

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, December 14, 2022,  
commencing at 3:05 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.  
JULIA EPSTEIN, Secretary.  
OLIVIA FRICK, Commission Member.  
MAX GLOBER, Commission Member.  
MICHAEL MONTOYA, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.  
ADRIENNE CHAMBERS, Planning and Development.  
JERMAINE ANDERSON, Planning and Development.  
CARLA LOPERA, Office of General Counsel.  
STEPHANIE PEUSA, Planning and Development Dept.

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3

1 the November 16th minutes.  
2 COMMISSIONER LOPERA: Motion to approve  
3 the November 16, 2022, minutes.  
4 COMMISSIONER EPSTEIN: Second.  
5 THE CHAIRMAN: All those in favor?  
6 COMMISSION MEMBERS: Aye.  
7 THE CHAIRMAN: Those opposed?  
8 COMMISSION MEMBERS: (No response.)  
9 THE CHAIRMAN: Hearing none, those minutes  
10 have been approved.  
11 We're going to run through -- we have  
12 multiple deferred items today. I will run  
13 through those real quick:  
14 COA-22-27867, 0 East 1st Street;  
15 COA-22-27451, 2768 Riverside Avenue;  
16 COA-22-27900, 451 East 7th Street;  
17 COA-22-27885, 2230 Post Street; COA-22-28360,  
18 2501 Riverside Avenue; and COA-22-28387, 2519  
19 Riverside Avenue.  
20 And we're going to run right into our  
21 consent agenda. Do any commissioners have any  
22 ex parte or anything to comment on before we go  
23 through?  
24 COMMISSION MEMBERS: (No response.)  
25 THE CHAIRMAN: All right. On our consent  
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1 PROCEEDINGS  
December 14, 2022 3:05 p.m.  
2 - - -  
3 THE CHAIRMAN: We're going to start the  
4 December 14th meeting of the Jacksonville  
5 Historic Preservation Commission.  
6 Arimus, will you start with some  
7 introductions, please?  
8 MR. WELLS: Arimus Wells, Planning and  
9 Development.  
10 MS. LOPERA: Carla Lopera, Office of  
11 General Counsel.  
12 COMMISSIONER FRICK: Olivia Frick,  
13 Commissioner Frick.  
14 COMMISSIONER LOPERA: Andres Lopera,  
15 commissioner.  
16 THE CHAIRMAN: J.C. Demetree, chairman.  
17 COMMISSIONER EPSTEIN: Julia Epstein,  
18 commissioner.  
19 COMMISSIONER MONTOYA: Michael Montoya,  
20 commissioner.  
21 THE CHAIRMAN: If you'll silence your cell  
22 phones. Any private conversations, please be  
23 had in the hallway. We'll take a break every  
24 two hours, as needed.  
25 With that, I will entertain a motion for  
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1 agenda today we've got COA-22-28338, 1227  
2 Market Street North; COA-22-28365, 1749  
3 Greenwood Avenue; COA-22-28453, 3841 Boone Park  
4 Avenue; COA-22-28312, 1261 Dancy Street; and  
5 COA-22-28367, 351 East 8th Street.  
6 With that, we'll open the public hearing.  
7 (Commissioner Globber enters the  
8 proceedings.)  
9 THE CHAIRMAN: Is anyone here to speak on  
10 anything on the consent agenda?  
11 AUDIENCE MEMBERS: (No response.)  
12 THE CHAIRMAN: Nobody is here to speak on  
13 anything on the consent agenda?  
14 AUDIENCE MEMBER: Yeah, I'm here, but I  
15 don't need to speak.  
16 THE CHAIRMAN: You're good.  
17 All right. With that, we'll close the  
18 public hearing.  
19 And I'll take an introduction from our  
20 commissioner down on the end there.  
21 COMMISSIONER GLOBER: Commissioner Globber.  
22 THE CHAIRMAN: And, with that, I will  
23 entertain a motion.  
24 COMMISSIONER LOPERA: Motion to approve  
25 the consent agenda.  
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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, the consent  
 7 agenda has been approved.  
 8 We're going to move right along to  
 9 Section D, Previously Deferred Items to be  
 10 Heard. First on our docket is COA-22-27756,  
 11 3839 Herschel Street.  
 12 MS. CHAMBERS: COA-22-27756, for 3839  
 13 Herschel Street, was previously approved in  
 14 part and deferred in part.  
 15 Today we're reviewing an updated site plan  
 16 by the applicant who supplied the requested  
 17 dimensions of the front yard patio that the  
 18 Commission asked for from the last meeting that  
 19 has decreased the paved area of the front yard  
 20 by roughly 50 percent, from about 50 percent of  
 21 the front yard to about 21 percent of the front  
 22 yard, which is consistent with the design  
 23 guidelines.  
 24 And the applicant has -- is here to  
 25 present and answer any other questions you  
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1 might have about the front yard paved space.  
 2 THE CHAIRMAN: Great. Questions for  
 3 staff?  
 4 COMMISSION MEMBERS: (No response.)  
 5 THE CHAIRMAN: All right. With that,  
 6 we'll open the public hearing.  
 7 Applicant, come on up.  
 8 (Audience member approaches the podium.)  
 9 THE CHAIRMAN: If you'll state your name  
 10 and address.  
 11 AUDIENCE MEMBER: Robert Billy, 3839  
 12 Herschel Street.  
 13 THE CHAIRMAN: Robert, she'll swear you  
 14 in.  
 15 MR. BILLY: I'm sorry?  
 16 THE CHAIRMAN: She's going to swear you  
 17 in.  
 18 THE REPORTER: If you would raise your  
 19 right hand for me, please.  
 20 MR. BILLY: (Complies.)  
 21 THE REPORTER: Do you affirm that the  
 22 testimony you are about to give will be the  
 23 truth, the whole truth, and nothing but the  
 24 truth?  
 25 MR. BILLY: I do.  
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1 THE REPORTER: Thank you.  
 2 THE CHAIRMAN: Welcome.  
 3 MR. BILLY: Thank you.  
 4 THE CHAIRMAN: I presume -- let's see if  
 5 we can get this pulled up. This is the most  
 6 updated version?  
 7 MR. WELLS: Commissioners, I just passed  
 8 out the updated sited plan. We just received  
 9 this this morning, so it's not included within  
 10 the book package. So what I'm pulling up on  
 11 the screen here is what we reviewed last time.  
 12 So this is the one where there was a reduction  
 13 in the front yard paved space, and the one that  
 14 you have before you right now is a further  
 15 reduction.  
 16 COMMISSIONER EPSTEIN: Through the Chair  
 17 to staff, this is still listed on our agenda as  
 18 "deny," but it sounds like the new site plan is  
 19 in -- kind of the standard. So what's in the  
 20 packet is denied, but what's presented before  
 21 us is -- would be approvable, because it's --  
 22 the paving area is within the percentage  
 23 allowed?  
 24 MR. WELLS: That is correct.  
 25 Yeah. Again, because we received it this  
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1 morning, we didn't have time to, obviously,  
 2 change our staff report, but we -- we just kept  
 3 it on the agenda as well because of the fire  
 4 pit, which needs to be approved by the  
 5 Commission, so -- just for your records, too,  
 6 obviously.  
 7 THE CHAIRMAN: And what's the -- what we  
 8 have in our book on Page 260, is that not the  
 9 updated version, or am I missing something?  
 10 MS. CHAMBERS: There were two previously  
 11 submitted site plans. The one --  
 12 THE CHAIRMAN: This takes it further in?  
 13 MS. CHAMBERS: So the one with the bright  
 14 green was the one reviewed at the last meeting,  
 15 and the one just below it in the booklet was  
 16 the original site plan.  
 17 THE CHAIRMAN: Okay.  
 18 MS. CHAMBERS: So the first adjusted site  
 19 plan didn't meet the threshold for staff to  
 20 recommend approval.  
 21 THE CHAIRMAN: Okay.  
 22 All right. Questions for our applicant at  
 23 the moment?  
 24 COMMISSION MEMBERS: (No response.)  
 25 THE CHAIRMAN: We'll call you if we need  
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1 you, unless you have anything for us.  
 2 MR. BILLY: Well, there was the mention of  
 3 I needed to have the fire pit approved.  
 4 THE CHAIRMAN: Yes. We'll vote through --  
 5 along that, I believe, so --  
 6 MR. BILLY: Okay.  
 7 THE CHAIRMAN: I'll call you -- we'll call  
 8 you back up if we need you.  
 9 MR. BILLY: Thank you.  
 10 THE CHAIRMAN: Thanks.  
 11 Is anybody else here to speak on this COA?  
 12 AUDIENCE MEMBERS: (No response.)  
 13 THE CHAIRMAN: All right. With that,  
 14 we'll close the public hearing, and I'll  
 15 entertain a motion.  
 16 COMMISSIONER LOPERA: Motion to approve  
 17 COA-22-27756 with the updated site plan that  
 18 was presented at this meeting.  
 19 COMMISSIONER EPSTEIN: Second.  
 20 THE CHAIRMAN: We don't need to do a  
 21 separate approval for a fire pit, do we, or --  
 22 do we?  
 23 MS. LOPERA: I don't have a copy of the  
 24 site plan. So, to the Chair, if it is on the  
 25 site plan and you're approving the site plan,  
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1 then --  
 2 COMMISSIONER EPSTEIN: It's not.  
 3 THE CHAIRMAN: It's not.  
 4 MS. LOPERA: Then if you could adjust it,  
 5 that would be helpful.  
 6 THE CHAIRMAN: Okay. Would you  
 7 (inaudible) your motion, please?  
 8 COMMISSIONER LOPERA: Yes.  
 9 With the fire pits and the locations shown  
 10 on Page 262 of today's booklet.  
 11 COMMISSIONER MONTOYA: It's the 14th? I'm  
 12 sorry --  
 13 (Simultaneous speaking.)  
 14 COMMISSIONER EPSTEIN: No. He said  
 15 today's --  
 16 COMMISSIONER LOPERA: No, he's just --  
 17 COMMISSIONER MONTOYA: Okay.  
 18 (Simultaneous speaking.)  
 19 COMMISSIONER LOPERA: So through the  
 20 Chair, the fire pit is located, I believe, in  
 21 the exact same position in both site plans, the  
 22 one that was provided last meeting and the one  
 23 that was in the booklet. So that is the fire  
 24 pit that I'm approving at that location.  
 25 THE CHAIRMAN: Okay.  
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1 COMMISSIONER EPSTEIN: Second.  
 2 THE CHAIRMAN: Is this a motion as amended  
 3 at this point or the original motion?  
 4 MS. LOPERA: As amended because -- didn't  
 5 somebody second the first motion?  
 6 THE CHAIRMAN: Yes.  
 7 MS. LOPERA: So do the amended motion --  
 8 (Simultaneous speaking.)  
 9 THE CHAIRMAN: So I'll take a vote on the  
 10 motion as amended.  
 11 All those in favor?  
 12 COMMISSION MEMBERS: Aye.  
 13 THE CHAIRMAN: Those opposed?  
 14 COMMISSION MEMBERS: (No response.)  
 15 THE CHAIRMAN: Hearing none, we'll take a  
 16 vote on the -- our amended motion.  
 17 All those in favor?  
 18 COMMISSION MEMBERS: Aye.  
 19 THE CHAIRMAN: Those opposed?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: Hearing none, you have  
 22 approved COA-22-27756.  
 23 And we'll move right along to  
 24 COA-22-27997, 1239 Wolfe Street.  
 25 MR. WELLS: All right. So this one was  
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1 deferred at the request of the Commission at  
 2 the last meeting in order for the applicant to  
 3 bring evidence from a qualified window repair  
 4 company. At this time, we have reached out to  
 5 the applicant multiple times. We have not  
 6 heard back, so I believe they're not also --  
 7 they're also not here today as well.  
 8 THE CHAIRMAN: Okay. I'm not going to  
 9 defer this again, so we're going to go ahead  
 10 and open the public hearing.  
 11 Is anybody here to speak on COA-22-27997?  
 12 AUDIENCE MEMBERS: (No response.)  
 13 THE CHAIRMAN: Seeing none, we'll close  
 14 the public hearing, and I'll entertain a  
 15 motion.  
 16 COMMISSIONER LOPERA: Motion to deny  
 17 COA-22-27997.  
 18 COMMISSIONER MONTOYA: Second.  
 19 THE CHAIRMAN: Any comments?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: All those in 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 denied COA-22-27997.  
 2 And we'll move along to COA-22-28006, 3565  
 3 Pine Street.  
 4 MR. WELLS: This is also similar to the  
 5 previous one. Same applicant. No response.  
 6 End of report.  
 7 THE CHAIRMAN: We'll open the public  
 8 hearing.  
 9 Is anybody here to speak on this COA?  
 10 AUDIENCE MEMBERS: (No response.)  
 11 THE CHAIRMAN: Seeing none, we'll close  
 12 the public hearing, and I'll entertain a  
 13 motion.  
 14 COMMISSIONER LOPERA: Motion to deny  
 15 COA-22-28006.  
 16 COMMISSIONER MONTOYA: Second.  
 17 THE CHAIRMAN: All those in favor?  
 18 COMMISSION MEMBERS: Aye.  
 19 THE CHAIRMAN: Those opposed?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: Hearing none, you have  
 22 denied COA-22-28006.  
 23 Moving right along to COA-22-28218, 3852  
 24 St. Johns Avenue.  
 25 MS. CHAMBERS: COA-22-28218, for 3852  
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1 St. Johns Avenue, was deferred last month to  
 2 give the applicant time to provide proof of the  
 3 flood zone mapping and a history of the  
 4 property's flood levels at the foundation and  
 5 surrounding area for this particular site.  
 6 The COA is for the after-the-fact painting  
 7 of a red brick contributing structure in  
 8 Riverside/Avondale with white paint. It's on a  
 9 highly visible corner lot, two-story,  
 10 single-family structure with a red brick  
 11 exterior, six-over-one windows, a  
 12 shingle-covered hip roof, and an exterior  
 13 chimney.  
 14 The painting of the brick structure is  
 15 inconsistent with Section 107.306(k)(1) through  
 16 (4). The section 107.1.6(i), guidelines on  
 17 alterations, (1) through (3) and (5) through  
 18 (7); the national -- or the Historic District  
 19 Design Guidelines section on exterior fabric,  
 20 masonry; and the National Park Service  
 21 preservation briefs 1 and 2.  
 22 Staff's recommendation is to deny as the  
 23 most -- the information we've been given states  
 24 that it needs to be repointed, the lime mortar  
 25 needs some attention, and we have no evidence  
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1 there's any problem with the brick at this  
 2 time.  
 3 THE CHAIRMAN: Any questions for staff?  
 4 COMMISSIONER EPSTEIN: Through the Chair  
 5 to staff, did you get any new information from  
 6 them this time?  
 7 MS. CHAMBERS: (Shakes head.)  
 8 COMMISSIONER EPSTEIN: No?  
 9 MS. CHAMBERS: We had not received  
 10 anything before the meeting.  
 11 THE CHAIRMAN: All right. Anything else  
 12 for staff in the moment?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: All right. With that,  
 15 we'll open the public hearing, and the  
 16 applicant can come on up.  
 17 (Audience member approaches the podium.)  
 18 THE CHAIRMAN: If you'll state your name  
 19 and address.  
 20 AUDIENCE MEMBER: Marshall Dixon, 2825  
 21 Algonquin Avenue.  
 22 THE CHAIRMAN: She's going to swear you  
 23 in, Marshall.  
 24 THE REPORTER: If you would raise your  
 25 right hand for me, please.  
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1 MR. DIXON: (Complies.)  
 2 THE REPORTER: Do you affirm that the  
 3 testimony you are about to give will be the  
 4 truth, the whole truth, and nothing but the  
 5 truth?  
 6 MR. DIXON: Yes.  
 7 THE REPORTER: Thank you.  
 8 MR. DIXON: You wanted the flood zone, so  
 9 I have that. It's dated from 2018.  
 10 (Tenders document to the Commission.)  
 11 THE CHAIRMAN: Thank you.  
 12 MR. DIXON: Oh, and here's a (inaudible).  
 13 Also, that's actually a photo of not  
 14 during -- that's before the hurricane. Just --  
 15 that's just regular high tide.  
 16 THE CHAIRMAN: Okay.  
 17 MR. DIXON: I guess what we left off was  
 18 the -- the water running up against the house  
 19 is the reason that we painted it --  
 20 THE CHAIRMAN: Right.  
 21 MR. DIXON: -- not that we really wanted  
 22 to paint it. But putting the flood -- FEMA --  
 23 FEMA's actually -- I guess they're remapping it  
 24 next year. And we're, like, that's actually  
 25 the 4000 block. That's the closest they could  
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1 help me get to it. So, actually, we're --  
 2 we're, like -- literally, like, right on the  
 3 border. So I don't know --  
 4 COMMISSIONER LOPERA: Yes. Through the  
 5 Chair, this is accurate. I looked at this  
 6 today, and you're actually not in a flood zone.  
 7 Zone AE is the one next to you, so the zoning  
 8 you're in is the one just outside, which is  
 9 going to be -- it's not a special flood hazard  
 10 area, but that's not to say that -- you know,  
 11 it's clear that some water gets in there.  
 12 MR. DIXON: Yeah, I mean --  
 13 (Simultaneous speaking.)  
 14 COMMISSIONER LOPERA: -- around the  
 15 foundation, but as far as, you know, the  
 16 special flood hazard area, and as far as, you  
 17 know, everything that FEMA has provided,  
 18 that -- you know, the house is not in that  
 19 area.  
 20 MR. DIXON: Yeah. It was just -- that's  
 21 what I was saying. If you look on there, it's  
 22 just like -- I mean, on the borderline.  
 23 COMMISSIONER LOPERA: Right.  
 24 MR. DIXON: But, I mean, it's  
 25 definitely -- I mean, there's no doubt, it's  
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1 rubbing up against the house.  
 2 My whole thing is -- I mean, I'd rather --  
 3 nothing -- I mean, I love houses too. I love  
 4 the historic -- but, I mean, the thing that  
 5 really bothers me is -- I hate when they get  
 6 destroyed, you have to tear it down, and then I  
 7 have the new house in the whole neighborhood.  
 8 And I'd rather that house just be around.  
 9 I've tried everything. I mean, we've  
 10 tried everything we can do to, you know, save  
 11 it. And, I mean, next is figuring out with the  
 12 City what to do about that creek, or really  
 13 what's turning into a river.  
 14 THE CHAIRMAN: All right. Questions for  
 15 our applicant at the moment?  
 16 COMMISSIONER LOPERA: Yes. Through the  
 17 Chair, did you attempt to remove the --  
 18 MR. DIXON: Yes.  
 19 COMMISSIONER LOPERA: Did it work?  
 20 MR. DIXON: No. It was destroying the  
 21 brick. I mean, I got scars all over -- excuse  
 22 me. I got scars all over my hands trying to  
 23 get it off. I mean, I've never seen anything  
 24 like that paint in my life. I mean, I took  
 25 razors -- I mean, I got to the point where I  
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1 was chipping the brick and I just stopped. And  
 2 I was like, man, this is -- and I tried  
 3 different, multiple things; I mean, water,  
 4 alcohol, dissolvents. I mean --  
 5 But, like you said, the biggest thing is  
 6 the mortar on it. It's just going to destroy  
 7 it. I mean, eventually, it's just going to  
 8 cave in on one side. I mean, the right side of  
 9 it -- or I guess when you're looking at the  
 10 left side of the house.  
 11 THE CHAIRMAN: Okay. Any other questions  
 12 for our applicant at the moment?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: We'll call you back up.  
 15 MR. DIXON: Okay.  
 16 THE CHAIRMAN: Thanks.  
 17 Is there anybody else here to speak on  
 18 this COA?  
 19 AUDIENCE MEMBERS: (No response.)  
 20 THE CHAIRMAN: Seeing none, I'll close the  
 21 public hearing. I'll entertain a motion.  
 22 COMMISSIONER LOPERA: Well, through the  
 23 Chair, I believe that we discussed last time to  
 24 allow the bottom 2 feet to have -- potentially  
 25 have some sort of waterproofing applied to it.  
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1 But as far as the rest of the buildings  
 2 goes, considering that it's not in a special  
 3 flood hazard zone, I am moving to not approve,  
 4 basically, anything above the 2 feet zone at  
 5 the bottom because that will protect the  
 6 mortar. That paint is there for a reason.  
 7 COMMISSIONER EPSTEIN: Through the Chair,  
 8 isn't that maybe going to look a little  
 9 strange? Because there's no real sort of  
 10 demarcation that you can line that up with  
 11 architecturally and just kind of stopping the  
 12 paint at a certain point. I think it might be  
 13 even a little bit more distracting.  
 14 And I'm not quite sure what to do about  
 15 what's already painted if it's not coming off.  
 16 I know this is tricky.  
 17 THE CHAIRMAN: So I look at this two ways.  
 18 I know we're not supposed to look at it as the  
 19 paint is already there, right? We're supposed  
 20 to look at it as a free and clear, still all  
 21 red brick, and that's the situation?  
 22 MS. LOPERA: Yes.  
 23 THE CHAIRMAN: But what's the -- what is  
 24 the answer, to fix the mortar without painting  
 25 it?  
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1 COMMISSIONER LOPERA: That's -- through  
 2 the Chair, I don't think we have to, like -- I  
 3 don't think we have to come up with solutions,  
 4 like --  
 5 THE CHAIRMAN: Well, to give them some  
 6 guidance I think would be nice. I mean, I'm  
 7 saying without -- without a proper solution  
 8 here, I'm not sure --  
 9 COMMISSIONER MONTOYA: Are we in  
 10 discussion mode now or do we have to --  
 11 THE CHAIRMAN: Technically.  
 12 COMMISSIONER LOPERA: Yeah. I mean, there  
 13 is no motion on the floor. We're just  
 14 discussing based on what we talked about last  
 15 time. And, you know, I guess for some  
 16 guidance, we could just tell him to paint the  
 17 white stuff red.  
 18 COMMISSIONER EPSTEIN: This comes in red.  
 19 COMMISSIONER MONTOYA: I think  
 20 waterproofing comes in clear too.  
 21 THE CHAIRMAN: It doesn't come in clear.  
 22 COMMISSIONER EPSTEIN: It comes in --  
 23 THE CHAIRMAN: I asked about that last  
 24 time.  
 25 MS. LOPERA: Mr. Chair, if I may?  
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1 THE CHAIRMAN: Yes.  
 2 MS. LOPERA: Through the Chair to the  
 3 Commission, you do need to address this as if  
 4 it had not been painted and make your decision  
 5 based on what's being asked of you.  
 6 If you choose to deny it, after the fact  
 7 staff can work with the applicant and they can  
 8 talk about how to remedy and get this property  
 9 into conformance --  
 10 THE CHAIRMAN: Right.  
 11 MS. LOPERA: -- if you want to provide a  
 12 potential solution, but that's not within the  
 13 scope of really what you're required to do at  
 14 this point.  
 15 THE CHAIRMAN: Not required, but I am  
 16 looking at this like they were coming, asking,  
 17 can we paint this house?  
 18 COMMISSIONER EPSTEIN: Yeah. This is a  
 19 different product, I guess.  
 20 THE CHAIRMAN: I think a big part of me is  
 21 saying, I would allow it because nobody can  
 22 seem to give me another answer as to how to fix  
 23 this house. So unless we have -- and that --  
 24 COMMISSIONER MONTOYA: This is another one  
 25 of those situations where something was -- work  
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1 was performed without a COA to the home, right?  
 2 THE CHAIRMAN: Well, yeah, but it's not --  
 3 it's with the water. It's not about the --  
 4 COMMISSIONER MONTOYA: So --  
 5 THE CHAIRMAN: Forget the paint.  
 6 COMMISSIONER MONTOYA: Right. And so as  
 7 part of the discussion, the response would be  
 8 painting a traditional -- or historically  
 9 unpainted brick is not in line with the  
 10 guidelines. So if you painted the home, then  
 11 you have to remove the paint. Like, we've been  
 12 down that road before.  
 13 There is a situation where the owner is  
 14 now telling us, because the house has been  
 15 painted with -- the brick's been painted with a  
 16 paint that's incredibly difficult to remove,  
 17 allegedly, to the -- by the applicant, to the  
 18 extent that it's damaging the home to just --  
 19 to remove the paint. That's what puts us in  
 20 the quandary, but -- right? I mean, did I  
 21 understand that?  
 22 THE CHAIRMAN: Well, the -- well, not to  
 23 me at least, because there was flooding in  
 24 the -- the answer, why they painted this  
 25 initially, was the flooding. And nobody has  
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1 been able to give me an answer, at least thus  
 2 far, out of our group, as to how else to fix  
 3 the flooding, outside of painting the house.  
 4 COMMISSIONER FRICK: So my question, is it  
 5 paint or is it waterproof?  
 6 COMMISSIONER EPSTEIN: It's a waterproof  
 7 paint.  
 8 COMMISSIONER FRICK: Okay. So --  
 9 THE CHAIRMAN: I'm -- I'm looking at it,  
 10 forget the paint. The --  
 11 COMMISSIONER EPSTEIN: They do make clear  
 12 waterproofing for masonry.  
 13 THE CHAIRMAN: Because I -- I mean, I  
 14 asked that last time and I was told --  
 15 COMMISSIONER EPSTEIN: Well, this product  
 16 does not come in clear, but they do make clear  
 17 waterproofing for masonry.  
 18 COMMISSIONER LOPERA: Well, through the  
 19 Chair, then, I'm -- I'm going to motion to deny  
 20 this because we would not have approved this  
 21 normally. And as far as giving them some  
 22 guidance, we have approved painting of masonry  
 23 before. There's a dentist office on -- here in  
 24 Riverside that we approved years ago.  
 25 So what I would think for guidance is that  
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1 they can, you know, basically repaint the  
 2 entire house with a red waterproofing, but they  
 3 do have to -- they cannot paint the mortar  
 4 joints. So the mortar joints would have to  
 5 be -- so, basically, it would have to, you  
 6 know, go back to looking like brick, or they  
 7 can paint the mortar joints a -- you know, a  
 8 color to match the existing mortar joints.  
 9 So what do you guys think?  
 10 COMMISSIONER MONTOYA: I mean, the only --  
 11 the only saving grace to that is that these  
 12 things don't set a precedent in terms of design  
 13 guidelines, but, you know, this is just --  
 14 COMMISSIONER LOPERA: Right.  
 15 COMMISSIONER MONTOYA: It's another one of  
 16 those things, like, with the Laura Street  
 17 house, right?  
 18 COMMISSIONER LOPERA: Right.  
 19 So I'm going to make a motion to deny  
 20 COA-22-28218.  
 21 COMMISSIONER EPSTEIN: Second.  
 22 COMMISSIONER LOPERA: And as far as the  
 23 repair goes, through the Chair, they can use  
 24 that similar product for waterproofing, paint  
 25 the entire house a red color to match the color  
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1 applicant has asked.  
 2 Those seem to me to be the options.  
 3 Comments from staff?  
 4 MS. CHAMBERS: Through the Chair, so the  
 5 National Park Service preservation briefs have  
 6 pretty detailed examples and recommendations  
 7 for removing paint from brick. I'm not sure  
 8 what the methods that have been tried are. But  
 9 it's recommended that those treatment options  
 10 be spot tested to find the best option that  
 11 doesn't damage the brick before it's  
 12 implemented on large areas.  
 13 So staff's recommendation, should it be  
 14 denied, would be for that spot testing to get  
 15 the paint to be removed and for the mortar to  
 16 be addressed, the issue of the lime mortar  
 17 needing to repointed. And possibly after that,  
 18 some kind of water repellant to be applied to  
 19 the brick.  
 20 But lime water does have a porous nature,  
 21 so the condition of the mortar is to be  
 22 expected after water infiltration. And the  
 23 holes in the foundation do allow for water to  
 24 infiltrate into the interior of the space, so  
 25 it wouldn't actually prevent the mortar from  
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1 of the original brick, and also paint the  
 2 mortar to match a color reminiscent of the  
 3 original brick.  
 4 COMMISSIONER MONTOYA: Can we still ask  
 5 questions to the staff?  
 6 THE CHAIRMAN: Yeah, we're still  
 7 battling --  
 8 COMMISSIONER MONTOYA: Through the Chair  
 9 to staff, it seems like there are options --  
 10 the options available are to allow the house to  
 11 be painted, but not a different color, that it  
 12 should match the existing brick, if we allow  
 13 that.  
 14 The other one is to remove the paint  
 15 that's existing and use a clear waterproofing  
 16 product, which there are some available.  
 17 And then the other one would be -- I don't  
 18 think that changes it, but for the -- for the  
 19 owner or the applicant to prove that removing  
 20 the existing paint is damaging the house. And  
 21 I think that would require data. That would  
 22 require an outside source that's objective to  
 23 provide you with data that says removing the  
 24 paint is hurting the home. And that would  
 25 support completely painting the house, as the  
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1 deteriorating. Just wanted to note that for  
 2 consideration when reviewing painting the  
 3 structure in the future.  
 4 COMMISSIONER LOPERA: We can leave all  
 5 that guidance to you-all, right?  
 6 MS. CHAMBERS: Yes.  
 7 COMMISSIONER LOPERA: Okay. So then  
 8 let's -- so there you have it.  
 9 THE CHAIRMAN: Yeah, I'm good with that  
 10 because, assuming there is a clear-coat  
 11 waterproofing option that would have  
 12 (inaudible) as paint, then that's what should  
 13 have been used from the jump, so --  
 14 I don't, however, support -- I'm not sure  
 15 I support the painting of the brick and the  
 16 repainting of the mortar because that's going  
 17 to look a little bit out there, but --  
 18 That being said, all those in favor?  
 19 COMMISSION MEMBERS: Aye.  
 20 THE CHAIRMAN: Those opposed?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: Hearing none, you've denied  
 23 COA-22-28218.  
 24 And we're going to move along to Section  
 25 G, Certificates of Appropriateness,  
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1 COA-22-28461, 1551 Ionia Street.  
 2 Let's pause for about two seconds and see  
 3 if Andres is coming back.  
 4 (Brief pause in the proceedings.)  
 5 MS. CHAMBERS: Here is a booklet of photos  
 6 you guys can look at and pass down.  
 7 MR. WELLS: Before I give a staff report,  
 8 I do want to preface the nature of these next  
 9 two items. They are -- they can be considered  
 10 companion applications, but, essentially,  
 11 they're for mothballing requests.  
 12 And so in our current Ordinance Code, we  
 13 have Chapter 518, which is our Municipal Code  
 14 for violations. And so prior to 2011, that  
 15 would be the method of enforcement for  
 16 structures that were deemed unsafe.  
 17 And so in 2011, an ordinance was passed  
 18 that fell under our Chapter 307, which is our  
 19 Historic Preservation and Protection Code.  
 20 It's Part 3 that allows for mothballing, which  
 21 is an alternative to demolition. And so under  
 22 the mothballing program, it allows a structure  
 23 to be temporarily stabilized, secured, and  
 24 weatherized from further deterioration.  
 25 And so this is something that has been  
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1 prevent further deterioration and preservation  
 2 of this contributing structure that needs time  
 3 for financing.  
 4 THE CHAIRMAN: Questions for staff?  
 5 COMMISSIONER MONTOYA: Yes.  
 6 THE CHAIRMAN: Go ahead, please.  
 7 COMMISSIONER MONTOYA: Through the Chair,  
 8 would the mothballing program -- is there --  
 9 once it's approved, the projects are  
 10 mothballed, the necessary steps are taken,  
 11 according to the MuniCode to mothball them. Is  
 12 there any -- is there any checking thereafter?  
 13 Like, is there a time period -- what's the time  
 14 frame when it comes for review again, or is it  
 15 indefinite? Is it a time capsule in terms of  
 16 the mothballing, or is there -- is there a time  
 17 period where they have to reappear and the  
 18 property is perhaps maybe inspected again by  
 19 staff or some appropriate entity?  
 20 MS. CHAMBERS: Through the Chair, the  
 21 mothballing COAs are three years, and they need  
 22 renewal, which does -- you know, inspection by  
 23 staff to assess the condition of the structure  
 24 in that three-year period.  
 25 Additionally, one of the proposed  
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1 used between 2011 and 2016 in terms of our  
 2 program of enforcement. It somewhat just fell  
 3 off after that, so, essentially, we're  
 4 reintroducing it and looking for an alternative  
 5 to demolition to pursue in the long run.  
 6 So we'll go ahead and give our staff  
 7 report.  
 8 MS. CHAMBERS: COA-22-28461 seeks to  
 9 mothball a vacant, residential, contributing  
 10 structure.  
 11 Staff conducted a site visit on  
 12 December 6th, 2022, and met with the owner  
 13 representative, at which time the structure was  
 14 photographed extensively and determined to be a  
 15 prime candidate for future restoration.  
 16 Mothballing the structure will allow the  
 17 owner time to finance the restoration while  
 18 preventing further deterioration and violations  
 19 from the Municipal Code Compliance Division.  
 20 The Grace and Truth Community Development  
 21 Corporation obtained ownership of the structure  
 22 in 2020 and has plans for the preservation and  
 23 nonprofit use as part of their community  
 24 services.  
 25 Staff's recommendation is for approval to  
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1 conditions is a monitoring and maintenance  
 2 schedule for the building to be developed to  
 3 include, at a minimum, drive-by inspections  
 4 monthly, walk around the property every three  
 5 months, and the building be entered and  
 6 inspected annually, and the property should be  
 7 monitored and addressed within 30 days if there  
 8 are any issues that have been notified, and  
 9 inspected after heavy rains or storms.  
 10 COMMISSIONER MONTOYA: Thank you.  
 11 THE CHAIRMAN: Any other questions for  
 12 staff?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: All right. We'll open the  
 15 public hearing. The applicant can come on up.  
 16 (Audience member approaches the podium.)  
 17 THE CHAIRMAN: If you'll state your name  
 18 and address.  
 19 AUDIENCE MEMBER: Bishop E.M. Johnson, 932  
 20 North Shore Drive.  
 21 THE CHAIRMAN: She's going to swear you in  
 22 real quick.  
 23 THE REPORTER: If you would raise your  
 24 right hand for me, please.  
 25 BISHOP JOHNSON: (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 BISHOP JOHNSON: Yes.  
 6 THE REPORTER: Thank you.  
 7 THE CHAIRMAN: Welcome.  
 8 BISHOP JOHNSON: Hi. Happy to be here.  
 9 THE CHAIRMAN: Yes, sir. If you just want  
 10 to walk us through, I guess --  
 11 BISHOP JOHNSON: Okay.  
 12 THE CHAIRMAN: -- what you're doing.  
 13 BISHOP JOHNSON: Sure.  
 14 These two properties, which was obtained  
 15 from the City of Jacksonville, to -- for the  
 16 Grace and Truth CDC. We've had a history of  
 17 doing single-family development here in  
 18 Jacksonville for 22 years. We work with Travis  
 19 and all the ones upstairs on the seventh floor  
 20 and have been for many years. And this was the  
 21 one we was asked to do. I started to bring  
 22 some pictures of previous projects that we've  
 23 done so you can see some of our work. And we  
 24 can, if you ask us to, if we need to.  
 25 But we thought this was a great  
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1 opportunity on the -- in the Springfield  
 2 community to bring back a couple of properties  
 3 that need it -- that restoration, which we're  
 4 very good at. And I'm working with Kelly over  
 5 at the -- at SPAR, and so her and I talked  
 6 about what we look to do with the second  
 7 building, which I think it was a pool hall many  
 8 years ago.  
 9 And we want to bring that (inaudible) to  
 10 the community. We're working with some of the  
 11 residents in the community now to make sure we  
 12 can get -- do the best and highest use for the  
 13 building and not just get over there and do any  
 14 old thing.  
 15 That trust is very important because we  
 16 want to be positive in the community, do a  
 17 great job. And as you very well know, it's  
 18 going to take quite a bit to bring them back.  
 19 You know, we've had estimates to go out and  
 20 give us some numbers already. We know it's an  
 21 uphill climb, but we're willing to do it  
 22 because we believe in what we do and we know it  
 23 will be a great asset to the community.  
 24 THE CHAIRMAN: Thank you.  
 25 Any questions?  
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1 COMMISSIONER EPSTEIN: Yes. So through  
 2 the Chair, so you're essentially asking to  
 3 mothball these two structures because you need  
 4 more time --  
 5 BISHOP JOHNSON: Yes.  
 6 COMMISSIONER EPSTEIN: -- for the  
 7 financing or --  
 8 BISHOP JOHNSON: Yes, ma'am.  
 9 COMMISSIONER EPSTEIN: -- more time for  
 10 the development?  
 11 BISHOP JOHNSON: Time for the financing.  
 12 We're putting the financing together now  
 13 to --  
 14 COMMISSIONER EPSTEIN: Okay.  
 15 BISHOP JOHNSON: -- in order to do a good  
 16 job and to do it right the first time.  
 17 COMMISSIONER EPSTEIN: Do you have a time  
 18 line for financing or are you just --  
 19 BISHOP JOHNSON: Over the next 12 to  
 20 18 months we figure we should have it  
 21 100 percent financed.  
 22 COMMISSIONER EPSTEIN: Okay.  
 23 THE CHAIRMAN: Any other questions for our  
 24 applicant at the moment?  
 25 COMMISSION MEMBERS: (No response.)  
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1 THE CHAIRMAN: We'll call you back up.  
 2 BISHOP JOHNSON: Sure.  
 3 THE CHAIRMAN: Thank you.  
 4 BISHOP JOHNSON: Thank you.  
 5 THE CHAIRMAN: Is anyone else here to  
 6 speak on this COA?  
 7 AUDIENCE MEMBERS: (No response.)  
 8 THE CHAIRMAN: Seeing none, we'll close  
 9 the public hearing and I'll entertain a motion.  
 10 COMMISSIONER LOPERA: Motion to approve  
 11 COA-22-28461 with staff conditions.  
 12 COMMISSIONER MONTOYA: Second.  
 13 THE CHAIRMAN: All those in favor?  
 14 COMMISSION MEMBERS: Aye.  
 15 THE CHAIRMAN: Those opposed?  
 16 COMMISSION MEMBERS: (No response.)  
 17 THE CHAIRMAN: Hearing none, you have  
 18 approved COA-22-28461.  
 19 That will take us to COA-22-28462, 1553 to  
 20 1555 Ionia Street, which I believe is in the  
 21 same -- the same land as the last one.  
 22 So do you all need to hear from staff  
 23 again?  
 24 COMMISSION MEMBERS: No.  
 25 THE CHAIRMAN: We're good on that.  
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1 All right. I'm going to open the public  
 2 hearing. And is anybody else here to speak on  
 3 this -- or anybody here to speak on this COA?  
 4 (Bishop Johnson approaches the podium.)  
 5 THE CHAIRMAN: If you will state your name  
 6 and address.  
 7 BISHOP JOHNSON: Bishop E.M. Johnson,  
 8 Grace and Truth CDC.  
 9 THE CHAIRMAN: So I don't think you need  
 10 to talk us through this one again, unless --  
 11 anything to add on this one?  
 12 BISHOP JOHNSON: No.  
 13 THE CHAIRMAN: Any questions?  
 14 COMMISSIONER EPSTEIN: Same financial  
 15 timeline?  
 16 BISHOP JOHNSON: Yes, ma'am.  
 17 This was the pool hall right here. I  
 18 spoke out of turn last time, but this was the  
 19 one that was the pool hall.  
 20 COMMISSIONER MONTOYA: Do you intend to  
 21 make it a pool hall again? Because I like to  
 22 play pool.  
 23 BISHOP JOHNSON: Well, it's going to be  
 24 art. They like art in the community. We don't  
 25 have any art over there. So we're going to  
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1 make it art, something calm and nice and good  
 2 for the community.  
 3 COMMISSIONER MONTOYA: As a resident of  
 4 Springfield, I appreciate this kind of activity  
 5 instead of a demo. We have so many missing  
 6 teeth in our neighborhood.  
 7 BISHOP JOHNSON: Yes, sir.  
 8 COMMISSIONER MONTOYA: More projects like  
 9 this need to be saved, so thank you.  
 10 BISHOP JOHNSON: All right. Thank you.  
 11 THE CHAIRMAN: Thank you.  
 12 Is anybody else here to speak on this COA?  
 13 AUDIENCE MEMBERS: (No response.)  
 14 THE CHAIRMAN: Seeing none, we'll close  
 15 the public hearing, and I'll entertain a  
 16 motion.  
 17 COMMISSIONER LOPERA: Motion to approve  
 18 COA-22-28462 with staff conditions.  
 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 COA-22-28462.  
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1 That takes us to Section K, Public  
 2 Comment.  
 3 AUDIENCE MEMBERS: (Indicating.)  
 4 THE CHAIRMAN: You can come on up. We can  
 5 start wherever.  
 6 AUDIENCE MEMBER: I want to be first.  
 7 AUDIENCE MEMBER: I can be first. Mine  
 8 might be easy. We'll see. Or it might be not.  
 9 I have been working with --  
 10 THE CHAIRMAN: Real quick, if you'll state  
 11 your name and address.  
 12 AUDIENCE MEMBER: Oh, sure. My name is  
 13 Andrea Oldham, and my address is 2163 Post  
 14 Street.  
 15 THE CHAIRMAN: All right. And --  
 16 I don't need to swear her in for public  
 17 comment, do I?  
 18 MS. LOPERA: No.  
 19 THE CHAIRMAN: Okay. You're good.  
 20 MS. OLDHAM: I've been working with  
 21 Jermaine Anderson and Arimus Wells, and we've  
 22 been kind of hashing back and forth what could  
 23 be allowed for a two-story garage or carriage  
 24 house, depending on how you'd like to look at  
 25 that. I submitted a COA for that, but we've  
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1 kind of -- they've postponed me from moving  
 2 forward with submitting it to one of these  
 3 hearings until I asked some more questions. So  
 4 I guess what my question is, is what do I need  
 5 to do to get this approved? What would be some  
 6 helpful tips or tricks to have a two-car garage  
 7 with, essentially, like, a flex space over it?  
 8 We've covered the siding. We've covered  
 9 the shingled roof to match the house, the  
 10 spacing of the windows on each elevation. So  
 11 I'm just kind of wondering what the holdouts  
 12 would be.  
 13 THE CHAIRMAN: I've got a, I guess, better  
 14 question than this. What -- I assume you've  
 15 gone through all this with staff?  
 16 MS. OLDHAM: Yes.  
 17 THE CHAIRMAN: And so where is the  
 18 disconnect? Where are you guys --  
 19 MS. OLDHAM: That's what I'm trying to  
 20 figure out. I don't know. They said I should  
 21 come here and find out what else I need.  
 22 THE CHAIRMAN: I'm going to kick this to  
 23 staff, then.  
 24 MR. WELLS: Through the Chair, we were  
 25 under the impression that the reason why the  
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1 applicant wanted to come before the Commission  
2 was to get a guarantee or some type of  
3 nonbinding recommendation in terms of their  
4 plans.

5 Where the hiccup was or where it was  
6 stemming from is the fact that originally the  
7 applicant submitted plans that were not to  
8 scale, and so we wanted to provide dimensions,  
9 something that was more concrete for you all to  
10 reference. And so the applicant did provide  
11 that, but it was after the cutoff date for this  
12 meeting, so we recommended that if they still  
13 wanted to present their plans or ask any  
14 general questions, they could.

15 But in terms of our recommendation or from  
16 what they present, we didn't have an objection,  
17 per se, but they just wanted something more  
18 binding, I would say, because -- the fact that  
19 they're spending -- they have to spend money on  
20 engineering plans.

21 MS. OLDHAM: Yeah, I -- my big hang-up was  
22 I didn't want to pay for an engineer until I  
23 knew I could proceed because, then, I have  
24 thousands of dollars with a picture that I  
25 potentially couldn't use.

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1 THE CHAIRMAN: Well, so, I mean, your best  
2 bet would not be to come to us today because,  
3 obviously, we haven't seen any plans or --

4 MS. OLDHAM: I brought -- if that helps --

5 THE CHAIRMAN: I'm not going to kind of go  
6 through it as a COA at the moment. If -- your  
7 best bet is to go through staff and get on the  
8 same page with them. And if they are in favor  
9 of recommending approval, then my guess is we  
10 will be as well.

11 MS. OLDHAM: Okay.

12 THE CHAIRMAN: And if there's any struggle  
13 you have with staff that you think should be  
14 approved, then, you know, it will come to us  
15 and we can talk about it then. But --

16 MS. OLDHAM: Okay.

17 THE CHAIRMAN: If you go through -- go  
18 through staff, and -- yeah, if you get their  
19 approval, more than likely you'll have our  
20 approval, so --

21 MS. OLDHAM: Okay. Wonderful.

22 THE CHAIRMAN: I think that's the best  
23 step forward.

24 MS. OLDHAM: Okay. Awesome.

25 And I have a very second -- a quick second

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1 thing. I haven't submitted a COA for this yet,  
2 but I have some exterior stairs that I'm  
3 wanting to repair. Is that something that  
4 should be approved administratively or is that  
5 something that requires an architect or an  
6 engineer?

7 That's what I don't -- I want to be clear  
8 before I submit for the next deadline. If I  
9 need to go through that process, I want to have  
10 it ready for the next public meeting.

11 MR. WELLS: We can work with you on that.

12 Again, in terms of exterior stairs, they  
13 most likely will have to go to the Commission  
14 because they are street visible and so it will  
15 be the same procedure.

16 MS. OLDHAM: Okay.

17 COMMISSIONER LOPERA: And, through the  
18 Chair, in accordance with what the chairman  
19 said, that -- generally, when staff approves  
20 your project there are certain conditions. We  
21 generally tend to side with our staff, but  
22 there's also a process called an "Opinion of  
23 Appropriateness," and that's where, you know,  
24 staff has presented some conditions. If you  
25 don't agree with those conditions, then you can

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1 present it to us before you go through the  
2 whole process. You can present it to us, and  
3 then that way you can get a much more firm  
4 statement from us with the Opinion of  
5 Appropriateness.

6 MS. OLDHAM: Okay. All right. I think  
7 that's it for me.

8 COMMISSIONER EPSTEIN: I would just make  
9 sure you go back and you look at the  
10 application as well, when you're submitting,  
11 because when it does call out for certain items  
12 that are required and if they are to be to  
13 scale, that's a requirement. And it might run  
14 into a case where you might have to hire  
15 someone for some small amount of time, for not  
16 maybe a full set of drawings, but to have  
17 scaled drawing that are drawn up and  
18 everything, you -- there might be an investment  
19 there, just to kind of give you a heads up.

20 MS. OLDHAM: Okay. And can you recommend?  
21 Because I haven't found anyone who's willing to  
22 take on a job this small. Everyone is  
23 recommending, like, \$300,000 or more to even  
24 look at my project or they're giving me blanket  
25 pricing. They're not willing to work me as a

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1 piecing thing.  
 2 So I know you can't, like, officially  
 3 recommend somebody, but maybe someone who is  
 4 well-versed on the process that -- I could  
 5 start there before I get too deep in this and  
 6 spending money when I can't move forward.  
 7 COMMISSIONER LOPERA: Through the Chair,  
 8 there's an architect in the back of the room.  
 9 MS. OLDHAM: Okay.  
 10 And I know him.  
 11 COMMISSIONER LOPERA: That's John.  
 12 MS. OLDHAM: He and I were emailing today,  
 13 so --  
 14 THE CHAIRMAN: So there you go.  
 15 MS. OLDHAM: All right. Well, thank you.  
 16 I think that's it.  
 17 THE CHAIRMAN: Thank you.  
 18 We're still in public comment. You can  
 19 come on up.  
 20 (Audience member approaches the podium.)  
 21 THE CHAIRMAN: If you'll just state your  
 22 name and address.  
 23 AUDIENCE MEMBER: My name is Sarah  
 24 Magliano. My address is 1422 Rensselaer  
 25 Avenue, 32205, in Avondale.  
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1 before I -- kind of similar to the last  
 2 applicant -- outlay the money to get an  
 3 official approval next month, if that is  
 4 something that you guys would be willing to do.  
 5 I can pass these around if you want to  
 6 look at them.  
 7 And it's one of those things where it's  
 8 just frustrating as a homeowner to continually  
 9 replace something that then continually needs  
 10 to be replaced.  
 11 These have, like, a 25-year warranty.  
 12 They're steel reinforced, conformed to  
 13 Miami-Dade hurricane standards. They are --  
 14 what is it? I think neighbor-pleasing. They  
 15 look nice on both sides. And the goal would  
 16 be --  
 17 And it's twice the cost of wood, right?  
 18 So it's not at a no outlay for us, but it  
 19 definitely is one of those things that would  
 20 make it a little easier to not have to continue  
 21 to swallow the cost of a fence every eight to  
 22 ten years, which -- the last time I got a  
 23 fence, it was much less money than the  
 24 estimates I have now, so --  
 25 And, like I said, I've seen some of the  
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1 And I have a COA application that I've  
 2 been dealing with Adrienne for placement of a  
 3 wood fence.  
 4 I think you said you could pull it up for  
 5 me? I have the number if you need it.  
 6 So I've lived in my house for probably ten  
 7 years in May. I have already re-fenced one  
 8 time and I'm needing to go re-fence again. And  
 9 so my application is to re-fence with a novel  
 10 material that I guess hasn't come across  
 11 staff's desk before, which is just a composite,  
 12 wood-look fencing material.  
 13 This is the color that I prefer  
 14 (indicating). This is just a larger scale,  
 15 like, sample that the fencing guy gave me.  
 16 Composite, obviously, I'm sure you're familiar  
 17 with. Lots of places use it in lieu of wood.  
 18 It isn't like vinyl, so it doesn't look like  
 19 vinyl. It looks like wood. It is, like, steel  
 20 reinforced.  
 21 These are kind of flimsy. It's  
 22 significantly sturdier than this when it's  
 23 actually installed as a fence, and so I'm  
 24 meeting for public comment to kind of get an  
 25 idea on what the approval would or wouldn't be  
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1 fences in (inaudible) and they are  
 2 significantly sturdier than the sample color  
 3 palette.  
 4 THE CHAIRMAN: Okay. Question for staff.  
 5 I'm assuming we have never approved a  
 6 composite fence in Riverside? I could be wrong  
 7 about that, but I don't ever recall.  
 8 MR. WELLS: That is correct. It's a new  
 9 material, and we just wanted some guidance on  
 10 that.  
 11 THE CHAIRMAN: Yeah. No, I think this is  
 12 a good -- good question for sure because I have  
 13 not seen this come before us before.  
 14 MS. MAGLIANO: And the darker one is the  
 15 color I prefer. In my COA, if they can pull it  
 16 up, there are, like, some photos of it against  
 17 my existing fence, and it looks pretty much the  
 18 same as the fence from the street.  
 19 I have a driveway with a double, like,  
 20 8-foot fence across the driveway and then,  
 21 like, my normal, you know, backyard is fenced  
 22 in.  
 23 THE CHAIRMAN: Let's look at the pictures  
 24 here.  
 25 MS. MAGLIANO: Yeah, I do have pictures.  
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1 I promise I have many pictures. I came  
 2 very prepared.  
 3 I was telling them, I've done an addition  
 4 that was approved administratively. We're  
 5 doing a guest house that was approved  
 6 administratively. Like, I work very hard to be  
 7 in alignment with the guidelines.  
 8 COMMISSIONER EPSTEIN: It looks like a  
 9 fence.  
 10 MS. MAGLIANO: It looks like a fence, I  
 11 promise.  
 12 COMMISSIONER MONTOYA: It reminds me of  
 13 the horse I used to ride in my backyard when I  
 14 was a kid.  
 15 MS. MAGLIANO: They're steel reinforced  
 16 when they're actually installed, so --  
 17 COMMISSIONER MONTOYA: I think the biggest  
 18 question here is just, as with all fence  
 19 applications, do they meet the criteria of the  
 20 historic district, which is usually vertical  
 21 pickets, you know, the height limitation --  
 22 MS. MAGLIANO: And it is vertical pickets.  
 23 They have, like, stone-look ones. I'm not  
 24 interested in that. I want it to look like a  
 25 wood fence.

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1 very valid comment from the chair.  
 2 THE CHAIRMAN: Because I almost prefer the  
 3 looks of -- still composite, but --  
 4 COMMISSIONER EPSTEIN: Through the Chair,  
 5 I tend to not have -- if we're going to find  
 6 some way through the development of technology,  
 7 obviously, as you move forward in society, you  
 8 should be able to approve things that are  
 9 similar and are better. I don't have an issue  
 10 with that.  
 11 It does look -- like, I kept saying the  
 12 word "gnarly." Like, it looks really gnarly.  
 13 Like, it's an exaggerative grain, almost, so,  
 14 like, from the street you're just like, that's  
 15 a wood fence.  
 16 MS. MAGLIANO: Yes.  
 17 COMMISSIONER EPSTEIN: Like, no question,  
 18 which maybe is good because it's not a wood  
 19 fence. But I'm -- I'm kind of in the same  
 20 thought --  
 21 MS. MAGLIANO: Further down in that  
 22 picture --  
 23 COMMISSIONER EPSTEIN: You know, maybe if  
 24 they had one that was not --  
 25 MS. MAGLIANO: So this is my existing

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1 COMMISSIONER MONTOYA: Thank you.  
 2 MS. MAGLIANO: I'm very proud of all of  
 3 the restorations I have done in my house, so I  
 4 really want it to look as good as possible.  
 5 THE CHAIRMAN: So I do see the stone ones.  
 6 Please don't do that.  
 7 MS. MAGLIANO: Yeah. No, I will not, I  
 8 promise.  
 9 THE CHAIRMAN: I have a question for the  
 10 rest of y'all, though. Something like these,  
 11 do you think, something that doesn't look quite  
 12 as much like wood, almost looks better?  
 13 MS. MAGLIANO: What's that?  
 14 THE CHAIRMAN: Well, I mean, because  
 15 trying to look like wood sometimes comes off a  
 16 little --  
 17 MS. MAGLIANO: Uh-huh.  
 18 COMMISSIONER MONTOYA: You know, I think  
 19 that's a valid statement because many times  
 20 when it comes to siding -- I know it's a  
 21 different arena, but when applicants propose  
 22 cementitious fiber siding, one of the  
 23 requirements we usually ask is, is it smooth  
 24 and not the wood grain, because they tend to  
 25 over-emboss the wood grain, so I think that's a

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1 fence (indicating), which is in poor condition,  
 2 obviously. And then if you -- I don't know if  
 3 you added the two pictures, Adrienne, or not.  
 4 COMMISSIONER MONTOYA: Is it -- sorry,  
 5 Ms. Magliano is it?  
 6 MS. MAGLIANO: Yes.  
 7 COMMISSIONER MONTOYA: Are you opposed to  
 8 the smooth finish rather than the --  
 9 MS. MAGLIANO: So this product doesn't  
 10 come in a smooth finish. It comes in the stone  
 11 look, which I'm obviously not interested in,  
 12 and it wouldn't be approved anyway. And then  
 13 the one, two -- approximate wood fencing -- I  
 14 think there are pictures -- this is the --  
 15 these are the pictures -- these pictures, if  
 16 she scrolls, are the ones of, like, an  
 17 installed fence somewhere, but show -- it looks  
 18 just like a wood fence, certainly like the  
 19 board-on-board fences that, like, my neighbors  
 20 have installed.  
 21 And I would agree that it's a bit more  
 22 rustic --  
 23 COMMISSIONER MONTOYA: It's a little  
 24 rustic.  
 25 MS. MAGLIANO: -- than, like, the wood

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1 fence that I had installed previously, but at  
2 the same time my current fence is rotting away  
3 and looks rustic as it is, so ...

4 THE CHAIRMAN: So I think I would -- just  
5 throwing it out there, I think if you came with  
6 a COA, I think I would lean towards -- I think  
7 I would lean towards an approval, but I would  
8 love to see some -- because, obviously, I --  
9 looking at composite fencing, there's a lot of  
10 options.

11 MS. MAGLIANO: Uh-huh.

12 THE CHAIRMAN: If you, by chance, look at  
13 another company and found a smooth one, I think  
14 I'd be almost --

15 MS. MAGLIANO: More inclined?

16 THE CHAIRMAN: -- you know -- yeah,  
17 because that -- that one, to me -- that makes  
18 sense because I don't mind, you know, moving  
19 into the composite world, but I tend to think  
20 that would look more --

21 COMMISSIONER MONTOYA: And if you look at  
22 the photographs of the examples, they tend to  
23 be more suburban in nature and not --

24 (Simultaneous speaking.)

25 MS. MAGLIANO: Uh-huh.

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1 COMMISSIONER MONTOYA: -- (inaudible)  
2 historic -- an historic --

3 MS. MAGLIANO: I think that's a cost  
4 issue, like, because it's twice the cost of a  
5 wood fence installed the same. I got a \$7,000  
6 quote for my whole yard and a \$15,000 quote for  
7 half of my yard.

8 THE CHAIRMAN: You can take a look at this  
9 (indicating). This is kind of where we're --

10 MS. MAGLIANO: That's Trex, I think.

11 And the problem that I've encountered in  
12 doing all of this research is that -- finding a  
13 distributor for some of the other composite  
14 materials is much harder. I haven't found  
15 someone in Jacksonville who installs Trex. I  
16 found one fencing guy who installs this  
17 composite material pre-pandemic. They, like,  
18 sold it as a DIY kit at Home Depot. My husband  
19 was like, absolutely not.

20 So, you know, trying to find -- the one  
21 fence guy I did find who installs it was very  
22 difficult. So I've definitely done the  
23 legwork, and I -- I would, you know,  
24 potentially agree that a smoother product would  
25 maybe look less rustic, but also within the

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1 confines of, like, being able to find someone  
2 to actually install it, having a product that  
3 is, you know, a reasonable price, and that's  
4 actually able to be purchased, delivered, and  
5 installed has been kind of where I have met  
6 my --

7 COMMISSIONER MONTOYA: When do you intend  
8 to submit the application?

9 MS. MAGLIANO: For January.

10 COMMISSIONER MONTOYA: So you're going to  
11 submit the application in January.

12 I think that, based on what you're hearing  
13 from the commissioners, it would be in your  
14 interest to --

15 MS. MAGLIANO: Submit it?

16 COMMISSIONER MONTOYA: -- to submit it,  
17 but also be more diligent about searching for  
18 something in line with what we're asking for  
19 aesthetically. And then if you can't find it,  
20 as you're saying, ultimately, have the backup  
21 to show us that.

22 MS. MAGLIANO: Yeah, and I can definitely  
23 do that.

24 COMMISSIONER MONTOYA: And then we can  
25 render an opinion.

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1 THE CHAIRMAN: That's good with me.  
2 All right?

3 MS. MAGLIANO: Awesome. I'll take --

4 THE CHAIRMAN: Thank you.

5 Is there anybody else for public comment?

6 AUDIENCE MEMBERS: (No response.)

7 THE CHAIRMAN: All right. With that,  
8 we're going to move on to New Business.

9 National Register nominations, please.

10 MR. WELLS: So we have two National  
11 Register nominations of Historic Places, the  
12 first one is the Duval County Armory. This is  
13 located at 851 North Market Street.

14 Based on the nomination itself, we found  
15 that it met two of the criteria:

16 So the first one is letter A, which is the  
17 property is associated with events that have  
18 made a significant contribution to the broad  
19 patterns in history. This is along the lines  
20 of military, architectural, and entertainment,  
21 slash, recreation.

22 And the second criteria is the property  
23 embodies the distinctive characteristics of a  
24 type, period, or method of construction, or  
25 represents the work of a master or possesses

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1 high artistic values, or represents a  
2 significant and distinguishable entity whose  
3 components lack individual distinction.  
4 The period of significance for this  
5 building is between 1916 and 1972. I won't  
6 read through the entire nomination, obviously,  
7 but just pinpoint some main points.

8 It is the oldest purpose-built military  
9 structure in the county. It represents the  
10 work of a local architect, Wilbur B. Talley,  
11 who is well known for his Revivalist style, so  
12 the early 20th century. The structure is an  
13 example of the late Gothic Revival  
14 architecture, which is commonly found, again,  
15 in the early 20th century, especially along --  
16 or within American universities and  
17 institutional buildings, and so --

18 The building was also notorious for  
19 housing prominent events, such as a speech by  
20 First Lady Eleanor Roosevelt, jazz performer  
21 Duke Ellington.

22 I have prepared a brief letter that's  
23 written -- typically is written on behalf of  
24 the Chair or -- for the Commission. So, again,  
25 this is just a letter. Feel free to revise,

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1 but this would be forwarded to the national --  
2 the Florida National Register Review Board for  
3 consideration.

4 End of report.

5 THE CHAIRMAN: All right. Questions for  
6 staff?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: All right. So I'll take a  
9 motion on this.

10 MS. LOPERA: Through the Chair to the  
11 Commission, the proper way to handle it would  
12 be move to approve issuing that letter because  
13 it does express that the Commission is  
14 supporting this.

15 THE CHAIRMAN: So I'll entertain a motion.

16 COMMISSIONER LOPERA: Is that for both of  
17 them?

18 THE CHAIRMAN: That's just for the armory,  
19 correct?

20 MR. WELLS: (Inaudible.)

21 COMMISSIONER LOPERA: Motion to approve  
22 the letter to add the Duval County Armory to  
23 the National Register.

24 COMMISSIONER EPSTEIN: Second.

25 THE CHAIRMAN: Comments or concerns?

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1 COMMISSION MEMBERS: (No response.)

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 We'll go to the Garden Club.

9 MR. WELLS: The next one is for the Garden  
10 Club of Jacksonville. Again, we found that it  
11 is -- it meets the criteria for nomination to  
12 the National Register of Historic Places. The  
13 Garden Club, essentially, serves as another  
14 example of the architectural design that was  
15 produced by the famous Jacksonville  
16 architectural firm known as Saxelbye & Powell.

17 The auditorium itself for the structure  
18 exhibits an earlier interpretation of the  
19 Neoclassical Revival style, most popular  
20 between the 1890s and 1950s.

21 The Garden Club of Jacksonville played a  
22 pivotal role in civic improvements, public  
23 education, and beautification efforts from the  
24 city.

25 With that said, I have another letter that

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1 is before you today that articulates those  
2 findings from the nomination. And that's the  
3 end of the report.

4 THE CHAIRMAN: Questions for staff?

5 COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: All right. I'll entertain  
7 a motion.

8 COMMISSIONER LOPERA: Motion to approve  
9 the letter for -- to add the Garden Club of  
10 Jacksonville to the National Register.

11 COMMISSIONER EPSTEIN: Second.

12 THE CHAIRMAN: All those in favor?

13 COMMISSION MEMBERS: Aye.

14 THE CHAIRMAN: Those opposed?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, you have  
17 recommended the Garden Club of Jacksonville to  
18 be added.

19 So that takes to us a National Register  
20 delisting.

21 MR. WELLS: All right. So we have one  
22 delisting. This is the Woman's Club of  
23 Jacksonville. This structure was a historic  
24 women's club that was historically located at  
25 861 Riverside Avenue, which was next to the

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1 Cummer Museum of Art and Gardens. That  
2 structure was listed on the National Register  
3 in 1992.

4 Essentially, the property was demolished  
5 due to termite damage in 2016; hence, the  
6 request for delisting.

7 And I apologize, I forgot to put the  
8 letter in there. It actually is right here.  
9 Okay.

10 So because this is a delisting, I just  
11 wrote it on behalf of myself, but the main  
12 clause in here with regard to the Commission is  
13 that you all do not express any objections to  
14 it and you recommend approval of the delisting  
15 because the structure is, in fact, demolished.

16 THE CHAIRMAN: All right. Questions?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: I'll entertain a motion.

19 COMMISSIONER LOPERA: Through the Chair,  
20 is this necessary? I mean, if it's no longer  
21 there -- is it just to maintain accurate  
22 records, I guess?

23 MR. WELLS: Correct.

24 COMMISSIONER LOPERA: Okay.

25 MR. WELLS: That's why I write it on

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1 behalf of myself, because it's not -- I mean, I  
2 can't take out that part about the --

3 COMMISSIONER MONTOYA: You delist one and  
4 list two, right?

5 THE CHAIRMAN: It's a net positive.

6 COMMISSIONER LOPERA: All right. Motion  
7 to delist the Woman's Club of Jacksonville due  
8 to it being demolished.

9 COMMISSIONER EPSTEIN: Second.

10 THE CHAIRMAN: All those in favor?

11 COMMISSION MEMBERS: Aye.

12 THE CHAIRMAN: Those opposed?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Hearing none, you have  
15 delisted the Woman's Club of Jacksonville.

16 And now we move on to Old Business,  
17 COA-22-28091, 3536 St. Johns Avenue.

18 MR. WELLS: Okay. If I may, I'll let OGC  
19 give a brief context on this application first  
20 and I'll go into details.

21 MS. LOPERA: So this COA -- Carla Lopera,  
22 through the Chair to the Commission, this COA  
23 came before you October 26th, 2022, as a  
24 request for a new construction carport with a  
25 copper roof adjacent to an existing two-story

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1 garage in Avondale.

2 Staff recommendation was approval with the  
3 condition that the roof be covered in asphalt  
4 shingles to match the garage. At the meeting,  
5 you approved on a vote of four to zero with the  
6 roof condition changed to require a copper roof  
7 to match an existing stoop roof on the site.

8 However, after the meeting, material  
9 evidence came to light that contradicted the  
10 applicant's testimony and directly undermined  
11 both reasons the Commission gave for approving  
12 the copper roof and material. So staff  
13 investigated, and I did not issue the final  
14 order pending their analysis.

15 So we have this item on the agenda today  
16 to allow you the opportunity to reconsider the  
17 COA if you so choose. After hearing the new  
18 information, if you would like to change your  
19 previous action, there are two motions  
20 available, both of which require a two-thirds  
21 vote.

22 You can move to rescind, which has the  
23 effect of canceling your previous action. And  
24 you would need to do that if you want to move  
25 to deny. You could also move to amend your

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1 previous approval, and that can be used if you  
2 desire to change only part of your prior  
3 action.

4 MR. WELLS: Well, okay. Now --

5 MS. LOPERA: Do you want me to address,  
6 like, prior testimony and give --

7 MR. WELLS: Yes.

8 MS. LOPERA: Okay. So just to refresh  
9 your memory, or if you weren't here, to share  
10 with you, the excerpt of the transcript was in  
11 the book on Page 1004.

12 The applicant testified that staff had  
13 recently administratively approved a copper  
14 roof on a COA for a bathroom addition on the  
15 house and that there was an existing copper  
16 stoop roof on the house.

17 Prior to moving to approve the COA, a  
18 commissioner stated on the record, quote, I'm  
19 okay with allowing a copper roof to be  
20 installed on this based on the reasoning that  
21 the staff has already approved an addition and  
22 that there's some sort of copper stoop roof in  
23 the area, unquote. That's Page 1006 of the  
24 book. No other commissioner stated the  
25 reasoning on the record.

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1 So there are two issues. The first is  
2 staff did not administratively approve a copper  
3 roof addition, and the second is the existing  
4 stoop roof is actually a violation of a  
5 previous COA. So staff would like to address  
6 that at this time.

7 MR. WELLS: So what I'm going to do is  
8 pass around a packet. It goes into some  
9 supplementary evidence or details regarding the  
10 situation. So I'll pass that out.

11 And just to add on to that, the  
12 commissioners -- the decision at the  
13 October 26th meeting was made under the  
14 assumption that the addition and the stoop roof  
15 were, in fact, compliant or permitted by our  
16 section. Both of those items were essentially  
17 erroneous.

18 In terms of what I just passed out, the  
19 first page goes into the final order for a COA  
20 that was granted by the Commission back in  
21 2003. Again, at that October 26th meeting, the  
22 commissioners recommended approval to do a  
23 copper roof for the carport based on the  
24 assumption that the -- an addition on the  
25 primary structure included a copper roof

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1 And then the last page of your packet is  
2 just the minutes from the October 26th meeting.  
3 So, again, that's only related to the  
4 addition that was made from 2003.

5 Another position by the applicant at that  
6 meeting, a couple of meetings ago, was that the  
7 addition that we previously approved  
8 administratively was for a metal roof. That  
9 was, in fact, not true as well.

10 (Reporter clarification.)

11 MR. WELLS: A copper roof.

12 We approved it based -- we approved under  
13 the assumption that it would be consistent with  
14 the existing type of material of the home.

15 So with that said, we have this new  
16 evidence to present. And as General Counsel  
17 has noted, you have the option to reconsider  
18 or --

19 COMMISSIONER LOPERA: So through the  
20 Chair, if that stoop would have been a shingle  
21 roof, then you would have only approved a  
22 shingle roof for the addition, correct?

23 MR. WELLS: Through the Chair, that's  
24 correct.

25 COMMISSIONER LOPERA: Okay.

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1 already that was permitted, and the -- this  
2 copper roof addition was made in 2003.

3 That's the final order on the first page.  
4 That goes into detail about the conditions.

5 The second page is an excerpt from our  
6 staff report from 2003 that details our  
7 analysis in terms of the roof addition. As  
8 you'll see, it -- number 4, the roof shape  
9 piece, we detail how it would be a hip roof and  
10 that the roofing material will be a shingle  
11 type that's consistent with the existing type  
12 and style of the building. So as such, no  
13 reference to a copper roof was made.

14 So from our analysis, that stoop roof  
15 that -- it has the current copper material on  
16 it, is, in fact, noncompliant with the 2003  
17 COA.

18 The next page is the elevation plans that  
19 were permitted by -- or approved by the  
20 Commission that shows the proposed  
21 architectural shingles for the addition. And  
22 the stoop roof is on the first floor there. So  
23 no reference to a copper roof. Again, which  
24 reaffirms our position that this was never  
25 permitted.

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1 MS. LOPERA: Just to clarify, through the  
2 Chair, they never approved a copper roof  
3 addition.

4 COMMISSIONER LOPERA: Right.

5 MS. LOPERA: That was the testimony, but  
6 that's inaccurate. It was a shingle addition  
7 that they approved and a shingle stoop roof  
8 addition they approved in '03.

9 COMMISSIONER EPSTEIN: So a shingle was  
10 approved, but they installed copper or metal?

11 MR. WELLS: Through the Chair, that's  
12 correct.

13 COMMISSIONER LOPERA: But we approved the  
14 copper roof, correct?

15 MS. LOPERA: Through the Chair, that's  
16 correct. You approved a copper carport roof.  
17 There's a pending -- not pending. Is it

18 pending? Administratively approved pool bath  
19 addition that has not come before you. Staff  
20 approved it with asphalt shingles to match the  
21 house. It was -- testimony was given to you  
22 that that was -- it was -- that the staff  
23 approved a metal roof. They did not.

24 COMMISSIONER LOPERA: Okay.

25 MS. LOPERA: So three roofs at issue here.

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1 COMMISSIONER LOPERA: Clear as mud.  
 2 Thanks. I get it. Thanks.  
 3 THE CHAIRMAN: A lot to unpack here.  
 4 Well, we can start with the copper roof, I  
 5 guess. So the copper roof -- the initial  
 6 copper roof we're saying was installed, what,  
 7 2004 probably?  
 8 MR. WELLS: Correct.  
 9 THE CHAIRMAN: Okay.  
 10 MR. WELLS: It was -- well, let me just  
 11 clarify. The COA was approved by the  
 12 Commission in 2003. The construction occurred  
 13 sometime afterward, so I would guesstimate  
 14 around 2003 to '04.  
 15 COMMISSIONER MONTOYA: Just so I  
 16 understand, there's a -- there's an unapproved  
 17 copper roof on the stoop?  
 18 THE CHAIRMAN: Correct.  
 19 COMMISSIONER MONTOYA: There's a proposed  
 20 copper roof for the carport?  
 21 MR. WELLS: (Nods head.)  
 22 COMMISSIONER MONTOYA: And although --  
 23 that we're talking about now, right?  
 24 MR. WELLS: (Nods head.)  
 25 COMMISSIONER MONTOYA: And although it  
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1 here? If we said -- do we have discussion  
 2 amongst ourselves for now until we decide where  
 3 we want to go; is that correct, before we talk  
 4 to the applicant or anything?  
 5 MS. LOPERA: Yeah. It would be prudent to  
 6 discuss among yourselves. You could also bring  
 7 the applicant up if he is here. I don't know.  
 8 THE CHAIRMAN: He's here.  
 9 MS. LOPERA: It would be prudent to ask  
 10 him questions as well.  
 11 THE CHAIRMAN: Okay. John, you can come  
 12 on up.  
 13 (Mr. Allmand approaches the podium.)  
 14 THE CHAIRMAN: If you will state your name  
 15 and address.  
 16 MR. ALLMAND: John Allmand, 2063 Oak  
 17 Street, Jacksonville, Florida 32205.  
 18 THE CHAIRMAN: We're going to swear you  
 19 in.  
 20 THE REPORTER: If you would raise your  
 21 right hand for me, please.  
 22 MR. ALLMAND: (Complies.)  
 23 THE REPORTER: Do you affirm that the  
 24 testimony you are about to give will be the  
 25 truth, the whole truth, and nothing but the  
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1 hasn't appeared, there's another project on the  
 2 site that has staff approval with an asphalt --  
 3 or a Fiberglass shingle roof that we expect to  
 4 be asked to be copper as well?  
 5 MR. WELLS: Through the Chair, that is  
 6 correct as well.  
 7 COMMISSIONER MONTOYA: And question to the  
 8 staff. Sorry, through the Chair, question to  
 9 the staff. Do we know the original roof  
 10 material for the house? As the shingles that  
 11 are on it probably aren't --  
 12 MR. WELLS: I'll have to do some research,  
 13 but I know for a fact it was not metal.  
 14 MS. CHAMBERS: If I may, there are other  
 15 stoop roofs on the structure that were there  
 16 before the additions were made that do have  
 17 asphalt shingle on them, matching the rest of  
 18 the main roof structure.  
 19 COMMISSIONER MONTOYA: Sure, but I would  
 20 expect a historic home of that age, the  
 21 original roof was probably something different  
 22 than that, right? Like, diamond shingles or,  
 23 you know -- who knows.  
 24 THE CHAIRMAN: So I guess a question for  
 25 counsel. We have no -- I guess what's our move  
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1 truth?  
 2 MR. ALLMAND: I do.  
 3 THE REPORTER: Thank you.  
 4 MR. ALLMAND: Nothing like old business,  
 5 bottom-of-the-agenda kind of COA.  
 6 This one is an interesting situation.  
 7 Basically, three areas. Number one, copper  
 8 overhang, existing, unapproved, based on the  
 9 COA. But from -- almost 20 years old. Number  
 10 two, proposed addition. Number three, carport  
 11 garage addition. All right?  
 12 Originally, the proposed addition was  
 13 approved administratively, with conditions,  
 14 right? And, you know, while -- I like to call  
 15 it almost a soft denial, right? Because the --  
 16 the conditions were very long. And, on me, I  
 17 did not read them. So when I said it was  
 18 approved, I was assuming it was approved as we  
 19 drew it with a metal roof. And that's on me  
 20 because I didn't read the long list of  
 21 conditions.  
 22 The carport was approved as of the last  
 23 meeting, you know, under the understanding  
 24 that, you know, the stoop had been, you know,  
 25 done properly and that the metal roof had been  
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1 approved, which was not -- is not correct. The  
2 addition had been approved with conditions to  
3 remove the metal roof. So, on me, the -- that  
4 was a detail that I missed, and so I apologize  
5 for that.

6 I found out these new facts; that, one,  
7 the copper roof, as I stated, was actually not  
8 approved in the list of conditions. And the --  
9 on the addition. And the copper roof that had  
10 been existing there for 20 years was kind of  
11 under the same kind of conditions, was  
12 approved, but, you know, wasn't approved to be  
13 a copper roof.

14 So the ideas -- so the facts are a little  
15 bit different, and I'm happy to kind of  
16 re-discuss this COA if you guys choose to do  
17 that, because, as Commissioner Lopera  
18 mentioned, the -- you know, these were the  
19 facts that kind of made him kind of agree to  
20 approve this particular COA, so I'm definitely  
21 open to that. That makes a lot of sense, if  
22 you guys want to.

23 I will say that the owner -- there's a  
24 bunch of different projects going on, and the  
25 owner is committed to a copper roof on these  
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1 projects. Okay? Obviously. You know, and  
2 he --

3 My experience with kind of doing additions  
4 in the -- in the district is, typically,  
5 there's a break of plane between the addition  
6 and new construction. And they do that for a  
7 very specific reason, so that you can  
8 understand what's historic and what's not  
9 historic. And so not only is there a break of  
10 plane, but quite frequently there's also a  
11 change in material. Okay? So that's thing  
12 one. That's -- I just want to kind of put that  
13 bug in your head, right? Before we kind of go  
14 any further.

15 Also, this -- this non-street-visible kind  
16 of addition --  
17 (Timer notification.)

18 MR. ALLMAND: -- has been there for  
19 20 years.

20 So I'll stop right there. And if you guys  
21 have any other questions, let me know.

22 THE CHAIRMAN: Any questions for John real  
23 quick?

24 COMMISSIONER MONTROYA: Do you have any  
25 idea what the original roof of the main house

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1 was?

2 MR. ALLMAND: I'm very -- on this  
3 particular project, I'm very hesitant to make  
4 an attempt --

5 COMMISSIONER LOPERA: Say copper.

6 MR. ALLMAND: Yeah. I'm 99 percent  
7 sure --

8 THE CHAIRMAN: Public comment.

9 MR. ALLMAND: Yeah. I don't know.

10 COMMISSIONER EPSTEIN: You're under oath.

11 MR. ALLMAND: I think you're a hundred  
12 percent right, that it probably wasn't the  
13 asphalt shingle. I'm -- but other than that, I  
14 wouldn't gander a guess.

15 THE CHAIRMAN: All right. We'll call you  
16 if we need you.

17 MR. ALLMAND: Okay.

18 THE CHAIRMAN: Thank you.

19 COMMISSIONER LOPERA: Through the Chair,  
20 in light of the facts being presented, it would  
21 definitely have changed my approval from the  
22 last meeting.

23 MS. LOPERA: If I may, Mr. Chair, I think  
24 it would be a good idea to ask if there's  
25 anyone else to speak on this, just to get any

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1 other testimony out there.

2 THE CHAIRMAN: Is there anybody else here  
3 to speak on this COA?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: We'll close the public  
6 hearing.

7 And so we have an option to move to  
8 reconsider, but it's got to be two-thirds,  
9 correct?

10 MS. LOPERA: It's got to be a two-thirds  
11 vote. You can either move to rescind -- and  
12 that's what you would want to do if you want to  
13 go for a -- you think you want to deny this.

14 The other option is to move to amend your  
15 previous approval. And then if that's approved  
16 by a two-thirds vote, you can talk about  
17 what --

18 THE CHAIRMAN: So the original COA --  
19 because we wouldn't be denying the original  
20 COA, would we? We would just be approving it  
21 with conditions, as far as what roof we would  
22 prefer?

23 MS. LOPERA: Yes. If you wanted to still  
24 approve but alter a condition, the correct  
25 motion would be to move to amend your previous

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1 approval.

2 THE CHAIRMAN: That's what I would -- at

3 least if we want to discuss it, that's where I

4 would go.

5 COMMISSIONER LOPERA: That's -- yeah, I

6 agree.

7 And through the Chair, I think that, like,

8 approving something that wasn't originally,

9 like, installed correctly, I don't think that

10 we want to go down that route.

11 COMMISSIONER EPSTEIN: Yeah. Through the

12 Chair, I think the -- when this approval was

13 presented to us, it was presented as if there

14 was existing and then future approved copper,

15 and that's how we made our decision, but I'd

16 hate to approve something based off of somebody

17 who changed the design after it was approved

18 some other way. And then we're going ahead in

19 the future with this -- the design that was

20 never approved, using that as the precedent.

21 COMMISSIONER MONTOYA: Through the Chair,

22 also the change in material, as the applicant

23 spoke to, to differentiate the new from the

24 old -- the historic rather, is in line with the

25 design guidelines, but there's also -- there's

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1 a notion of the addition being secondary to the

2 primary historic structure, and so a copper

3 roof on a major addition that has a -- or a

4 Fiberglass shingle roof I think might compete

5 with the main structure. I think that's

6 subjective a bit and it would have to be

7 reviewed.

8 I'd also say that -- and for things like

9 using copper for a roof for secondary things

10 like the stoop or a portico, some smaller part

11 of -- like an accent of the main building,

12 that's sometimes found to be acceptable in

13 review rather than a larger addition to the

14 project. And so, again, I think it would have

15 to be reviewed and really considered.

16 But I agree with the comments made by the

17 other commissioners.

18 COMMISSIONER EPSTEIN: Through the Chair,

19 also, I think, generally, when you see a copper

20 roof, you think, "Oh, this is probably an older

21 roof too," so putting a copper roof on the new

22 building and not -- it might be confusing as

23 well for how the material use is. You can kind

24 of differentiate between the two, but it --

25 it's almost, like, pretending the new building

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1 is the older building.

2 COMMISSIONER MONTOYA: And I would also

3 say to the applicant that -- I know that

4 sometimes it's hard to find the original

5 information about a structure, but our historic

6 home, we found, you know, vintage photographs

7 of it, or there might be evidence of some other

8 roofing material that's more original to the

9 home that might be in the argument of the

10 owner, if, as they say, they are committed to

11 the copper roof. You need to look for backup.

12 THE CHAIRMAN: So I have nothing on the

13 table at the moment. I need a motion to

14 reconsider, or is the motion to --

15 COMMISSIONER EPSTEIN: Motion to amend.

16 THE CHAIRMAN: -- motion to amend?

17 COMMISSIONER MONTOYA: Motion to rescind.

18 MS. LOPERA: Well, it depends on what you

19 want to do.

20 THE CHAIRMAN: Well, I think it's a motion

21 to amend at this point because I think we'll

22 still approve, it will just be -- if --

23 MS. LOPERA: Then the proper motion would

24 be -- someone would need to amend your previous

25 approval.

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1 THE CHAIRMAN: That's what I need, then.

2 COMMISSIONER EPSTEIN: Motion to amend the

3 previous approval with the copper roof.

4 MS. LOPERA: What is your amendment?

5 COMMISSIONER EPSTEIN: I'm sorry. Motion

6 to amend the previous approval, that the copper

7 roof designation be removed and the roof on the

8 carport be -- considered to be asphalt shingle.

9 COMMISSIONER LOPERA: Second.

10 THE CHAIRMAN: I think that's all we need,

11 correct?

12 MS. LOPERA: Yes. So this will need a

13 two-thirds vote to pass.

14 THE CHAIRMAN: So I have a question for

15 staff. I guess this doesn't matter at the

16 moment, but the other -- the other application,

17 did you give options outside of asphalt

18 shingle?

19 MS. CHAMBERS: (Shakes head.)

20 THE CHAIRMAN: Okay.

21 COMMISSIONER MONTOYA: I also have a

22 question. After this vote is made, does the

23 applicant have the right to reapply to change

24 the roof, or is this -- is it -- is it best to

25 take this vote now and the applicant still have

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1 the opportunity to come back to staff or come  
 2 back to us or is this a -- is this closed?  
 3 MS. LOPERA: Through --  
 4 COMMISSIONER MONTOYA: I'm only asking  
 5 this because the applicant may find out other  
 6 information about the home that would support  
 7 the request, and I would hate to make a  
 8 judgment and then find out that it didn't  
 9 really align with the original home. So is it  
 10 better to --  
 11 MR. ALLMAND: Can I --  
 12 THE CHAIRMAN: Sure. Come on up.  
 13 (Mr. Allmand approaches the podium.)  
 14 MR. ALLMAND: It would be our preference  
 15 to have a vote now. And we're coming back next  
 16 month for a minor mod to the administratively  
 17 approved -- to ask for a copper roof on that  
 18 one too.  
 19 COMMISSIONER MONTOYA: All right. You  
 20 understand --  
 21 MR. ALLMAND: Just FYI.  
 22 COMMISSIONER MONTOYA: You understand why  
 23 I'm asking?  
 24 MR. ALLMAND: I do, because you might be  
 25 caught in res judicata, and I -- I understand  
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1 that.  
 2 COMMISSIONER MONTOYA: Okay.  
 3 MR. ALLMAND: Yes, sir.  
 4 Thanks.  
 5 THE CHAIRMAN: All right. Well, we have a  
 6 motion on the floor to amend, correct?  
 7 MS. LOPERA: Yes.  
 8 COMMISSIONER LOPERA: And that's to amend  
 9 to not allow the copper roof, to have asphalt  
 10 shingles (inaudible) replaced on the stoop,  
 11 existing stoop, but also on the addition.  
 12 No?  
 13 THE CHAIRMAN: We're not replacing the  
 14 existing stoop.  
 15 COMMISSIONER LOPERA: So it's staying?  
 16 Okay.  
 17 COMMISSIONER EPSTEIN: It's the carport  
 18 and --  
 19 COMMISSIONER LOPERA: The carport and the  
 20 asphalt shingles. Okay.  
 21 THE CHAIRMAN: For sure.  
 22 All those in favor?  
 23 COMMISSION MEMBERS: Aye.  
 24 THE CHAIRMAN: Those opposed?  
 25 COMMISSION MEMBERS: (No response.)  
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1 THE CHAIRMAN: Hearing none, that motion  
 2 has been approved.  
 3 And then we take a vote on the motion as  
 4 amended, right?  
 5 MS. LOPERA: Correct.  
 6 THE CHAIRMAN: All right.  
 7 COMMISSIONER MONTOYA: I mean, the reality  
 8 is, that could have been installed correctly  
 9 and then come back later and replace the stoop  
 10 with copper? Who knows when that happened  
 11 or --  
 12 THE CHAIRMAN: The statute of limitations  
 13 is out on that one, yeah.  
 14 I'll take a vote on the motion as amended.  
 15 All those in favor?  
 16 COMMISSION MEMBERS: Aye.  
 17 THE CHAIRMAN: Those opposed?  
 18 COMMISSION MEMBERS: (No response.)  
 19 THE CHAIRMAN: Hearing none, we have  
 20 approved COA-22-28091.  
 21 MR. ALLMAND: Thank you.  
 22 THE CHAIRMAN: Thank you, John.  
 23 And unless anybody else has anything --  
 24 (No response.)  
 25 THE CHAIRMAN: -- then we are adjourned.  
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1 (The foregoing proceedings were adjourned  
 2 at 4:29 p.m.)  
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

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4 COUNTY OF DUVAL )

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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

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15 DATED this 28th day of December 2022.

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Diane M. Tropa  
Florida Professional Reporter

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