

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, August 23, 2023,
commencing at 3:07 p.m., at Jacksonville City Hall,
Lynwood Roberts room, 117 West Duval Street,
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.
ETHAN GREGORY, 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.
SUSAN GRANDIN, Office of General Counsel.

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1 be had in the hallway.
2 With that, I'll entertain a motion for the
3 July 26th minutes.
4 COMMISSIONER LOPERA: Motion to approve
5 the July 26, 2023, minutes.
6 COMMISSIONER EPSTEIN: Second.
7 THE CHAIRMAN: All those in favor?
8 COMMISSION MEMBERS: Aye.
9 THE CHAIRMAN: Those opposed?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Hearing none, you have
12 approved those minutes.
13 We've got a couple of things to clean up
14 on this agenda today, so I'm going to run
15 through that real quick.
16 If you will flip over to Section D,
17 previously deferred items to be heard, those
18 are both being deferred. That's COA-23-28339
19 and COA-23-29140.
20 Under Section F, we've got another
21 deferral. Number 2, listed as LM-23-06, 930
22 University Boulevard, that's also been
23 deferred.
24 And I've got a couple of things that have
25 been withdrawn. Section G, COA-23-28964, 2921
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1 P R O C E E D I N G S
2 August 23, 2023 3:07 p.m.

3 THE CHAIRMAN: We'll go ahead and start
4 the August 23rd meeting of the Jacksonville
5 Historic Preservation Commission.
6 If we could get some introductions,
7 please.
8 MS. CHAMBERS: Adrienne Chambers, Historic
9 Preservation.
10 MR. WELLS: Arimus Well, Historic
11 Preservation.
12 MS. GRANDIN: Susan Grandin, Office of
13 General Counsel.
14 COMMISSIONER GREGORY: Ethan Gregory,
15 commissioner.
16 THE CHAIRMAN: J.C. Demetree, chairman.
17 COMMISSIONER LOPERA: Andres Lopera,
18 chairman -- commissioner. First time I've
19 messed that one up, ever.
20 COMMISSIONER EPSTEIN: Julia Epstein,
21 commissioner.
22 THE CHAIRMAN: We're going to take a break
23 every two hours, as needed. Hopefully, we
24 won't need that. If you can all silence your
25 cell phones. Any private conversations, please

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1 Downing Street, that COA has been withdrawn.
2 And then also, let's see, under Section G,
3 we are moving COA-23-29190, 2023 Myra Street,
4 to consent.
5 So with that, I'll run through this agenda
6 real quick. Our deferred items include
7 COA-22-27451, 2768 Riverside Avenue;
8 COA-23-29220, 1481 West 6th Street;
9 COA-23-29186, 2799 Selma Street; COA-23-28972,
10 2990 Remington Street; LM-23-04, 411 North
11 Liberty Street; COA-23-28339, 3664 Richmond
12 Street; COA-23-29140, 3022 St. Johns Avenue;
13 and LM-23-06, 930 University Boulevard.
14 So those are all being deferred.
15 And with that, we'll roll to our consent
16 agenda. On our consent agenda, we have
17 COA-23-28065, 0 Dancy Street; COA-22-28239,
18 2664 Green Street; COA-23-29316, 745 Ralph
19 Street; COA-23-29459, 1828 Hubbard Street;
20 COA-23-29204, 1513 Ionia Street; and
21 COA-23-29190, 2023 Myra Street.
22 Any questions -- any commissioners have
23 any ex parte or comments on the consent agenda?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: All right. With that, I'll
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1 open the public hearing.
 2 Is anybody in the audience here to speak
 3 on anything on consent?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: All right. Seeing none,
 6 we'll close the public hearing, and I'll
 7 entertain a motion.
 8 COMMISSIONER LOPERA: Motion to approve
 9 the consent agenda.
 10 COMMISSIONER EPSTEIN: Second.
 11 THE CHAIRMAN: All those in favor?
 12 COMMISSION MEMBERS: Aye.
 13 COMMISSIONER LOPERA: Those opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, you have
 16 approved the consent agenda, and we will move
 17 right into -- let's see, that takes us to
 18 Section G, Certificates of Appropriateness.
 19 And with that, we only have one on the
 20 docket, and that would be COA-23-29458, 1407
 21 Walnut Street.
 22 COMMISSIONER EPSTEIN: Do we want to do
 23 that one historic designation first? Did I get
 24 that missed up?
 25 THE CHAIRMAN: Which one?
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1 COMMISSIONER EPSTEIN: The -- 913 West 5th
 2 Street, the historic designation.
 3 THE CHAIRMAN: No, that was withdrawn.
 4 COMMISSIONER EPSTEIN: That was withdrawn?
 5 MR. WELLS: Yes.
 6 THE CHAIRMAN: Did I miss that?
 7 COMMISSIONER EPSTEIN: You had said that
 8 the -- COA-23-28964 was withdrawn, but --
 9 LM-23-06 was deferred, but you're saying --
 10 THE CHAIRMAN: Yes, LM-23-03 --
 11 COMMISSIONER EPSTEIN: Is withdrawn?
 12 THE CHAIRMAN: -- has also been withdrawn.
 13 COMMISSIONER EPSTEIN: Correct?
 14 MR. WELLS: Yes.
 15 THE CHAIRMAN: Yes, I'm sorry. That's
 16 also been withdrawn. So we have no historic
 17 designations on your agenda today.
 18 We're going straight into Section G, and
 19 Number 3 on that section. I thought I got it
 20 all.
 21 COMMISSIONER EPSTEIN: I might have missed
 22 it.
 23 THE CHAIRMAN: No, I -- you probably
 24 didn't.
 25 MR. WELLS: All right. This is
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1 application COA-23-29458, located at 1407
 2 Walnut Street. This is a request to relocate
 3 the front steps from the right side of the
 4 house to the -- to be located in front of the
 5 door. This property has recently been split
 6 with the southern abutting property, as of --
 7 within the last month, but with the new vacant
 8 (inaudible) lot to the south, it will become an
 9 interior lot. The front steps currently lead
 10 to a hexagonal paver walkway to the street.
 11 Based on our analysis -- I mean, there's
 12 no historically documented evidence that the
 13 steps were ever relocated. They've
 14 historically always been on that site -- side
 15 of the rear entry. Just based on the design
 16 guidelines which are -- essentially, they
 17 promote the historic patterns, and we just feel
 18 that relocating the front steps would be
 19 inappropriate and inconsistent, and we forward
 20 to you a recommendation for denial.
 21 Based on our historic analysis as well,
 22 just based on the recent split and then the
 23 northern lot containing a warehouse storage, we
 24 believe that's the reason why the side steps
 25 have historically been oriented there. There's
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1 a large -- again, there's a large warehouse to
 2 the north that has been used as a service
 3 department entry as well as (inaudible)
 4 decorating as well as sign painting, so we just
 5 (inaudible), again, not to support this.
 6 THE CHAIRMAN: All right. Questions for
 7 staff?
 8 COMMISSION MEMBERS: (No response.)
 9 THE CHAIRMAN: All right. With that, if
 10 the applicant is here, you can come on up.
 11 We'll open the public hearing.
 12 (Audience member approaches the podium.)
 13 THE CHAIRMAN: If you will state your name
 14 and address.
 15 AUDIENCE MEMBER: Yes. Shelby Atkinson,
 16 1407 Walnut Street.
 17 THE CHAIRMAN: All right. Shelby, she's
 18 going to swear you in real quick.
 19 THE REPORTER: If you would raise your
 20 right hand for me, please.
 21 MS. ATKINSON: (Complies.)
 22 THE REPORTER: Do you affirm that the
 23 testimony you are about to give will be the
 24 truth, the whole truth, and nothing but the
 25 truth?
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1 MS. ATKINSON: Yes.
2 THE REPORTER: Thank you.
3 THE CHAIRMAN: Welcome. You can just talk
4 to us about your steps.

5 MS. ATKINSON: Yeah, so I'm -- just some
6 of the things taken in the staff's report. One
7 of the -- the kind of reasons was just due to
8 the relocation of the steps -- I'm just going
9 to read from it -- the relocation of the steps
10 from their historic hexagonal paver walkway.
11 The Springfield neighborhood is also
12 inconsistent with Section 307.106.

13 With the relocation of the steps, as they
14 were removed, the same historical pavers would
15 be used, so it would just be transferred, so
16 the -- like, the historic hexagonal pavers
17 would be consistent and still -- they're not
18 going to be tossed away or not used.

19 And then in -- this is a -- a photo
20 from -- it's Google (inaudible) from February
21 of 2022, so that left -- where those stairs
22 would be moved to, there was no prior
23 guardrail, I think is what it would be called,
24 and so that material in and of itself is also
25 not historical. It was rebuilt when the house

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1 was flipped, and so -- but that would just be
2 used on the other arm rail. They -- everything
3 would just be reused, just switching spots, so
4 just -- just kind of -- just the photo of that.

5 (Tenders photograph.)
6 (Simultaneous speaking.)

7 MS. ATKINSON: That just shows that there
8 was an arm rail previously where it is
9 currently, so it's not, like, historic wood in
10 and of itself.

11 There's also just no -- I know there's no
12 evidence to say that the stairs were ever in
13 the front, but there's also just no evidence
14 saying that the stairs have ever been there.
15 There's -- I just can't find any blueprints of
16 the house of this historical -- in and of
17 itself, like, preservation of -- where the
18 stairs were originally located.

19 I know that, according to the -- the
20 house's 1987 survey, they are on the side, but
21 nothing prior to that was able to be found. So
22 they have never been in the front.

23 And then also to the splitting of the lot,
24 it is going to be like the side lot of -- of
25 whatever they decide to build on that other lot

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1 of the house. That will now be, like, a side
2 lot as well. So instead of just kind like
3 walking on to your own -- it's kind of just
4 walking to the side yard of somebody else's
5 lot.

6 And then when the house was split and the
7 lot was split and (inaudible), the pavers were
8 already relocated from where the gate
9 originally was, because they usually go across
10 the property line. So, like, whenever they
11 just flipped the house, like, it was already
12 relocated to all be on one property line.

13 And then where the warehouse is, all that
14 kind of wooden fence and everything has already
15 been, like, COA approved for a picket fence.
16 So it's all kind this -- like, it just -- I
17 don't know, like, with the decline of the
18 (inaudible) -- like, it being -- there's a
19 warehouse to the left. It's kind of now more
20 distinctly two separate properties. Before
21 they -- the person who owned the warehouse also
22 owns this property and the lot, so they had a
23 gate that connected the lots where it was kind
24 one cohesive property. Now it's kind of its
25 own property, so it was -- there's a big

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1 difference that (inaudible). It kind of shows
2 (inaudible) the walkway.

3 That's all I got.

4 THE CHAIRMAN: All right. Do we have any
5 questions for our applicant at the moment?

6 COMMISSIONER LOPERA: Yes. Through the
7 Chair, so, basically, you just want to be able
8 to -- where would you park, based on --

9 MS. ATKINSON: So I -- I haven't -- so
10 there is street parking, so the -- the -- this,
11 like -- literally, right in front of the house
12 is the parking. So, like, parking -- if I were
13 to park right (inaudible) the sidewalk now
14 leads to the -- like, where the sidewalk --
15 where the pavers lead to the sidewalk, that's
16 going to be bordering a parking -- like, the
17 front of the house of whoever builds a lot to
18 the -- because the stairs kind of -- the pavers
19 go out. And so if I were to park directly in
20 front of the sidewalk where the pavers are
21 currently, I would be -- if a house is built on
22 that empty lot, I would parking more towards --
23 in front of that one than in front of my own
24 house with -- where the pavers are currently.

25 THE CHAIRMAN: It is all street parking?

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1 MS. ATKINSON: It is all street parking,
 2 yes.
 3 I do have an intention, possibly, if the
 4 stairs get approved, to submit a COA for that
 5 now side lot to be turned into, like, a -- a
 6 driveway, to have my own little parking spot in
 7 that wide enough space, to have my own personal
 8 parking, but if it's approved, (inaudible) --
 9 so ...
 10 THE CHAIRMAN: All right.
 11 COMMISSIONER GREGORY: Through the Chair,
 12 with the lot to the south being split off,
 13 does -- the pavers are still on your lot,
 14 correct? These current pavers that are there,
 15 the hexagonal ones?
 16 MS. ATKINSON: They are now, so
 17 originally, before it was split -- but yes --
 18 COMMISSIONER GREGORY: Okay.
 19 MS. ATKINSON: Before it was on both lots.
 20 And once it was split, it was (inaudible) -- so
 21 the walkway was on -- so it is on currently
 22 just my lot.
 23 COMMISSIONER GREGORY: Okay.
 24 THE CHAIRMAN: Any other questions for our
 25 applicant at the moment?

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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: All right. We'll call you
 3 back up if we need you.
 4 Thank you.
 5 Is anybody else here to speak on this COA?
 6 AUDIENCE MEMBER: (Indicating.)
 7 THE CHAIRMAN: Come on up.
 8 (Audience member approaches the podium.)
 9 THE CHAIRMAN: If you'll state your name
 10 and address.
 11 AUDIENCE MEMBER: Jacob Shacter, 1334
 12 Walnut Street.
 13 THE CHAIRMAN: Jacob, she's going to swear
 14 you in.
 15 THE REPORTER: If you would raise your
 16 right hand for me, please.
 17 MR. SHACTER: (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 MR. SHACTER: Yes.
 23 THE REPORTER: Thank you.
 24 MR. SHACTER: So I'm representing
 25 TerraWise. We purchased the property to the --

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1 (inaudible) to the south.
 2 So the -- originally, the warehouse and
 3 this house and the lot were all under a single
 4 owner. He split off the house and lot and sold
 5 it to a flipper, who sold us the half of a lot
 6 that we now own. And the other half is now
 7 with Shelby.
 8 Given the way that the lot was split -- we
 9 already -- she already talked about the
 10 sidewalk coming across the property. These
 11 stairs would, at some point, when we build,
 12 essentially, turn you directly into,
 13 ultimately, a fence, which is kind of strange.
 14 I went over and -- and looked at it. I
 15 cannot find any evidence either way that the
 16 staircase was on the front of the property or
 17 the side. Shelby already pointed out that
 18 there was not a guardrail there in the -- the
 19 bay between the columns there at the front
 20 door. All of that handrail --
 21 I don't know if you can tell from that
 22 picture, it's all 2-by-4 material. It's not
 23 original. That staircase is also all 2-by-4
 24 material -- or 2-by material, not true
 25 dimension. It's not original material.

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1 There's nothing to say that that staircase was
 2 there on the side or on the front.
 3 It doesn't appear to be original siding.
 4 I'm not really an expert when it comes to that,
 5 but it looks like it was transitioned to
 6 asbestos siding at some point, and I'm -- you
 7 know, I'm not sure how that is viewed as far as
 8 an historic -- the house -- how much historic
 9 is really left.
 10 The handrail, as was mentioned there in
 11 the front, was -- was added by a previous
 12 owner. That owner -- the previous owner. That
 13 would kind of lead me to believe that at some
 14 point the staircase might have been there.
 15 Personally, I believe a staircase facing
 16 the street would be much more consistent with
 17 the historic pattern of the block. Going down
 18 this block, you have a vacant lot, this house,
 19 a warehouse, a warehouse turned residential,
 20 and then you have a huge lot that is -- from
 21 the frontage, it is a partially vacant carriage
 22 house in the back and a big house. All across
 23 the -- the other side of the street are all
 24 stairs and handrails that face forward. And it
 25 seems a sensible request given that there's no

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1 historic evidence either way.
 2 That's it.
 3 THE CHAIRMAN: I have a quick question for
 4 you, actually. So TerraWise bought --
 5 MR. SHACTER: 1403.
 6 THE CHAIRMAN: Okay. I gotcha.
 7 And the current -- I'm looking at the -- I
 8 guess what I would assume to be the current
 9 path. That's all still on her property?
 10 MR. SHACTER: Most of it.
 11 There was a little corner of that path
 12 that came across the property line. The owner
 13 previous to both of us removed the little
 14 section that was on our piece --
 15 THE CHAIRMAN: Okay. That --
 16 MR. SHACTER: -- and kind of rearranged
 17 the sidewalk to come directly -- on the -- or
 18 the pathway to come directly on the sidewalk.
 19 THE CHAIRMAN: Okay. Any other questions?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: Thank you.
 22 Is anybody else here to speak on this COA?
 23 (Audience member approaches the podium.)
 24 THE CHAIRMAN: If you would state your
 25 name and address for me.

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1 AUDIENCE MEMBER: Hello.
 2 I'm Dakota Boyer. I'm at 1416 Walnut,
 3 right across the street.
 4 THE CHAIRMAN: All right. Dakota, she's
 5 going to swear you in real quick.
 6 THE REPORTER: If you would raise your
 7 right hand for me, please.
 8 MS. BOYER: (Complies.)
 9 THE REPORTER: Do you affirm that the
 10 testimony you are about to give will be the
 11 truth, the whole truth, and nothing but the
 12 truth?
 13 MS. BOYER: I do.
 14 THE REPORTER: Thank you.
 15 MS. BOYER: Hello.
 16 So as Shelby's neighbor, I just want to
 17 say, I (inaudible) this house. This house is
 18 on my block. And it makes perfect sense to me
 19 that you want to just walk up -- up the steps
 20 to your own front door.
 21 Everything Jack just said as well -- it
 22 doesn't look like this was historic to be on
 23 that side or not. You really just can't tell.
 24 And, I don't know, if it was my house, I'd
 25 really just want to walk up to my front door.

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1 It doesn't bother me one way or another. So,
 2 personally, I'm in favor of moving it.
 3 Again, it is a warehouse, and then a
 4 warehouse converted into residential, and then
 5 one giant house way on the corner, and then the
 6 vacant lot that will be a home.
 7 And, I don't know, I just think, if it was
 8 my house and a house got built next to me and
 9 then I had to walk, basically, right up against
 10 my neighbor's fence to get up into my front
 11 door, that would be a little silly, I think.
 12 It makes sense when it -- it's, like, a
 13 double lot, but it doesn't make so much sense
 14 when its a single lot.
 15 So that's all.
 16 THE CHAIRMAN: Thank you.
 17 Is anybody else here to speak on this COA?
 18 (Audience member approaches the podium.)
 19 THE CHAIRMAN: If you will state your name
 20 and address.
 21 AUDIENCE MEMBER: William Hoff, 1402 North
 22 Laura Street, Jacksonville, Florida 32206.
 23 THE CHAIRMAN: All right. William, she's
 24 going to swear you in.
 25 THE REPORTER: If you would raise your

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1 right hand for me, please.
 2 MR. HOFF: (Complies.)
 3 THE REPORTER: Do you affirm that the
 4 testimony you are about to give will be the
 5 truth, the whole truth, and nothing but the
 6 truth?
 7 MR. HOFF: Yes, ma'am.
 8 THE REPORTER: Thank you.
 9 MR. HOFF: Hello, everyone.
 10 My name is William Hoff. I'm here
 11 representing SPAR Council.
 12 We looked at the -- the application and
 13 the site. We don't have a problem with the
 14 stairs being moved. I don't think it will
 15 impact the character of the house or the block,
 16 so that's it.
 17 Thank you.
 18 THE CHAIRMAN: Thank you.
 19 Is there anyone else here to speak on this
 20 COA?
 21 AUDIENCE MEMBERS: (No response.)
 22 THE CHAIRMAN: All right. With that,
 23 we'll close the public hearing. I'll entertain
 24 a motion.
 25 COMMISSIONER EPSTEIN: I make a motion to

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1 approve COA-23-29458.
 2 COMMISSIONER LOPERA: Second.
 3 THE CHAIRMAN: All right. Conversation?
 4 COMMISSIONER LOPERA: So through the
 5 Chair, I know that one thing we look at with
 6 modifications and alterations is the type of
 7 construction materials and also how easy it
 8 would be to revert it back to a side entry --
 9 entrance on the side of the porch, so I would
 10 agree to approve this motion because -- since
 11 it is dressed lumber, we know that that's not
 12 original to the building.
 13 And then it seems, if it is wood
 14 construction, it would be fairly simple to move
 15 it back at a later time, so I am definitely for
 16 approving this, but thank you for your report,
 17 though.
 18 COMMISSIONER GREGORY: I agree with
 19 Chairman Lopera -- or, excuse me, Commissioner
 20 Lopera. You said it earlier, now --
 21 There's no way to tell whether the porch
 22 steps were really in the front or the side.
 23 None of those materials look original -- or --
 24 to the house in terms of the railings there.
 25 And I think with the character of the
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1 neighborhood, moving to the front, it would
 2 just -- it would -- it would make the street
 3 and the house look awkward if it came out
 4 directly into somebody's fence or the side of
 5 their house.
 6 And it sounds like the hexagonal pavers
 7 were already moved as well, too, to some
 8 extent. So I -- and those are easily moved
 9 from whatever was originally put in, so I agree
 10 with approving this COA.
 11 COMMISSIONER EPSTEIN: Through the Chair,
 12 I know we look at these as, you know, an
 13 instance by instance. And I appreciate what
 14 the staff has put together. I know why you
 15 guys, you know, are saying that you would deny
 16 it because I think if there were some other
 17 circumstances here, we would obviously deny
 18 this.
 19 But because the lot has been sold -- or
 20 split and sold off now, the materials that were
 21 brought up, the -- not being able to really
 22 know if the stair was in this location from the
 23 beginning -- because it's obviously been
 24 rebuilt. And various locations, just knowing
 25 this type of architecture, typically, has a
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1 stairway in the front of it, so I would be in
 2 support of approving this.
 3 THE CHAIRMAN: All right. I don't think I
 4 need to add on. You guys have said all the
 5 things I'm thinking.
 6 So with that, I'll take a vote.
 7 All those in favor?
 8 COMMISSION MEMBERS: Aye.
 9 THE CHAIRMAN: Those opposed?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: Hearing none, you have
 12 approved COA-23-29458.
 13 And that takes us to Section H,
 14 Certificates of Appropriateness, work initiated
 15 or completed without a COA. We have one on the
 16 docket, COA-23-29275, 1368 Rensselaer Avenue.
 17 I'm not sure I've seen that one before.
 18 MS. CHAMBERS: COA-23-29275 is for 1368
 19 Rensselaer Avenue. This application is for
 20 after-the-fact work for a wholesale -- for
 21 shutter replacement on the front, the
 22 replacement of the front and back doors, window
 23 enclosure on the rear addition, resizing a rear
 24 addition window, and adding siding to a rear
 25 deck roof.
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1 The initial application, before violations
 2 were added, was for wholesale window
 3 replacement of mostly nonhistoric metal windows
 4 with new vinyl windows.
 5 This property is located on a corner lot.
 6 It has high visibility, and there are only two
 7 historic windows remaining on the structure,
 8 both in not heavily visible locations.
 9 So the applicant has requested to keep the
 10 shutters on the front of the structure and to
 11 paint them, as well as the siding on the rear
 12 roof covering that's on their back deck to
 13 minimize the visibility.
 14 So staff's recommendation is to approve
 15 with conditions for all of the items with the
 16 condition that the wood on the rear deck's
 17 covering be removed and the shutters on the
 18 front either be removed or replaced with
 19 shutters that are the louvered shutters that
 20 match the ones that were removed and are very
 21 consistent with the neighborhood.
 22 The window replacement, our recommendation
 23 is approve with conditions, as well with the
 24 standard conditions. And the applicant has
 25 already rectified two violations that were
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1 issued voluntarily for a walkway that's not
2 included in this application.
3 MR. WELLS: And one other thing to note,
4 and I just want to reemphasize this, but in
5 terms of the homeowner, I mean, in the -- in
6 our review process, initially they came in to
7 do a wholesale replacement. During our period
8 of discovery and analysis, we discovered the
9 after-the-fact violations, which the owner
10 inherited from the previous homeowner, so --
11 they purchased the property in -- last
12 September. And so this is what's tripping our
13 after-the-fact COA piece. So I just want to
14 make sure that's noted for the record.

15 THE CHAIRMAN: So it was the previous
16 owner that did all this?

17 MR. WELLS: Correct, through the Chair.

18 MS. CHAMBERS: It was a quick flipper.

19 THE CHAIRMAN: All right. Questions for
20 staff?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: All right. Is the
23 applicant here?

24 AUDIENCE MEMBER: (Indicating.)

25 THE CHAIRMAN: You can come on up.

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1 Jones. We bought this house on September 9th
2 of 2022. We are from South Florida. We are
3 not familiar with the historical -- historic
4 areas. We liked the house. I had a new job;
5 we bought it in less than four weeks. We
6 trusted the seller and we trusted our Realtor
7 and the other Realtor.

8 We installed a fence with a permit and we
9 paid over -- almost -- over \$11,000. An
10 inspection was conducted. Nothing was ever
11 brought up. So now we want new windows, and
12 this is what we have now.

13 We want to -- we want to -- I have here
14 the purchase -- and, again, you know, it's our
15 fault. We failed to do our due diligence, but
16 I have here the sale -- the purchase and sale
17 agreement, and it says that the seller
18 represents -- that the seller has no knowledge
19 of any improvements or repairs made to the
20 property, and it's blank. Who's the seller?
21 The seller is Target Homes, Jacksonville, LLC.
22 They flip houses. An Internet search revealed
23 that they have more than 50 houses on sale here
24 in Jacksonville.

25 The Realtor is on Park. That's right

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1 (Audience member approaches the podium.)

2 THE CHAIRMAN: If you'll state your name
3 and address for me.

4 AUDIENCE MEMBER: I'm sorry. Good
5 afternoon.

6 THE CHAIRMAN: Yes, ma'am.

7 If you'll state your name and address.

8 AUDIENCE MEMBER: It's Carmen Jones,
9 and -- 1368 -- I think it's Rensselaer Avenue.

10 THE CHAIRMAN: She's going to swear you
11 in.

12 (Discussion held off the record.)

13 THE CHAIRMAN: All right. Carmen, she's
14 going to swear you in real quick.

15 THE REPORTER: If you would raise your
16 right hand for me, please.

17 MS. JONES: (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. JONES: I do.

23 THE REPORTER: Thank you.

24 MS. JONES: Good afternoon.

25 I mentioned earlier, my name is Carmen

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1 there in the historic area. I had no idea that
2 it was Avondale or Riverside, we just bought
3 the house.

4 We failed to do our due diligence. We
5 take the blame for that. We're at fault. But
6 all I can ask is maybe just a bit more time.
7 The house looks really, really nice. We get a
8 lot of compliments. You can see -- I don't
9 know if you have access to see the before and
10 after pictures. The fence looks really nice.
11 My husband keeps the house looking really nice.

12 Those things in the front, they're an
13 eyesore. We are planning on taking it off.
14 But the back looks really, really nice. It
15 looks really, really nice.

16 And it states here that -- you know, that
17 it's very noticeable due to the -- not being
18 painted. We were -- we will gladly paint it or
19 do something to it. If that's not feasible, if
20 nothing gets approved, I just -- we just want a
21 bit more time. We have invested over \$30,000
22 in that house, and -- and we're going to put it
23 up for sale. As soon as the interest rates go
24 down, we're moving from Jacksonville. It's
25 just --

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1 I don't understand -- you know, the houses
 2 in the corner -- it's a flip house. The vendor
 3 has a lot of houses. Where were the
 4 inspectors? Nobody noticed anything until --
 5 and we even put the --
 6 (Timer notification.)
 7 MS. JONES: Sorry about that.
 8 THE CHAIRMAN: You're fine.
 9 MS. JONES: We even put the fence in.
 10 Nobody brought anything up until now. Where
 11 are the inspectors? We paid a fine. It's
 12 right there. It's visible, and -- and it's
 13 just been too much for us, too much for my
 14 husband. And we're just -- as soon as the
 15 interest rates -- we're hoping that they're
 16 going to go down -- we're going to sell it. It
 17 hasn't been a good experience.
 18 THE CHAIRMAN: I'm sorry to hear that. It
 19 sounds like a very frustrating experience.
 20 MS. JONES: It's very frustrating. This
 21 is the first time that we -- you know, we're
 22 not a young couple, and it's the first time
 23 that we encountered something like this. And
 24 again, it's our fault. I blame the Realtors.
 25 I blame the seller, and I -- and I -- we

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1 get flagged. I am -- I mean, frankly, I don't
 2 know what to do. That's an unfortunate
 3 situation.
 4 COMMISSIONER EPSTEIN: Through the Chair
 5 to staff, so we are reviewing the wholesale
 6 window replacement, which is how this all kind
 7 of started, and found these other issues from
 8 there, which would be the shutter replacement,
 9 the front door replacement, the window
 10 enclosure, and the rear deck siding enclosure?
 11 Those are the elements that were already
 12 changed before the house was sold?

13 MS. CHAMBERS: Yes. Six of the seven
 14 items were violations also found after the
 15 fact. The original was for Item Number 2.

16 COMMISSIONER EPSTEIN: Okay.

17 THE CHAIRMAN: And the wholesale window
 18 replacement, staff is in support of that?

19 MS. CHAMBERS: Yes, as requested by the
 20 applicant.

21 COMMISSIONER GREGORY: It appears to me
 22 the homeowner is trying to comply with
 23 everything as it is. I mean, if this is what
 24 staff has recommended to bring it up to their
 25 standards, I don't see --

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1 take the blame.
 2 But this Realtor -- I mean, this company
 3 that is flipping houses, they're flipping
 4 houses in that area, and they -- an Internet
 5 search, 50 homes. I don't know how many they
 6 have sold. And they're here in Jacksonville.

7 THE CHAIRMAN: All right. Any questions
 8 for our applicant at the moment?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: We'll call you back up.

11 MS. JONES: Thank you.

12 THE CHAIRMAN: Thank you.

13 Is anybody else here to speak on this COA?

14 AUDIENCE MEMBERS: (No response.)

15 THE CHAIRMAN: All right. Seeing none,
 16 we'll close the public hearing and entertain a
 17 motion.

18 COMMISSIONER GREGORY: Motion to approve,
 19 with conditions, COA-23-29275 at 1368
 20 Rensselaer Avenue.

21 COMMISSIONER LOPERA: Second.

22 THE CHAIRMAN: So this is tough, needless
 23 to say. I am a little shocked as well that a
 24 corner lot house could undergo this -- this
 25 level of -- especially on the outside, and not

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1 THE CHAIRMAN: Well, there's more. I
 2 mean, they -- it (inaudible) a wholesale
 3 window, but they're not going to (inaudible)
 4 the -- the rear deck, siding enclosure,
 5 (inaudible) the shutters.

6 COMMISSIONER GREGORY: So wait. The
 7 homeowner -- you're not -- you don't want to do
 8 the shutters. I thought you meant --

9 THE CHAIRMAN: No, no. They don't want to
 10 (inaudible). This was --

11 COMMISSIONER GREGORY: I guess this is a
 12 clarification on what -- on what is done and
 13 not done, I guess.

14 MS. CHAMBERS: Sure. So the applicant
 15 consented to all the conditions except for the
 16 removal of the boards on the rear deck covering
 17 and the removal of the shutters on the front.
 18 We did offer them the option to remove them and
 19 not replace them, but their request is to be
 20 able to paint them and keep them to reduce the
 21 visibility.

22 COMMISSIONER GREGORY: Okay. Sorry. I
 23 misunderstood.

24 MS. CHAMBERS: No, you're fine.

25 THE CHAIRMAN: Okay. So we're really just

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1 talking about shutters and we're talking about
 2 the rear deck enclosure?
 3 MS. CHAMBERS: Uh-huh.
 4 THE CHAIRMAN: Can the applicant come back
 5 up, please?
 6 MS. JONES: I thought we were talking also
 7 about siding.
 8 THE CHAIRMAN: Yeah, let's --
 9 COMMISSIONER EPSTEIN: Yeah, there's a
 10 siding --
 11 MS. JONES: There's a siding issue there,
 12 which is on Page 2.
 13 THE CHAIRMAN: Uh-huh.
 14 MS. JONES: Number 10, the siding, because
 15 there was a -- there was a window there. And
 16 they, then -- now it's a bathroom, so I don't
 17 know what we're supposed to do with that
 18 siding.
 19 And there were -- you know, I have -- that
 20 area, there is permits that were done back in
 21 2002, and I don't know what we're supposed to
 22 do with it because -- it looked like that,
 23 except the window.
 24 (Ms. Lopera enters the proceedings.)
 25 (Ms. Grandin exits the proceedings.)

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1 COMMISSIONER EPSTEIN: Through the Chair,
 2 I'm having a real hard time asking somebody who
 3 bought a house to make changes when somebody
 4 else -- I know we've come in contact with this
 5 before, where there has been a wholesale window
 6 change-out and the windows don't match, and
 7 that's a little bit more complicated. But
 8 shutters and siding, it's on the back of the
 9 house. I'm having a hard time asking somebody
 10 who's purchased a house with paperwork saying,
 11 like, everything has been done to the best of
 12 their knowledge in this neighborhood, and
 13 everything -- and I --
 14 Shutters -- I don't know, shutters are
 15 a -- whenever I see them and they're not big
 16 enough to, like, close over the windows that
 17 they are, like, I know they're not original
 18 probably anyway. They may be, like, kind of
 19 crazy anyway. So I don't have the best opinion
 20 on that. I know -- I'm not sure if you paint
 21 it -- I mean, if you painted them --
 22 MS. JONES: We can remove them. But the
 23 deck -- (inaudible) the deck. We fell for that
 24 deck. So we can paint it, the deck.
 25 Otherwise, we (inaudible). Just -- we -- we

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1 need time. We invested a lot of money.
 2 COMMISSIONER EPSTEIN: I mean, I just feel
 3 bad asking you guys to do anything that
 4 somebody already did wrong. And you bought a
 5 house with the expectation that -- and you're
 6 going to spend money changing something that
 7 somebody else did wrong. That's my -- my main
 8 point.
 9 COMMISSIONER GREGORY: Through the Chair,
 10 question for staff. The mismatched siding, the
 11 vertical siding next to the asbestos shingle,
 12 do you think that was an addition on the back
 13 of the house or do you think that was original?
 14 MS. CHAMBERS: Yeah, so that was an
 15 addition. And there was a -- there were two
 16 regular standard size windows, one next to the
 17 other, and the other on the side that now has
 18 vertical paneling. It did have T-111 before,
 19 and there is T-111 below that 6-over-6 window
 20 in the corner.
 21 So our request was, instead of having what
 22 they've got now, which is very -- like, a --
 23 it's like a plywood with trim boards
 24 vertically, to have Hardi shape shingle on top
 25 with a trim piece and T-111 below to match the

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1 side of the wall that has the 6-over-6 window
 2 in the corner so that it's just consistent.
 3 MS. JONES: There was a permit back in
 4 2002 for that addition in the back, and it
 5 looks the same. This is an old house. I don't
 6 know what -- the only thing is that the
 7 window -- there's a rear window that they --
 8 you know, they closed off, and -- back there.
 9 It's a bathroom now. But it looks -- it looks
 10 the same. I don't know what we're supposed to
 11 do. And this was -- they did it with permits.
 12 We were able to print the permits, and it
 13 was only in 2002. I don't know anything about
 14 siding or shingles or anything.
 15 THE CHAIRMAN: I'm at the point where I'm
 16 ready to just approve anything. I don't really
 17 think it's -- I don't really think it's right.
 18 Outside of maybe removal of the shutters,
 19 but --
 20 MS. JONES: We can do that. It's -- those
 21 things, they're just plywood and --
 22 THE CHAIRMAN: I don't think it's right.
 23 I mean, you just bought the house. I mean, you
 24 can take the blame. But at the end of the day,
 25 I mean, you did as much due diligence as

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1 anybody else would.
2 MS. JONES: I read the contract. There
3 was nothing in the contract. And you know
4 what? The MLS listing, which I don't have
5 access to, it says -- you know, there's a
6 little "yes," whether the house is in a
7 historical place, and there's just a "yes"
8 there, so ...

9 COMMISSIONER EPSTEIN: Yeah, but still, I
10 mean, you're -- you're doing the correct due
11 diligence for asking for the wholesale window
12 replacement yourself. You shouldn't have gone
13 and reviewed the house and made sure that
14 everything was done historically correct. When
15 you were purchasing it, that you should have
16 been --

17 MS. JONES: We learned our lesson.

18 COMMISSIONER EPSTEIN: Yeah. I mean,
19 that's not your responsibility at all. It's
20 the responsibility of the previous owner. You,
21 as somebody purchasing it, you know, you're --
22 you're understanding that you're buying
23 something from them that they've done
24 correctly. And your Realtor and everybody is
25 helping you with that. You have --

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1 I wouldn't want to give anybody the
2 responsibility of every house you bought to
3 make sure everything was done correctly before
4 you bought it. You know, that -- that would be
5 like madness. So I have a really hard time
6 asking you to do anything on this, except with
7 the window replacement, you're doing that
8 correctly.

9 MS. JONES: And the fence. We put the
10 fence in. It was -- we did the fence, and it
11 was -- somebody came and did an inspection, and
12 they didn't notice that? The fence was us.

13 COMMISSIONER EPSTEIN: Yeah, the fence is
14 not on here as a --
15 (Simultaneous speaking.)

16 MS. JONES: No, we -- we did it a few
17 months ago, but -- but that's my thing. You
18 know, we paid for it, there was a -- there
19 was --

20 COMMISSIONER EPSTEIN: So you pulled --
21 they pulled a permit --
22 (Simultaneous speaking.)

23 MS. JONES: They pulled a permit.

24 COMMISSIONER EPSTEIN: And it didn't flag
25 a COA and --

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1 MS. JONES: Someone came and actually
2 inspected all that, and lo and behold, you
3 didn't see that? And if you drive in that
4 area -- this is what is frustrating, because if
5 you drive that area, you know this company is
6 flipping houses, and they're doing the same
7 thing that they're doing to -- the same thing.
8 So it's a company that is doing that. And
9 somebody -- you know, what's it going to take?
10 We're not the only ones.

11 COMMISSIONER EPSTEIN: Yeah, the fence is
12 not part of this request.

13 MS. JONES: Right. Yeah. No, that's just
14 a -- you know, this is -- we did that, and
15 nothing was brought up, though, until now that
16 we wanted the windows. So the fence was a few
17 months ago, and they -- the person came and
18 inspected, and you didn't notice those things?

19 THE CHAIRMAN: All right. We'll call you
20 back up --

21 MS. JONES: Thank you.

22 THE CHAIRMAN: -- if we need you.
23 Thank you.

24 COMMISSIONER LOPERA: Through the Chair,
25 would you all be okay if they just painted

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1 those slats, the horizontal that's covering the
2 rear porch? Because I believe that that would
3 somewhat hide it, or not.

4 COMMISSIONER EPSTEIN: It's horizontal.
5 The Historic has a problem with horizontal.
6 That's the issue. Nothing historically was
7 done horizontally, any kind of fencing or --
8 anything like that is not a historic detail, so
9 that's the -- that's the burning point.

10 COMMISSIONER LOPERA: There's horizontal
11 lines on the siding on the house. Except for
12 those horizontal lines?

13 MR. WELLS: Through the Chair --

14 COMMISSIONER EPSTEIN: Well, screening,
15 yeah.

16 MR. WELLS: -- to Commissioner Lopera and
17 Epstein, yes, that is correct, we -- I mean, if
18 there was -- if it was less visible, we would
19 probably be a bit more supportive of it. But,
20 I mean, the horizontal slats are just wholly
21 inconsistent with the design guidelines. If
22 they painted it, it's a -- it's closer, but
23 still, it's the horizontal aspect.

24 THE CHAIRMAN: Yeah. I mean, I --

25 COMMISSIONER LOPERA: Well, through the

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1 Chair, what would you -- would you rather see
2 nothing there? Because I know the vertical
3 would not work either.

4 MR. WELLS: Through the Chair to
5 Commissioner Lopera, based on our
6 recommendation, we would just -- we feel it
7 would be more prudent for the applicant to just
8 remove the slats altogether.

9 COMMISSIONER EPSTEIN: They didn't put
10 them in.

11 THE CHAIRMAN: Yeah, that's --

12 MR. WELLS: That is correct. That is --
13 yeah, that is, unfortunately, correct.

14 THE CHAIRMAN: In my world, I'm
15 conditioning to remove the shutters and I'm
16 suggesting they paint it, but I'm not going
17 to -- I'm not going to condition it.

18 COMMISSIONER LOPERA: Yeah. And through
19 the Chair, I think -- I agree with Commissioner
20 Epstein. It would be difficult to hold them
21 accountable for something that was already
22 pre-installed prior to their purchase of the
23 house. They had no indicators from either of
24 their Realtors about any of the existing
25 situations and no disclosures about the

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1 are liens on it, there are Code violations, you
2 inherit those. I understand you're saying, oh,
3 the Realtor or someone should have told her.
4 And that may or may not be true, but when you
5 purchase a property, you purchase the good and
6 the bad. So whether -- however you want to
7 decide is fine, but you have the option to
8 enforce the Code.

9 COMMISSIONER LOPERA: Through the Chair,
10 there were no preexisting Code violations when
11 she purchased the home. The Code violations
12 were instituted after the purchase of the home.
13 The staff, they're the ones that instigated the
14 Code violations once they went out there to
15 inspect the home. So when she purchased and
16 signed the contract for the home, she was not
17 aware of the Code violation because none
18 existed at that time.

19 MS. LOPERA: So she did all the work to
20 the house that's in violation?

21 COMMISSIONER LOPERA: No, it was
22 previously done.

23 THE CHAIRMAN: It was the previous --

24 MS. LOPERA: Okay. So the items -- I'm
25 saying, through the Chair, that the Code

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1 historical aspect of the house, so --

2 THE CHAIRMAN: It falls on the City too.
3 I mean, based on the --

4 COMMISSIONER LOPERA: So yeah, I guess
5 considering that, it was, you know,
6 preexisting -- because we normally don't go
7 back and make people redo things that were
8 already preexisting prior to their purchase of
9 the home when they buy a house that already
10 has, you know, items that are -- that were --
11 items that were already preexisting.

12 For example, if somebody bought a house
13 that just had their windows replaced against
14 the Historic Preservation Commission
15 guidelines, we would not normally go back and
16 make them replace all those windows.

17 MS. LOPERA: Mr. Chairman, may I address
18 some of this?

19 THE CHAIRMAN: Sure.

20 MS. LOPERA: Okay. So I'm Carla Lopera
21 with OGC.

22 So I hear some sympathy for this homeowner
23 who has purchased a property that has
24 violations. And I can understand that, but
25 legally, if you purchase a property and there

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1 violations existed -- whether they were done
2 five years ago -- they existed when they
3 happened. When somebody puts in windows
4 without a COA, the second they put that window
5 in, there's a violation.

6 Now, whether it's been cited or not and --
7 and, you know, whether someone called that in,
8 that's going to happen at a later date. It
9 probably won't happen on the date of the
10 violation.

11 COMMISSIONER LOPERA: I understand the
12 point.

13 MS. JONES: Because if there were any
14 liens or anything on the house, that's why we
15 buy title insurance. You know, when I checked
16 my title insurance -- and it -- it doesn't
17 cover this. This is something that -- I don't
18 know what type of records to check. There's no
19 permits, there's nothing -- not from -- I'm not
20 familiar with the -- you know, the historic
21 area. That's why we buy title insurance,
22 ma'am. And we have title insurance.

23 If there were any liens on the house, if
24 there was anything on that house, that's why we
25 buy title insurance, but this -- there was no

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1 way for us knowing. Who could have told me?
 2 THE CHAIRMAN: I understand, yeah.
 3 MS. JONES: I had to come actually here
 4 maybe with you guys and --
 5 THE CHAIRMAN: I tend to agree, but --
 6 yeah. We'll call you if we need you.
 7 Thank you.
 8 COMMISSIONER LOPERA: Yeah. I guess,
 9 through the Chair, it's about, like, whether we
 10 want to enforce the Code violations.
 11 THE CHAIRMAN: Yeah, and I understand
 12 that. I think I'm just a little bit -- I think
 13 it's hard to enforce a violation when -- I
 14 don't understand how she would have ever
 15 been -- I mean, in what world is she going to
 16 come -- I just don't understand what the
 17 process would have been for her to know that
 18 there were violations on the house. So it
 19 seems hard to enforce that when I -- I mean,
 20 they never had a chance.
 21 So you guys know where I stand to a
 22 certain extent. Let's come up with a solution
 23 here and move forward.
 24 COMMISSIONER LOPERA: Through the Chair, I
 25 think the only thing I'd like to see -- I agree
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1 with Commissioner Epstein about the shutters at
 2 the front. I would like to see those removed.
 3 And I believe the applicant has agreed to that
 4 as well.
 5 And as far as the -- the horizontal slats
 6 on the porch, since there's horizontal lines in
 7 the house and they're right next to the porch,
 8 I would be okay with leaving those there as
 9 long as they are painted to match the house.
 10 THE CHAIRMAN: Any other thoughts?
 11 COMMISSIONER EPSTEIN: Through the Chair,
 12 I agree that it would be less distracting if
 13 that was painted. It's a lot more distracting,
 14 the -- the back -- horizontal panels on the
 15 back porch. If they were painted to match the
 16 house, then they would blend in a little more.
 17 Right now, they stick out a lot.
 18 Like I said earlier, I have a hard time
 19 asking her to take them down just because she
 20 didn't put them up. And I understand, you
 21 know, you inherit a house and you inherit
 22 problems and everything with it. It's just --
 23 it's a tricky one because she purchased that
 24 house liking that space, and those
 25 horizontal -- those horizontal panels create
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1 that space. If you take them down, it's
 2 entirely different. And I'm not sure if they
 3 would have bought the house if that hadn't been
 4 that way. It's a completely different space in
 5 that respect, so I'd be willing to grant some
 6 lenience there and allow them to be maintained
 7 if they were painted.
 8 THE CHAIRMAN: All right. We have a
 9 motion out currently. It needs to be -- it
 10 needs to be addressed, either withdraw or
 11 altered.
 12 COMMISSIONER GREGORY: I'll revise my
 13 motion to approve COA-23-29275 to include
 14 removal of the shutters in the front of the
 15 house and the painting of the horizontal slats
 16 on the deck.
 17 COMMISSIONER LOPERA: To match the --
 18 COMMISSIONER GREGORY: To match the color
 19 of the house.
 20 COMMISSIONER LOPERA: Second.
 21 MS. LOPERA: Through the Chair to
 22 Commissioner Gregory, which -- are we including
 23 the other conditions of staff? Are we omitting
 24 some? Are you altering some? If you could
 25 address the specific conditions, that would be
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1 most helpful.
 2 COMMISSIONER EPSTEIN: Yeah, I think 1
 3 through 7 we're keeping because that's the
 4 wholesale window replacement. And then 8, we
 5 would be amending to just remove them.
 6 We didn't even talk about the front door,
 7 and we kind of danced around the siding.
 8 THE CHAIRMAN: Yeah.
 9 COMMISSIONER EPSTEIN: Yeah, there's a lot
 10 of other stuff that --
 11 THE CHAIRMAN: I have another question.
 12 Do you guys want the siding the color of
 13 the house or white? It looks like the color of
 14 the house -- hard to tell if it's all white.
 15 (Simultaneous speaking.)
 16 COMMISSIONER GREGORY: Yeah, it's like
 17 a -- it's like a bluish color with a white
 18 trim, I think.
 19 THE CHAIRMAN: Right. It looks like the
 20 fence on the right is white. Do you think it
 21 blends more with white or does it blend more
 22 with the color of the house on the horizontal
 23 part of the -- yes, the slats.
 24 COMMISSIONER GREGORY: It would be my
 25 opinion that the slats be painted white to
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1 match the rest of the trim that goes with the
 2 railing and the balustrades.
 3 (Simultaneous speaking.)
 4 THE CHAIRMAN: I would agree.
 5 It (inaudible) --
 6 COMMISSIONER LOPERA: So through the
 7 Chair, I think you just revise number 2 in your
 8 amended motion.
 9 THE CHAIRMAN: Yeah, it's --
 10 COMMISSIONER GREGORY: Not number 2 on the
 11 list here? You mean --
 12 COMMISSIONER LOPERA: No, no, number --
 13 the second aspect of your amended motion.
 14 COMMISSIONER GREGORY: I think we just
 15 need to go through each -- number 1 through 12
 16 here to be clear for staff and everybody.
 17 MS. LOPERA: We would appreciate that.
 18 COMMISSIONER GREGORY: So I agree with
 19 Commissioner Epstein, 1 through 7, I think
 20 we're all in agreement on, but the windows?
 21 THE CHAIRMAN: Yes.
 22 COMMISSIONER GREGORY: And Number 8, we
 23 are removing the shutters and not replacing
 24 them.
 25 We haven't talked about the front door
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1 front door, that's --
 2 MR. WELLS: Yeah. Through the Chair to
 3 Commissioner Epstein, yeah, that condition is
 4 not worded the best. But, essentially, yes,
 5 we're asking the applicant in a roundabout way
 6 to replace the door.
 7 MS. CHAMBERS: When I was on site with the
 8 applicant, one of the owners did look at the
 9 door and make commentary that he thought that
 10 it could be removable. And so based on, like,
 11 just the willingness of the applicant to
 12 attempt to remove them, that was what the
 13 condition was written for.
 14 COMMISSIONER EPSTEIN: But if they are
 15 unremovable -- unremovable, you'd want a whole
 16 new door?
 17 MS. CHAMBERS: Yeah.
 18 THE CHAIRMAN: This falls back on the
 19 what's done is done in my book, but -- how do
 20 you guys feel about the door? I'm curious.
 21 COMMISSIONER EPSTEIN: So the reasoning
 22 that you want them to do the single-lite door
 23 is because that is historically what was there;
 24 is that --
 25 MS. CHAMBERS: No. Staff's reasoning
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1 replacement.
 2 COMMISSIONER EPSTEIN: So they want the
 3 grid removed. Is it removable?
 4 COMMISSIONER GREGORY: So this requires
 5 (inaudible) the front door is essentially what
 6 we're doing, right? And is the homeowner okay
 7 with that? Is that --
 8 MS. JONES: Can we just get more time?
 9 You know, can you give us some time to do
 10 all this? You know, I don't know what period
 11 of time. So I will get fined --
 12 (Simultaneous speaking.)
 13 MS. JONES: We're just going to need more
 14 time.
 15 MR. WELLS: Through the Chair to the
 16 applicant, you get six months to make the
 17 corrective actions, if that's enough time for
 18 you.
 19 COMMISSIONER EPSTEIN: I would like to
 20 know, though, if we're asking that the grid be
 21 removed from the door, if the grid is
 22 removable. If it is just something that's
 23 applied over glass or -- because if we're
 24 asking them to remove it and it is nonremovable
 25 and they end up having to purchase a whole
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1 behind that was that it would be compatible
 2 with the windows that are being installed and
 3 the current design of the structure.
 4 COMMISSIONER EPSTEIN: Okay.
 5 MS. CHAMBERS: The windows that are being
 6 replaced are going to be one-over-one windows.
 7 COMMISSIONER GREGORY: I tend to agree
 8 with staff about the grid on the windows,
 9 personally.
 10 COMMISSIONER LOPERA: I agree.
 11 COMMISSIONER GREGORY: I mean, if the grid
 12 can be removed, that is fine. Or if it's a
 13 whole new door, I guess it is what it is.
 14 THE CHAIRMAN: All right. Let's keep
 15 moving.
 16 COMMISSIONER GREGORY: All right. So that
 17 was the front door.
 18 Number 10, new siding on the rear addition
 19 where the window was removed. I believe,
 20 staff, you said you wanted the bottom piece to
 21 be consistent, T-111, that would match the
 22 adjoining wall?
 23 MS. CHAMBERS: Yes. I believe that in the
 24 book there's a photo of -- showing what the
 25 corner side of that currently looks like. And
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1 with the window being removed, we just want
2 that to be a more consistent wall space. The
3 window was where those four vertical, like,
4 trim pieces currently are. And it used to be
5 different T-111. So there was a full-size
6 window kind of somewhere in the middle of that
7 wall that is now a bathroom and shower. And so
8 we understand that reinstalling that window is
9 not reasonable because there's a sink and a
10 shower there, but we would like for the -- for
11 the, like, plywood paneling and the trim to be
12 taken off.

13 And where that 6-over-6 window is, there's
14 T-111 below the asbestos shingle. And if they
15 could just continue that along the side of the
16 addition, we're amenable to that.

17 THE CHAIRMAN: So I have another question.
18 On the addition, she mentioned it was 2002?

19 MS. CHAMBERS: Yeah. So the addition was
20 built in 2002. The windows were removed last
21 year. And those vertical trim pieces with the
22 plywood board stuff was put on very recently.

23 COMMISSIONER LOPERA: I agree with that
24 condition, the staff's recommendation.

25 COMMISSIONER EPSTEIN: Through the Chair,
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1 I'm trying to find leniency in that because it
2 is a corner lot and it's very exposed and it is
3 a different -- that board and batten look is
4 not anywhere else on that. I do know it's an
5 addition, so it's a little tricky in that
6 respect.

7 COMMISSIONER GREGORY: The only question I
8 have is consistency with what we're doing here.
9 We're adding T-111 onto a house that's built
10 in, you know, 19- -- 1943, and that T-111
11 wasn't in use at that time, but we're allowing
12 the T-111 to stay.

13 COMMISSIONER EPSTEIN: But we're allowing
14 it to stay on the addition, which was -- is
15 that right?

16 COMMISSIONER GREGORY: It's on the main
17 house --

18 THE CHAIRMAN: It's on the main house.

19 COMMISSIONER GREGORY: -- and they want to
20 add it to the addition. That's --

21 (Simultaneous speaking.)

22 COMMISSIONER GREGORY: -- (inaudible)
23 consistency there of what we're doing.

24 MS. CHAMBERS: So below the window trim is
25 a vertical board that separates existing T-111

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1 from asbestos shingle siding. And so there is
2 vertical T-111 paneling on the other two sides
3 of that addition. So as a compromise to kind
4 of create more of a compatible transition --

5 COMMISSIONER GREGORY: Okay. I see what
6 you're saying. It's all on this wall we're
7 looking at right here. There's a mismatched
8 siding. It's not T-111. The other parts have
9 T-111? I'm --

10 MS. CHAMBERS: Sorry. The wall with the
11 window, below the sill, the bottom sill, is
12 T-111. We don't know when that happened, when
13 that alteration happened, but the -- whatever
14 you guys would like to do sounds great.

15 COMMISSIONER GREGORY: It's complicated
16 and --

17 (Simultaneous speaking.)

18 THE CHAIRMAN: If it was --

19 COMMISSIONER GREGORY: Sorry.

20 THE CHAIRMAN: If it was normal siding all
21 the way around and the T-111 wasn't there, I --
22 I don't really see how that's carrying --
23 continuing that on the addition is really going
24 to make it more cohesive, personally. It's
25 kind of a mismatch of a house as is.

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1 And again, I'm very much in the corner of
2 not as much enforcing as we normally would
3 because this is an extreme situation, if you
4 will.

5 COMMISSIONER LOPERA: Through the Chair, I
6 believe that what staff is asking them to do is
7 not incredibly complicated. Those 1-by-4
8 boards could be pried off with a hammer or with
9 the claw end of it. And then adding, you know,
10 a pretty minimal amount of square footage below
11 that window on the main house, the 6-over-6, so
12 at least that one wall matches -- so we're not
13 asking for a, you know, full siding replacement
14 on the entire house. This is a pretty select
15 and specific area.

16 COMMISSIONER GREGORY: My only concern is
17 that -- if you're looking at this -- if you're
18 going to look at -- you're already looking at
19 three types of siding, and we're going to add
20 more of a different type of siding, just making
21 them do more work. It's already inconsistent
22 to begin with, and we're just going to make
23 it -- I don't know. I guess -- I see what
24 you're saying about the rhythm of the whole
25 line, the vision of the T-111 on the bottom,

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1 but I'm just not sure of the point of making
 2 her do that when it's already inconsistent to
 3 begin with.
 4 THE CHAIRMAN: I'd agree.
 5 COMMISSIONER EPSTEIN: This is
 6 speculation, but I'm wondering if those
 7 vertical trim pieces are covering where the
 8 joints are abutting as well, and then maybe
 9 they added some extras for a little bit of a
 10 zhuzh-up and then --
 11 COMMISSIONER LOPERA: Could you spell
 12 that?
 13 COMMISSIONER EPSTEIN: It's got a lot of
 14 letters.
 15 So my fear is, when you start to take that
 16 down, just those trim pieces down, there's
 17 going to be joints there that they put up there
 18 to cover it up. And then the question is, how
 19 do you cover these joints up? And we find
 20 ourselves maybe back --
 21 COMMISSIONER LOPERA: It's at least three
 22 more COAs.
 23 COMMISSIONER GREGORY: So I'm -- what I'm
 24 going to -- I'm proposing is Number 10 --
 25 remove Number 10, I think is what we're doing
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1 here.
 2 THE CHAIRMAN: I'm good with striking 10.
 3 COMMISSIONER GREGORY: Any other comments
 4 on it before we move on to 11? We talked about
 5 it for 20 minutes.
 6 COMMISSIONER LOPERA: Yeah, so they can't
 7 find asbestos shingles anyway, so what's the
 8 point?
 9 COMMISSIONER GREGORY: Yeah.
 10 All right. Number 11. Yeah, so -- so
 11 we're striking Number 11, too, I believe?
 12 COMMISSIONER LOPERA: Correct.
 13 COMMISSIONER GREGORY: And then we're
 14 striking -- no, we're amending Number 12 --
 15 THE CHAIRMAN: Correct.
 16 COMMISSIONER GREGORY: -- to be painted
 17 the trim color, which appears to be a whitish
 18 color, the same color as the deck, essentially.
 19 MS. CHAMBERS: May I ask a question?
 20 THE CHAIRMAN: Uh-huh.
 21 MS. CHAMBERS: If we're removing the two
 22 conditions for that wall, are we approving them
 23 to leave it as is?
 24 COMMISSIONER GREGORY: Yes.
 25 COMMISSIONER EPSTEIN: I would like to --
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1 this is probably me -- not -- I don't think we
 2 came up with a good wording solution for that
 3 front door because we said that they could
 4 remove the grid, but it -- it makes me anxious
 5 that there's sort of this, if it can't be
 6 removed, that they have to put a whole new
 7 front door in. And that's a good amount of
 8 work, in my mind. They -- I don't know, they'd
 9 have to come back with a COA and another COA to
 10 get the front door approved and everything, and
 11 it's --
 12 THE CHAIRMAN: So would you rather keep
 13 the door or would you rather spell out options
 14 for a door? That way they don't have to come
 15 back.
 16 COMMISSIONER EPSTEIN: So this is -- they
 17 probably don't want to hear me say this, but
 18 I'm okay with them keeping the door if the grid
 19 can't be removed, especially because there's an
 20 existing historic window that has lites on it
 21 on the property. That's probably -- that's
 22 probably, like, not the best thing to say, but
 23 just under these circumstances and everything
 24 that we've gone through with this property --
 25 There's a window that has divided lites on
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1 the property. If that grid -- I understand
 2 getting rid of it in the front because we've
 3 got the one-over-one lites. But if it cannot
 4 be removed and they have to put a whole new
 5 front door in and there's a window on the house
 6 that has divided lites, I -- and they purchased
 7 this house this way, all of that -- I have a
 8 hard time asking them to purchase a whole new
 9 front door.
 10 THE CHAIRMAN: I absolutely agree.
 11 COMMISSIONER EPSTEIN: And you can see
 12 that window very easily. It's -- I mean,
 13 pretty easily.
 14 COMMISSIONER GREGORY: That's a good point
 15 regarding the six-lite divided lite.
 16 So we want to amend Number 9 to say, if
 17 you can remove the grid, to do so; otherwise,
 18 leave it?
 19 COMMISSIONER EPSTEIN: I would ask the
 20 lawyer if that is legally --
 21 COMMISSIONER LOPERA: I would say provide
 22 maximum effort to remove the grid.
 23 MS. LOPERA: Can you repeat the question?
 24 COMMISSIONER GREGORY: Well, we just want
 25 to make sure we're wording it correctly, is
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1 what we're saying -- what we're asking you.
 2 MS. LOPERA: So through the Chair to
 3 Commissioner Gregory, I think what you might be
 4 asking is -- you want the owner to exert a
 5 good-faith effort to remove the grid. If said
 6 grid cannot be removed, then it can exist as is
 7 and you're approving that door?
 8 THE CHAIRMAN: That's correct.
 9 MS. LOPERA: Do you -- I don't know if you
 10 want to talk to the applicant about it or you
 11 want to --
 12 THE CHAIRMAN: I mean -- you can come on
 13 back up.
 14 (Ms. Jones approaches the podium.)
 15 THE CHAIRMAN: We really need you to try
 16 and remove the grid on the door.
 17 MS. JONES: We can try. He's going to
 18 break it.
 19 THE CHAIRMAN: Don't do that.
 20 MS. JONES: He's not going to be able to
 21 do it, but he can try.
 22 THE CHAIRMAN: Yeah. I mean, just give it
 23 your --
 24 MS. JONES: You know how much we're paying
 25 for the windows? We're in this -- over
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1 \$18,000.
 2 THE CHAIRMAN: No, I understand, so do
 3 your best to try and get the grid off. If it
 4 doesn't come off, then keep the door --
 5 MS. JONES: He's going to try.
 6 THE CHAIRMAN: Okay.
 7 COMMISSIONER EPSTEIN: Don't break the
 8 door.
 9 THE CHAIRMAN: Yeah, don't break the door.
 10 Just try and get the grid off. And if you
 11 can't get it off, then leave it as it is.
 12 MS. JONES: We're going to paint it. Do
 13 we need a -- we need a permit to paint the
 14 house because we're going to paint it. We're
 15 going to pay somebody to paint the house.
 16 We -- we're going to put it on the market.
 17 As soon as the interest goes down, we're going
 18 to put it on the market. I'm out of
 19 Jacksonville.
 20 THE CHAIRMAN: All right. Thank you.
 21 MS. JONES: It's just been such an awful
 22 experience.
 23 THE CHAIRMAN: Thank you.
 24 MS. JONES: Thank you so much. We
 25 appreciate it.
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1 THE CHAIRMAN: So as a good-faith effort
 2 on the window --
 3 COMMISSIONER LOPERA: Door.
 4 THE CHAIRMAN: Yes, on the door. Excuse
 5 me.
 6 COMMISSIONER GREGORY: So I guess we need
 7 to revise the motion for all -- items 1 through
 8 12 to be struck or revised.
 9 I make a motion to approve COA-23-29275,
 10 1368 Rensselaer Avenue as amended.
 11 COMMISSIONER LOPERA: 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, we'll take a
 17 motion on -- a vote on the motion as amended.
 18 All those in favor?
 19 COMMISSION MEMBERS: Aye.
 20 THE CHAIRMAN: Those opposed?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: Hearing none, you have
 23 approved COA-23-29275.
 24 And with that, we'll move on to Section J,
 25 minor modifications to previously approved
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1 COAs, MMA-23-29440, 1636 King Street.
 2 MR. WELLS: This is application number
 3 MMA-23-29440, located at 1636 King Street. The
 4 request is for new vinyl -- or, actually, the
 5 replacement of metal railings with a new vinyl
 6 railing on a rear wood staircase that's readily
 7 visible from King Street. The property is
 8 currently a two-story condominium on a corner
 9 lot with high visibility. The building
 10 currently has a mix of metal and wood railings
 11 that would be retained. The introduction of
 12 vinyl railings would essentially be a third
 13 railing material and design on this building.
 14 The new staircase is replacing one that
 15 previously had metal railings and a size and
 16 design that matched the remaining metal
 17 railings on the structure.
 18 Again, these -- the request for the vinyl
 19 railing would be located on the back of a large
 20 corner lot with a prominent -- prominent street
 21 visibility. Just based on our design
 22 guidelines, we just feel as if the introduction
 23 of a third material, especially the vinyl
 24 material, is inconsistent with our design
 25 guidelines as well as our Ordinance Code.
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1 We did administratively approve them for
2 wood railings a few months ago. And this is
3 administrative approval -- this is
4 COA-23-29046. In that COA, we did approve them
5 additionally for metal railing replacement,
6 like for like; however, we were open to wood as
7 well.

8 Again, this -- our basis of our decision
9 is just not to introduce a third material,
10 simply the vinyl piece. So we forward to you a
11 recommendation for denial.

12 THE CHAIRMAN: Questions for staff?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: All right. Let's open the
15 public hearing.

16 Is the applicant here?

17 AUDIENCE MEMBER: (Indicating.)

18 THE CHAIRMAN: You can come on up.

19 AUDIENCE MEMBER: There are a few of us,
20 by the way. I don't know who said "maximum
21 effort," but that definitely was an effort.

22 THE CHAIRMAN: If you'll state your name
23 and address for us.

24 AUDIENCE MEMBER: Mike Marshall, 1636 King
25 Street, Jacksonville, Florida 32204.

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1 understand the incongruity of having three
2 materials, but the -- we ran into essentially
3 what is a cost prohibitive -- cost prohibitive
4 situation.

5 The initial bid to replace the stairs,
6 repair the second floor balcony, seen at the
7 top photo up here, all of that is going to
8 require and has required them to take all of
9 the metal railing down. So when looking at the
10 back of 2716 Oak, the 1938 addition to 1636
11 King, there would only be an incongruity with
12 the singular decks upstairs.

13 So our bid to use vinyl, which we were
14 very excited about -- because our next-door
15 neighbors at 2716 King, they have vinyl that is
16 highly visible and is juxtaposed, right next to
17 our cottage, a residence which has a metal
18 railing. So there's already a lot of mixing
19 and matching going on.

20 The -- what it boils down to ultimately is
21 the monetary difference. For us not to use
22 vinyl -- which there are instances of that all
23 throughout the historic district -- is -- you
24 know, it's longevity, it's hard to match. The
25 maintenance is -- well, if you have wood, the

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1 I'm here to speak about specifically the
2 other address that Martha --

3 THE CHAIRMAN: She's going to swear you in
4 real quick.

5 MR. MARSHALL: Oh, okay.

6 THE REPORTER: If you would raise your
7 right hand for me, please.

8 MR. MARSHALL: (Complies.)

9 THE REPORTER: Do you affirm that the
10 testimony you are about to give will be the
11 truth, the whole truth, and nothing but the
12 truth?

13 MR. MARSHALL: I do.

14 THE REPORTER: Thank you.

15 MR. MARSHALL: So, like I said, I'm at
16 1636. That's the primary building with the
17 Martha Washington Condominiums. It was
18 constructed in 1911, so that's where the bulk
19 of the history lies.

20 The unit -- or the area in question, which
21 we essentially refer to as our backyard, also
22 and/or courtyard, is virtually invisible to
23 anyone unless they walk back there. So the
24 note about not using the updated material I
25 would say falls a little bit flat. I

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1 wood is going to go away in ten years, and then
2 you're doing the whole project over again.

3 So to come up with a solution that, in
4 effect -- if we went with wood or metal, the
5 minimum increase in this particular cost for
6 this job would be in or around \$40,000.

7 Everybody at the property, they've done
8 okay, but we do have people that are older,
9 fixed incomes, retired. And if we go to them
10 and say, "Hey, we need \$5,000 because we need
11 to put wood up here," it's -- it's not a --
12 it's not the best solution.

13 And I don't know if -- I put together some
14 imagery. I don't know if I should show you
15 this. This was sent over. Anybody?

16 THE CHAIRMAN: Yeah, we'll take a look at
17 it.

18 COMMISSIONER EPSTEIN: Don't walk past
19 here.

20 THE CHAIRMAN: Just watch the cords.

21 MR. MARSHALL: So there is the area that
22 we're speaking about, right here (indicating).
23 So, in effect, you don't see anything in the
24 courtyard. We do have a lime tree. Stop by.
25 Free limes.

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1 Here's the ironwork that was done
2 (indicating). And so we have evidence in 1984,
3 as far back -- and then this is what it looked
4 like in 2023.

5 THE CHAIRMAN: (Inaudible.)
6 MR. MARSHALL: Oh, you have a hard copy.

7 So this is probably the most -- most fun
8 picture. That's 2716, right next door. And we
9 got the idea from them. They said, Well, you
10 could just use vinyl." It's like, well, that
11 seems like a really good solution because at
12 our -- at the 1636 address, we have wood and
13 it's falling apart, so that's going to cost --
14 I have no idea. That will probably be 150,000.

15 So we -- we're making an honest effort to
16 be very good stewards of -- from what I
17 understand, this was the building -- more or
18 less led to the construction of -- or the
19 inauguration of RAP. So we were on the front
20 line back in the day. We're still there.

21 THE CHAIRMAN: All right. Thank you.
22 We will call you back up if needed.

23 MR. MARSHALL: All right. Thank you.

24 THE CHAIRMAN: Is anybody else here to
25 speak on this COA?

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1 courtyard, which is essentially the backyard,
2 or if you were to come into our private parking
3 lot, this is something you could see. You can
4 not visibly really see it that well from King
5 Street. You can definitely not see it very
6 well from Oak Street.

7 And, like he said, this is about a \$40,000
8 difference between wood and PVC. That is
9 \$40,000 that we could be spending on the front
10 of the building, on the mansion portion, that
11 is visible from the street.

12 Like, we know these are not cheap houses
13 to upkeep. We have already spent well over
14 \$100,000 on this project, just keeping the
15 building safe.

16 So the front of the building does need
17 attention. There's railings falling apart. A
18 strong gust of wind could, and actually has --
19 I live in the front of the building. It has
20 knocked one of my railings off. We had to get
21 that reattached. It's still not stapled. So
22 if we -- if we want to spend more money, we
23 want to spend it on safety and in aesthetics on
24 the front of the building where it matters,
25 where it is historic.

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1 AUDIENCE MEMBER: (Indicating.)
2 THE CHAIRMAN: Come on up.
3 (Audience member approaches the podium.)

4 THE CHAIRMAN: If you'll state your name
5 and address.

6 AUDIENCE MEMBER: Jessica McDermott, 1636
7 King.

8 THE CHAIRMAN: Jessica, she's going to
9 swear you in.

10 THE REPORTER: If you would raise your
11 right hand for me, please.

12 MS. McDERMOTT: (Complies.)

13 THE REPORTER: Do you affirm that the
14 testimony you are about to give will be the
15 truth, the whole truth, and nothing but the
16 truth?

17 MS. McDERMOTT: Yes, ma'am.

18 THE REPORTER: Thank you.

19 MS. McDERMOTT: So as Mike said, we are
20 replacing the back of the building railings
21 from metal, wanting to replace it with PVC. So
22 right now it's not historic material. You
23 cannot see this from the street, like Mike
24 said.

25 If you were to come into our private

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1 THE CHAIRMAN: All right. Thank you.
2 Is there anybody else here to speak on
3 this COA?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: All right. With that,
6 we'll close the public hearing. I'll entertain
7 a motion.

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: I'll still entertain a
10 motion.

11 COMMISSIONER EPSTEIN: Just so we can
12 start talking, I would do a motion to deny
13 Minor Modification 23-29440.

14 COMMISSIONER GREGORY: Second.

15 COMMISSIONER EPSTEIN: I'll just -- I'm
16 taking my time on this because this is a
17 landmarked structure, correct? No? Is that
18 not right?

19 MR. MARSHALL: The front --

20 COMMISSIONER EPSTEIN: The front is the
21 landmark.

22 MR. MARSHALL: The front is the landmark.
23 That's the 1911 --

24 COMMISSIONER EPSTEIN: Okay. But it's all
25 one -- it's tricky.

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1 MR. WELLS: Through the Chair to
 2 Commissioner Epstein, I don't believe it's
 3 landmarked. I know it is a contributing
 4 structure within the historic district, but
 5 I'll verify -- just allow me a couple of
 6 minutes to verify it with staff.
 7 COMMISSIONER EPSTEIN: Okay. Yeah,
 8 because that's important.
 9 MR. MARSHALL: Relatedly, there is a lot
 10 of confusion because -- we live at 1636 --
 11 (Discussion held off the record.)
 12 MR. MARSHALL: Despite appearances, I am a
 13 rule follower.
 14 So we live at 1636, and our neighbors
 15 behind us that were here, they live at 2716.
 16 So the post office, FedEx, you name it, they're
 17 like, "Well, which is" -- friends come over to
 18 visit, park in the back, don't know where I
 19 live, even though I've told them. So yeah,
 20 there is confusion with that.
 21 THE CHAIRMAN: Thank you.
 22 COMMISSIONER LOPERA: Through the Chair,
 23 vinyl railings -- I've not heard too much about
 24 vinyl railings.
 25 MS. CHAMBERS: So, generally speaking, for
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1 much history in terms of recommending approval
 2 on those or even supporting those. So that's
 3 our basis.
 4 COMMISSIONER EPSTEIN: Okay.
 5 THE CHAIRMAN: Have you guys driven by
 6 this?
 7 MR. WELLS: Yes. Through the Chair to --
 8 I personally have, yes.
 9 THE CHAIRMAN: As far as street
 10 visibility -- because I haven't driven by this
 11 specifically to look at this, so --
 12 (Discussion held off the record.)
 13 MR. WELLS: Based on our review and what
 14 our interpretation of street visibility -- it
 15 is heavily street visible. You could see it on
 16 Street View as well. It is a corner lot and
 17 it's a -- again, this is a second story
 18 railing, so it's elevated, so anyone really
 19 could see it from just passing by.
 20 COMMISSIONER GREGORY: I tend to agree
 21 with staff on denial on this one. I mean,
 22 it's -- vinyl is not consistent in the
 23 community over there. And metal or wood would
 24 be fine, I agree, but I just don't -- I don't
 25 see much vinyl railings, like they said, over
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1 railings, vinyl is not something that staff
 2 approves. I can't speak to any other
 3 properties within the district, but we
 4 regularly deny vinyl railings. It's just not a
 5 historically compatible material. And given
 6 that there's two already existing railing types
 7 on this building, we -- like, anywhere in the
 8 district we would not approve a railing --
 9 vinyl, regardless of how many (inaudible),
 10 so ...
 11 MR. WELLS: And not to add on to what we
 12 just stated, but just to confirm, the property
 13 is not a local landmark. It is a -- just a
 14 designated contributing structure.
 15 COMMISSIONER EPSTEIN: Okay. And through
 16 the Chair, I know we accept vinyl windows, so
 17 what would be the variation between accepting
 18 vinyl windows and not accepting vinyl railings?
 19 MR. WELLS: Through the Chair to
 20 Commissioner Epstein, we accept vinyl windows
 21 mainly on new construction because it doesn't
 22 have any historic significance. The structure,
 23 being that is a contributing structure, we do
 24 hold it to a higher standard. And, ultimately,
 25 vinyl railings, per se, we -- we don't have
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1 there.
 2 COMMISSIONER LOPERA: Through the Chair, I
 3 would agree with that too. I know the
 4 applicants mentioned the cost difference, but
 5 this Commission does not look at cost, although
 6 there is an economic-hardship-type application
 7 that could be submitted, which we would hear at
 8 a separate COA. You could ask the staff about
 9 potentially filing something like that
 10 regarding the cost differences.
 11 But I do agree with staff because if we
 12 open that door to vinyl railings, it's --
 13 wouldn't be too far of a stretch to open up the
 14 door to vinyl fences and vinyl cars and vinyl
 15 houses, so I would say that I would be leaning
 16 more toward denial, as well as for the fact
 17 that there's already two different types of
 18 rail -- you know, structures, or two different
 19 types of materials there. Introducing a third
 20 one would, you know, create a Frankenstein-type
 21 railing system in the back.
 22 And as far as visibility goes, I also
 23 agree with staff, that it is somewhat visible
 24 to passers-by and things like that.
 25 COMMISSIONER EPSTEIN: I'm looking at
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1 Google Street View and it's not, you know, a
2 hundred percent entirely visible, but it is --
3 it is visible as you kind of move your way down
4 the street.

5 And that was the one thing I was kind of
6 leaning on with some leniency, if this was --
7 it not being as visible, but looking at it, you
8 can see it in relationship to the rest of the
9 site, and so I -- I would be leaning, then,
10 because you can see it, towards the denial as
11 well.

12 THE CHAIRMAN: Yeah, I tend to agree.

13 I mean, I'm doing the same thing on Google
14 maps to see if I can see it. And that was
15 going to be my -- my really only argument to
16 support this would have been, you know,
17 completely not street visible because outside
18 of that, I don't think we would ever support
19 vinyl railings, unfortunately. So that's where
20 I stand on that one.

21 Anybody else have anything?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: All right. We've got a
24 motion on the table to deny.

25 All those in favor?

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1 COMMISSION MEMBERS: Aye.

2 THE CHAIRMAN: Those opposed?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: Hearing none, with that,
5 you have denied MMA-23-29440.

6 With that, we're moving on to public
7 comment. Anybody have any public comment
8 today?

9 AUDIENCE MEMBERS: (No response.)

10 THE CHAIRMAN: All right. With that,

11 moving on to the information section, M.

12 MR. WELLS: All right. So through the --
13 well, to the Commission, just wanted to update
14 you all on this section of the agenda. This is
15 called "conditions," or "COA conditions," I
16 believe. So last month we had some discussions
17 about the whole -- windows and -- on new
18 construction and how they were not recessed
19 appropriately and how they -- you know, they --
20 (inaudible) were attached and whatnot.

21 So we've been aware of this issue for a
22 couple of months now and we've been
23 strategizing, just looking -- assessing our
24 internal capabilities or capacity. And so one
25 of the things that we want to roll out for this

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1 next iteration of COAs, particularly the ones
2 you just approved earlier -- they're on the
3 consent agenda for new construction -- is what
4 we refer to as a "condition condition," so this
5 is what was associated with all the new
6 construction COAs. This process allows us to
7 attach a specialized condition on the final
8 order that requires the applicant to
9 essentially verify, through an affidavit, that
10 they have complied with all the conditions of
11 the COA.

12 We have revised our conditions as well.

13 There is another condition on there which is
14 not put up on the package there; it's on a
15 separate file, but it -- there's a second
16 condition that talks about, windows shall be
17 installed in accordance with the 2023 window
18 supplement. So that's what you all approved a
19 couple of months ago.

20 So we revised that to include more
21 guidance and language regarding recessed --
22 recessed -- to recess your windows, as well as
23 how much depth there should be, just to create
24 much more understanding for contractors and
25 homeowners, what they're getting themselves

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1 into, so --

2 In addition to that condition, we'll have
3 the second one that talks about how -- again,
4 how they shall be installed in accordance with
5 that window supplement. And we -- on the
6 second page, if you scroll down here, there is
7 a condition about -- or there's an affidavit --
8 Jermaine, can you scroll down, please? Thank
9 you. It's on the next page.

10 That's an affidavit that they will have to
11 comply with, get it notarized. And then the
12 third page is a letter that basically explains
13 that process itself. So there is, again,
14 another attachment there at the bottom.

15 Jermaine, go to the next file. It's a
16 separate file at the bottom, a PDF.

17 Yeah, so that's the second condition,
18 but -- these are the two conditions I'm going
19 to start attaching to new construction COAs,
20 and we'll see how that works out, but that is
21 our process to move forward.

22 COMMISSIONER EPSTEIN: So through the
23 Chair, what happens if somebody gets a COA that
24 they're supposed to install the windows
25 correctly and the windows are supposed to look

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1 a certain way and they have this affidavit now
2 and then they still do it wrong?
3 MR. WELLS: Well, the affidavit -- and the
4 way the wording of the affidavit is written is
5 that you have to provide supplementary evidence
6 that verifies compliance. And so that's -- we
7 would talk to the contractor. They need to
8 provide us some type of demonstrable evidence
9 supporting the -- the recessed component. So
10 that could be a picture with a ruler indicating
11 some recess, some depth.

12 And if they don't, then that's when a
13 final inspection hold will be placed on their
14 building permit, so they cannot -- the building
15 permit cannot be released.

16 COMMISSIONER EPSTEIN: Okay. So
17 they're -- you're adding an additional step to
18 a COA for verification that the windows --

19 MR. WELLS: Correct.

20 COMMISSIONER EPSTEIN: And it is a
21 verification for -- once installation has
22 occurred? It is not details that show how
23 windows should be installed, and they're not
24 installing it correctly?

25 MR. WELLS: Through the Chair --
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1 COMMISSIONER EPSTEIN: Photographic
2 information --

3 MR. WELLS: Correct. It can be, because
4 that -- the issue that we're running into is
5 that -- it's not a matter of the contractor
6 submitting the detail, the window installation,
7 the flashing plan or whatnot. It comes during
8 actual installation, when no one is doing a
9 final inspection. So that's our way to kind of
10 create a continuing process.

11 COMMISSIONER GREGORY: And this goes for
12 all conditions, not just windows, right?

13 MR. WELLS: Correct. For new
14 construction.

15 COMMISSIONER EPSTEIN: So is this creating
16 a new process in the city of Jacksonville? If
17 somebody has a COA, there's a flag on it for an
18 inspection for -- like, a CO for a building; is
19 that what this is kind of doing?

20 MR. WELLS: Not nec- --

21 COMMISSIONER EPSTEIN: Or is this, like,
22 good faith? Like, the City of Jacksonville is
23 going to check to make sure that this is done
24 correctly?

25 MR. WELLS: It is a good-faith effort.
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1 It's -- and it can only apply for a COA, new
2 construction. That's all we're focusing on
3 right now because that's where the crux of our
4 problems are coming from.

5 COMMISSIONER EPSTEIN: Is there a way to
6 talk with the City and get it added as sort of
7 a final inspection, like, a historic
8 inspection?

9 MR. WELLS: We have to look at -- we're
10 still assessing capacity, because we only have
11 one Code Enforcement officer. We have a
12 limited crew of planners, but that's why we
13 have the affidavit, the pictures piece, but --
14 that's long-term, what we would ideally like to
15 do, is have it a final inspection --

16 THE CHAIRMAN: That's a good start.
17 (Simultaneous speaking.)

18 MR. WELLS: Yeah.

19 COMMISSIONER EPSTEIN: That would be good
20 for all COAs to make sure everything is done
21 correctly.

22 MR. WELLS: Exactly.

23 COMMISSIONER EPSTEIN: A little -- like a
24 historic police officer running through the
25 neighborhood.

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1 MR. WELLS: Exactly. But this is a
2 temporary fix to a long-term issue.

3 THE CHAIRMAN: All right. Public Works --

4 MS. PRYOR: Are you allowing public
5 comment on that?

6 THE CHAIRMAN: Ma'am?

7 MS. PRYOR: Are you allowing public comment
8 on this?

9 THE CHAIRMAN: On this? Quickly.
10 (Ms. Pryor approaches the podium.)

11 MS. PRYOR: Thank you.

12 Kim Pryor, 245 West 5th Street.

13 I'm not giving testimony, so -- okay.

14 So I appreciate this being discussed
15 today. I have a couple of concerns in that --
16 I'm not sure how you're going to put a hold on
17 someone's permit.

18 And then, if this is just for new
19 construction only, why can't we extend this
20 to -- to all COAs? Because, quite frankly, I'm
21 dealing with one right now with a window
22 replacement, and I'm looking at appealing the
23 administratively approved COA because the
24 window material that was approved in the COA is
25 exactly what you guys have in your packet that

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1 says you can't use.
 2 And so in this instance, this affidavit
 3 wouldn't even come into play because it's not
 4 new construction. So, personally, I would be
 5 amenable to paying a small fee for
 6 administratively approved COAs as well that
 7 would then allow -- you know, to fund some of
 8 these inspections that are -- that need to take
 9 place after the fact.
 10 As Arimus stated, they only have one code
 11 enforcement inspector, and -- and he can't do
 12 it all. But if we were to somehow institute
 13 some type of a small fee, you know, \$25 to
 14 \$50 -- there's a lot of administrative COAs
 15 that are being done, and that could generate
 16 the revenue -- or some of the revenue needed to
 17 do better inspections because at the end of the
 18 day, that's what we're looking for, is
 19 adherence to the COA process. And unless we
 20 have somebody that's willing to go out and do
 21 it, then --

22 There's a lot of things that are missed
 23 because, simply, we don't have any -- we don't
 24 really have any type of inspection process.
 25 Perhaps we could -- perhaps we could create

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1 something like a building permit and -- and
 2 they go and open the building permit itself,
 3 except it's not Building, its Historic.
 4 Let's utilize some of the tools that we
 5 already have available. I think these are some
 6 of the things that we just need to think about.
 7 And I think it's okay to implement a small fee
 8 for this -- to fund some of this work.

9 So I want to encourage you to think about
 10 that because there's a lot of work that's being
 11 done that is really -- it's not conforming to
 12 the COAs.

13 Just one other quick thing is to -- that
 14 would help the inspection-type things,
 15 especially when it comes to windows, is to
 16 specify the size of each window and how much
 17 it's supposed to be recessed in the wall plane
 18 and so forth.

19 And I know that you mentioned, Arimus,
 20 that you were going to do that on new
 21 construction, but we need to do that on window
 22 replacements as well because the same thing
 23 could occur.

24 Thank you for listening.

25 THE CHAIRMAN: Thanks, Kim.

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1 MS. CHAMBERS: Can you please fill out a
 2 speaker card, Kim?

3 MS. PRYOR: I need a pen.

4 THE CHAIRMAN: Okay. I do appreciate it.
 5 I think this is a good start, and we can
 6 continue to look at options moving forward.
 7 Yeah, I think it's a -- I think it's a great
 8 start, to at least have something in place.

9 COMMISSIONER LOPERA: Thank you, staff.
 10 You guys are doing a great job.

11 THE CHAIRMAN: All right. Public Works.

12 MR. WELLS: All right. So yes, this is a
 13 placeholder on the agenda, but they do have
 14 some updates here, so --

15 COMMISSIONER LOPERA: Finally. I've been
 16 looking forward to this for five years, on
 17 Public Works projects.

18 MR. WELLS: In accordance with Section
 19 307.106(c) of our Ordinance Code, all City
 20 agencies are required to notify you all prior
 21 to the planning and construction of
 22 improvements that may occur within historic
 23 districts or on a locally designated landmark.

24 As you can see here, there's little,
 25 different projects that are occurring, so --

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1 there's, I think, four categories. So a
 2 different -- throughout different parts of
 3 the Riverside and Springfield districts. So
 4 mainly paver, sidewalk repairs. They're doing
 5 some sewer inspections, pipe repairs, lining of
 6 drainage ditches, as well as storm sewer
 7 replacements, and they're constructing new ones
 8 as well. So that's -- that's actually a typo
 9 on the last -- the third page. The acronym
 10 originally was -- stood for something else, but
 11 it's for storm sewer replacement.

12 But that is it. End of report.

13 THE CHAIRMAN: All right. Anybody have
 14 anything else?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: All right. With that, we
 17 are adjourned.

18 (The foregoing proceedings were adjourned
 19 at 4:40 p.m.)

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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 4th day of September 2023.

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Diane M. Tropa
Florida Professional Reporter

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