
19 Department as a reminder and it could have the  
20 process of how you go about doing it and  
21 everything. That might be the easiest way to  
22 get everybody's attention that's an owner of a  
23 property within the historic districts.

24 MS. GRANDIN: Right. That education  
25 concept has come up a lot. And I remember when  
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1 I sat on the Historic Preservation Commission a  
2 long time ago -- and I found the documents the  
3 other day. I was showing Carla some of this  
4 stuff. Education was like the main thing that  
5 we wanted to have done. And, you know, there  
6 are so many things in the city that we really  
7 need to educate citizens on, but it's just kind  
8 of impossible.

9 And, unfortunately, I think it falls to  
10 the -- to SPAR and to RAP and things like that  
11 as to -- to get the word out. But we can  
12 certainly take that back as a recommendation  
13 from the Commission to try to come up with  
14 something that -- I don't know whether it's a  
15 mail-out, or whether it goes in the JEA bill,  
16 but, see -- probably couldn't do that either.  
17 Something.

18 COMMISSIONER LOPERA: Through the Chair, I  
19 agree with Julia about the -- you know, having  
20 a -- and also Commissioner Kasper, about maybe  
21 having a reminder every year, but it has to  
22 include specific things, like installing  
23 pavers, removing and installing new windows,  
24 and -- you know, I think specificity -- like,  
25 if you hire a contractor, that he will need to

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1 show you a completed COA application; here's  
2 where you go to get that, so --  
3 Because I think -- you know, I agree with  
4 Julia. You're signing documents to close on a  
5 house and, you know, there's hundreds of  
6 signatures and no one's paying attention to one  
7 random sheet of paper from the historic  
8 commission.

9 MS. GRANDIN: I mean, we even talked about  
10 putting it on record, like -- so putting it --  
11 so when somebody does a title search on the  
12 property you're about to buy, then you're  
13 notified, like, here's a possible encumbrance  
14 on your piece of property; it's got that, and  
15 that -- that never got done either, so ...

16 COMMISSIONER EPSTEIN: Through the Chair,  
17 something -- I mean, I like to consider myself  
18 intelligent, and people might argue with that,  
19 but the application on the website right now to  
20 make a COA is very complicated if you have  
21 never applied for a COA before. And it might  
22 be helpful for the City to do a workshop on  
23 that with these neighborhoods.

24 Maybe once a year, meet with the  
25 neighborhoods -- I know RAP and SPAR both have  
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1 meetings -- and do sort of a process, this is  
2 how you apply for a COA, because I had to call  
3 Lisa Sheppard the last time I applied for a COA  
4 because I lost my application, I started  
5 filling it out and saved it, and then I  
6 couldn't find it once I had done that. And  
7 then it wouldn't let me make a new COA because  
8 I already had one going, and --

9 So it is a little complicated, and I  
10 think -- I mean, if -- like I said, I think I'm  
11 a smart person, but, I don't know, maybe I'm  
12 not. Maybe --

13 MR. WELLS: We get that issue all the  
14 time. I just transferred over from Zoning  
15 officially. We use the same portal, but we --  
16 the issues are completely different in terms of  
17 the historic side of things, so that's  
18 something we definitely need to do a better job  
19 of.

20 We do the workshops; we did one yesterday  
21 with Springfield, but it was just, you know, a  
22 small group of owners with SPAR. But I think  
23 on the other side of things, we definitely need  
24 to do some engagement with the contractors, or  
25 commonly -- you know, commonly used contractors

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1 within these areas because they're the main  
2 ones typically filling out the application.  
3 COMMISSIONER EPSTEIN: I know the Building  
4 Department -- sorry, through the Chair, I know  
5 the Building Department does some continuing  
6 education every once in a while with the  
7 building codes that change, and it might be  
8 interesting for the Planning Department to do  
9 sort of a continuing education, you know, once  
10 a year, twice a year where you're sending this  
11 out to contractors and you have a meeting in  
12 here with anybody who wants to come that works  
13 in these districts often.

14 MR. WELLS: I like that idea.

15 MS. GRANDIN: I agree with you. Education  
16 would be good.

17 THE CHAIRMAN: All right. What else we  
18 got? Information.

19 MR. WELLS: So these are -- these two  
20 items are repeat from last month. I received  
21 some guidance from the State, just being in  
22 this new role, and they typically suggest or  
23 recommend having memos of support or denial.  
24 And so for this one -- I mean, the first one is  
25 just a proposed listing of St. Matthew's

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1 Methodist Episcopal Church.  
2 I can, again, read through some of the  
3 language here, but, essentially, the only  
4 difference here, besides not voting last time,  
5 is just -- there's an actual letter that  
6 references the history behind it, and that you  
7 all, as a commission, recommend approval of the  
8 listing on the National Registry. So just a  
9 copy of it --

10 MS. GRANDIN: So it takes a vote.

11 MR. WELLS: You have to take a vote.

12 MS. GRANDIN: In order to speak as a  
13 commission, you have to vote.

14 COMMISSIONER KASPER: What page is that  
15 letter?

16 MR. WELLS: This is 517 in the book.

17 THE CHAIRMAN: All right. And then the  
18 proposed delisting --

19 COMMISSIONER KASPER: We need to vote on  
20 this letter.

21 MS. GRANDIN: We need a motion.

22 COMMISSIONER LOPERA: Motion to approve  
23 Chairman J.C. Demetree's letter.

24 MR. WELLS: We'll just -- yeah.

25 COMMISSIONER LOPERA: The letter --

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1 COMMISSIONER EPSTEIN: Second.

2 THE CHAIRMAN: All those in favor?

3 COMMISSION MEMBERS: Aye.

4 THE CHAIRMAN: Those opposed?

5 COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: Hearing none, you have  
7 recommended --

8 COMMISSIONER KASPER: The letter.

9 THE CHAIRMAN: All right.

10 MR. WELLS: So the next one is a delisting

11 on the National Register. So, again, we  
12 discussed this last month. There's three  
13 different buildings, two of them were removed  
14 just because of being previously demoed and the  
15 other one was for relocation.

16 So because we were not in the -- I mean,  
17 as a commission, it probably would be best to  
18 just technically approve or have the author be  
19 the approval, so I just wrote it from the  
20 perspective of myself, but, essentially, the  
21 Commission reviewed each listing in accordance  
22 with the procedures of the National Historic  
23 Preservation Act, you all didn't have  
24 objections, put forward a recommendation for  
25 delisting approval.

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1 MS. GRANDIN: So you don't need a vote on  
2 that one?

3 MR. WELLS: Well, I think, just the way  
4 that the language is -- so, yeah, I guess you  
5 all would need to vote just technically to say  
6 that you don't have any objections and you  
7 forward the recommendation for delisting.

8 THE CHAIRMAN: All right. So I need a  
9 motion for --

10 COMMISSIONER EPSTEIN: Sorry. Through the  
11 Chair, we are delisting the Catherine Street  
12 fire station because it was moved to outside of  
13 a historic district; is that --

14 MR. WELLS: So this -- let me look because  
15 it's -- each one is different.

16 Catherine had to be removed because of --

17 COMMISSIONER EPSTEIN: The Four Seasons or  
18 something like that?

19 MR. WELLS: Yeah, the Four Seasons. This  
20 had to be removed. And the National Park  
21 Service didn't have enough time to authorize,  
22 so it's going to be eventually placed back on  
23 the National Register for listing. And the  
24 other two were just demolished.

25 COMMISSIONER EPSTEIN: So we're removing

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1 that because it has no site right now?  
 2 MR. WELLS: Correct.  
 3 COMMISSIONER EPSTEIN: It has no address?  
 4 MR. WELLS: Correct.  
 5 COMMISSIONER EPSTEIN: The fact that it's  
 6 a historic building, it's just kind of sitting  
 7 somewhere. Hopefully, no one demolishes it  
 8 while it's --  
 9 COMMISSIONER LOPERA: Sitting in storage  
 10 probably.  
 11 MR. WELLS: The assumption is that it will  
 12 be placed back on it, but for right now,  
 13 procedure-wise they have to formally delist it.  
 14 COMMISSIONER LOPERA: So do I make a  
 15 motion to delist these three properties?  
 16 MS. GRANDIN: Yes.  
 17 COMMISSIONER LOPERA: Okay. I motion to  
 18 delist the Catherine Street fire station, 1410  
 19 East Adams Street; the Buckman and Ulmer  
 20 building, 29 through 33 West Monroe Street; and  
 21 South Atlantic Investment Corporation building,  
 22 36 through 39 West Monroe Street.  
 23 COMMISSIONER KASPER: Second.  
 24 THE CHAIRMAN: All those in favor?  
 25 COMMISSION MEMBERS: Aye.

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1 CERTIFICATE OF REPORTER  
 2  
 3 STATE OF FLORIDA)  
 4 )  
 5 COUNTY OF DUVAL )  
 6  
 7 I, Diane M. Tropa, Florida Professional  
 8 Reporter, certify that I was authorized to and did  
 9 stenographically report the foregoing proceedings and  
 10 that the transcript is a true and complete record of my  
 11 stenographic notes.

12  
 13  
 14  
 15 DATED this 2nd day of September 2022.  
 16  
 17

18 \_\_\_\_\_  
 19 Diane M. Tropa  
 20 Florida Professional Reporter  
 21  
 22  
 23  
 24  
 25

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1 THE CHAIRMAN: Those opposed?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: Hearing none, you have  
 4 approved that recommendation.  
 5 And unless we have anything else, then we  
 6 are adjourned.  
 7 (The foregoing proceedings were adjourned  
 8 at 5:06 p.m.)  
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